



PHASE 3: THIRD-PARTY REVIEW (RETAIL)

Applicant: Embiem / Culture Cannabis Club

CCB# 02-20

Address: 12133 Valley Blvd.



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions.
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions.
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	19	20	2 tobacco retailers within 300 feet.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	38	40	Cannabis waste disposal areas not shown (-2pts)
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	7	10	Property lines - dimensions not provided. Mechanical equipment not shown. 0.068% parking lot landscaping.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	5	5	No deductions
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	10 credits from Design Guidelines = 10 points
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	4	5	Property lines - dimensions not provided.
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	8	10	Interior = 3 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		91	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions: square footage provided for all proposed uses.
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions: organizational chart provided.

3.3	Describe the owner's roles in day-to-day operations and decisions.	1	5	Owner's role only described of Ken Anderson.
Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions. All info provided.
3.5	Describe compensation to and opportunities for continuing education and employee.	2	5	Wage for reception/dispatcher is \$13.50, which is below LA minimum wage of \$14.25.
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions.
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	7	10	Narrative outlining any proposed construction improvements not provided.
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions.
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions.
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions.
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions.
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	2.5	5	Value for products no provided.
3.14	Describe marketing procedures and tactics.	5	5	No deductions.
Section 3: Sub-Total of Points Possible:		87.5	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions.
4.2	Describe hours of operation and opening procedures.	5	5	No deductions.
4.3	Describe cash handling procedures.	10	15	No deductions.
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	20	25	[REDACTED]
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	21	25	[REDACTED]
Section 4: Sub-Total of Points Possible:		86	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A "professional fire prevention and suppression consultant" would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions.

5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions.
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	15	15	No deductions.
5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	5	5	No deductions.
5.5	Description of accident and incident reporting procedures.	15	15	No deductions.
5.6	Description of evacuation routes.	5	5	No deductions.
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions.
5.8	Description of procedures and training for emergency situations.	15	15	No deductions.
5.9	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	8	10	[REDACTED]
Section 5: Sub-Total of Points Possible:		98	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions.
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	46	50	[REDACTED]
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	15	20	[REDACTED]
Section 6: Sub-Total of Points Possible:		91	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				

7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	25	50	[REDACTED]
7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> Identify potential sources of odors. Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	25	35	[REDACTED]
7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	30	35	[REDACTED]
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions.
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions.
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. If the site is vacant, provide photographs of the existing site. Provide photographs of adjacent properties for context. 	15	15	No deductions.
Section 7: Sub-Total of Points Possible:		160	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	150	175	\$15k for General Fund. Other \$ to parks and safety.
Section 8: Sub-Total of Points Possible:		150	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	25	25	No deductions.
Section 9: Sub-Total of Points Possible:		25	25	
Total Points:		889	1,000	
Application Score:		88.9%		



PHASE 3: THIRD-PARTY REVIEW (MANUFACTURING)

Applicant: Green Pro Enterprises

CCB# 03-20

Address: 4377 Baldwin Ave.



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions.
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions.
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	20	20	No sensitive uses within 300 feet.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	40	40	No deductions.
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	9	10	ADA path of travel not shown. 0.082% parking lot landscaping.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	3	5	Existing floor plan not in correct scale (-2pts)
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	12 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	5	5	No deductions.
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	8	10	Interior = 3 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		95	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions.
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions.
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions.

Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions.
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions.
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions.
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions.
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions.
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions.
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions.
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions.
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions.
3.14	Describe marketing procedures and tactics.	3	5	Visual examples of marketing materials not provided.
Section 3: Sub-Total of Points Possible:		98	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions.
4.2	Describe hours of operation and opening procedures.	5	5	No deductions.
4.3	Describe cash handling procedures.	15	15	No deductions.
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions.
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	25	25	No deductions.
Section 4: Sub-Total of Points Possible:		100	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A "professional fire prevention and suppression consultant" would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions.
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions.
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	15	15	No deductions.
5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	5	5	No deductions.

5.5	Description of accident and incident reporting procedures.	0	10	[REDACTED]
5.6	Description of evacuation routes.	5	5	No deductions.
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions.
5.8	Description of procedures and training for emergency situations.	10	10	No deductions.
5.9	Description and location of all gas monitoring equipment (for Cultivation and Manufacturing applicants only).	5	5	No deductions.
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	10	10	No deductions.
5.11	For manufacturing applicants only: Identify the brand, type and model of the system used to recover volatile organic compounds used for extraction, distillation and/or concentration of cannabis products.	5	5	No deductions.
Section 5: Sub-Total of Points Possible:		90	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions.
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	48	50	[REDACTED]
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	15	20	[REDACTED]
Section 6: Sub-Total of Points Possible:		93	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				

7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	50	50	No deductions.
7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> • Identify potential sources of odors. • Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions.
7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions.
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions.
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions.
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> • Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. • If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. • If the site is vacant, provide photographs of the existing site. • Provide photographs of adjacent properties for context. 	14	15	Missing photos of trash enclosure.
Section 7: Sub-Total of Points Possible:		199	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	135	175	Proposes significantly less than with retail option.
Section 8: Sub-Total of Points Possible:		135	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	0	25	No collective bargaining agreement.
Section 9: Sub-Total of Points Possible:		0	25	
		Total Points:	910	1,000
		Application Score:	91.0%	



PHASE 3: THIRD-PARTY REVIEW (CULTIVATION)

Applicant: Green Pro Enterprises
 Address: 4377 Baldwin Ave.

CCB# 03-20



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions.
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions.
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	20	20	No sensitive uses within 300 feet.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	40	40	No deductions.
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	9	10	ADA path of travel not shown. 0.082% parking lot landscaping.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	3	5	Existing floor plan not in correct scale (-2pts)
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	12 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	5	5	No deductions.
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	8	10	Interior = 3 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		95	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions.
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions.
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions.

Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions.
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions.
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions.
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions.
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions.
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	5	10	No deductions.
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions.
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions.
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions.
3.14	Describe marketing procedures and tactics.	3	5	Visual examples of marketing materials not provided.
Section 3: Sub-Total of Points Possible:		93	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions.
4.2	Describe hours of operation and opening procedures.	5	5	No deductions.
4.3	Describe cash handling procedures.	15	15	No deductions.
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions.
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	25	25	No deductions.
Section 4: Sub-Total of Points Possible:		100	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A "professional fire prevention and suppression consultant" would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions.
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions.
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	15	15	No deductions.
5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	5	5	No deductions.

5.5	Description of accident and incident reporting procedures.	0	10	[REDACTED]
5.6	Description of evacuation routes.	5	5	No deductions.
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions.
5.8	Description of procedures and training for emergency situations.	10	10	No deductions.
5.9	Description of procedures and training for emergency situations.	10	10	
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	10	10	No deductions.
Section 5: Sub-Total of Points Possible:		90	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions.
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	48	50	[REDACTED]
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	15	20	[REDACTED]
Section 6: Sub-Total of Points Possible:		93	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	50	50	No deductions.

7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> Identify potential sources of odors. Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions.
7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions.
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions.
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions.
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. If the site is vacant, provide photographs of the existing site. Provide photographs of adjacent properties for context. 	14	15	Missing photos of trash enclosure.
Section 7: Sub-Total of Points Possible:		199	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	135	175	Proposes significantly less than with retail option.
Section 8: Sub-Total of Points Possible:		135	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	0	25	No collective bargaining unit provided.
Section 9: Sub-Total of Points Possible:		0	25	
		Total Points:	905	1,000
		Application Score:	90.5%	



PHASE 3: THIRD-PARTY REVIEW (RETAIL)

Applicant: Green Pro Enterprises
 Address: 4377 Baldwin Ave.

CCB# 03-20



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions.
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions.
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	20	20	No sensitive uses within 300 feet.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	40	40	No deductions.
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	9	10	ADA path of travel not shown. 0.082% parking lot landscaping.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	3	5	Existing floor plan not in correct scale (-2pts)
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	12 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	5	5	No deductions.
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	8	10	Interior = 3 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		95	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions.
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions.
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions.

Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions.
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions.
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions.
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions.
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions.
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions.
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions.
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions.
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions.
3.14	Describe marketing procedures and tactics.	3	5	No deductions.
Section 3: Sub-Total of Points Possible:		98	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions.
4.2	Describe hours of operation and opening procedures.	5	5	No deductions.
4.3	Describe cash handling procedures.	15	15	No deductions.
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions.
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	25	25	No deductions.
Section 4: Sub-Total of Points Possible:		100	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A "professional fire prevention and suppression consultant" would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions.
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions.
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	15	15	No deductions.
5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	5	5	No deductions.

5.5	Description of accident and incident reporting procedures.	0	15	[REDACTED]
5.6	Description of evacuation routes.	5	5	No deductions.
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions.
5.8	Description of procedures and training for emergency situations.	15	15	No deductions.
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	10	10	No deductions.
Section 5: Sub-Total of Points Possible:		85	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions.
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	48	50	[REDACTED]
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	15	20	[REDACTED]
Section 6: Sub-Total of Points Possible:		93	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	50	50	No deductions.

7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> Identify potential sources of odors. Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions.
7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions.
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions.
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions.
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. If the site is vacant, provide photographs of the existing site. Provide photographs of adjacent properties for context. 	14	15	Missing photos of trash enclosures.
Section 7: Sub-Total of Points Possible:		199	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	170	175	2nd highest score. 10% of net or \$40k to General Fund; \$40k to recreation.
Section 8: Sub-Total of Points Possible:		170	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	0	25	No collective bargaining agreement.
Section 9: Sub-Total of Points Possible:		0	25	
		Total Points:	940	1,000
		Application Score:	94.0%	



PHASE 3: THIRD-PARTY REVIEW (DISTRIBUTION)

Applicant: Green Pro Enterprises
 Address: 4377 Baldwin Ave.

CCB# 03-20



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions.
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions.
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	20	20	No sensitive uses within 300 feet.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	40	40	No deductions.
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	9	10	ADA path of travel not shown. 0.082% parking lot landscaping.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	3	5	Existing floor plan not in correct scale (-2pts)
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	12 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	5	5	No deductions.
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	8	10	Interior = 3 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		95	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions.
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions.
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions.

Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions.
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions.
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions.
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions.
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions.
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions.
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions.
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions.
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions.
3.14	Describe marketing procedures and tactics.	3	5	Visual examples of marketing materials not provided.
Section 3: Sub-Total of Points Possible:		98	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions.
4.2	Describe hours of operation and opening procedures.	5	5	No deductions.
4.3	Describe cash handling procedures.	15	15	No deductions.
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions.
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	22	25	No deductions.
Section 4: Sub-Total of Points Possible:		97	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A "professional fire prevention and suppression consultant" would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions.
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions.
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	15	15	No deductions.

5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	5	5	No deductions.
5.5	Description of accident and incident reporting procedures.	0	15	[REDACTED]
5.6	Description of evacuation routes.	5	5	No deductions.
Section 5: SAFETY PLAN CONTINUED (100 Points)		15		
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions.
5.8	Description of procedures and training for emergency situations.	15	15	No deductions.
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	10	10	No deductions.
Section 5: Sub-Total of Points Possible:		100	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions.
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	48	50	[REDACTED]
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	15	20	[REDACTED]
Section 6: Sub-Total of Points Possible:		93	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				

7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	50	50	No deductions.
7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> Identify potential sources of odors. Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions.
7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions.
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions.
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions.
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. If the site is vacant, provide photographs of the existing site. Provide photographs of adjacent properties for context. 	14	15	
Section 7: Sub-Total of Points Possible:		199	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	135	175	Proposes significantly less than with retail option.
Section 8: Sub-Total of Points Possible:		135	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	0	25	No collective bargaining agreement.
Section 9: Sub-Total of Points Possible:		0	25	
		Total Points:	917	1,000
		Application Score:	91.7%	



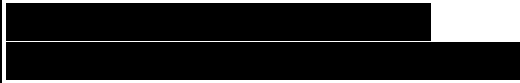
PHASE 3: THIRD-PARTY REVIEW (MANUFACTURING)

Applicant: Flourish Plant Science
 Address: 4411 Rowland Ave.

CCB# 04-20



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions.
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions.
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	20	20	No sensitive uses within 300 feet.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	40	40	No deductions.
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	9	10	Mechanical equipment not shown. 0.052% parking lot landscaping. Bonus points for new trees and new planters.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	5	5	No deductions.
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	12 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	4	5	Slope % not shown.
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	10	10	Interior = 5 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		98	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions.
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions.
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions.

Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions.
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions.
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions.
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions.
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions.
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions.
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions.
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions.
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions.
3.14	Describe marketing procedures and tactics.	3	5	No visual marketing example provided.
Section 3: Sub-Total of Points Possible:		98	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions.
4.2	Describe hours of operation and opening procedures.	5	5	No deductions.
4.3	Describe cash handling procedures.	15	15	No deductions.
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions.
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	20	25	
Section 4: Sub-Total of Points Possible:		95	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A “professional fire prevention and suppression consultant” would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions.
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions.
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	15	15	No deductions.

5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	5	5	No deductions.
5.5	Description of accident and incident reporting procedures.	10	10	No deductions.
5.6	Description of evacuation routes.	5	5	No deductions.
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions.
5.8	Description of procedures and training for emergency situations.	10	10	No deductions.
5.9	Description and location of all gas monitoring equipment (for Cultivation and Manufacturing applicants only).	5	5	No deductions.
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	10	10	No deductions.
5.11	For manufacturing applications only: identify the brand, type and model of the system used to recover volatile organic compounds used for extraction, distillation and/or concentration of cannabis products.	5	5	No deductions.
Section 5: Sub-Total of Points Possible:		100	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions.
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	49	50	
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	20	20	No deductions.
Section 6: Sub-Total of Points Possible:		99	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	45	50	

7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> Identify potential sources of odors. Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions.
7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions.
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions.
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions.
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. If the site is vacant, provide photographs of the existing site. Provide photographs of adjacent properties for context. 	15	15	No deductions.
Section 7: Sub-Total of Points Possible:		195	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	155	175	\$\$ to General Fund and local non-profits.
Section 8: Sub-Total of Points Possible:		155	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	25	25	No deductions.
Section 9: Sub-Total of Points Possible:		25	25	
		Total Points:	965	1,000
		Application Score:	96.5%	



PHASE 3: THIRD-PARTY REVIEW (CULTIVATION)

Applicant: Flourish Plant Science
 Address: 4411 Rowland Ave.

CCB# 04-20



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions.
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions.
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	20	20	No sensitive uses within 300 feet.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	35	40	Water plan not included (-5 pts)
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	9	10	Mechanical equipment not shown. 0.052% parking lot landscaping. Bonus points for new trees and new planters.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	5	5	No deductions.
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	12 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	4	5	Slope % not shown.
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	10	10	Interior = 5 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		93	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions.
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions.
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions.

Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions.
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions.
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions.
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions.
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions.
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions.
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions.
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions.
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions.
3.14	Describe marketing procedures and tactics.	3	5	No visual marketing example provided.
Section 3: Sub-Total of Points Possible:		98	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions.
4.2	Describe hours of operation and opening procedures.	5	5	No deductions.
4.3	Describe cash handling procedures.	15	15	No deductions.
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions.
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	20	25	
Section 4: Sub-Total of Points Possible:		95	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A "professional fire prevention and suppression consultant" would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions.
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions.
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	15	15	No deductions.

5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	5	5	No deductions.
5.5	Description of accident and incident reporting procedures.	10	10	No deductions.
5.6	Description of evacuation routes.	5	5	No deductions.
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions.
5.8	Description of procedures and training for emergency situations.	10	10	No deductions.
5.9	Description and location of all gas monitoring equipment (for Cultivation and Manufacturing applicants only).	10	10	No deductions.
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	10	10	No deductions.
Section 5: Sub-Total of Points Possible:		100	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions.
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	49	50	
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	20	20	No deductions.
Section 6: Sub-Total of Points Possible:		99	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	45	50	

7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> Identify potential sources of odors. Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions.
7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions.
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions.
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions.
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. If the site is vacant, provide photographs of the existing site. Provide photographs of adjacent properties for context. 	15	15	No deductions.
Section 7: Sub-Total of Points Possible:		195	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	155	175	\$\$ to General Fund and local non-profits.
Section 8: Sub-Total of Points Possible:		155	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	25	25	No deductions.
Section 9: Sub-Total of Points Possible:		25	25	
		Total Points:	960	1,000
		Application Score:	96.0%	



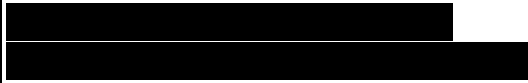
PHASE 3: THIRD-PARTY REVIEW (RETAIL)

Applicant: Flourish Plant Science
 Address: 4411 Rowland Ave.

CCB# 04-20



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions.
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions.
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	20	20	No sensitive uses within 300 feet.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	40	40	No deductions.
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	9	10	Mechanical equipment not shown. 0.052% parking lot landscaping. Bonus points for new trees and new planters.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	5	5	No deductions.
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	12 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	4	5	Slope % not shown.
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	10	10	Interior = 5 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		98	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions.
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions.
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions.

Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions.
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions.
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions.
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions.
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions.
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions.
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions.
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions.
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions.
3.14	Describe marketing procedures and tactics.	3	5	No visual marketing example provided,
Section 3: Sub-Total of Points Possible:		98	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions.
4.2	Describe hours of operation and opening procedures.	5	5	No deductions.
4.3	Describe cash handling procedures.	15	15	No deductions.
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions.
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	20	25	
Section 4: Sub-Total of Points Possible:		95	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A “professional fire prevention and suppression consultant” would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions.
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions.
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	15	15	No deductions.
5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	5	5	No deductions.

5.5	Description of accident and incident reporting procedures.	15	15	No deductions.
5.6	Description of evacuation routes.	5	5	No deductions.
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions.
5.8	Description of procedures and training for emergency situations.	15	15	No deductions.
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	10	10	No deductions.
Section 5: Sub-Total of Points Possible:		100	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions.
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	49	50	
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	20	20	No deductions.
Section 6: Sub-Total of Points Possible:		99	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	45	50	
7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> • Identify potential sources of odors. • Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions.
7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions.
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				

7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions.
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions.
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> • Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. • If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. • If the site is vacant, provide photographs of the existing site. • Provide photographs of adjacent properties for context. 	15	15	No deductions.
Section 7: Sub-Total of Points Possible:		195	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	155	175	\$\$ to General Fund and local non-profits.
Section 8: Sub-Total of Points Possible:		155	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	25	25	No deductions.
Section 9: Sub-Total of Points Possible:		25	25	
		Total Points:	965	1,000
		Application Score:	96.5%	




PHASE 3: THIRD-PARTY REVIEW (DISTRIBUTION)

Applicant: Flourish Plant Science
 Address: 4411 Rowland Ave.

CCB# 04-20



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions.
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions.
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	20	20	No sensitive uses within 300 feet.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	40	40	No deductions.
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	9	10	Mechanical equipment not shown. 0.052% parking lot landscaping. Bonus points for new trees and new planters.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	5	5	No deductions.
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	12 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	4	5	Slope % not shown.
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	10	10	Interior = 5 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		98	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions.
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions.
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions.

Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions.
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions.
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions.
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions.
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions.
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions.
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions.
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions.
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions.
3.14	Describe marketing procedures and tactics.	3	5	No visual marketing example provided.
Section 3: Sub-Total of Points Possible:		98	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions.
4.2	Describe hours of operation and opening procedures.	5	5	No deductions.
4.3	Describe cash handling procedures.	15	15	No deductions.
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions.
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	20	25	
Section 4: Sub-Total of Points Possible:		95	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A “professional fire prevention and suppression consultant” would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions.
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions.
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	15	15	No deductions.

5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	5	5	No deductions.
5.5	Description of accident and incident reporting procedures.	15	15	No deductions.
5.6	Description of evacuation routes.	5	5	No deductions.
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions.
5.8	Description of procedures and training for emergency situations.	15	15	No deductions.
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	10	10	No deductions.
Section 5: Sub-Total of Points Possible:		100	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions.
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	49	50	
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	20	20	No deductions.
Section 6: Sub-Total of Points Possible:		99	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	45	50	

7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> Identify potential sources of odors. Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions.
7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions.
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions.
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions.
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. If the site is vacant, provide photographs of the existing site. Provide photographs of adjacent properties for context. 	15	15	No deductions.
Section 7: Sub-Total of Points Possible:		195	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	155	175	\$\$ to General Fund and local non-profits.
Section 8: Sub-Total of Points Possible:		155	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	25	25	No deductions.
Section 9: Sub-Total of Points Possible:		25	25	
		Total Points:	965	1,000
		Application Score:	96.5%	



PHASE 3: THIRD-PARTY REVIEW (RETAIL)

Applicant: SHL - El Monte / The Clinik

CCB# 05-20

Address: 11605 Valley Blvd.



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions.
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions.
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	20	20	Has church and massage business within 300 feet. But cancelled out by fact that freeway abuts property.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	40	40	No deductions.
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	10	10	0.072% parking lot landscaping. Bonus points for new trees and new planters.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	5	5	No deductions.
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	15 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	5	5	No deductions.
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	10	10	Interior = 5 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		100	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	3	5	Written total square footage not provided.
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions.

3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions.
Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions.
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions.
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions.
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions.
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions.
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions.
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions.
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions.
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions.
3.14	Describe marketing procedures and tactics.	3	5	Visual examples of marketing materials not provided.
Section 3: Sub-Total of Points Possible:		96	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions.
4.2	Describe hours of operation and opening procedures.	5	5	No deductions.
4.3	Describe cash handling procedures.	15	15	No deductions.
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions.
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	25	25	No deductions.
Section 4: Sub-Total of Points Possible:		100	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A "professional fire prevention and suppression consultant" would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions.
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions.
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	15	15	No deductions.

5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	5	5	No deductions.
5.5	Description of accident and incident reporting procedures.	15	15	No deductions.
5.6	Description of evacuation routes.	5	5	No deductions.
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions.
5.8	Description of procedures and training for emergency situations.	15	15	No deductions.
5.9	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	10	10	No deductions.
Section 5: Sub-Total of Points Possible:		100	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions.
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	49	50	████████████████████ ████████████████████ ████████████████████
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities.	20	20	No deductions.
Section 6: Sub-Total of Points Possible:		99	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	50	50	No deductions.

7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> Identify potential sources of odors. Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions.
7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions.
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions.
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions.
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. If the site is vacant, provide photographs of the existing site. Provide photographs of adjacent properties for context. 	15	15	No deductions.
Section 7: Sub-Total of Points Possible:		200	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	160	175	Tied for 3rd highest. \$95k to General Fund.
Section 8: Sub-Total of Points Possible:		160	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	25	25	No deductions.
Section 9: Sub-Total of Points Possible:		25	25	
		Total Points:	980	1,000
		Application Score:	98.0%	



PHASE 3: THIRD-PARTY REVIEW (RETAIL)

Applicant: Nibble This - El Monte / Dulce Verde

CCB# 06-20

Address: 10802 Garvey Ave.



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions.
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions.
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	9	20	Surrounded by residential uses, liquor store, massage business and tobacco retailers.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	39	40	Premise diagram not to 1/4 scale (-1pt)
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	7	10	0.031% parking lot landscaping.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	4	5	Existing floor plan not shown. (-1pt)
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	10 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	5	5	No deductions
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	10	10	Interior = 5 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		84	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	3	5	No total sq footage shown; only diagram with sq footage for each use (-2pts)
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	4	5	[REDACTED]
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions.

Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions.
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions.
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions.
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions.
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions.
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions.
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions.
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions.
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions.
3.14	Describe marketing procedures and tactics.	3	5	No visual example of marketing materials (-2pts)
Section 3: Sub-Total of Points Possible:		95	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions.
4.2	Describe hours of operation and opening procedures.	5	5	No deductions.
4.3	Describe cash handling procedures.	15	15	No deductions.
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions.
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	25	25	No deductions.
Section 4: Sub-Total of Points Possible:		100	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A "professional fire prevention and suppression consultant" would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions.
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions.
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	15	15	No deductions.

5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	5	5	No deductions.
5.5	Description of accident and incident reporting procedures.	15	15	No deductions.
5.6	Description of evacuation routes.	5	5	No deductions.
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions.
5.8	Description of procedures and training for emergency situations.	15	15	No deductions.
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	10	10	No deductions.
Section 5: Sub-Total of Points Possible:		100	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions.
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	47	50	Premise diagram not to 1/4 scale (-2pts); [REDACTED] [REDACTED] (-1pt)
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities.	20	20	No deductions.
Section 6: Sub-Total of Points Possible:		97	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	50	50	No deductions.

7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> Identify potential sources of odors. Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions.
7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions.
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions.
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions.
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. If the site is vacant, provide photographs of the existing site. Provide photographs of adjacent properties for context. 	15	15	No deductions.
Section 7: Sub-Total of Points Possible:		200	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	160	175	Tied for 3rd highest. \$95k to General Fund.
Section 8: Sub-Total of Points Possible:		160	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	25	25	No deductions.
Section 9: Sub-Total of Points Possible:		25	25	
		Total Points:	961	1,000
		Application Score:	96.1%	



PHASE 3: THIRD-PARTY REVIEW (RETAIL)




Applicant: EEL - El Monte / Catalyst
 Address: 12150-12154 Valley Blvd.

CCB# 07-20



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions.
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions.
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	14	20	Surrounded by residential uses and a church.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	40	40	No deductions.
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	7	10	0.023% parking lot landscaping.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	3	5	Neither existing nor proposed floor plan in required scale (-2pts)
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	8	10	9 credits from Design Guidelines = 8 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	5	5	
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	10	10	Interior = 5 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		87	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	3	5	Missing total sq footage (-2pts)
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions.
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions.

Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions.
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions.
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions.
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions.
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions.
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions.
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions.
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions.
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions.
3.14	Describe marketing procedures and tactics.	3	5	No visual marketing examples provided (-2pts)
Section 3: Sub-Total of Points Possible:		96	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions.
4.2	Describe hours of operation and opening procedures.	5	5	No deductions.
4.3	Describe cash handling procedures.	15	15	No deductions.
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions.
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	25	25	No deductions.
Section 4: Sub-Total of Points Possible:		100	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A "professional fire prevention and suppression consultant" would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions.
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions.
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	15	15	No deductions.

5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	5	5	No deductions.
5.5	Description of accident and incident reporting procedures.	15	15	No deductions.
5.6	Description of evacuation routes.	5	5	No deductions.
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions.
5.8	Description of procedures and training for emergency situations.	15	15	No deductions.
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	10	10	No deductions.
Section 5: Sub-Total of Points Possible:		100	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions.
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	49	50	   (-1pt)
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions.
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	20	20	No deductions.
Section 6: Sub-Total of Points Possible:		99	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	50	50	No deductions.

7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> Identify potential sources of odors. Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions.
7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions.
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions.
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions.
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. If the site is vacant, provide photographs of the existing site. Provide photographs of adjacent properties for context. 	15	15	No deductions.
Section 7: Sub-Total of Points Possible:		200	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	160	175	Tied for 3rd highest. \$95k to General Fund.
Section 8: Sub-Total of Points Possible:		160	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	25	25	No deductions.
Section 9: Sub-Total of Points Possible:		25	25	
		Total Points:	967	1,000
		Application Score:	96.7%	



PHASE 3: THIRD-PARTY REVIEW (RETAIL)

Applicant: SIG - El Monte / Buzzy's

CCB# 09-20

Address: 12010 Ramona Ave.



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	10	20	Surrounded by a church, liquor business, massage business and tobacco businesses.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	40	40	No deductions
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	9	10	0.077% parking lot landscaping.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	3	5	Existing floor plan not shown in correct scale (-2pts)
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	11 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	5	5	No deductions
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	10	10	Interior = 5 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		87	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	3	5	No deductions
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions

Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	4	5	
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions
3.14	Describe marketing procedures and tactics.	3	5	Visual examples of marketing materials not provided (-2pts)
Section 3: Sub-Total of Points Possible:		95	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions
4.2	Describe hours of operation and opening procedures.	5	5	No deductions
4.3	Describe cash handling procedures.	15	15	No deductions
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	25	25	No deductions
Section 4: Sub-Total of Points Possible:		100	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A "professional fire prevention and suppression consultant" would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	15	15	No deductions

5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	5	5	No deductions
5.5	Description of accident and incident reporting procedures.	15	15	No deductions
5.6	Description of evacuation routes.	5	5	No deductions
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions
5.8	Description of procedures and training for emergency situations.	15	15	No deductions
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	10	10	No deductions
Section 5: Sub-Total of Points Possible:		100	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	49	50	████████████████████ ████████████████████ ████████████████████ (-1pt)
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities.	20	20	No deductions
Section 6: Sub-Total of Points Possible:		99	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	50	50	No deductions

7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> Identify potential sources of odors. Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions
7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. If the site is vacant, provide photographs of the existing site. Provide photographs of adjacent properties for context. 	15	15	No deductions
Section 7: Sub-Total of Points Possible:		200	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	160	175	Tied for 3rd highest. \$95k to General Fund.
Section 8: Sub-Total of Points Possible:		160	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	25	25	No deductions
Section 9: Sub-Total of Points Possible:		25	25	
		Total Points:	966	1,000
		Application Score:	96.6%	



PHASE 3: THIRD-PARTY REVIEW (MANUFACTURING)

Applicant: GSC Holdings Group LLC



CCB# 11-20

Address: 4400 Temple City Blvd.



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	20	20	No sensitive uses within 300 feet.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	33	40	Missing square footage for some common area rooms and manufacturing (-5 pts); cannabis waste disposal areas not identified (-2 pts)
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	10	10	ADA path of travel not shown. 0.140% parking lot landscaping. Bonus points for new trees and new planters.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	3	5	Existing floor plan not shown in correct scale (-2pts)
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	12 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	5	5	
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	10	10	Interior = 5 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		91	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions
Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions
3.5	Describe compensation to and opportunities for continuing education and employee.	3	5	██████████ (-2pts)
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions
Evaluation Criteria		Points	Points	Comments

Evaluation Criteria		Awarded	Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions
3.14	Describe marketing procedures and tactics.	3	5	Visual examples of marketing materials not provided (-2pts)
Section 3: Sub-Total of Points Possible:		96	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions
4.2	Describe hours of operation and opening procedures.	5	5	No deductions
4.3	Describe cash handling procedures.	15	15	No deductions
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions, [REDACTED]
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	25	25	No deductions
Section 4: Sub-Total of Points Possible:		100	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A "professional fire prevention and suppression consultant" would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	2	5	[REDACTED] (-1.5pts); [REDACTED] (-1.5pts)
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	10	15	[REDACTED] (-2.5pts); [REDACTED] (-2.5pts)
5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	3	5	[REDACTED] (-2pts)
5.5	Description of accident and incident reporting procedures.	0	10	[REDACTED] (-3.5 pts); [REDACTED] (-3.5pts); [REDACTED] (-3pts)
5.6	Description of evacuation routes.	5	5	No deductions
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions
5.8	Description of procedures and training for emergency situations.	10	10	No deductions
5.9	Description and location of all gas monitoring equipment (for Cultivation and Manufacturing applicants only).	5	5	No deductions
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	2	10	[REDACTED] (-2pts); [REDACTED] (-2pts); [REDACTED] (-2pts); [REDACTED] (-2pts)
5.11	For manufacturing applicants only: Identify the brand, type and model of the system used to recover volatile organic compounds used for extraction, distillation and/or concentration of cannabis products.	5	5	No deductions
Section 5: Sub-Total of Points Possible:		72	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	49	50	[REDACTED] (-1pt)
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments

6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	15	20	 (-5pts)
Section 6: Sub-Total of Points Possible:		94	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	40	50	 (-10pts)
7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> • Identify potential sources of odors. • Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions
7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> • Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. • If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. • If the site is vacant, provide photographs of the existing site. • Provide photographs of adjacent properties for context. 	15	15	No deductions
Section 7: Sub-Total of Points Possible:		190	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	175	175	Highest score. \$100K to General Fund. Other money to recreation programs.
Section 8: Sub-Total of Points Possible:		175	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	25	25	No deductions
Section 9: Sub-Total of Points Possible:		25	25	
		Total Points:	943	1,000
		Application Score:	94.3%	



PHASE 3: THIRD-PARTY REVIEW (CULTIVATION)

Applicant: GSC Holdings Group LLC

CCB# 11-20

Address: 4400 Temple City Blvd.



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	20	20	No sensitive uses within 300 feet.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	33	40	Missing square footage for some common area rooms (-5 pts); cannabis waste disposal areas not identified (-2 pts)
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	10	10	ADA path of travel not shown. 0.140% parking lot landscaping. Bonus points for new trees and new planters.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	3	5	Existing floor plan not shown in correct scale (-2pts)
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	12 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	5	5	
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	10	10	Interior = 5 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		91	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions
Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions
3.5	Describe compensation to and opportunities for continuing education and employee.	3	5	(-2pts)
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments

3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions
3.14	Describe marketing procedures and tactics.	3	5	Visual examples of marketing materials not provided (-2pts)
Section 3: Sub-Total of Points Possible:		96	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions
4.2	Describe hours of operation and opening procedures.	5	5	No deductions
4.3	Describe cash handling procedures.	15	15	No deductions
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	25	25	No deductions
Section 4: Sub-Total of Points Possible:		100	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A "professional fire prevention and suppression consultant" would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	2	5	(-1.5pts); [redacted] (-1.5pts)
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	10	15	[redacted] (-2.5pts); [redacted] (-2.5pts)
5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	3	5	[redacted] (-2pts)
5.5	Description of accident and incident reporting procedures.	0	10	[redacted] (-3.5 pts); [redacted] (-3pts)
5.6	Description of evacuation routes.	5	5	No deductions
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions
5.8	Description of procedures and training for emergency situations.	10	10	No deductions
5.9	Description and location of all gas monitoring equipment (for Cultivation and Manufacturing applicants only).	10	10	No deductions
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	2	10	[redacted] (-2pts); [redacted] (-2pts); [redacted] (-2pts); [redacted] (-2pts)
Section 5: Sub-Total of Points Possible:		72	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	49	50	[redacted] (-1pt)
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments

6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	15	20	[REDACTED] (-5pts)
Section 6: Sub-Total of Points Possible:		94	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	40	50	[REDACTED] (-10pts)
7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> • Identify potential sources of odors. • Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions
7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> • Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. • If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. • If the site is vacant, provide photographs of the existing site. • Provide photographs of adjacent properties for context. 	15	15	No deductions
Section 7: Sub-Total of Points Possible:		190	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	175	175	Highest score. \$100K to General Fund. Other money to recreation programs.
Section 8: Sub-Total of Points Possible:		175	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	25	25	No deductions
Section 9: Sub-Total of Points Possible:		25	25	
		Total Points:	943	1,000
		Application Score:	94.3%	



PHASE 3: THIRD-PARTY REVIEW (RETAIL)

Applicant: GSC Holdings Group LLC

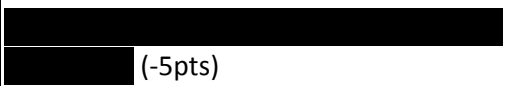

CCB# 11-20

Address: 4400 Temple City Blvd.



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	20	20	No sensitive uses within 300 feet.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	33	40	Missing sq footage for retail portion (-5pts); cannabis waste disposal areas not identified (-2pts)
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	10	10	ADA path of travel not shown. 0.140% parking lot landscaping. Bonus points for new trees and new planters.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	3	5	Existing floor plan not shown in correct scale (-2pts)
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	12 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	5	5	
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	10	10	Interior = 5 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		91	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions
Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions
3.5	Describe compensation to and opportunities for continuing education and employee.	3	5	
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions

Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions
3.14	Describe marketing procedures and tactics.	3	5	Visual examples of marketing materials not provided (-2pts)
Section 3: Sub-Total of Points Possible:		96	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions
4.2	Describe hours of operation and opening procedures.	5	5	No deductions
4.3	Describe cash handling procedures.	15	15	No deductions
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	25	25	No deductions
Section 4: Sub-Total of Points Possible:		100	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A "professional fire prevention and suppression consultant" would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	2	5	██████████ (-1.5pts); ██████████ (-1.5pts)
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	10	15	██████████ (-2.5pts); ██████████ (-2.5pts)
5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	3	5	██████████ (-2pts)
5.5	Description of accident and incident reporting procedures.	0	15	██████████ (-5 pts); ██████████ (-5pts); ██████████ (-5pts)
5.6	Description of evacuation routes.	5	5	No deductions
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions
5.8	Description of procedures and training for emergency situations.	15	15	No deductions
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	2	10	██████████ (-2pts); ██████████ (-2pts); ██████████ (-2pts); ██████████ (-2pts)
Section 5: Sub-Total of Points Possible:		67	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	49	50	██████████ (-1pt)

6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	15	20	 (-5pts)
Section 6: Sub-Total of Points Possible:		94	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	40	50	 (-10pts)
7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> • Identify potential sources of odors. • Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions
7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> • Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. • If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. • If the site is vacant, provide photographs of the existing site. • Provide photographs of adjacent properties for context. 	15	15	No deductions
Section 7: Sub-Total of Points Possible:		190	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	175	175	Highest score. \$100K to General Fund. Other money to recreation programs.
Section 8: Sub-Total of Points Possible:		175	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	25	25	No deductions
Section 9: Sub-Total of Points Possible:		25	25	
Total Points:		938	1,000	
Application Score:		93.8%		



PHASE 3: THIRD-PARTY REVIEW (DISTRIBUTION)

Applicant: GSC Holdings Group LLC



CCB# 11-20

Address: 4400 Temple City Blvd.



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	20	20	No sensitive uses within 300 feet.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	33	40	Missing square footage for some common area rooms and distribution (-5 pts); cannabis waste disposal areas not identified (-2 pts)
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	10	10	ADA path of travel not shown. 0.140% parking lot landscaping. Bonus points for new trees and new planters.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	3	5	Existing floor plan not shown in correct scale (-2pts)
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	12 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	5	5	
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	10	10	Interior = 5 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		91	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions
Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions
3.5	Describe compensation to and opportunities for continuing education and employee.	3	5	(-2pts)
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments

3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions
3.14	Describe marketing procedures and tactics.	3	5	Visual examples of marketing materials not provided (-2pts)
Section 3: Sub-Total of Points Possible:		96	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions
4.2	Describe hours of operation and opening procedures.	5	5	No deductions
4.3	Describe cash handling procedures.	15	15	No deductions
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	25	25	No deductions
Section 4: Sub-Total of Points Possible:		100	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A "professional fire prevention and suppression consultant" would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	2	5	1.5pts); [redacted] (-1.5pts)
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	10	15	2.5pts); [redacted] (-2.5pts)
5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	3	5	[redacted] (-2pts)
5.5	Description of accident and incident reporting procedures.	0	15	[redacted] (-5pts); [redacted] (-5pts); [redacted] (-5pts)
5.6	Description of evacuation routes.	5	5	No deductions
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions
5.8	Description of procedures and training for emergency situations.	15	15	No deductions
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	2	10	[redacted] (-2pts); [redacted] (-2pts); [redacted] (-2pts); [redacted] (-2pts)
Section 5: Sub-Total of Points Possible:		67	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	49	50	[redacted] (-1pt)
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments

6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	15	20	 (-5pts)
Section 6: Sub-Total of Points Possible:		94	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	40	50	 (-10pts)
7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> • Identify potential sources of odors. • Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions
7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> • Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. • If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. • If the site is vacant, provide photographs of the existing site. • Provide photographs of adjacent properties for context. 	15	15	No deductions
Section 7: Sub-Total of Points Possible:		190	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	175	175	Highest score. \$100 to General Fund. Other money to recreation programs.
Section 8: Sub-Total of Points Possible:		175	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	25	25	No deductions
Section 9: Sub-Total of Points Possible:		25	25	
		Total Points:	938	1,000
		Application Score:	93.8%	



PHASE 3: THIRD-PARTY REVIEW (RETAIL)

Applicant: Light Box Leasing Corp.

MCCB# 12-20

Address: 3551 Peck Rd.



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	20	20	Liquor and tobacco sales nearby
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	40	40	No deductions
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	8	10	No property line dimensions. Loading space not shown. 0.070% parking lot landscaping. Bonus points for new trees.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	5	5	No deductions
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	13 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	3	5	No property line dimensions. Slope % not shown.
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	10	10	Interior = 5 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		96	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions
Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions

Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions
3.14	Describe marketing procedures and tactics.	5	5	No deductions
Section 3: Sub-Total of Points Possible:		100	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions
4.2	Describe hours of operation and opening procedures.	5	5	No deductions
4.3	Describe cash handling procedures.	15	15	No deductions
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	25	25	No deductions
Section 4: Sub-Total of Points Possible:		100	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A "professional fire prevention and suppression consultant" would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	15	15	No deductions
5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	5	5	No deductions
5.5	Description of accident and incident reporting procedures.	15	15	No deductions
5.6	Description of evacuation routes.	5	5	No deductions
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions
5.8	Description of procedures and training for emergency situations.	15	15	No deductions
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	10	10	No deductions
Section 5: Sub-Total of Points Possible:		100	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	50	50	No deductions
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions
Evaluation Criteria		Points	Points	Comments

Evaluation Criteria		Awarded	Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	20	20	No deductions
Section 6: Sub-Total of Points Possible:		100	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	50	50	No deductions
7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> • Identify potential sources of odors. • Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions
7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> • Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. • If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. • If the site is vacant, provide photographs of the existing site. • Provide photographs of adjacent properties for context. 	15	15	No deductions
Section 7: Sub-Total of Points Possible:		200	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	165	175	Tied for 3rd highest. \$95k to General Fund.
Section 8: Sub-Total of Points Possible:		165	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	0	25	Applicant states N/A
Section 9: Sub-Total of Points Possible:		0	25	
Total Points:		961	1,000	
Application Score:		96.1%		



PHASE 3: THIRD-PARTY REVIEW (RETAIL)

Applicant: Clade 9 Ellis Lane / Ashe Society

CCB# 14-20

Address: 2615 Merced Ave.



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	20	20	No sensitive uses within 300 feet.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	37	40	Diagram not 1/4 scale (-1pt); Cannabis waste disposal areas not shown (-2pts)
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	10	10	Mechanical equipment not shown. Loading space not shown. 0.170% parking lot landscaping. Bonus points for new trees and new planters.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	3	5	Neither existing nor proposed in correct scale (-2pts)
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	11 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	5	5	
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	10	10	Interior = 5 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		95	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions

Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions
3.14	Describe marketing procedures and tactics.	5	5	No deductions
Section 3: Sub-Total of Points Possible:		100	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions
4.2	Describe hours of operation and opening procedures.	5	5	No deductions
4.3	Describe cash handling procedures.	15	15	No deductions
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	21	25	XXXXXXXXXX (-4pts)
Section 4: Sub-Total of Points Possible:		96	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A “professional fire prevention and suppression consultant” would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	15	15	No deductions

5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	5	5	No deductions
5.5	Description of accident and incident reporting procedures.	15	15	No deductions
5.6	Description of evacuation routes.	5	5	No deductions
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions
5.8	Description of procedures and training for emergency situations.	15	15	No deductions
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	0	10	Application states, "This section is not applicable to retail applications" (-10pts)
Section 5: Sub-Total of Points Possible:		90	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	48	50	Diagram not to 1/4 scale (-2pts)
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	20	20	No deductions
Section 6: Sub-Total of Points Possible:		98	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	50	50	No deductions

7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> Identify potential sources of odors. Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions
7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. If the site is vacant, provide photographs of the existing site. Provide photographs of adjacent properties for context. 	15	15	No deductions
Section 7: Sub-Total of Points Possible:		200	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	135	175	Mostly to schools.
Section 8: Sub-Total of Points Possible:		135	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	0	25	No collective bargaining agreement
Section 9: Sub-Total of Points Possible:		0	25	
		Total Points:	914	1,000
		Application Score:	91.4%	



PHASE 3: THIRD-PARTY REVIEW (MANUFACTURING)

Applicant: Dronathery / Buddha Co.

CCB# 15-20

Address: 3133, 3141-45 Maxson & 12114 Garvey



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	20	20	No sensitive uses within 300 feet.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	40	40	No deductions
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	10	10	ADA path of travel not shown. 0.043% parking lot landscaping. Bonus points for new trees and new planters.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	0	5	No floor plans provided (-5pts)
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	11 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	5	5	
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	10	10	Interior = 5 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		95	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions

Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	9	10	████████████████████ ██████████ (-1pt)
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions
3.14	Describe marketing procedures and tactics.	5	5	No deductions
Section 3: Sub-Total of Points Possible:		99	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions
4.2	Describe hours of operation and opening procedures.	5	5	No deductions
4.3	Describe cash handling procedures.	15	15	No deductions
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	14	25	████████████████████ ████████████████████ (-2pts)
Section 4: Sub-Total of Points Possible:		89	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A “professional fire prevention and suppression consultant” would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	10	15	████████████████████s (-2.5pts); ████████████████████ (-2.5pts)
5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	4	5	████████████████████ (-1pt)

5.5	Description of accident and incident reporting procedures.	10	10	No deductions
5.6	Description of evacuation routes.	5	5	No deductions
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions
5.8	Description of procedures and training for emergency situations.	10	10	No deductions
5.9	Description and location of all gas monitoring equipment (for Cultivation and Manufacturing applicants only).	0	5	████████████████████ (-5pt)
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	8	10	████████████████████ ████████████████████ (-2pts)
5.11	For manufacturing applicants only: Identify the brand, type and model of the system used to recover volatile organic compounds used for extraction, distillation and/or concentration of cannabis products.	4	5	████████████████████ ████████████████████ (-1pt)
Section 5: Sub-Total of Points Possible:		86	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	50	50	No deductions
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	20	20	No deductions
Section 6: Sub-Total of Points Possible:		100	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	50	50	No deductions
7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> • Identify potential sources of odors. • Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions

7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> • Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. • If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. • If the site is vacant, provide photographs of the existing site. • Provide photographs of adjacent properties for context. 	15	15	No deductions
Section 7: Sub-Total of Points Possible:		200	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	165	175	\$5k to General Fund. Other small amounts to recreation and safety.
Section 8: Sub-Total of Points Possible:		165	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	25	25	No deductions
Section 9: Sub-Total of Points Possible:		25	25	
		Total Points:	959	1,000
		Application Score:	95.9%	



PHASE 3: THIRD-PARTY REVIEW (CULTIVATION)

Applicant: Dronotherapy / Buddha Co.

CCB# 15-20

Address: 3133, 3141-45 Maxson & 12114 Garvey



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	20	20	No sensitive uses within 300 feet.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	40	40	No deductions
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	10	10	ADA path of travel not shown. 0.043% parking lot landscaping. Bonus points for new trees and new planters.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	0	5	No floor plans provided (-5pts)
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	11 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	5	5	
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	10	10	Interior = 5 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		95	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions

Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions
3.14	Describe marketing procedures and tactics.	5	5	No deductions
Section 3: Sub-Total of Points Possible:		100	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions
4.2	Describe hours of operation and opening procedures.	5	5	No deductions
4.3	Describe cash handling procedures.	15	15	No deductions
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	14	25	(-9pts); (-2pts)
Section 4: Sub-Total of Points Possible:		89	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A “professional fire prevention and suppression consultant” would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	10	15	(-2.5pts); (-2.5pts)
5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	4	5	(-1pt)

5.5	Description of accident and incident reporting procedures.	10	10	No deductions
5.6	Description of evacuation routes.	5	5	No deductions
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions
5.8	Description of procedures and training for emergency situations.	10	10	No deductions
5.9	Description and location of all gas monitoring equipment (for Cultivation and Manufacturing applicants only).	0	10	████████████████████ (-10pt)
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	8	10	████████████████████ (-2pts)
Section 5: Sub-Total of Points Possible:		82	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	50	50	No deductions
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	20	20	No deductions
Section 6: Sub-Total of Points Possible:		100	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	50	50	No deductions
7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> • Identify potential sources of odors. • Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions

7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> • Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. • If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. • If the site is vacant, provide photographs of the existing site. • Provide photographs of adjacent properties for context. 	15	15	No deductions
Section 7: Sub-Total of Points Possible:		200	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	165	175	\$5k to General Fund. Other small amounts to recreation and safety.
Section 8: Sub-Total of Points Possible:		165	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	25	25	No deductions
Section 9: Sub-Total of Points Possible:		25	25	
		Total Points:	956	1,000
		Application Score:	95.6%	



PHASE 3: THIRD-PARTY REVIEW (RETAIL)

Applicant: Dronotherapy / Buddha Co.


CCB# 15-20

Address: 3133, 3141-45 Maxson & 12114 Garvey



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	20	20	No sensitive uses within 300 feet.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	40	40	No deductions
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	10	10	ADA path of travel not shown. 0.043% parking lot landscaping. Bonus points for new trees and new planters.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	0	5	No floor plans provided (-5pts)
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	11 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	5	5	
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	10	10	Interior = 5 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		95	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions

Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions; [REDACTED]
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions
3.14	Describe marketing procedures and tactics.	5	5	No deductions
Section 3: Sub-Total of Points Possible:		100	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions
4.2	Describe hours of operation and opening procedures.	5	5	No deductions
4.3	Describe cash handling procedures.	15	15	No deductions
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	23	25	[REDACTED] (-2pts)
Section 4: Sub-Total of Points Possible:		98	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A "professional fire prevention and suppression consultant" would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	10	15	[REDACTED] (-2.5pts); [REDACTED] (-2.5pts)
5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	4	5	[REDACTED] (-1pt)

5.5	Description of accident and incident reporting procedures.	15	15	No deductions
5.6	Description of evacuation routes.	5	5	No deductions
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions
5.8	Description of procedures and training for emergency situations.	15	15	No deductions
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	8	10	 (-2pts)
Section 5: Sub-Total of Points Possible:		92	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	50	50	No deductions
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	20	20	No deductions
Section 6: Sub-Total of Points Possible:		100	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	50	50	No deductions
7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> • Identify potential sources of odors. • Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions

7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> • Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. • If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. • If the site is vacant, provide photographs of the existing site. • Provide photographs of adjacent properties for context. 	15	15	No deductions
Section 7: Sub-Total of Points Possible:		200	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	130	175	\$5k to General Fund. Other small amounts to recreation and safety.
Section 8: Sub-Total of Points Possible:		130	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	25	25	No deductions
Section 9: Sub-Total of Points Possible:		25	25	
		Total Points:	940	1,000
		Application Score:	94.0%	



PHASE 3: THIRD-PARTY REVIEW (DISTRIBUTION)

Applicant: Dronotherapy / Buddha Co.


CCB# 15-20

Address: 3133, 3141-45 Maxson & 12114 Garvey



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	20	20	No sensitive uses within 300 feet.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	40	40	No deductions
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	10	10	ADA path of travel not shown. 0.043% parking lot landscaping. Bonus points for new trees and new planters.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	0	5	No floor plans provided (-5pts)
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	11 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	5	5	
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	10	10	Interior = 5 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		95	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions

Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	9	10	(-1pt)
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions
3.14	Describe marketing procedures and tactics.	5	5	No deductions
Section 3: Sub-Total of Points Possible:		99	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions
4.2	Describe hours of operation and opening procedures.	5	5	No deductions
4.3	Describe cash handling procedures.	15	15	No deductions
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	14	25	(-9pts); (-2pts)
Section 4: Sub-Total of Points Possible:		89	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A "professional fire prevention and suppression consultant" would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	10	15	(-2.5pts); (-2.5pts)
5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	4	5	(-1pt)

5.5	Description of accident and incident reporting procedures.	15	15	No deductions
5.6	Description of evacuation routes.	5	5	No deductions
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions
5.8	Description of procedures and training for emergency situations.	15	15	No deductions
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	8	10	 (-2pts)
Section 5: Sub-Total of Points Possible:		92	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	50	50	No deductions
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	20	20	No deductions
Section 6: Sub-Total of Points Possible:		100	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	50	50	No deductions
7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> • Identify potential sources of odors. • Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions

7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> • Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. • If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. • If the site is vacant, provide photographs of the existing site. • Provide photographs of adjacent properties for context. 	15	15	No deductions
Section 7: Sub-Total of Points Possible:		200	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	165	175	\$5k to General Fund. Other small amounts to recreation and safety.
Section 8: Sub-Total of Points Possible:		165	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	25	25	No deductions
Section 9: Sub-Total of Points Possible:		25	25	
		Total Points:	965	1,000
		Application Score:	96.5%	



PHASE 3: THIRD-PARTY REVIEW (RETAIL)

Applicant: Naturaltherapy / Lago

CCB# 16-20

Address: 2253-2307 Durfee Ave.



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	17	20	Surrounded by residential. But site plan shows area adjacent to residential has restricted access.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	40	40	No deductions
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	10	10	0.211% parkign lot landscaping. Bonus points for new trees and new planters.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	0	5	No floor plan provided
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	8	10	8 credits from Design Guidelines = 8 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	5	5	No deductions
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	8	10	Interior = 3 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		88	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions

Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions
3.5	Describe compensation to and opportunities for continuing education and employee.	3	5	██████████ (-2pts)
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	0	10	██████████ (-10pts)
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	7	10	██████████ (-3pts)
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	2.5	5	██████████ (-2.5pts)
3.14	Describe marketing procedures and tactics.	3	5	██████████ (-2pts)
Section 3: Sub-Total of Points Possible:		80.5	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions
4.2	Describe hours of operation and opening procedures.	5	5	No deductions
4.3	Describe cash handling procedures.	15	15	No deductions
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	20	25	██████████ (-5pts)
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	19	25	██████████ (-6pts)
Section 4: Sub-Total of Points Possible:		89	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A “professional fire prevention and suppression consultant” would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	15	15	No deductions
5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	5	5	No deductions

5.5	Description of accident and incident reporting procedures.	15	15	No deductions
5.6	Description of evacuation routes.	5	5	No deductions
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions
5.8	Description of procedures and training for emergency situations.	15	15	No deductions
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	10	10	No deductions
Section 5: Sub-Total of Points Possible:		100	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	50	50	No deductions
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	20	20	No deductions
Section 6: Sub-Total of Points Possible:		100	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	20	50	██████ (-10pts), ██████ (-10pts), ██████ (-10pts) ██████
7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> • Identify potential sources of odors. • Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	20	35	████████████████████ (-5pts); ██████████████████████ (-10pts)

7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	20	30	██████████ ██████████ (-10pts)
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> • Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. • If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. • If the site is vacant, provide photographs of the existing site. • Provide photographs of adjacent properties for context. 	15	15	No deductions
Section 7: Sub-Total of Points Possible:		145	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	140	175	Money to public safety, TORCH, schools and other places.
Section 8: Sub-Total of Points Possible:		140	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	25	25	No deductions
Section 9: Sub-Total of Points Possible:		25	25	
Total Points:		868	1,000	
Application Score:		86.8%		



PHASE 3: THIRD-PARTY REVIEW (RETAIL)

Applicant: Critical Mind (Retail)

CCB# 17-20

Address: 9960 Lower Azusa Ave.



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	18	20	Surrounded by some residential.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	40	40	No deductions
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	10	10	0.092% parking lot landscaping. Bonus points for new trees and new planters.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	4	5	Floor plan with existing conditions not provided (-1pt)
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	16 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	5	5	No deductions
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	8	10	Interior = 3 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		95	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions
Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments

3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions
3.14	Describe marketing procedures and tactics.	3	5	No visual examples of marketing materials provided (-2pts)
Section 3: Sub-Total of Points Possible:		98	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions
4.2	Describe hours of operation and opening procedures.	5	5	No deductions
4.3	Describe cash handling procedures.	15	15	No deductions
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	25	25	No deductions
Section 4: Sub-Total of Points Possible:		100	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A "professional fire prevention and suppression consultant" would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	15	15	No deductions
5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	5	5	No deductions
5.5	Description of accident and incident reporting procedures.	15	15	No deductions
5.6	Description of evacuation routes.	5	5	No deductions
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions
5.8	Description of procedures and training for emergency situations.	15	15	No deductions
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	10	10	No deductions
Section 5: Sub-Total of Points Possible:		100	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	48	50	Premise diagram in 1/8 or 1/16 scale (-2pts)
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments

6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	20	20	No deductions
Section 6: Sub-Total of Points Possible:		98	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	50	50	No deductions
7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> • Identify potential sources of odors. • Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions
7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> • Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. • If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. • If the site is vacant, provide photographs of the existing site. • Provide photographs of adjacent properties for context. 	15	15	No deductions
Section 7: Sub-Total of Points Possible:		200	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	125	175	Lowest ranking. Small amounts to different groups.
Section 8: Sub-Total of Points Possible:		125	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	0	25	"Collective bargaining agreement to be decided by employees after opening"
Section 9: Sub-Total of Points Possible:		0	25	
		Total Points:	916	1,000
		Application Score:	91.6%	



PHASE 3: THIRD-PARTY REVIEW (MANUFACTURING)


Applicant: Critical Mind (Nonretail)

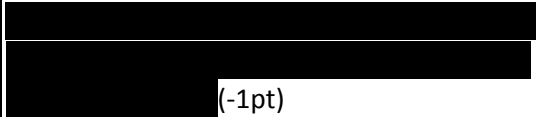
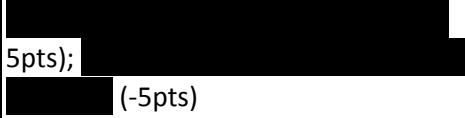
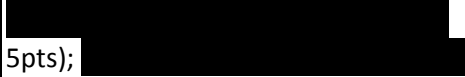
CCB# 19-20

Address: 4325 Rowland Ave.



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	20	20	No sensitive uses within 300 feet.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	38	40	Cannabis waste areas not shown (-2pts)
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	10	10	0.050% parking lot landscaping. Bonus points for new trees and new planters.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	4	5	Existing floor plan drawn in 1/8" = 1' scale (-1pt)
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	6	10	6 credits from Design Guidelines = 6 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	4	5	Slope % not shown.
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	6	10	Interior = 1 point. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		88	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions

Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions
3.14	Describe marketing procedures and tactics.	5	5	No deductions
Section 3: Sub-Total of Points Possible:		100	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions
4.2	Describe hours of operation and opening procedures.	5	5	No deductions
4.3	Describe cash handling procedures.	15	15	No deductions
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	25	25	No deductions
Section 4: Sub-Total of Points Possible:		100	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A "professional fire prevention and suppression consultant" would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	15	15	No deductions
5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	0	5	 (-5pts)
5.5	Description of accident and incident reporting procedures.	10	10	No deductions

5.6	Description of evacuation routes.	5	5	No deductions
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions
5.8	Description of procedures and training for emergency situations.	10	10	No deductions
5.9	Description and location of all gas monitoring equipment (for Cultivation and Manufacturing applicants only).	5	5	No deductions
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	10	10	No deductions
5.11	For manufacturing applicants only: Identify the brand, type and model of the system used to recover volatile organic compounds used for extraction, distillation and/or concentration of cannabis products.	5	5	No deductions
Section 5: Sub-Total of Points Possible:		95	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	49	50	 (-1pt)
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	20	20	No deductions
Section 6: Sub-Total of Points Possible:		99	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	40	50	 (-5pts);  (-5pts)
7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> • Identify potential sources of odors. • Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions

7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	32	35	(+10pts); (+5); (+5); (+2)
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> • Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. • If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. • If the site is vacant, provide photographs of the existing site. • Provide photographs of adjacent properties for context. 	15	15	No deductions
Section 7: Sub-Total of Points Possible:		187	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	145	175	Small \$ amounts to multiple groups.
Section 8: Sub-Total of Points Possible:		145	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	25	25	No deductions
Section 9: Sub-Total of Points Possible:		25	25	
		Total Points:	939	1,000
		Application Score:	93.9%	



PHASE 3: THIRD-PARTY REVIEW (DISTRIBUTION)


Applicant: Critical Mind (Nonretail)

CCB# 19-20

Address: Rowland



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	20	20	No sensitive uses within 300 feet.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	38	40	Cannabis waste areas not shown (-2pts)
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	10	10	0.050% parking lot landscaping. Bonus points for new trees and new planters.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	4	5	Existing floor plan drawn in 1/8" = 1' scale (-1pt)
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	6	10	6 credits from Design Guidelines = 6 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	4	5	Slope % not shown.
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	6	10	Interior = 1 point. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		88	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions

Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions
3.14	Describe marketing procedures and tactics.	5	5	No deductions
Section 3: Sub-Total of Points Possible:		100	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions
4.2	Describe hours of operation and opening procedures.	5	5	No deductions
4.3	Describe cash handling procedures.	15	15	No deductions
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	25	25	No deductions
Section 4: Sub-Total of Points Possible:		100	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A "professional fire prevention and suppression consultant" would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	15	15	No deductions
5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	0	5	 (-5pts)

5.5	Description of accident and incident reporting procedures.	15	15	No deductions
5.6	Description of evacuation routes.	5	5	No deductions
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions
5.8	Description of procedures and training for emergency situations.	15	15	No deductions
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	10	10	No deductions
Section 5: Sub-Total of Points Possible:		95	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	49	50	 (-1pt)
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	20	20	No deductions
Section 6: Sub-Total of Points Possible:		99	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	40	50	 (-5pts); (-5pts)
7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> • Identify potential sources of odors. • Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions

7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	32	35	(+10pts); (+5); (+5); (+2)
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> • Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. • If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. • If the site is vacant, provide photographs of the existing site. • Provide photographs of adjacent properties for context. 	15	15	No deductions
Section 7: Sub-Total of Points Possible:		187	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	145	175	Small \$ amounts to multiple groups.
Section 8: Sub-Total of Points Possible:		145	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	25	25	No deductions
Section 9: Sub-Total of Points Possible:		25	25	
Total Points:		939	1,000	
Application Score:		93.9%		



PHASE 3: THIRD-PARTY REVIEW (RETAIL)

Applicant: Feah / Varda

CCB# 20-20

Address: 9874 Gidley Ave.



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	20	20	No sensitive uses within 300 feet.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	40	40	No deductions
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	10	10	Loading space not shown. 0.080% parking lot landscaping. Bonus points for new trees and new planters.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	4	5	Existing floor plan drawn in 1/2" = 1' scale (-1pt)
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	15 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	5	5	
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	10	10	Interior = 10 points. Exterior = 10 points.
Section 2: Sub-Total of Points Possible:		99	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	5	5	No deductions
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions
Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments

3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions
3.14	Describe marketing procedures and tactics.	5	5	No deductions
Section 3: Sub-Total of Points Possible:		100	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions
4.2	Describe hours of operation and opening procedures.	5	5	No deductions
4.3	Describe cash handling procedures.	15	15	No deductions
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions: ██████████
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	25	25	No deductions
Section 4: Sub-Total of Points Possible:		100	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A "professional fire prevention and suppression consultant" would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	1.5	5	██████████ (-1.5pts) ██████████ (-2pts)
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	15	15	No deductions
5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	5	5	No deductions
5.5	Description of accident and incident reporting procedures.	0	15	██████████ (-5pts); ██████████ (-5pts); ██████████ (-5pts)
5.6	Description of evacuation routes.	5	5	No deductions
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions
5.8	Description of procedures and training for emergency situations.	15	15	No deductions
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	4	10	██████████ (-2pts), ██████████ (-2pts), ██████████ (-2pts)
Section 5: Sub-Total of Points Possible:		75.5	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	47.5	50	██████████ (-2.5pts)
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments

6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	20	20	No deductions
Section 6: Sub-Total of Points Possible:		97.5	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	50	50	No deductions
7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> • Identify potential sources of odors. • Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions
7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> • Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. • If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. • If the site is vacant, provide photographs of the existing site. • Provide photographs of adjacent properties for context. 	15	15	No deductions
Section 7: Sub-Total of Points Possible:		200	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	145	175	Average of \$18.75k to General Fund. Other money to parks and TORCH.
Section 8: Sub-Total of Points Possible:		145	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	25	25	No deductions
Section 9: Sub-Total of Points Possible:		25	25	
		Total Points:	942	1,000
		Application Score:	94.2%	



PHASE 3: THIRD-PARTY REVIEW (RETAIL)

Applicant: Tradecraft Farms - El Monte / Tradecraft Farms

CCB# 21-20

Address: 11518 Garvey Ave.



Evaluation Criteria		Points Awarded	Points Possible	Comments
Section 1: QUALIFICATIONS OF OWNERS/MANAGERS (100 Points)				
1.1	Description of owner qualifications. Resumes are not to exceed one (1) page per owner/manager detailing any special business or professional qualifications or licenses of Owners that would add to the quality of services that the cannabis business would provide, including in areas related to cannabis, such as scientific or health care fields. The experience can be in California or other states where recreational and/or medicinal cannabis is permitted.	75	75	No deductions
1.2	Proof that the Owner(s) and/or Manager(s) have experience operating a commercial cannabis business in any State or local jurisdiction where Medical and/or Adult Use Cannabis Business activities are permitted.	25	25	No deductions
Section 1: Sub-Total of Points Possible:		100	100	
Section 2: PLANS, RENDERINGS, LOCATION, AND OTHER DIAGRAMS (100 Points)				
2.1	Provide a radius map, labeling any of the following uses within a 300 foot radius of the proposed location (with the understanding that that the uses listed below are not defined as a "sensitive use"): Churches or other house of worship; off-site alcohol/tobacco sales; and Single-family and multi-family residential uses. If the location is directly adjacent to residential, outline any measures proposed to minimize any potential impacts from the CCB. Also clearly show if the location is directly adjacent to a river wash, freeway or railroad.	16	20	Residential uses nearby.
2.2	Premise Diagram in accordance with the Bureau of Cannabis Control Rule 5006 and California Department of Public Health Rule 40105 (1/4 inch = 1 foot minimum scale)	40	40	No deductions
2.3	Site Development Plan. Provide information on existing conditions and proposed improvements to the site; show how it meets or will meet the development standards outlined in the El Monte Zoning Code (1/8 inch = 1 foot minimum scale)	8	10	0.008% parking lot landscaping. Bonus point for new planters.
2.4	Floor plan showing information on existing layout and proposed layout to building interior (1/4 inch = 1 foot minimum scale).	5	5	No deductions
2.5	Building Elevations. Provide information on existing conditions and proposed improvements to building elevations (1/8 inch = 1 foot minimum scale)	10	10	13 credits from Design Guidelines = 10 points.
2.6	Preliminary grading plan, as required per EMMC Section 5.18.070(C)(8)	5	5	No deductions
2.7	Colored interior renderings and exterior elevation renderings (for both existing and/or proposed improvements).	8	10	Interior = 3 points. Exterior = 5 points.
Section 2: Sub-Total of Points Possible:		92	100	
Section 3: BUSINESS PLAN (100 Points)				
3.1	A written description of the total square footage of the facility with estimated square footage of proposed uses (i.e. administrative, cultivation, manufacturing, shipping/receiving, laboratory, dispensary, etc.).	3	5	Total sq footage not provided (-2pts)
3.2	An organizational chart of Owner/Leadership activity with store manager(s) and employees.	5	5	No deductions
3.3	Describe the owner's roles in day-to-day operations and decisions.	5	5	No deductions

Section 3: BUSINESS PLAN CONTINUED (100 Points)				
3.4	Describe the number of employees, title/position and their respective responsibilities.	5	5	No deductions
3.5	Describe compensation to and opportunities for continuing education and employee.	5	5	No deductions
3.6	State the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside in the City of El Monte area.	10	10	No deductions
3.7	A schedule for beginning operations, including a narrative outlining any proposed construction improvements and a timeline for completion.	10	10	No deductions
3.8	A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operating costs.	10	10	No deductions
3.9	A description of the sources(s) of capital use(s) of capital funds. The budget must demonstrate sufficient capital in place to pay startup costs and at least three (3) months of operating costs.	15	15	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments
3.10	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	10	10	No deductions
3.11	A pro forma for at least three (3) years of operation.	5	5	No deductions
3.12	Type of products being cultivated, manufactured or sold.	5	5	No deductions
3.13	Estimated quantity and value of product(s) to be cultivated, manufactured, or sold.	5	5	No deductions
3.14	Describe marketing procedures and tactics.	3	5	No visual examples of marketing materials provided (-2pts)
Section 3: Sub-Total of Points Possible:		96	100	
Section 4: OPERATIONS PLAN (100 Points)				
4.1	Day-to-day operations shall be provided for each license type being sought. The proposed operations should acknowledge both state and local laws and should be consistent with industry best practices.	30	30	No deductions
4.2	Describe hours of operation and opening procedures.	5	5	No deductions
4.3	Describe cash handling procedures.	15	15	No deductions
4.4	Describe inventory control procedures that will be included, identification of point-of-sales and track and trace software. Explain how cannabis inventory will be tracked and monitored to prevent diversion.	25	25	No deductions
4.5	Describe transportation, loading and unloading, distribution, or delivery procedures.	25	25	No deductions
Section 4: Sub-Total of Points Possible:		100	100	
Section 5: SAFETY PLAN (100 Points)				
5.1	The Safety Plan shall be prepared and/or evaluated by a professional fire prevention and suppression consultant. A "professional fire prevention and suppression consultant" would include but not be limited to, an accreditation, certification, license, etc. related to fire safety.	25	25	No deductions
5.2	Identify all gases, pesticides, and chemicals to be used and their storage locations.	5	5	No deductions
5.3	Identify all possible fire, hazardous material and inhalation issues/threats. Include written and physical mechanisms proposed to deal with each specific situation.	15	15	No deductions
5.4	Identify fire alarm and monitoring system including the name and contact information for the alarm company.	5	5	No deductions

5.5	Description of accident and incident reporting procedures.	15	15	No deductions
5.6	Description of evacuation routes.	5	5	No deductions
Section 5: SAFETY PLAN CONTINUED (100 Points)				
5.7	Location of fire extinguishers and other fire suppression equipment.	5	5	No deductions
5.8	Description of procedures and training for emergency situations.	15	15	No deductions
5.10	Compliance with IFC §407, location(s) of MSDS, proper labeling of containers and packaging containing hazardous materials, warning signage, and employee training in the event of an emergency involving hazardous materials on property.	10	10	No deductions
Section 5: Sub-Total of Points Possible:		100	100	
Section 6: SECURITY PLAN (100 Points)				
6.1	The Security Plan shall be prepared and/or evaluated by a professional security consultant.	25	25	No deductions
6.2	Premises (Security) Diagram per 40105. In addition to diagrams submitted for other sections of your application, applicants are expected to submit a premises diagram, which shall be accurate, dimensioned, and to scale (minimum scale = ¼" = 1'); the scale may be smaller if the proposed location exceeds more than a ½ acre parcel but must not be printed on larger than an 11 inch x 17 inch sheet of paper.	49	50	████████████████████ ████████████████████ ████████████████████ (-1pt)
6.3	Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	5	5	No deductions
Evaluation Criteria		Points Awarded	Points Possible	Comments
6.4	Discuss whether the CCB will utilize the services of on-site security guards. Please include the following in the description: <ul style="list-style-type: none"> • Number of guards. • Hours guards will be on-site. • Locations they will be positioned. • Their responsibilities. 	20	20	No deductions
Section 6: Sub-Total of Points Possible:		99	100	
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.1	Provide a "Good Neighbor Policy" that includes policies and measures in place to protect adjacent uses from any potential impacts (i.e. noise, light, odor, traffic, etc.) related to the proposed cannabis business. Describe how the cannabis business and its operating characteristics will be proactively managed so the business is not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting or recreating in the surrounding area and will not result in the creation of a nuisance.	50	50	No deductions
7.2	Describe odor mitigation practices: <ul style="list-style-type: none"> • Identify potential sources of odors. • Describe the system design, operational processes along with staff training, and maintenance plan. Please do not include equipment literature for this criteria. 	35	35	No deductions

7.3	Describe the waste management plan. The plan shall include waste disposal locations and their security measures, methods of rendering waste unusable and unrecognizable.	35	35	No deductions
Section 7: NEIGHBORHOOD COMPATIBILITY PLAN (200 Points)				
7.4	Describe the facility's sustainability efforts; provide a pledge to use locally sourced, low VOC, and energy efficient and sustainable materials and techniques (i.e. solar panels, renewable energy, etc.).	35	35	No deductions
7.5	Describe how the location will be provided with adequate electricity, sewerage disposal, water and storm drainage facilities for the intended purpose.	30	30	No deductions
7.6	Provide photographs and other information on existing conditions: <ul style="list-style-type: none"> • Exterior photographs showing all sides of any existing structure(s). Also include photograph of existing parking areas, landscaping, trash enclosure, and signage. • If more than one use currently exists on the site, provide information on all the uses, including their addresses, uses and square footages. • If the site is vacant, provide photographs of the existing site. • Provide photographs of adjacent properties for context. 	15	15	No deductions
Section 7: Sub-Total of Points Possible:		200	200	
Section 8: COMMUNITY BENEFITS PLAN (175 Points)				
8.1	Describe all quantifiable benefits the Commercial Cannabis Business will provide to the El Monte community.	160	175	Tied for 3rd highest. \$95k to General Fund.
Section 8: Sub-Total of Points Possible:		160	175	
Section 9: COLLECTIVE BARGAINING AGREEMENT (25 Points)				
9.1	Documentation that an individual owner of the applicant with an aggregate ownership interest of 20% or more was disclosed as an owner, manager, or employee to a city, county, or city and county or state prior to September 13, 2019, of an existing licensed cannabis retailer, or an existing licensed microbusiness engaged in retail sales (and remains an owner, manager, or employee of said existing licensed cannabis retailer or microbusiness as of March 2, 2020) with a collective bargaining agreement with a labor organization that currently represents cannabis workers in the United States effective since at least December 1, 2018, inclusive of renewals and remains effective as of March 2, 2020.	25	25	No deductions
Section 9: Sub-Total of Points Possible:		25	25	
		Total Points:	972	1,000
		Application Score:	97.2%	