

Authentic 925

MJ19-0012

RANK:
#1

Business Name: Authentic 925

Owner(s): Jose Pecho (Community Outreach)
Brian Mitchell (CEO)

Total Score: 1,155/1,200 (Rank #1)

Address: [5753-5759 Pacheco Boulevard, Pacheco](#)

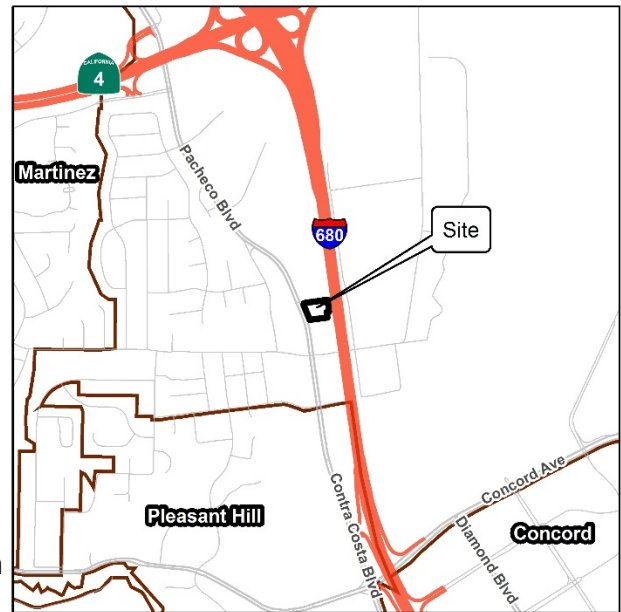
Business Type: Storefront Retail and Delivery
Distribution

Square Footage: 15,000-s.f. (4,000-s.f. retail area)

Off-Street Parking: 77 Spaces (shared with
existing tire shop)

Within 500-feet of: Garden of Eden, Perfect Union

Vicinity Map



Proposal Pros and Cons

Pros

- Ideal location with good access and large parking lot
- Highest # of employees based on relocation of distribution facility and Corporate HQ to site
- 24-hr security guard presence
- Likely highest County tax revenue generation
- Ownership has experience with retail dispensary

Cons

- Parking may become issue based on proposed future use (Corporate HQ, distribution center)
- Located across from Pacheco Community Center

Building Rendering Before and After (Remodel and Update of Existing Building)



Authentic 925

MJ19-0012

RANK:
#1

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	180	<ul style="list-style-type: none"> - Operate La Corona Wellness dispensary in San Francisco since June 2018 - Very large vertically integrated business (retail storefront with delivery, distribution) - Very good interview
2. Location (200 pts)	200	<ul style="list-style-type: none"> - Centrally located ½-mile from Hwy 680 on/off ramp - Visible location on major County thoroughfare - 77 parking spaces proposed - Remodel of existing building
3. Business and Operating Plan (200 pts)	190	<ul style="list-style-type: none"> - Comprehensive understanding of State and County permitting processes - Budget is complete and reasonable, sufficient capital available - \$11m in start-up funding available - Use of Treez PoS system which complies with State/County regulations - Modern, safe and functional floor plan - Non-cannabis logo
4. Security Plan (200 pts)	200	<ul style="list-style-type: none"> - Ownership of entire site, but some non-associated retail to remain - 4 guards during hours of operation, one guard after hours - Extensive camera coverage both interior and exterior - Hourly cash drops overseen by manager - Separate entrance for vendors and staff
5. Sustainability (100 pts)	90	<ul style="list-style-type: none"> - Use of "smart" power strips that automatically turn off to conserve energy - Discounts on apparel to customers traveling by alternative transit - Installation of solar panels - Will opt for MCE electricity - Plug-in/hybrid delivery vehicles
6. Community and Economic Benefit (200 pts)	195	<ul style="list-style-type: none"> - 50% local ownership - \$150k or 1.5% of gross profit (whichever is greater) for community benefit donations - 16 paid volunteer hours per employee annually - \$18/hour starting wage - Plans to relocate HQ and Oakland distribution center to site - Will display work from local artist
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	1,155	

The Artist Tree

MJ19-0032

RANK:
#2

Business Name: The Artist Tree

Owner(s): Adam Han
Amy Lee

Total Score: 1,140/1,200 (Rank #2)

Address: [4100 San Pablo Dam Rd., El Sobrante](#)

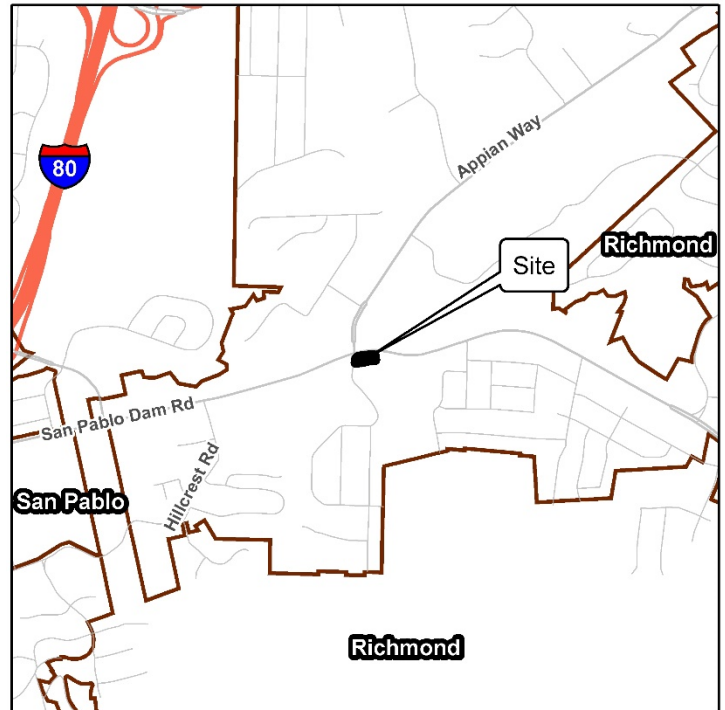
Business Type: Storefront Retail with Delivery

Square Footage: 4,250-s.f. (1,192-s.f. retail area)

Off-Street Parking: 17 Spaces

Within 500-feet of: Element 7 – Appian Way
Emerald Heights
The Green Door
The Flower Shop
Element 7 - SPDR

Vicinity Map



Proposal Pros and Cons

Pros	Cons
<ul style="list-style-type: none">- Subtle approach to retail in a highly visible location- Operators have extensive background in cannabis retail- Significant improvement over existing use	<ul style="list-style-type: none">- Adjacent to residential uses- Proximate to swim club parking entrance and, to a lesser degree, the library

Building Rendering Before/After (Renovation and Update to Existing Building)



The Artist Tree

MJ19-0032

RANK:
#2

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	195	<ul style="list-style-type: none"> - Applicant operates five retail storefronts (first was established in Los Angeles in 2006) - Clear and thorough interview - Best interview
2. Location (200 pts)	175	<ul style="list-style-type: none"> - Central accessible location at intersection of San Pablo Dam Road and Appian Way - Located near library and swim school - Residential uses near back of store - 18 parking spaces - Update and remodel to existing building (existing smoke shop)
3. Business and Operating Plan (200 pts)	180	<ul style="list-style-type: none"> - State compliant inventory management - Non-cannabis logo - \$800k startup cost projected, \$400k in expenditures and \$1.1m in labor cost for first 7 years. \$4.7m in assets shown
4. Security Plan (200 pts)	200	<ul style="list-style-type: none"> - Full control of site - At least one guard in lobby during business hours - Extensive camera coverage - Separate entrance for delivery fulfillment
5. Sustainability (100 pts)	100	<ul style="list-style-type: none"> - Solar installation - Work with MCE to ensure most efficient and cost-effective means of providing electricity - Ownership has background in solar installation - Full electric delivery vehicles, use OptimoRoute for efficient delivery routes
6. Community and Economic Benefit (200 pts)	190	<ul style="list-style-type: none"> - 2% gross receipts to charitable organizations - Community Calendar giving campaign - 24 paid volunteer hours per employee annually - Support local artists through display/selling art at no charge
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	1,140	

Embarc Contra Costa

MJ19-0031

RANK:
#3

Business Name: Embarc Contra Costa

Owner(s): George Miller IV

Total Score: 1,130/1,200 (Rank #3)

Address: [3503 Pacheco Blvd., Martinez](#)

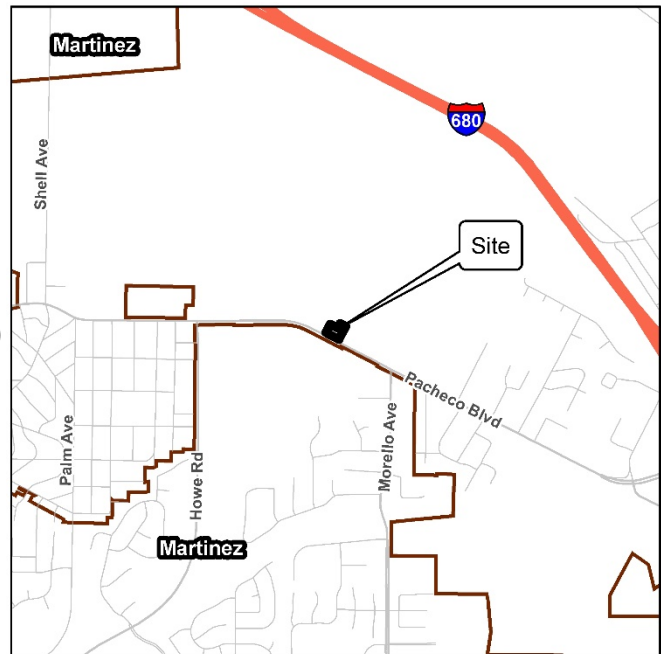
Business Type: Storefront retail with delivery

Square Footage: 2,400-s.f. (1,275-s.f. retail area)

Off-Street Parking: 29 Spaces

Shares Site With: Elemental Wellness Center

Vicinity Map



Proposal Pros and Cons

Pros

- Large team with experience in many relevant fields
- Highly visible/accessible location on Pacheco Boulevard
- Many community benefits, including volunteer hours and charitable contributions

Cons

- Newly formed team

Building Rendering Before/After (Remodel and upgrade to existing building)



Embarc Contra Costa

MJ19-0031

RANK:
#3

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	185	<ul style="list-style-type: none"> - Large team with significant experience in many relevant fields - Operations leader is GM for retail operation in San Francisco - Excellent interview
2. Location (200 pts)	185	<ul style="list-style-type: none"> - Located directly off of Pacheco Boulevard closer to Hwy 680 than nearly all other "north" Pacheco Blvd. proposals - 29 proposed parking spaces - Remodel of existing building, modern design
3. Business and Operating Plan (200 pts)	180	<ul style="list-style-type: none"> - State compliant inventory management - Sale of pre-packaged products only, minimal odor impacts - Complete floor plan and exterior renderings provided, major upgrade of existing building and site proposed, including improved parking area - Non-cannabis signage - \$1.6m in startup funding
4. Security Plan (200 pts)	200	<ul style="list-style-type: none"> - Full control of site - Two guards during business hours - Very Extensive camera coverage, thorough security plan - Secure enclosed loading area for deliveries
5. Sustainability (100 pts)	95	<ul style="list-style-type: none"> - Use solar for power, including installing a battery - Zero Emission vehicles for deliveries
6. Community and Economic Benefit (200 pts)	185	<ul style="list-style-type: none"> - Owner is native to Contra Costa but no longer lives in County, long family history in County - 100% local hiring commitment - Starting wage at least \$2 above minimum - 40 paid volunteer hours/year - 1% of gross receipts to climate programs, 1% of local brand sales to public protection fund
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	1,130	

Garden of Eden

MJ19-0001

RANK:
#4

Business Name: Garden of Eden

Owners: Matt Light (20%)
Laurie Light (20%)
Shareef El-Sissi (10%)
Soufyan Abouamed (50%)

Total Score: 1,105/1,200 (Rank #4)

Address: [100 Union St., Pacheco](#)

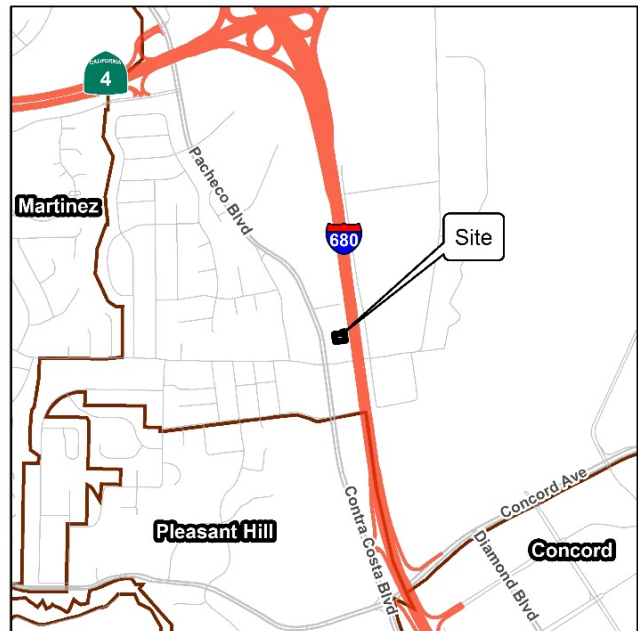
Business Type: Storefront Retail and Delivery

Square Footage: 3,115-s.f. (1,350-s.f. retail area)

Off-Street Parking: 31 Shared Spaces

Within 500-feet of: Authentic 925, Perfect Union

Vicinity Map



Proposal Pros and Cons

Pros	Cons
<ul style="list-style-type: none">- Very accessible central location off Pacheco Boulevard- 500 paid employee community service hours proposed annually	<ul style="list-style-type: none">- Located on narrow side street (Union St.), not as visible as other proposals on Pacheco Blvd.- Monetary contribution to non-profit organizations lower than some other proposals- Located near Pacheco Community Center

Building Rendering Before/After(Remodel and update of existing building)



Garden of Eden

MJ19-0001

RANK:
#4

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	180	<ul style="list-style-type: none"> - Cannabis dispensary and delivery business experience - Involved with development of TREEZ Point of Sale (POS) tracking software used Statewide - Very good interview
2. Location (200 pts)	180	<ul style="list-style-type: none"> - Centrally located ½-mile from Hwy 680 on/off ramp - Lower visibility due to location on side street (Union St.) off Pacheco Blvd. - 31 shared parking spaces proposed
3. Business and Operating Plan (200 pts)	180	<ul style="list-style-type: none"> - Reasonable budget projections, fully capitalized - Uses Treez PoS system, complies with State/County Regulations - Non-cannabis related logo - Significant upgrades to site and building proposed
4. Security Plan (200 pts)	195	<ul style="list-style-type: none"> - Sole use of property/full site control - 2 guards during hours of operations - Extensive camera coverage both interior and exterior - Delivery area gated off from parking, separate building access
5. Sustainability (100 pts)	85	<ul style="list-style-type: none"> - LED and other energy-efficient bulbs - Installation of solar panels
6. Community and Economic Benefit (200 pts)	185	<ul style="list-style-type: none"> - 90% local ownership - Target of 500 combined community service hours annually - \$25k pledge in year 1; yearly escalating cash donations - Involvement in Pacheco MAC meetings
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	1,105	

Bento

MJ19-0034

RANK:
#5

Business Name: Bento

Owner(s): Clayton Wiedemann
Christian Wiedemann
Thomas Krehbiel

Total Score: 1,100/1,200 (Rank #5)

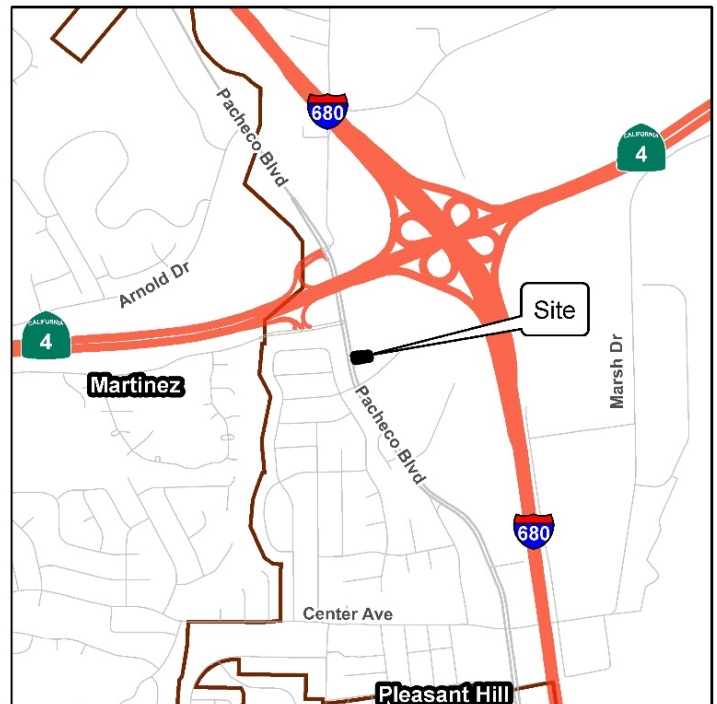
Address: [5236 Pacheco Blvd., Martinez](#)

Business Type: Storefront Retail with Delivery

Square Footage: 2,400-s.f. (1,440-s.f. retail area)

Off-Street Parking: 9 Spaces

Vicinity Map



Proposal Pros and Cons

Pros

- Local ownership with background in cannabis businesses
- Most central, accessible location with close proximity to Hwy 680/Hwy 4 on/off ramps
- Located on main thoroughfare in heavily commercial area

Cons

- No amount specified for charitable contributions/volunteer hours
- Limited off-street parking

Building Rendering Before/After (Renovation/Update to Existing Building)



Bento

MJ19-0034

RANK:
#5

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	175	<ul style="list-style-type: none"> - Owners have experience with cannabis business, operate cultivation/manufacture/distribution facility in Desert Hot Springs - Partnered with delivery only retailer, in operation since 2016 - Very good interview
2. Location (200 pts)	185	<ul style="list-style-type: none"> - Most central, accessible location with close proximity to Hwy 680/Hwy 4 on/off ramps - Located on main thoroughfare in heavily commercial area - 9 parking spaces - Renovation and update to existing building
3. Business and Operating Plan (200 pts)	185	<ul style="list-style-type: none"> - State compliant inventory management - Small lobby and showroom - Delivery focused business - Non-cannabis logo - \$3m in startup capital available
4. Security Plan (200 pts)	200	<ul style="list-style-type: none"> - Full control of site - One armed guard during business hours - Extensive camera coverage - Separate delivery entrance
5. Sustainability (100 pts)	85	<ul style="list-style-type: none"> - Use 7 new hybrid vehicles for deliveries
6. Community and Economic Benefit (200 pts)	170	<ul style="list-style-type: none"> - Majority ownership is local to Contra Costa - Direct contributions to charities, but no amount specified - Volunteer hours for employees, but no amount specified
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	1,100	

Perfect Union

MJ19-0028

RANK:
#5

Business Name: Perfect Union

Owner(s): David Spradlin (Executive Director)
Mark Pelter (Operation Director)
Jazz Toor (Operations Advisor)

Total Score: 1,100/1,200 (Rank #5)

Address: [5807 Pacheco Blvd., Martinez](#)

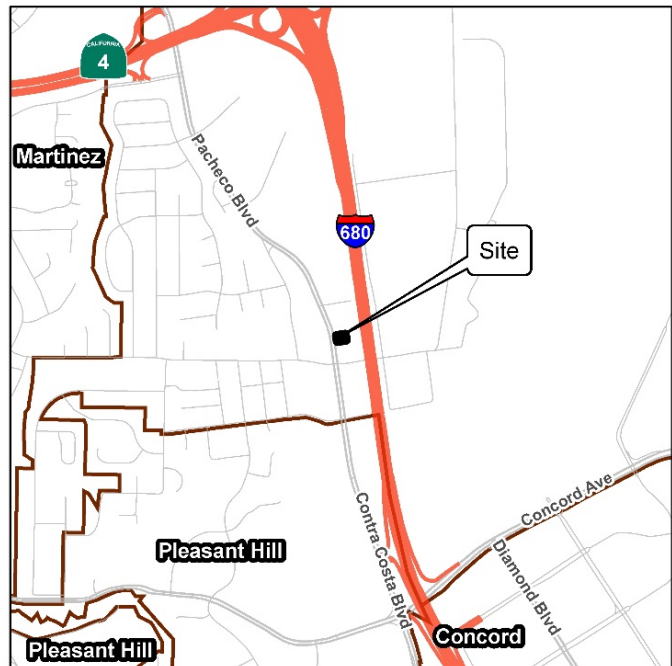
Business Type: Storefront retail with delivery

Square Footage: 1,665-s.f. (807-s.f. retail area)

Off-Street Parking: 10 Spaces

Within 500-feet of: Garden of Eden,
Authentic 925

Vicinity Map



Proposal Pros and Cons

Pros

- Very accessible, central location on Pacheco Boulevard
- Background in cannabis retail operations
- 5% of gross revenue towards community organizations

Cons

- Parking is limited (applicant intends to secure more)
- Located near Pacheco Community Center
- Limited sustainability efforts identified

Building Rendering Before/After (Remodel and update to existing building)



Perfect Union

MJ19-0028

RANK:
#5

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	190	<ul style="list-style-type: none"> - Thorough cover letter - Experience operating cannabis stores in Sacramento - Started cultivation in 2006 - Excellent interview.
2. Location (200 pts)	185	<ul style="list-style-type: none"> - Centrally located ½-mile from Hwy 680 on/off ramp - Visible location on major County thoroughfare - 10 Parking spaces proposed - Remodel of existing building
3. Business and Operating Plan (200 pts)	180	<ul style="list-style-type: none"> - Inventory control compliant with state regulations - Compact floor plan, small retail area - Non-cannabis sign - \$1.3M startup budget, \$1M construction budget
4. Security Plan (200 pts)	185	<ul style="list-style-type: none"> - Full control of the site - Two guards during business hours - Extensive camera placement both interior and exterior
5. Sustainability (100 pts)	70	<ul style="list-style-type: none"> - Use of energy efficient and recycled building materials - Limited sustainability efforts identified
6. Community and Economic Benefit (200 pts)	190	<ul style="list-style-type: none"> - Operations Advisor resides in Walnut Creek - 15-20 Full time employees, 80% local hiring - Living Wage, letters of support from labor groups - 5% of gross revenues to local community organizations
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	1,085	

The Flower Shop

MJ19-0058

RANK:
#7

Business Name: The Flower Shop

Owner(s): Bill Koziol

Total Score: 1,080/1,200 (Rank #7)

Address: [4160 Appian Way, El Sobrante](#)

Business Type: Storefront Retail with Delivery

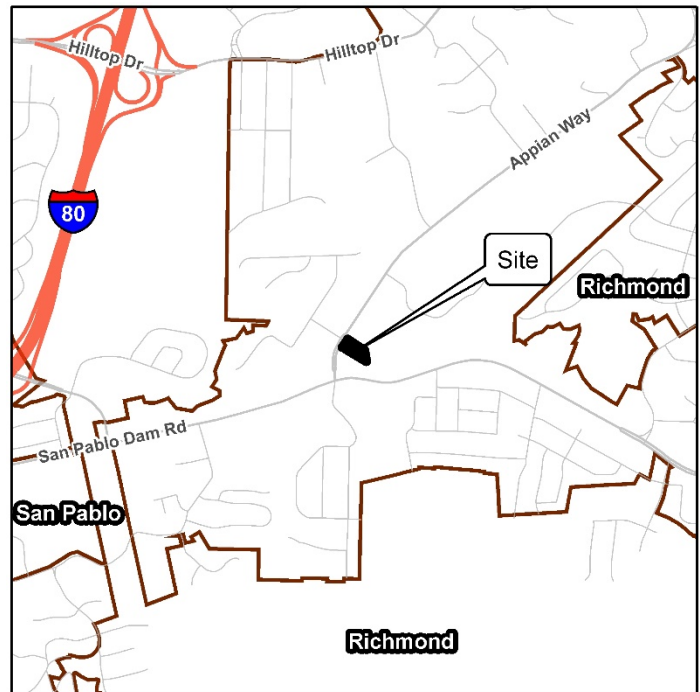
Square Footage: 2,000-s.f. (1,000-s.f. retail area)

Off-Street Parking: 29 Shared Spaces

Within 500-feet of: The Artist Tree

Shares Site With: Element 7 – Appian
The Green Door – El Sobrante
Emerald Heights

Vicinity Map



Proposal Pros and Cons

Pros

- Ownership local to Contra Costa, has experience operating storefront retail
- Visible location along Appian Way

Cons

- Across the street from County library and children's reading garden
- Proximate to swim club
- Will share building with bar with history of serious crime
- Adjacent to multi-family residential uses

Building Rendering Before/After (Renovation and update to existing building)



The Flower Shop

MJ19-0058

RANK:
#7

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	190	<ul style="list-style-type: none"> - Owner has experience with cannabis retail, Richmond in 2012 and Oakland in 2014 - Excellent interview
2. Location (200 pts)	165	<ul style="list-style-type: none"> - Adjacent to residential uses - Across street from library, near swim club - Will share building with bar - Within a mile of Hwy 80 on/off ramp - Located directly on Appian Way - Remodel of existing building - 29 shared parking spaces
3. Business and Operating Plan (200 pts)	180	<ul style="list-style-type: none"> - Large lobby area - Non-cannabis signage - \$888,838 startup cost, total of \$1.175m available
4. Security Plan (200 pts)	175	<ul style="list-style-type: none"> - Share site with bar - Two guards during business hours - Extensive camera coverage - No panic buttons in retail area
5. Sustainability (100 pts)	85	<ul style="list-style-type: none"> - Delivery fleet consists of electric vehicles
6. Community and Economic Benefit (200 pts)	185	<ul style="list-style-type: none"> - 100% local ownership - 80% local hiring policy - Contribute 3-7% of gross margins to local organizations - No paid volunteer hours specified
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	1,080	

Elemental Wellness Center

MJ19-0019

RANK:
#8

Business Name: Elemental Wellness Center

Owner(s): Joseph LoMonaco (15%)
Django Evans (15%)
Daniel Fried (5%)
Jay Howard (65%)

Total Score: 1,075/1,200 (Rank #8)

Address: [3503 Pacheco Blvd., Martinez](#)

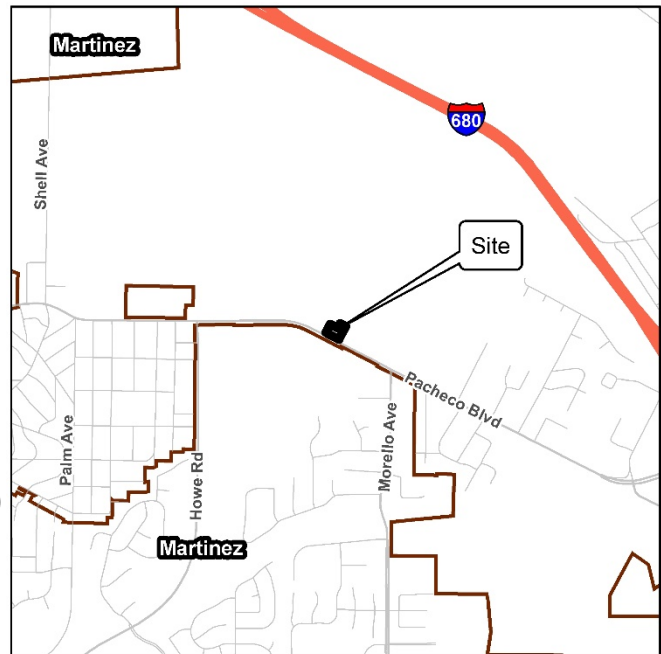
Business Type: Storefront retail with delivery
Distribution

Square Footage: 8,197-s.f. (3,365-s.f. retail area)

Off-Street Parking: 30 Spaces

Shares Site With: Embarc Contra Costa

Vicinity Map



Proposal Pros and Cons

Pros	Cons
<ul style="list-style-type: none">- Ownership has background with cannabis retail- Highly visible/accessible location on Pacheco Boulevard- Minimum 20 hours/month for employee volunteer hours	<ul style="list-style-type: none">- Lower contributions to charity compared to others- Parking lot constrained (difficult to exit)

Building Rendering Before/After (Remodel and upgrade to existing building)



***Building rendering does not appear to match plans**

Elemental Wellness Center

MJ19-0019

RANK:
#8

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	175	<ul style="list-style-type: none"> - Thorough cover letter - Team has operated microbusiness that includes retail, delivery, and cultivation in San Jose for several years - Good interview
2. Location (200 pts)	180	<ul style="list-style-type: none"> - Located directly off of Pacheco Boulevard closer to Hwy 680 than nearly all other "north" Pacheco Blvd. proposals - 30 proposed parking spaces, potential issues with exiting due to angled parking - Remodel of existing building, modern design
3. Business and Operating Plan (200 pts)	160	<ul style="list-style-type: none"> - Compliant inventory software and track and trace software - Business includes wellness center and yoga studio - Only conceptual building plans provided - Non-cannabis logo - Secured \$2.5M personal loan
4. Security Plan (200 pts)	190	<ul style="list-style-type: none"> - Control full site - 2-4 guards during business hours - Extensive camera coverage both interior and exterior - Delivery and distribution area gated off - No information for wellness area/yoga studio
5. Sustainability (100 pts)	90	<ul style="list-style-type: none"> - Daytime lighting will be reliant on SOLATUBE skylights - Installation of solar panels - Use of Low-Emission vehicles until fully electric models suited
6. Community and Economic Benefit (200 pts)	180	<ul style="list-style-type: none"> - One owner is local to Contra Costa - Up to 1% of gross receipts donated to charitable causes (est. \$102k in year 3) - Minimum 20 hours/month employee volunteer hours - Anticipated \$15 entry wage, or "at least \$2 above minimum wage"
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	1,075	

Element 7 – Bay Point

MJ19-0042

RANK:
#9

Business Name: Element 7

Owner(s): Naresh Kotwani (50%)
Robert DiVito, Jr. (20%)
Keenan Soares (20%)
Contra Costa County (10% equity)

Total Score: 1,050/1,200 (Rank #9)

Address: [3515 Willow Pass Rd., Bay Point](#)

Business Type: Storefront Retail with Delivery

Square Footage: 2,587-s.f.

Off-Street Parking: 17 Spaces

Shares Site With: The Green Door – Bay Point

Vicinity Map



Proposal Pros and Cons

Pros

- High hourly entry wage
- Team has extensive experience in cannabis industry
- 24-hour security guard on site
- Located directly off of Willow Pass, near freeway

Cons

- Adjacent to residential uses

Building Rendering (Vacant Lot – New Construction)



Element 7 – Bay Point

MJ19-0042

RANK:
#9

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	160	<ul style="list-style-type: none"> - Team has substantial experience in cannabis industry - Very good interview
2. Location (200 pts)	175	<ul style="list-style-type: none"> - Several vacant lots, plan to develop site for cannabis retail - Remaining undeveloped portion possibly used for mixed-use/housing - Adjacent to residential uses - Located directly off Willow Pass Road - Located within .5 miles of HWY-4 entrance - 17 parking spaces proposed
3. Business and Operating Plan (200 pts)	160	<ul style="list-style-type: none"> - Non cannabis signage - Access to \$5m in startup capital
4. Security Plan (200 pts)	190	<ul style="list-style-type: none"> - Full control of site - 24 hour guard, unknown number of guards during business hours - Extensive interior and exterior camera coverage - Designated loading and unloading area - Site surrounded by fence, gated entry for pedestrians and automobiles
5. Sustainability (100 pts)	85	<ul style="list-style-type: none"> - Use of LEED core concepts - Hybrid vehicles for delivery
6. Community and Economic Benefit (200 pts)	180	<ul style="list-style-type: none"> - \$22/hour starting plus stock option - \$30,000 annually to local charities - 2% local non-profit equity ownership - All full time staff commit 40 hours annually for volunteering
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	1,050	

The Gas Station

MJ19-0017

RANK:
#9

Business Name: The Gas Station

Owner(s): Brian Wong
Viet Nguyen

Total Score: 1,050/1,200 (Rank #9)

Address: [2368 Pacheco Boulevard, Martinez](#)

Business Type: Storefront retail and delivery
Distribution

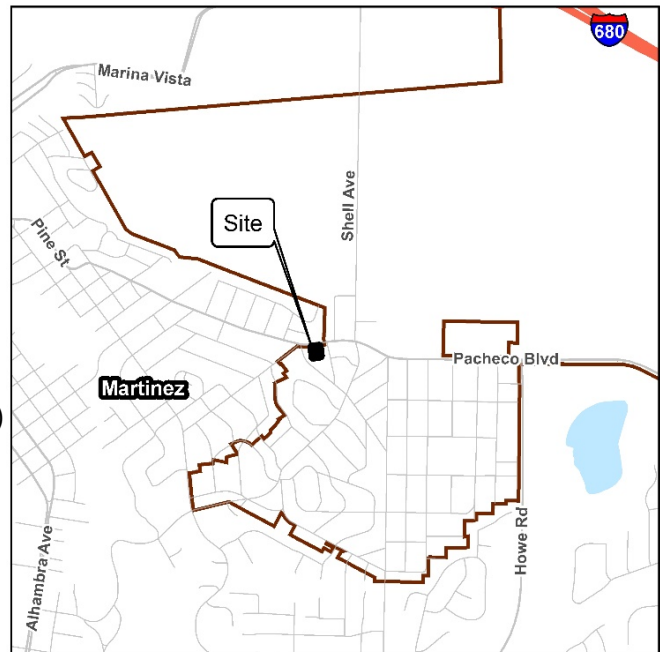
Square Footage: 3,905-s.f. (1,505-s.f. retail area)

Off-Street Parking: 11 Spaces

Within 500-feet of: Shoot the Moon

Shares site with: Horizon Collective

Vicinity Map



Proposal Pros and Cons

Pros

- Ownership background in cannabis retail
- Extensive security plan
- Progressive monetary donations to charitable organizations

Cons

- Directly adjacent to residential uses
- Limited off-street parking

Building Rendering



The Gas Station

MJ19-0017

RANK:
#9

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	160	<ul style="list-style-type: none"> - Thorough cover letter - Operated retail storefront in San Francisco since 2017 (Elevated) - Owners and team members have worked in cultivation since 2006 - Average interview
2. Location (200 pts)	170	<ul style="list-style-type: none"> - Adjacent to residential uses - Within 2 miles of Hwy 4 and 1.5 miles of Hwy 680 - Located directly on Pacheco Boulevard - 11 off-street parking spaces, less than required by code - Remodel of existing building
3. Business and Operating Plan (200 pts)	170	<ul style="list-style-type: none"> - Meadow PoS system, includes inventory control - Compliant and functional floorplan - Non-cannabis signs/logo - \$2.1M in private loans available
4. Security Plan (200 pts)	200	<ul style="list-style-type: none"> - Sole use of site - Two guards during business hours, one guard on site after hours - Extensive interior and exterior camera coverage - Secured parking area for employees and distribution area
5. Sustainability (100 pts)	80	<ul style="list-style-type: none"> - Installation of solar panels - Installation of EV charging stations
6. Community and Economic Benefit (200 pts)	170	<ul style="list-style-type: none"> - Progressive donation over four years to non-profits ranging from \$36k to \$100k - President will act as community outreach coordinator
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	1,050	

Element 7 – Appian Way

MJ19-0023

RANK:
#11

Business Name: Element 7

Owner(s): Robert DiVito, Jr.

Total Score: 1,035/1,200 (Rank #11)

Address: [4160 Appian Way, El Sobrante](#)

Business Type: Storefront Retail and Delivery

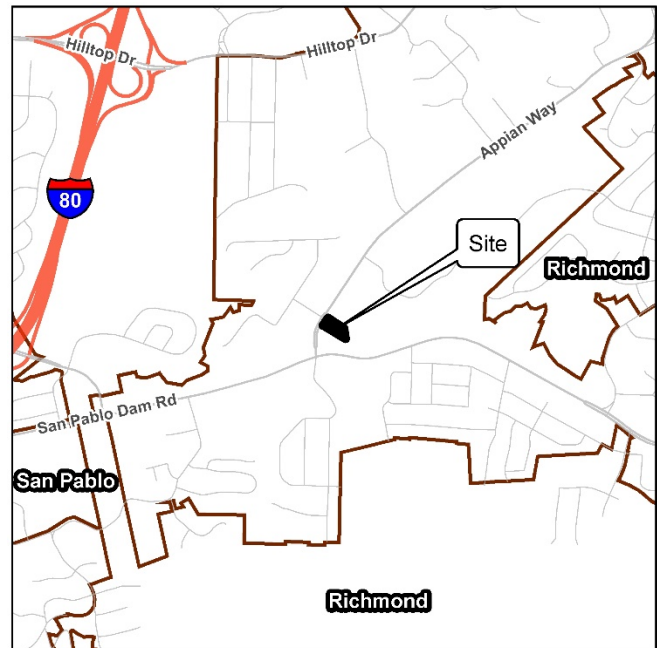
Square Footage: 3,542-s.f. (1,764-s.f. retail area)

Off-Street Parking: 22 Spaces

Within 500-feet of: The Artist Tree

Shares Site With: Emerald Heights
The Green Door
The Flower Shop

Vicinity Map



Proposal Pros and Cons

Pros

- Team has extensive experience in cannabis industry
- 24-hour security guard on site
- Visible location along Appian Way

Cons

- Across the street from County library and children's reading garden
- In proximity of swim club
- Will share building with bar with history of serious crime
- Adjacent to multi-family residential uses

Street View (Remodel and update to existing building, no rendering available)



Element 7 – Appian Way

MJ19-0023

RANK:
#11

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	160	<ul style="list-style-type: none"> - Thorough cover letter - Team has substantial experience in cannabis industry - Very good interview
2. Location (200 pts)	160	<ul style="list-style-type: none"> - Adjacent to residential uses - Across street from library, near swim club - Will share building with bar - Within a mile of Hwy 80 on/off ramp - Located directly on Appian Way - Remodel of existing building - 22 shared parking spaces
3. Business and Operating Plan (200 pts)	160	<ul style="list-style-type: none"> - Use of Flowhub and METRIC for track & trace and inventory control - Non-cannabis logo - Eco-modern design - \$1.35m in start-up funding
4. Security Plan (200 pts)	190	<ul style="list-style-type: none"> - Full site control - 24 hour guard, unknown number of guards during business hours - Extensive interior and exterior camera coverage - Designated secured loading and unloading area
5. Sustainability (100 pts)	85	<ul style="list-style-type: none"> - Use of LEED core concepts - Hybrid vehicles for delivery
6. Community and Economic Benefit (200 pts)	180	<ul style="list-style-type: none"> - 2% of dividends with an additional \$30k annually to non-profit organizations - 40 hours/year paid volunteer hours for employees - \$22/hour entry wage
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	935	

Horizon Collective

MJ19-0033

RANK:
#12

Business Name: Horizon Collective

Owner(s): John Swanston
Kenneth John O'Brien III

Total Score: 1,020/1,200 (Rank #12)

Address: [2368 Pacheco Blvd., Martinez](#)

Business Type: Storefront Retail with Delivery

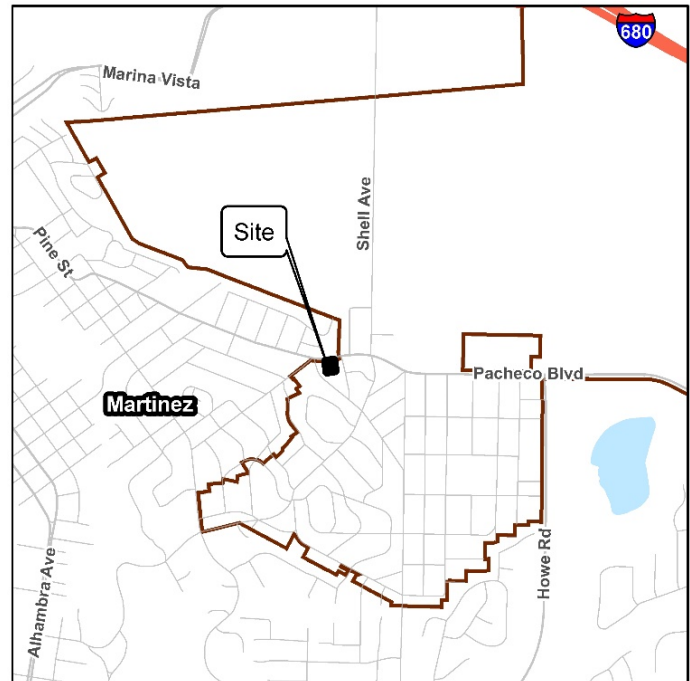
Square Footage: 3,198-s.f.

Off-Street Parking: 16 Spaces

Within 500-feet of: Shoot the Moon

Shares Site With: The Gas Station

Vicinity Map



Proposal Pros and Cons

Pros

- Ownership background in cannabis retail, distribution, and cultivation
- Visible location located on main thoroughfare

Cons

- Directly adjacent to residential uses
- No commitment to employee volunteer hours
- Low sustainability goals compared to other proposals

Existing Site Photo (Renovation of existing building, no rendering provided)



Horizon Collective

MJ19-0033

RANK:
#12

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	160	<ul style="list-style-type: none"> - Ownership has background in cannabis retail. Operated dispensary in Sacramento since 2008 plus two in San Diego - Additional experience with distribution and cultivation - Good interview.
2. Location (200 pts)	175	<ul style="list-style-type: none"> - Adjacent to residential uses - Within 2 miles Hwy 4 and 1.5 miles of Hwy 680 - Located directly on Pacheco Boulevard - 16 parking spaces - Remodel of existing building
3. Business and Operating Plan (200 pts)	170	<ul style="list-style-type: none"> - State compliant inventory management system - Non-cannabis logo - \$1.15m startup cost estimated, \$1.3m cash available
4. Security Plan (200 pts)	200	<ul style="list-style-type: none"> - Full control of site - Two guards during business hours - Extensive camera coverage - Secure loading area for deliveries, gated parking for employees
5. Sustainability (100 pts)	70	<ul style="list-style-type: none"> - Plan to use environmental friendly cars, such as hybrids
6. Community and Economic Benefit (200 pts)	145	<ul style="list-style-type: none"> - Donate up to 5% of net profits to community programs - Encourage employees to donate time, but no amount specified
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	1,020	

Stone Age Farmacy

MJ19-0057

RANK:
#12

Business Name: Stone Age Farmacy

Owner(s): Michael Blazeovich (24.5%)
Anna Blazeovich (24.5%)
Jennifer Cassady (51%)

Total Score: 1,020/1,200 (Rank #12)

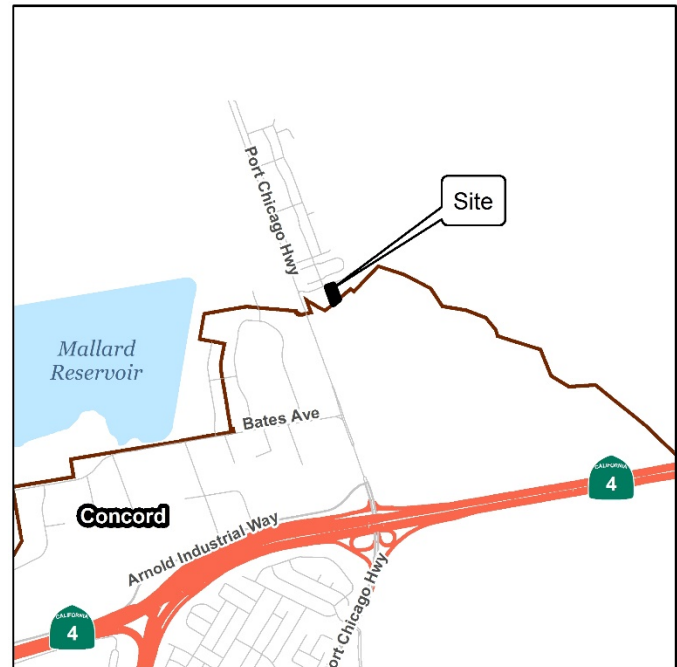
Address: [150 Medburn Street, Clyde](#)

Business Type: Storefront Retail and Delivery

Square Footage: 2,500-s.f.

Off-Street Parking: 16 Spaces

Vicinity Map



Proposal Pros and Cons

Pros

- Ownership has extensive experience operating cannabis storefront retail
- Extensive security plan

Cons

- Located adjacent to residential uses
- Not on main thoroughfare
- No charitable contribution/volunteer hours specified

Existing Building (No rendering provided)



Stone Age Pharmacy

MJ19-0057

RANK:
#12

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	170	<ul style="list-style-type: none"> - Ownership has operated retail storefront in Los Angeles since 2007, and Long Beach since 2017 - Also has experience with cultivation, manufacturing, and distribution - Good interview
2. Location (200 pts)	155	<ul style="list-style-type: none"> - Adjacent to residential uses - Located within 1 mile of HWY-4 entrance - 16 parking spaces - Remodel of existing building - Located off Medburn Avenue, near Port Chicago Highway, not on a major thoroughfare
3. Business and Operating Plan (200 pts)	160	<ul style="list-style-type: none"> - Well designed floor plan - Startup cost of \$674k. \$850k cash and \$1m credit line available
4. Security Plan (200 pts)	200	<ul style="list-style-type: none"> - Full control of site - Two armed guards during business hours, one 24-hour guard - Extensive interior and exterior camera placement - Separate payment and product pick-up window - Registers only allowed max \$5k - Designated loading area
5. Sustainability (100 pts)	85	<ul style="list-style-type: none"> - Solar - Intends to obtain LEED certification - Environmentally-friendly vehicle fleet
6. Community and Economic Benefit (200 pts)	150	<ul style="list-style-type: none"> - Ownership based in Long Beach, but 51% ownership is one individual from Concord - 100% local hiring policy - \$15/hour starting wage - Fundraising for local charities, but no minimum donation specified - Employee volunteer commitment, but no hours specified
7. Equitable Geographic Distribution (100 pts.)	100	

Stone Age Pharmacy

MJ19-0057

RANK:
#12

Total (1,200 pts)

1,020

The Green Door – Bay Point

MJ19-0039

RANK:
#14

Business Name: The Green Door

Owner(s): Douglas Cortina (CEO, 21.25%)
Jigar Patel (President, 21.25%)
Richard Pierce (CFO, 21.25%)
AnnaRae Grabstein (CCO, 21.25%)
Jared Katz (Director of Business, 15%)

Total Score: 1,015/1,200 (Rank #14)

Address: [3515 Willow Pass Road, Bay Point](#)

Business Type: Storefront Retail with Delivery

Square Footage: 7,500-s.f. (3,750-s.f. retail area)

Off-Street Parking: 58 Spaces

Shares Site With: Element 7 – Bay Point

Vicinity Map



Proposal Pros and Cons

Pros

- Ownership has background in retail operations
- Located directly off of Willow Pass, near freeway
- Brand new building proposed

Cons

- No local ownership
- Some requirements missing from proposal (permitting acknowledgement, pro forma)

Building Rendering (Vacant Lot – New Construction)



The Green Door – Bay Point

MJ19-0039

RANK:
#14

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	155	<ul style="list-style-type: none"> - Detailed cover letter, but overlooked the required acknowledgement of the permitting requirements - Ownership has experience in operating retail storefronts since 2003 - Below average interview
2. Location (200 pts)	170	<ul style="list-style-type: none"> - Several vacant lots, plan to develop full site for cannabis retail - Adjacent to residential uses - Located directly off Willow Pass Road - Located within .5 miles of HWY-4 entrance - 58 parking spaces proposed
3. Business and Operating Plan (200 pts)	180	<ul style="list-style-type: none"> - Large and roomy floor plan - Non-cannabis signage "The Green Door" - \$2.1m startup cost
4. Security Plan (200 pts)	185	<ul style="list-style-type: none"> - Full control of site - 24-hour guard, two guards during business hours - Extensive interior and exterior camera coverage - Secure carport for deliveries
5. Sustainability (100 pts)	80	<ul style="list-style-type: none"> - LEED water efficiency standards as guide - Purchase hybrid or electric vehicles for delivery
6. Community and Economic Benefit (200 pts)	145	<ul style="list-style-type: none"> - 5% of net profits by year 3 to Fred Finch Youth Center - 12 hours per employee annually paid volunteer hours
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	1,015	

Element 7 – San Pablo Dam Road MJ19-0043

RANK:
#15

Business Name: Element 7

Owner(s): Robert DiVito, Jr. (70%)
Keenan Soares (20%)
Contra Costa County (10% Equity)

Total Score: 1,010/1,200 (Rank #15)

Address: [4024 San Pablo Dam Road, El Sobrante](#)

Business Type: Storefront Retail with Delivery

Square Footage: 2,093-s.f.

Off-Street Parking: Unknown, small quantity

Within 500-feet of: The Artist Tree

Vicinity Map



Proposal Pros and Cons

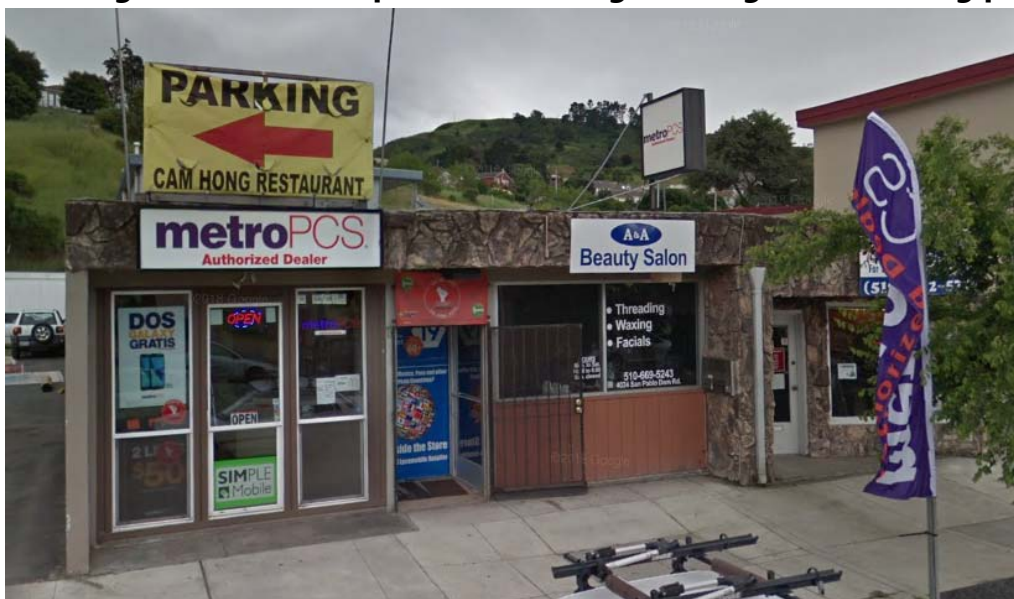
Pros

- High hourly entry wage
- Team has extensive experience in cannabis industry
- 24-hour security guard on site

Cons

- Very limited off-street parking

Building Rendering (remodel and update to existing building, no rendering provided)



Element 7 – San Pablo Dam Road MJ19-0043

**RANK:
#15**

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	160	<ul style="list-style-type: none"> - Team has substantial experience in cannabis industry - Very good interview
2. Location (200 pts)	150	<ul style="list-style-type: none"> - Located directly off of San Pablo Dam Road - Unknown number of parking spaces, possibly 7 - Remodel of existing building
3. Business and Operating Plan (200 pts)	155	<ul style="list-style-type: none"> - Non cannabis signage - Access to \$5m in startup capital
4. Security Plan (200 pts)	180	<ul style="list-style-type: none"> - Full control of site - 24 hour guard, unknown number of guards during business hours - Extensive interior and exterior camera coverage - Separate entrance for employees/deliveries
5. Sustainability (100 pts)	85	<ul style="list-style-type: none"> - Use of LEED core concepts - Hybrid vehicles for delivery
6. Community and Economic Benefit (200 pts)	180	<ul style="list-style-type: none"> - \$22/hour starting - Contribute 2% dividends with additional \$30k annually to local charities - 10% indemnified equity share to the County - 40 paid volunteer hours annual per staff member
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	1,010	

Shoot the Moon

MJ19-0007

RANK:
#16

Business Name: Shoot the Moon

Owner(s): Jason Burns (President)
Estella Burns (Vice President)
Brian Ribarich (Secretary)

Total Score: 1,005/1,200 (Rank #16)

Address: [2508 Pacheco Blvd., Martinez](#)

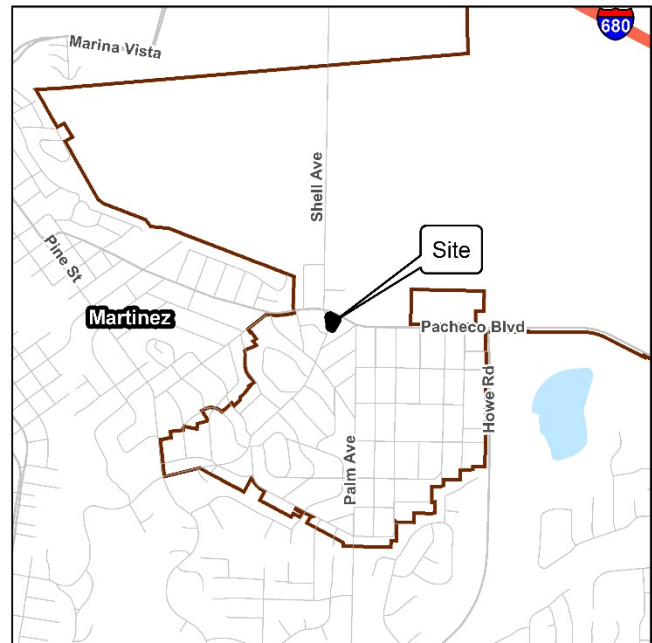
Business Type: Storefront Retail and Delivery

Square Footage: 4,740-s.f. (3,974-s.f. retail area)

Off-Street Parking: 15 Spaces

Within 500-feet of: The Gas Station,
Horizon Collective

Vicinity Map



Proposals Pros and Cons

Pros

- 100% local ownership
- Visible location off of Pacheco Boulevard
- Fully operated by applicant/owners

Cons

- Directly adjacent to residential uses
- Exterior cameras do not appear to cover full exterior of building
- Ownership lacks experience compared to other applicants
- Shadow of cannabis leaf in signage

Building Rendering Before/After (Remodel and update of existing building)



Shoot the Moon

MJ19-0007

RANK:
#16

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	140	<ul style="list-style-type: none"> - Concise cover letter - Operated delivery-only business in Pacheco for 3 years ending in January 2019 - -No storefront retail experience - Good interview
2. Location (200 pts)	170	<ul style="list-style-type: none"> - Commercial area but adjacent to residential uses - Within 2 miles of Hwy 4 and 1.5 miles of Hwy 680 - Located directly on Pacheco Boulevard - 15 parking spaces proposed, some back directly onto Shell Ave. - Remodel of existing building
3. Business and Operating Plan (200 pts)	150	<ul style="list-style-type: none"> - Secure and compliant floor plan - Moderate upgrade of existing building proposed - Cannabis leaf in logo - Only \$500k of start-up capital available
4. Security Plan (200 pts)	180	<ul style="list-style-type: none"> - Full control over property - 1 armed guard at lobby entrance during business hours - Exterior cameras do not cover all sides of building
5. Sustainability (100 pts)	90	<ul style="list-style-type: none"> - Biodegradable bags for retail use, recycling programs - Use of full electric vehicle for delivery, though unclear sufficient capital exist - LEED Certified building proposed
6. Community and Economic Benefit (200 pts)	175	<ul style="list-style-type: none"> - 100% local ownership - 5% of net profits to community organizations - \$18/hour starting wage - Commitment of 80% local hiring
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	1,005	

The Green Door – El Sobrante

MJ19-0037

RANK:
#17

Business Name: The Green Door

Owner(s): Douglas Cortina (CEO, 21.25%)
Jigar Patel (President, 21.25%)
Richard Pierce (CFO, 21.25%)
AnnaRae Grabstein (CCO, 21.25%)
Jared Katz (Director of Business, 15%)

Total Score: 1,000/1,200 (Rank #17)

Address: [4160 Appian Way, El Sobrante](#)

Business Type: Storefront Retail with Delivery

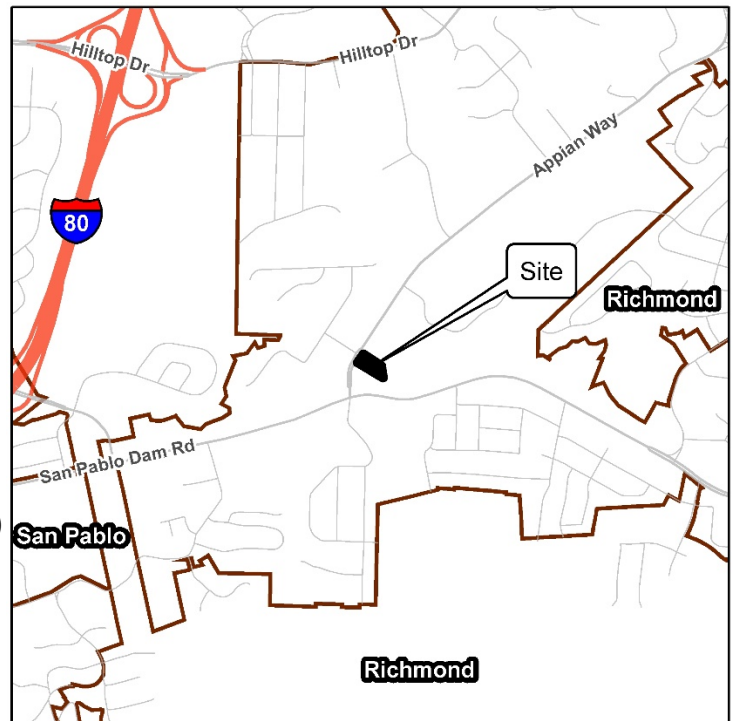
Square Footage: 1,720-s.f. (retail area unknown)

Off-Street Parking: 22 Shared Spaces

Within 500-feet of: The Artist Tree

Shares Site with: Element 7 – Appian Way
Emerald Heights
The Flower Shop

Vicinity Map



Proposal Pros and Cons

Pros	Cons
<ul style="list-style-type: none">- Ownership with experience operating cannabis retail- Visible location along Appian Way	<ul style="list-style-type: none">- Across the street from County library and children's reading garden- In proximity of swim club- Will share building with bar with history of serious crime- Adjacent to multi-family residential uses- Charitable monetary donations/volunteer hours not specified

Building Rendering Before/After (Renovation and Update to Existing Building)



The Green Door – El Sobrante

MJ19-0037

RANK:
#17

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	155	<ul style="list-style-type: none"> - Did not include required acknowledgement of permitting requirements - Ownership has experience operating retail storefronts since 2003 - Below average interview
2. Location (200 pts)	160	<ul style="list-style-type: none"> - Adjacent to residential uses - Across street from library, near swim club - Will share building with bar - Within a mile of Hwy 80 on/off ramp - Located directly on Appian Way - Remodel of existing building - 22 shared parking spaces
3. Business and Operating Plan (200 pts)	180	<ul style="list-style-type: none"> - State compliant inventory control - Non-cannabis logo - \$1.34m startup cost-\$5m in startup capital available
4. Security Plan (200 pts)	185	<ul style="list-style-type: none"> - Share building with existing bar - Two guards during business hours - Extensive camera coverage - Secure carport for deliveries
5. Sustainability (100 pts)	80	<ul style="list-style-type: none"> - LEED water efficiency standards as guide - Purchase hybrid or electric vehicles for delivery
6. Community and Economic Benefit (200 pts)	140	<ul style="list-style-type: none"> - Charitable giving partnerships mentioned but no amounts specified - No paid volunteer hours specified
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	1,000	

White Fire Dispensary

MJ19-0016

RANK:
#18

Business Name: White Fire Dispensary

Owner(s): Darren Dykstra
Hamei Hamedi

Total Score: 965/1,200 (Rank #18)

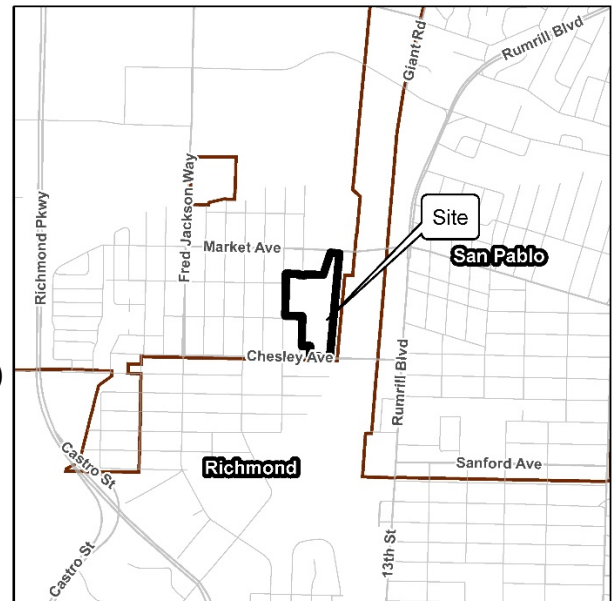
Address: [801 Chesley Avenue, Richmond](#)

Business Type: Storefront retail and delivery

Square Footage: 9,051-s.f. (retail area s.f. unknown)

Off-Street Parking: 120 Shared Spaces

Vicinity Map



Proposal Pros and Cons

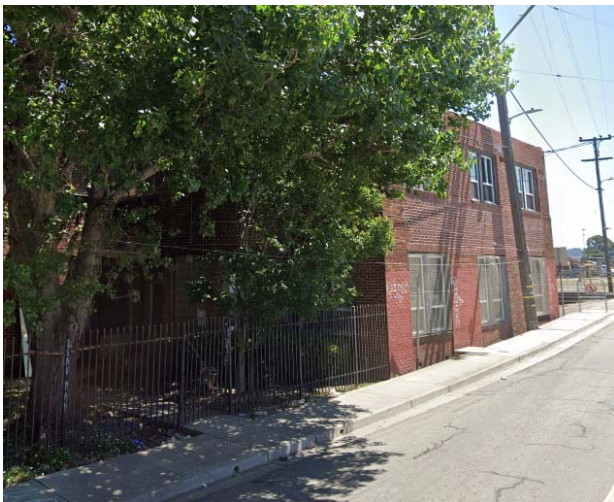
Pros

- Ownership has background in dispensary operation
- Existing solar panels, electric/hybrid vehicle fleet

Cons

- Located in high crime area surrounded with incompatible uses
- Poor access
- Large amount of parking, but it is shared and no direct access to entrance from parking lot

Building Rendering Before/After (Remodel of existing building)



White Fire Dispensary

MJ19-0016

RANK:
#18

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	175	<ul style="list-style-type: none"> - Operated dispensary in San Jose since 2016 - Operated indoor cultivation facility starting in 2006 - Good interview
2. Location (200 pts)	140	<ul style="list-style-type: none"> - Located in high crime area surrounded with incompatible uses - Adjacent to residential uses - Near community center, sports field, railroad tracks - Near Richmond Parkway, but not close to freeways - Located on Chesley Ave, not near a main thoroughfare - 120 shared parking spaces, no direct access from parking area to building entrance - Rehabilitation of existing brick building
3. Business and Operating Plan (200 pts)	150	<ul style="list-style-type: none"> - Awkward public access - Location of parking with regard to entrance cumbersome - Small waiting area - Non-cannabis logo - Treez PoS System - Budget appears complete and reasonable
4. Security Plan (200 pts)	165	<ul style="list-style-type: none"> - Multiple tenants on site - One guard located at entrance during business hours - Adequate interior and exterior camera coverage - Deliveries taken through rear entrance, through long corridor, limited camera coverage in corridor - Floorplan requires crossing of retail floor to access upstairs secure storage and safe areas
5. Sustainability (100 pts)	85	<ul style="list-style-type: none"> - Existing solar panels on building - Delivery fleet will be comprised of electric, hybrid, and alternative fuel vehicles
6. Community and Economic Benefit (200 pts)	150	<ul style="list-style-type: none"> - One of two owners is local - Donations to charity, no monetary amount specified - \$16.50/hour starting (stated in interview, not mentioned in proposal) - Policy to hire locally, but no commitment
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	865	

Emerald Heights

MJ19-0045

RANK:
#19

Business Name: Emerald Heights

Owner(s): CROP Infrastructure Corp. (30%)
David Baker (45%)
Daniel Kang (13.75%)
Yoshito Okubo (11.25%)

Total Score: 960/1,200 (Rank #19)

Address: [4160 Appian Way, El Sobrante](#)

Business Type: Storefront Retail with Delivery

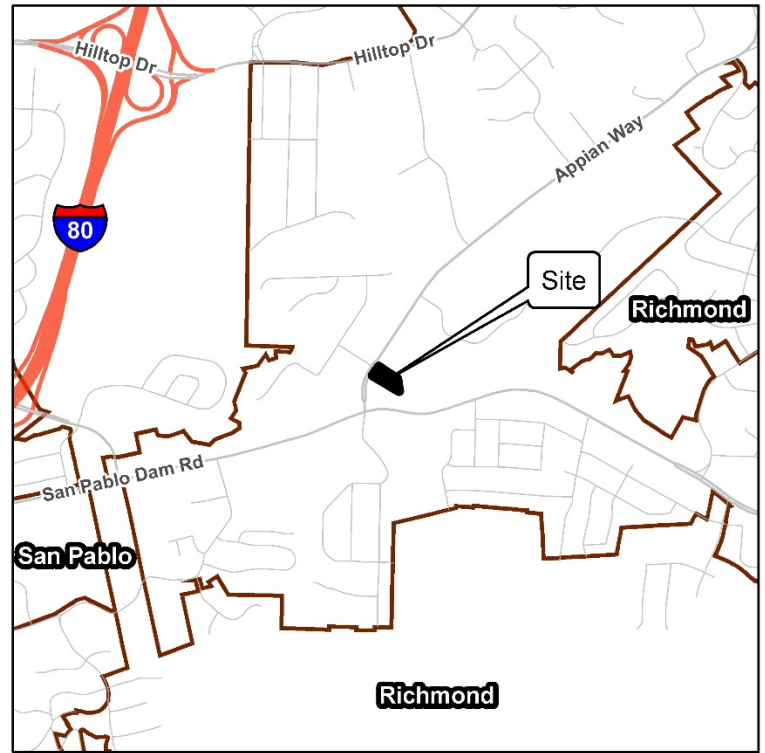
Square Footage: 1,468-s.f. (-s.f. retail area)

Off-Street Parking: 18 shared Spaces

Within 500-feet of: The Artist Tree

Shares Site With: The Green Door
Element 7 – Appian Way
The Flower Shop

Vicinity Map



Proposal Pros and Cons

Pros

- Ownership experience with cannabis
- 100% local hire pledge
- Visible location along Appian Way

Cons

- Across the street from County library and children's reading garden
- In proximity of swim club
- Will share building with bar with history of serious crime
- Adjacent to multi-family residential uses
- Lower charitable contributions compared to some other proposals

Building Rendering Before/After (Remodel and update to existing building)



Emerald Heights

MJ19-0045

RANK:
#19

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	150	<ul style="list-style-type: none"> - Team members/ownership has experience with cannabis cultivation in other states - Average interview
2. Location (200 pts)	155	<ul style="list-style-type: none"> - Adjacent to residential uses - Across street from library, near swim club - Will share building with bar - Within a mile of Hwy 80 on/off ramp - Located directly on Appian Way - Remodel of existing building - 19 shared parking spaces
3. Business and Operating Plan (200 pts)	150	<ul style="list-style-type: none"> - Limited room for security/staff in lobby area - Limited storage/inventory/office space - Modern interior, heavy focus on technology - \$5m letter of credit, \$800k in hard startup cost
4. Security Plan (200 pts)	175	<ul style="list-style-type: none"> - Share site with bar - One guard during business hours - No camera coverage in front of building? - Deliveries from secured carport
5. Sustainability (100 pts)	75	<ul style="list-style-type: none"> - Solar panels - Recycled building materials - Sustainable packaging
6. Community and Economic Benefit (200 pts)	155	<ul style="list-style-type: none"> - Starting wage at \$18/hour - 100% local hire pledge - 5% of all profits for November and December donated to 4 local nonprofits - Up to 60 hours/year paid volunteer hours - Showcase local art free of charge
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	960	

One Plant

MJ19-0038

RANK:
#19

Business Name: One Plant

Owner(s): Aaron Serruya (60%)
Adam Wilks (40%)

Total Score: 960/1,200 (Rank #19)

Address: [3823 San Pablo Dam Road, El Sobrante](#)

Business Type: Storefront Retail

Square Footage: 1,200-s.f.

Off-Street Parking: 19 Shared Spaces

Vicinity Map



Proposal Pros and Cons

Pros

- Current, and only, legal, non-conforming, medicinal-only dispensary in unincorporated County
- 100% local hiring policy

Cons

- No local ownership
- Interviewees not identified in proposal
- Existing signage unauthorized - incorporates cannabis leaf
- Security issues with floorplan layout

Building Rendering (Existing Building)



One Plant

MJ19-0038

RANK:
#19

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	155	<ul style="list-style-type: none"> - Interviewees not identified in proposal - Has been operating as only legal, non-conforming, medicinal-only, dispensary in unincorporated County for more than ten years - Below average interview - Expanded into adjacent tenant space without County approval
2. Location (200 pts)	180	<ul style="list-style-type: none"> - Existing medicinal-only dispensary - Located within 0.6-mile of I-80 freeway on/off ramp - Visible location on San Pablo Dam Road - 19 shared parking spaces
3. Business and Operating Plan (200 pts)	155	<ul style="list-style-type: none"> - Existing medicinal-only dispensary, minimal upgrades needed - Store signage is existing but never authorized, includes stylized cannabis leaf logo - Non-conforming business expanded into adjacent tenant space without County approval
4. Security Plan (200 pts)	160	<ul style="list-style-type: none"> - Shares property with several other businesses - 1 guard minimum during business hours - Good interior and exterior camera coverage - Access to retail area is not blocked off from lobby - Register area not separated from retail floor - Required to cross retail floor for cash deposits - No separate rooms for managers or security staff, only lobby, retail floor, and secure storage
5. Sustainability (100 pts)	70	<ul style="list-style-type: none"> - Guided by LEED water efficiency standards
6. Community and Economic Benefit (200 pts)	140	<ul style="list-style-type: none"> - No local ownership - 100% local hiring policy, \$15-\$25 per hour - No paid volunteer hours specified - Annual charitable donations ranging from \$1k-\$5k to five local organizations
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	950	

Waterfront Wellness

MJ19-0059

RANK:
#21

Business Name: Waterfront Wellness

Owner(s): Zachary Walls (23.3%)
Cole Graz (23.3%)
Melvin Tumaneng (23.3%)
Michael Hisaka (15%)
Joseph Pike (15%)

Total Score: 845/1,200 (Rank #21)

Address: [3796 & 3798 Pacheco Blvd., Martinez](#)

Business Type: Retail storefront

Square Footage: 1,406-s.f.

Off-Street Parking: 15 Spaces

Vicinity Map



Proposal Pros and Cons

Pros

- Ownership local to Contra Costa
- Highly visible location

Cons

- Ownership has no experience in cannabis retail, only vape shops
- Proposed monetary contribution to community organizations less than others
- Incomplete proposal

Picture of Building (Existing, no exterior changes proposed)



Waterfront Wellness

MJ19-0059

RANK:
#21

	Score	Comments
1. Cover Letter/ Owner Qualifications (200 pts)	100	<ul style="list-style-type: none"> - 3 of 5 owners live in Contra Costa, other 2 live in Dublin - Incomplete cover letter, limited information on owners and history - Did not include required statement regarding acknowledging regulations - Some team members have experience with vape retail, but no cannabis retail experience - Failing score (100 pts. out of 200) for this section - Poor interview
2. Location (200 pts)	180	<ul style="list-style-type: none"> - Adjacent to residential uses - .6 miles from I- 680, 1.5 miles from HWY 4 - Located directly on Pacheco Boulevard - 17 Proposed parking spaces - Remodel of existing building
3. Business and Operating Plan (200 pts)	100	<ul style="list-style-type: none"> - Proposal does not demonstrate adequate experience - Use Cova Software for PoS and inventory management, compliant with State/County regulations - Compliant floorplan, functional layout - No signage shown - Startup cost \$300k+. Management has committed \$340k and holdings in owned vape business is valued at \$1.5M
4. Security Plan (200 pts)	175	<ul style="list-style-type: none"> - Control full site - One guard during business hours - Camera placement covers both interior and exterior
5. Sustainability (100 pts)	50	<ul style="list-style-type: none"> - No information provided
6. Community and Economic Benefit (200 pts)	140	<ul style="list-style-type: none"> - CEO is local to Contra Costa - Anticipated annual contribution of 1% or \$30k to community events
7. Equitable Geographic Distribution (100 pts.)	100	
Total (1,200 pts)	845	