

Lifted Spirit Collective

MJ19-0009

RANK:
#1

Business Name: Lifted Spirit Collective

Owner(s): Israel Martinez (CEO)
Oscar Burrola (COO)

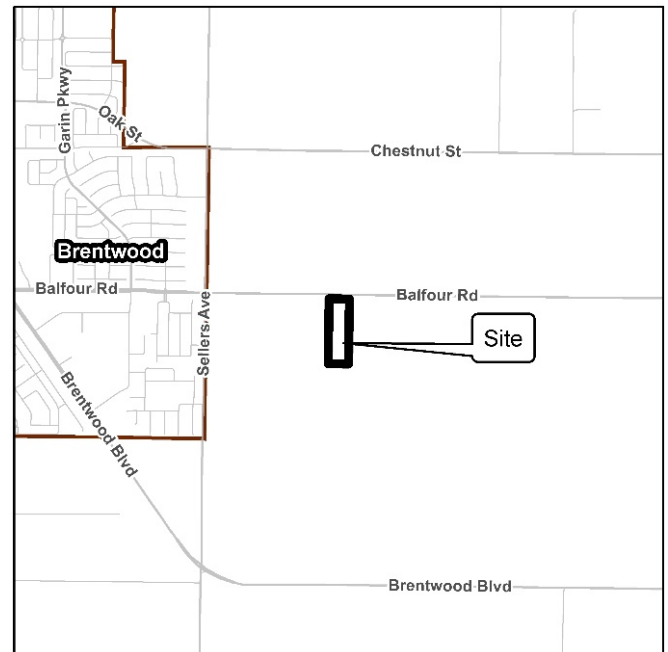
Total Score: 1,175/1,200 (Rank #1)

Address: [5930 Balfour Road, Brentwood](#)

Business Type: Cultivation
Manufacturing
Distribution

Square Footage: 22,000-s.f. (4,361-s.f. cultivation)

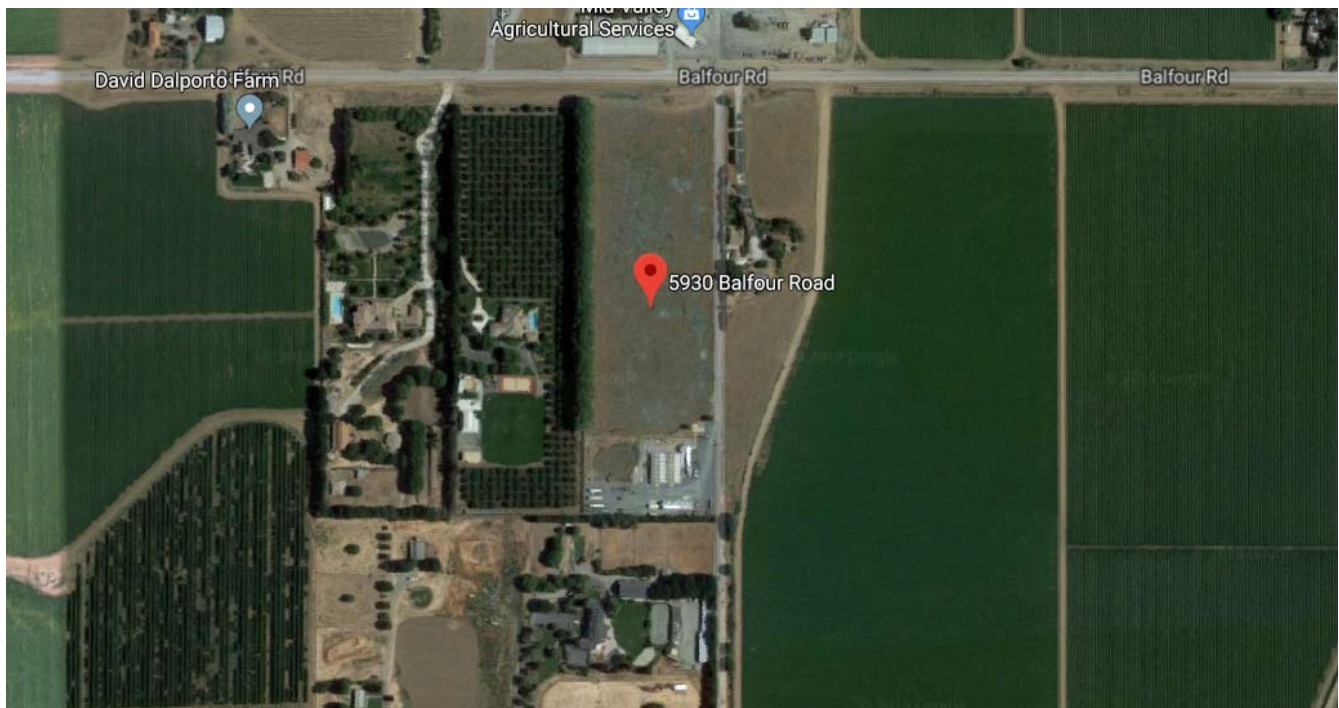
Vicinity Map



Proposal Pros and Cons

Pros	Cons
<ul style="list-style-type: none">- Local Ownership- Background in farming, particularly cannabis- Use of existing greenhouses, indoor cultivation- Contributions to local organizations	<ul style="list-style-type: none">- Within ½-mile of Brentwood Coty limits/Urbanized uses

Aerial Photo



Lifted Spirit Collective

MJ19-0009

RANK:
#1

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	195	<ul style="list-style-type: none"> - Extensive experience in farming, background in cannabis cultivation - Owner is instructor and lead horticulture technician at Oaksterdam University in Oakland
2. Location (200 pts)	195	<ul style="list-style-type: none"> - Cultivation located within existing greenhouse structures - Near corn, tomatoes, and walnuts - Approximately 0.42 miles from Urban Limit Line
3. Business and Operating Plan (200 pts)	190	<ul style="list-style-type: none"> - Track and Trace through BiotrackTHC - Multiple systems implemented for odor control - Reasonable budget projections - Already owns property - Funded through personal savings, no proof - Multiple odor control systems
4. Security Plan (200 pts)	195	<ul style="list-style-type: none"> - Guard station on site, but no mention of hiring guard - Alarm system implemented - Extensive camera coverage
5. Sustainability (100 pts)	100	<ul style="list-style-type: none"> - Installation of solar - Mixed light cultivation - Use of reclaimed water, rainwater - Dehumidifiers to recapture water - Hybrid and biodiesel for transportation
6. Community and Economic Benefit (200 pts)	200	<ul style="list-style-type: none"> - Ownership has long history in Contra Costa County - Yearly increasing contributions to community organizations (\$30k in 2021, \$50k in 2022, \$75k in 2023)
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	1,175	

703 Chesley, LLC

MJ19-0026

RANK:
#2

Business Name: 703 Chesley, LLC

Owner(s): James Lee

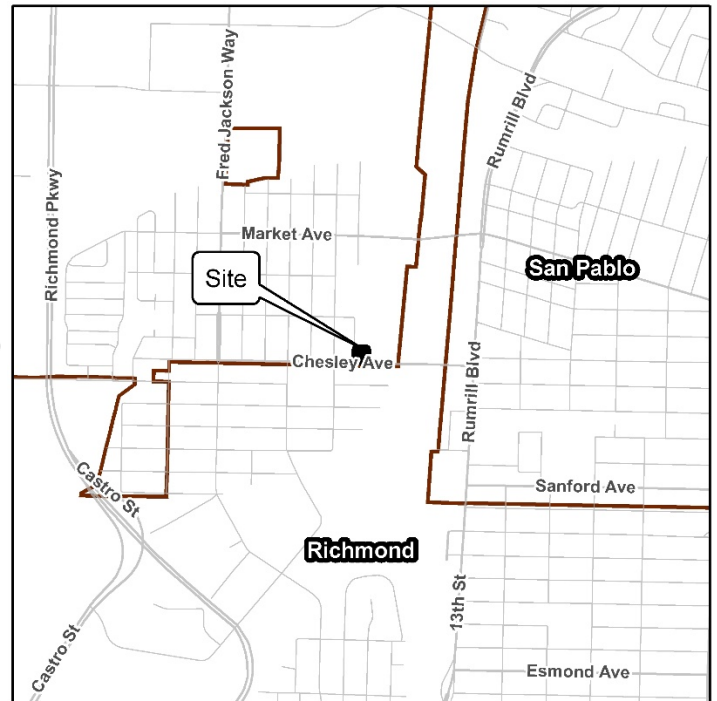
Total Score: 1,125/1,200 (Rank #2)

Address: [703 Chesley Ave, Richmond](#)

Business Type: Cultivation

Square Footage: 12,000-s.f. (5,600-s.f. cultivation)

Vicinity Map



Proposal Pros and Cons

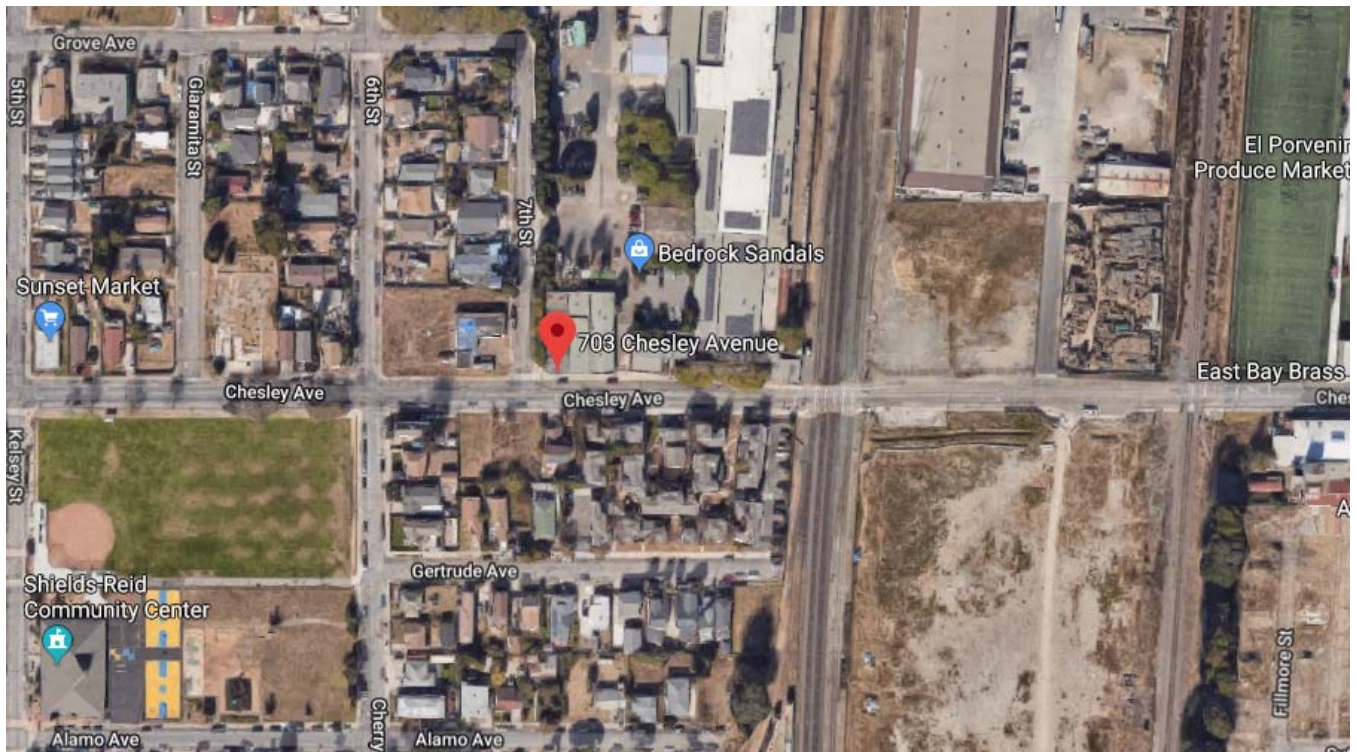
Pros

- Experience in commercial cannabis
- Local ownership
- Existing warehouse

Cons

-

Aerial Photo



703 Chesley, LLC

MJ19-0026

RANK:
#2

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	180	- Manages indoor cannabis facility in Richmond
2. Location (200 pts)	200	- Located within existing warehouse
3. Business and Operating Plan (200 pts)	180	- Personal savings, no proof of capital
4. Security Plan (200 pts)	185	- Guard during hours of operation - Alarm system - Camera coverage
5. Sustainability (100 pts)	95	- Drip irrigation - Dehumidifiers to recapture water - Electricity sourced from MCE's Deep Green Service - Electric vehicles
6. Community and Economic Benefit (200 pts)	185	- Local ownership - 0.5% net revenue to a local mental health program (approx. \$2,200/year)
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	1,125	

Element 7 - Chestnut

MJ19-0047

RANK:
#3

Business Name: Element 7

Owner(s): Robert DiVito, Jr.

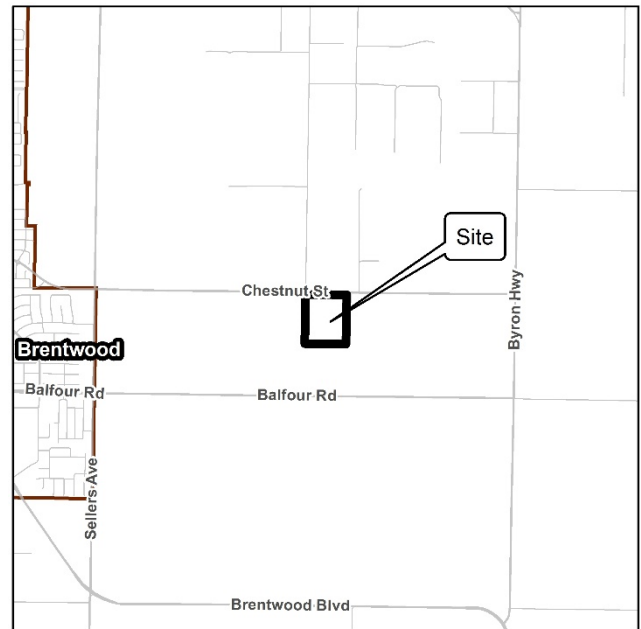
Total Score: 1,120/1,200 (Rank #3)

Address: [0 Chestnut Street, Brentwood](#)

Business Type: Cultivation

Square Footage: 88,000 square feet

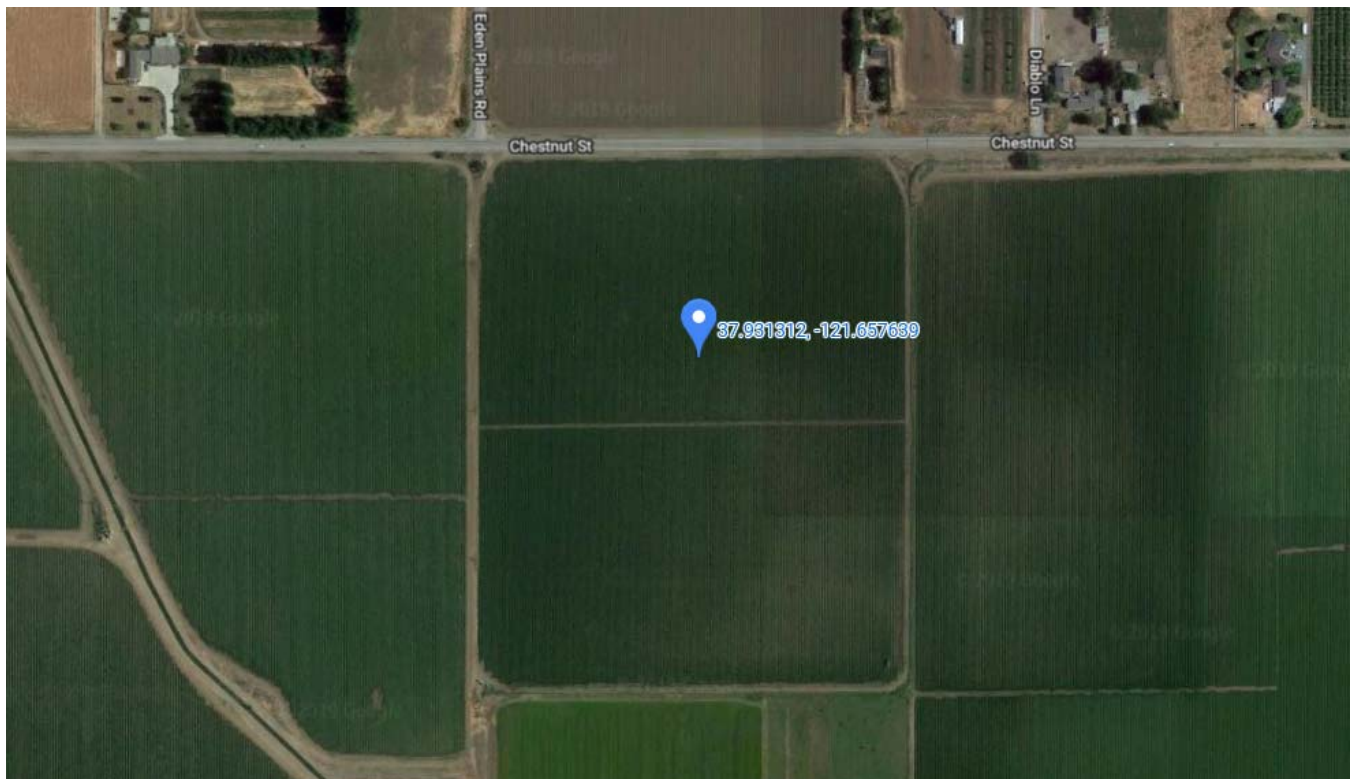
Vicinity Map



Proposal Pros and Cons

Pros	Cons
<ul style="list-style-type: none">- Staff has extensive experience- Security guard during hours of operation, drone- \$30k annually to local organizations	-

Aerial Photo



Element 7 - Chestnut

MJ19-0047

RANK:
#3

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	190	- Hired staff with experience in cultivation
2. Location (200 pts)	190	- Cultivation in hoop houses - Located near almonds, cherry orchards - Located near residential - 1 mile from Urban Limit Line
3. Business and Operating Plan (200 pts)	190	- Vertically integrated with manufacturing location in Antioch - Odor control includes scrubbers, chemical, and high plume
4. Security Plan (200 pts)	185	- Security guard during hours of operation - Use of drone for security - Alarm system
5. Sustainability (100 pts)	90	- Solar - Recycled water on automated system - Green building materials, LEED design
6. Community and Economic Benefit (200 pts)	175	- Up to \$30k in charitable contributions - 2% of indemnified equity
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	1,120	

Element 7 – Willow Way

MJ19-0046

RANK:
#4

Business Name: Element 7

Owner(s): Robert DiVito, Jr.

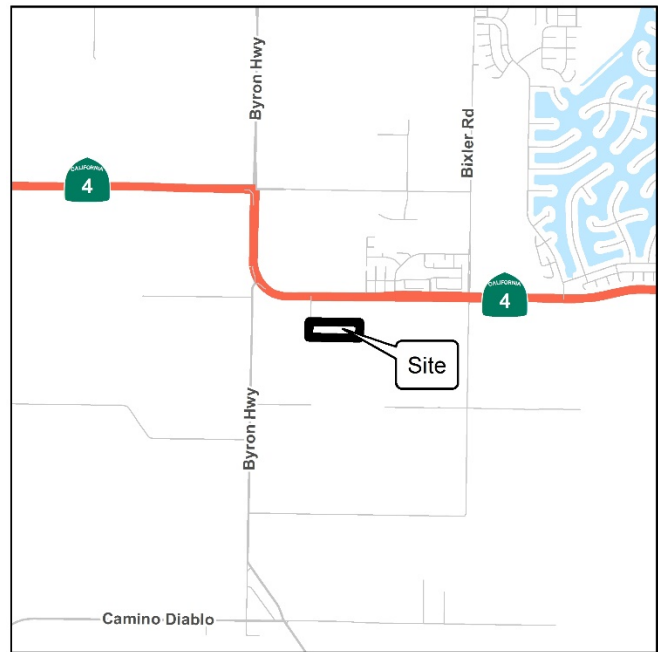
Total Score: 1,090/1,200 (Rank #4)

Address: [3645 Willow Way, Byron](#)

Business Type: Cultivation

Square Footage: 88,000 square feet

Vicinity Map



Proposal Pros and Cons

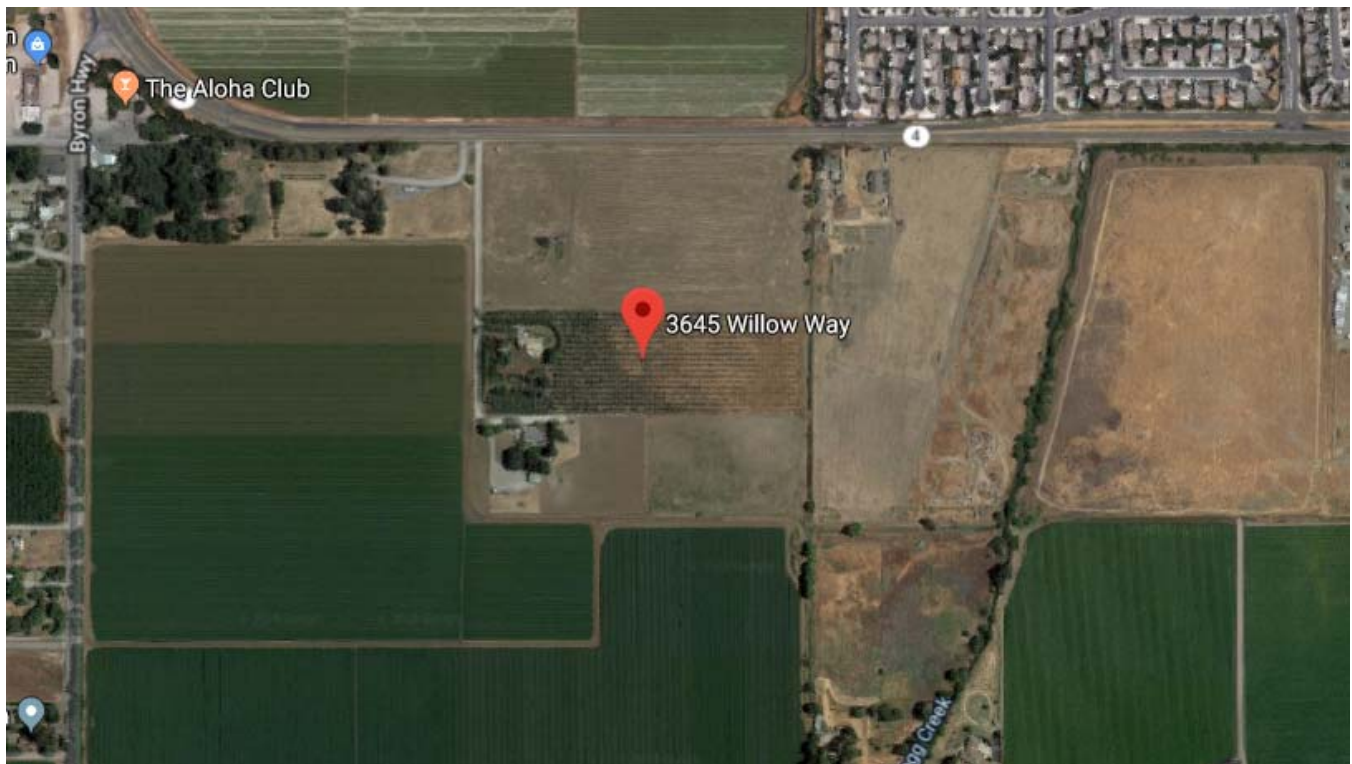
Pros

- Staff with background in cannabis
- \$30k in charitable contributions, 2% equity
- Heavy security

Cons

- Close to Urban Limit Line, residential uses

Aerial Photo



Element 7 – Willow Way

MJ19-0046

RANK:
#4

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	190	- Hired staff with experience in cultivation
2. Location (200 pts)	160	- Cultivation in hoop houses - Located near almonds, cherry orchards - Located near residential - Approximately 0.12 miles from Urban Limit Line
3. Business and Operating Plan (200 pts)	190	- Vertically integrated with manufacturing location in Antioch - Odor control includes scrubbers, chemical, and high plume
4. Security Plan (200 pts)	185	- Security guard during hours of operation - Use of drone for security - Alarm system
5. Sustainability (100 pts)	90	- Solar - Recycled water on automated system - Green building materials, LEED design
6. Community and Economic Benefit (200 pts)	175	- Up to \$30k in charitable contributions - 2% of indemnified equity
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	1,090	

Casa Rasta Farms

MJ19-0008

RANK:
#5

Business Name: Casa Rasta Farms

Owner(s): Jose "Alex" Ramirez (CEO)
Maria Michel-Ramirez (Compliance/HR)
Marco Parra (Cultivation Manager/Grower)

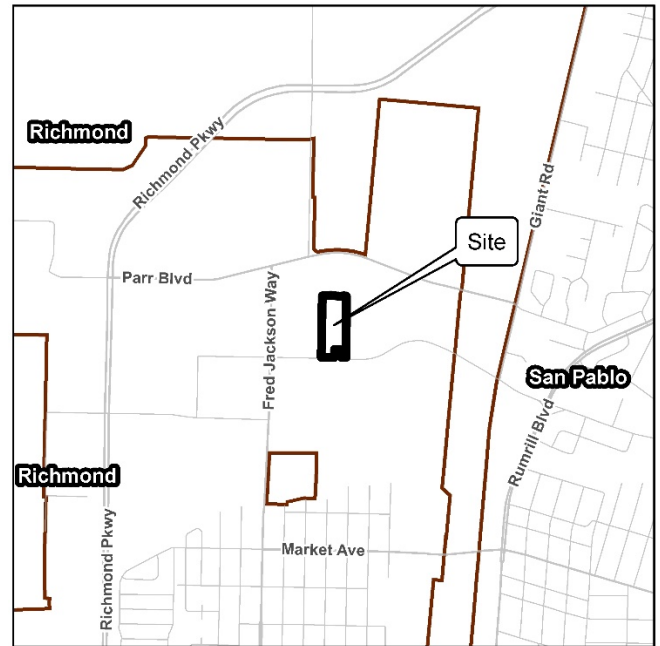
Total Score: 1,080/1,200 (Rank #5)

Address: [505 Brookside Drive, Richmond](#)

Business Type: Cultivation

Square Footage: 11,520-s.f. (7,200-s.f. cultivation)

Vicinity Map



Proposal Pros and Cons

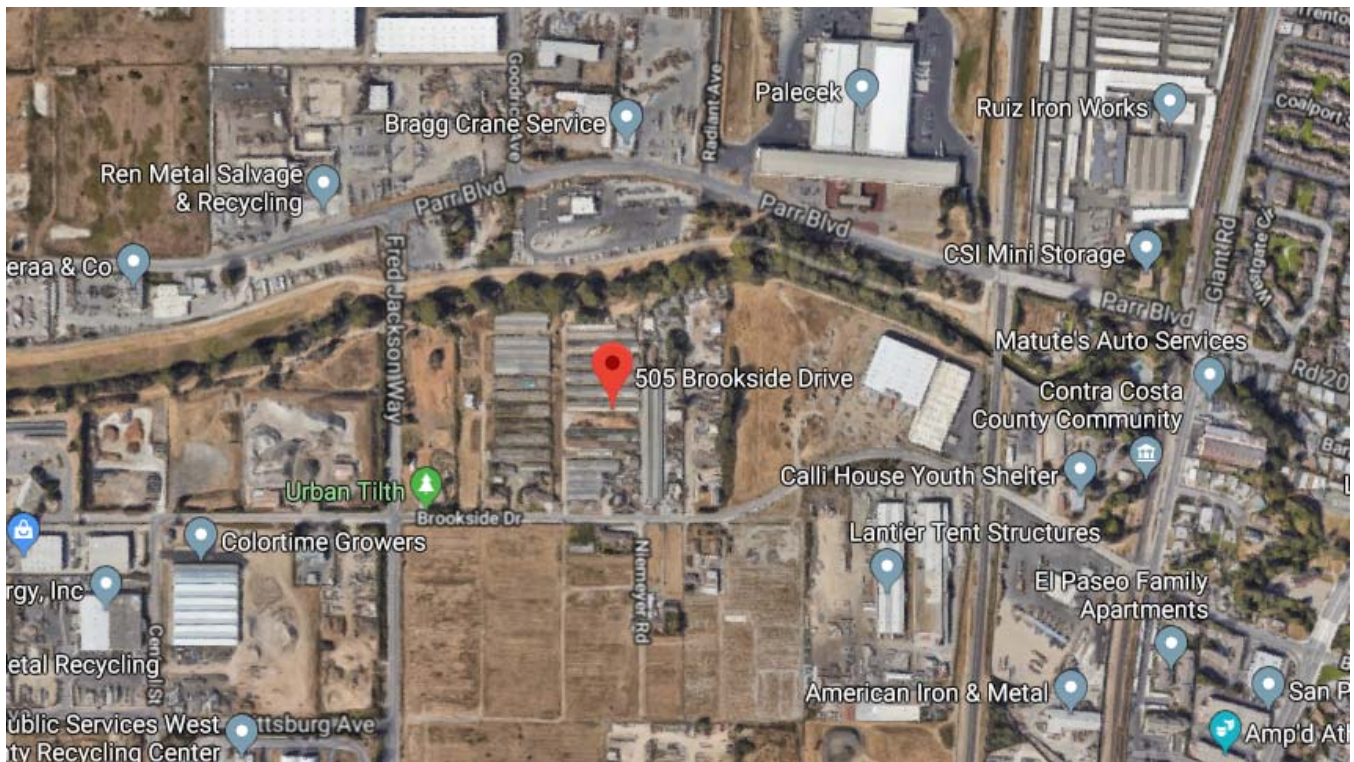
Pros

- Majority local ownership
- Background in cannabis cultivation
- Donations to local non-profits

Cons

- Low start-up capital shown in proposal

Aerial Photo



Casa Rasta Farms

MJ19-0008

RANK:
#5

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	170	- Five years of cultivation experience
2. Location (200 pts)	185	- Use of existing greenhouse - Located near other existing greenhouses
3. Business and Operating Plan (200 pts)	155	- State compliant track and trace system - Possibly insufficient budget/capital - Odor control system
4. Security Plan (200 pts)	190	- Alarm system in place - Extensive camera coverage
5. Sustainability (100 pts)	90	- Drip irrigation, reclaim used water - Future solar
6. Community and Economic Benefit (200 pts)	190	- Majority owned by Contra Costa residents - Plan to donate to local non-profits - Donate soil to Urban Tilth
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	1,080	

Diablo Valley Farms

MJ19-0051

RANK:
#5

Business Name: Diablo Valley Farms

Owner(s): Robert Nunn

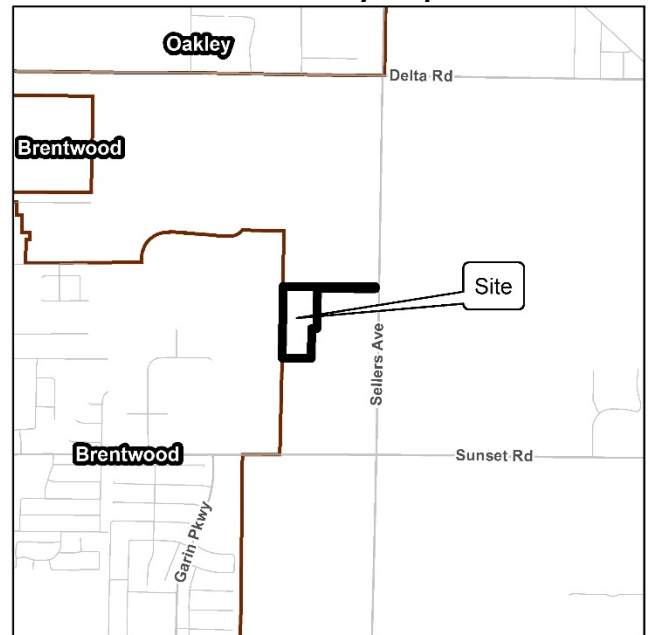
Total Score: 1,080/1,200 (Rank #5)

Address: [4425 Sellers Ave., Brentwood](#)

Business Type: Cultivation

Square Footage: 8,000 square feet

Vicinity Map



Proposal Pros and Cons

Pros

- Existing facility
- Local ownership with background in farming

Cons

- Adjacent to Urban Limit Line

Aerial Photo



Diablo Valley Farms

MJ19-0051

RANK:
#5

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	185	<ul style="list-style-type: none"> - Local ownership - Decades of local farming experience
2. Location (200 pts)	200	<ul style="list-style-type: none"> - Cultivation will occur within existing greenhouse - Adjacent to Urban Limit Line - Owner also owns much of the surrounding properties
3. Business and Operating Plan (200 pts)	170	<ul style="list-style-type: none"> - Pre-existing nursery operation, existing greenhouses for cultivation - Sufficient capital, already owns property and existing structures
4. Security Plan (200 pts)	175	<ul style="list-style-type: none"> - Alarm system - Operator lives next to facility - Camera system, but no plans included
5. Sustainability (100 pts)	90	<ul style="list-style-type: none"> - Drip irrigation - Utilization of existing natural gas well, self-sufficient and off-the-grid facility
6. Community and Economic Benefit (200 pts)	160	<ul style="list-style-type: none"> - Plan to hire local - Owned by County residents
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	1,080	

Magic Flower Gardens, LLC

MJ19-0027

RANK:
#7

Vicinity Map

Business Name: Magic Flower Gardens, LLC

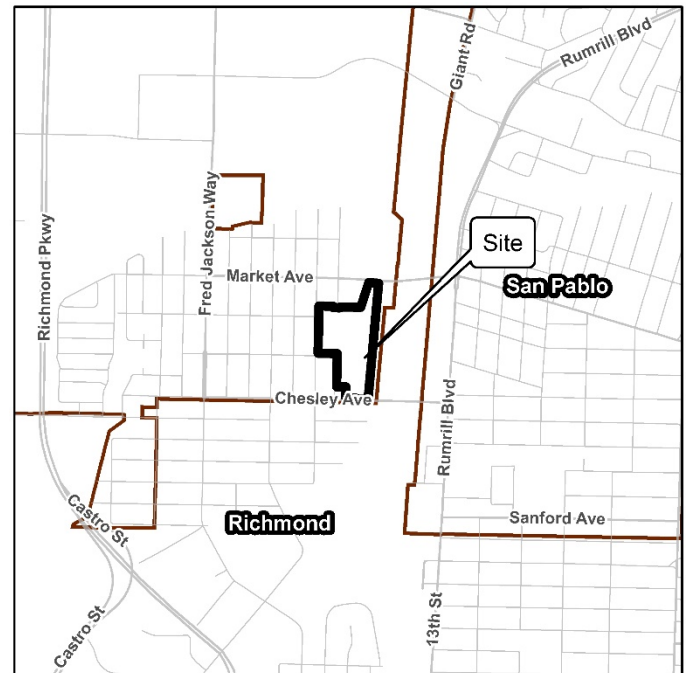
Owner(s): Justin Derham
Lisa Frolova

Total Score: 1,055/1,200 (Rank #7)

Address: [801 Chesley Ave, Richmond](#)

Business Type: Cultivation

Square Footage: 4,000-s.f.



Proposal Pros and Cons

Pros

- Ownership with background in commercial cultivation
- Located in existing warehouse

Cons

- No charitable contributions
- Low anticipated tax revenue compared to others
- Limited information available in proposal

Aerial Photo



Magic Flower Gardens, LLC

MJ19-0027

RANK:
#7

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	195	- Ownership with background in cultivation
2. Location (200 pts)	200	- Located in existing warehouse
3. Business and Operating Plan (200 pts)	140	- Family business with some background in cultivation
4. Security Plan (200 pts)	190	- Security guard during hours of operation - Alarm system - Camera Coverage
5. Sustainability (100 pts)	90	- Existing solar - MCE Deep Green - Drip irrigation
6. Community and Economic Benefit (200 pts)	140	- "Mom and pop" business
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	1,055	

Royal Craft, LLC

MJ19-0055

RANK:
#8

Business Name: Royal Craft, LLC

Owner(s): Jacqueline Mezzetta
Jasun Molinelli
Kendall Tuffli
Mark Spilker

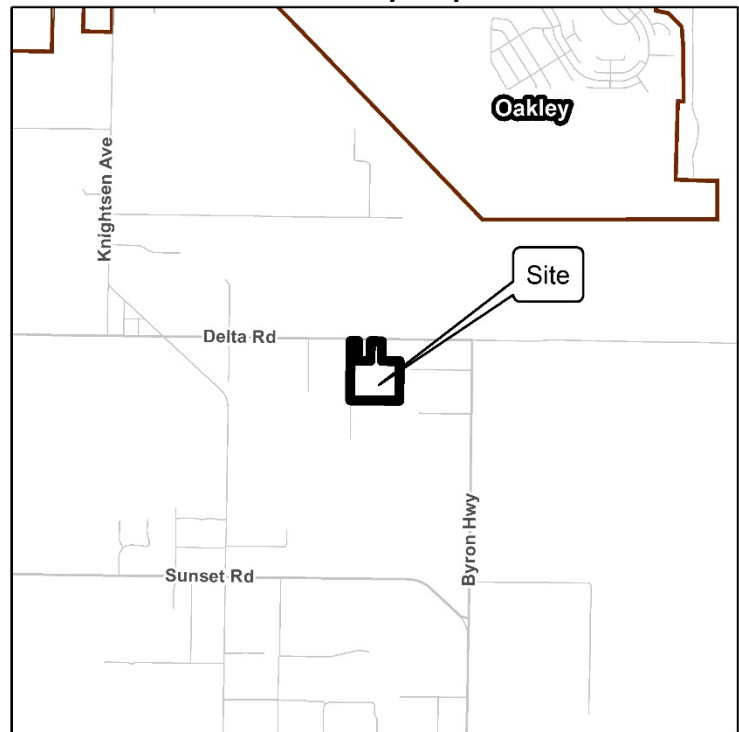
Total Score: 860/1,200 (Rank #8)

Address: [11 Pastor Lane, Knightsen](#)

Business Type: Cultivation
Manufacturing

Square Footage: 80,000-s.f.

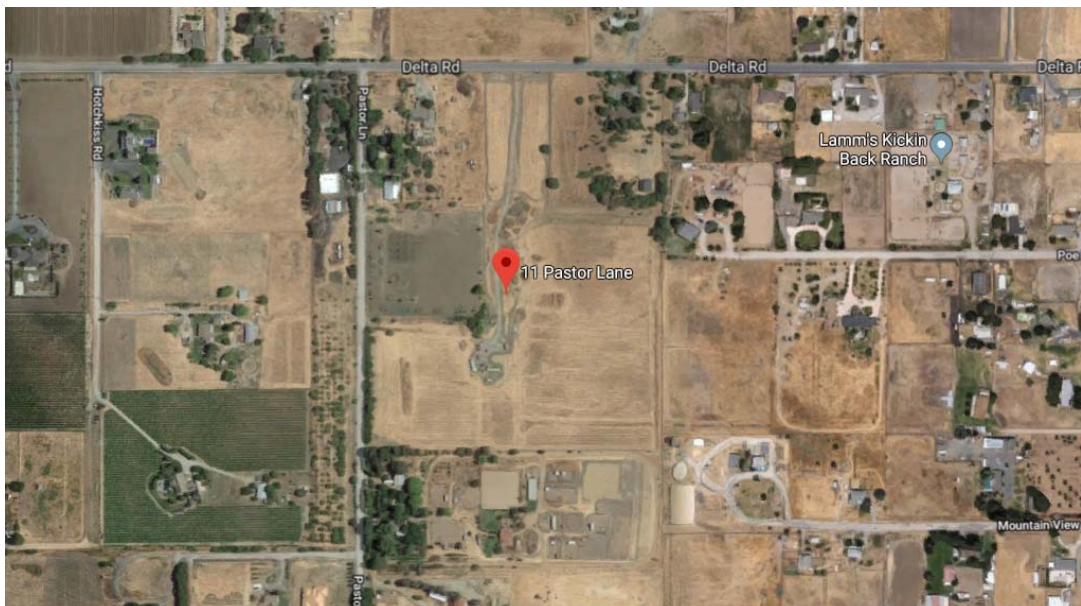
Vicinity Map



Proposal Pros and Cons

Pros	Cons
<ul style="list-style-type: none">- One owner is master grower with experience in State licensed cannabis cultivation	<ul style="list-style-type: none">- Does not use retail water supply, though is located in East Contra Costa Irrigation District- Outdoor cultivation only, less than 1 mile from Urban Limit Line- No proof of capital

Aerial Photo



Royal Craft, LLC

MJ19-0055

RANK:
#8

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	140	<ul style="list-style-type: none"> - One owner is master grower with experience working at State licensed cannabis cultivation farm
2. Location (200 pts)	130	<ul style="list-style-type: none"> - Outdoor cultivation, located within 1 mile of Urban Limit Line - Near grape, almond, and cherry orchards - Screened from public with fencing and trees
3. Business and Operating Plan (200 pts)	110	<ul style="list-style-type: none"> - Manufacturing CBD infused coffee and other foods - Plan to construct commercial kitchen within manufacturing area - No proof of capital provided
4. Security Plan (200 pts)	190	<ul style="list-style-type: none"> - Alarm systems - Security guards, but no mention of number or hours - Extensive camera coverage for manufacturing facility, no plan provided for cultivation area
5. Sustainability (100 pts)	50	<ul style="list-style-type: none"> - Plan for solar, but not included in budget - Use of well water only, despite being located in East Contra Costa County Irrigation District
6. Community and Economic Benefit (200 pts)	140	<ul style="list-style-type: none"> - Plan to hire local - Majority owned by County residents
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	860	