

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Bluefire of Madera, Inc. dba Bluefire of Madera

Applicant Name / DBA:

212 East Yosemite Ave., Madera, CA 93638

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

7/21/2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000

Points Awarded: 2,765

Score: **92.17%**

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
Business Plan:					
A.1. Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 4, 23, 26	75	75	Addressed Criteria
A.1.A. Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	pg. 26, File #4	50	50	Addressed Criteria
A.1.B. Pro forma for at least three years of operation.	Percentage	pg. 27	75	75	Addressed Criteria
A.1.C. A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 4-5	20	20	Addressed Criteria
Daily Operations (Retail):					
A.2.1. Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A. Describe customer check-in procedures.	Percentage	pg. 5-9	75	75	Addressed Criteria
A.2.1.B. Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 9-10	25	25	Addressed Criteria

City of Madera (Standard) Commercial Cannabis Application Phase II Evaluation Report

A.2.1. Cont'd	A.2.1.C.	Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 10-16	20	20	Addressed Criteria
	A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	pg. 16	10	10	Addressed Criteria
	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 16	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during transportation.	N/A				No delivery service.
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 17-20	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	pg. 20-21	10	10	Addressed Criteria
Summary							
Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).		All or None	pg. 32	25	25	Addressed Criteria
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.		All or None	pg. 32	25	25	Addressed Criteria
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.		All or None	pg. 32-33	25	25	Addressed Criteria
B.4.	Identify all positions and their responsibilities.		Percentage	pg. 33-34	50	50	Addressed Criteria
B.5.	Describe compensation to and opportunities for continuing education and training for employees.		Percentage	pg. 35	50	50	Addressed Criteria
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.		All or None	pg. 35-36	100	100	Addressed Criteria
B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.		All or None	pg. 36	25	25	Addressed Criteria

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B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	pg. 36	100	0	Applicant indicated that this section was "N/A". No further information was provided within the application.
Summary						
Section C: Safety Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 37, 39	100	0	In lieu of providing a detailed safety plan prepared by a California Professional Fire Prevention and Suppression Consultant, the applicant provided an email from the City of Madera Fire Marshall, Matthew Tarr which stated that, "Fire Prevention does not need a detailed analysis for a dispensary only site. Such a site is no more hazardous than any cigarette shop in town." Section C(1) of Resolution 21-169 Cannabis Procedure Guidelines - 12.01.21, states that, "The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant."
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg. 37	100	70	Applicant's Safety Plan did not describe all fire prevention and suppression measures or evacuation routes.
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 37-38	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 38	50	50	Addressed Criteria
Summary						
Section D: Security Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 40,44	100	100	Addressed Criteria
D.1.A.	Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					

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D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 58	75	75	Addressed Criteria
D.2.A.	Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				
D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				
D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A				
D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A				
D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A				
D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 40-62	75	75	Addressed Criteria
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 42-62	35	35	Addressed Criteria
D.5.	Describe employee training and general security policies.	Percentage	pg. 42-62	15	15	Addressed Criteria
Summary						
Section E: Qualification of Owners (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 63-85	150	150	Addressed Criteria

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E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg. 67-85	100	100	Addressed Criteria
E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 68-85	150	150	Addressed Criteria
Summary						
Section F: Neighborhood Compatibility (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 86-89	25	25	Addressed Criteria
F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 89-91	100	100	Addressed Criteria
F.3.	The application includes the following information about the proposed location:					
F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 91-92	50	50	Addressed Criteria
F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 92, 94	25	25	Addressed Criteria
F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 92, 94	25	25	Addressed Criteria
F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 93	50	50	Addressed Criteria
F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	pg. 105-106	50	50	Addressed Criteria
F.3.F.	Vicinity map.	All or None	pg. 94	25	25	Addressed Criteria
F.3.G.	Photographs of existing site and buildings.	All or None	pg. 107	25	25	Addressed Criteria
F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 95	25	25	Addressed Criteria

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Summary					
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Section G: Community Benefits and Investment Plan (500 points)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1. Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.	Percentage	pg. 108-157	500	500	Addressed Criteria

Summary					
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Section H: Proposed Location (300 points)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H. In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.	Percentage	pg. 158-162	100	95	Review of section H showed that the applicant's proposed location did not include a narrative description of the neighboring businesses on the parcel.
H.1. Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.	All or None	pg. 161	150	150	Addressed Criteria
H.2. In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.	Percentage	pg. 162	50	50	Addressed Criteria

Summary					
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(Standard) Commercial Cannabis Application Phase II Evaluation Report

Cali Oz Madera LLC

Applicant Name / DBA:

2073 Kennedy Street, Suite 101 & 103, Madera, CA 93638

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Friday, August 5, 2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000 **Points Awarded:** 3,000

Score: 100.00%

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations).

Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
Business Plan:					
A.1. Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 2-4	75	75	Addressed Criteria
A.1.A. Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	pg. 7 PDF File #4	50	50	Addressed Criteria
A.1.B. Pro forma for at least three years of operation.	Percentage	pg. 4-6, 8	75	75	Addressed Criteria
A.1.C. A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 9-10	20	20	Addressed Criteria
Daily Operations (Retail):					
A.2.1. Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A. Describe customer check-in procedures.	Percentage	pg. 10-12	75	75	Addressed Criteria
A.2.1.B. Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 12-15	25	25	Addressed Criteria

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A.2.1. Cont'd	A.2.1.C.	Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 15-16	20	20	Addressed Criteria
	A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	pg. 16	10	10	Addressed Criteria
	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 16-17	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during transportation.	N/A				2 Electric Delivery vehicles
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 23-24	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	pg. 24-32	10	10	Addressed Criteria

Summary	[REDACTED]						
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Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	pg. 35-39	25	25	Addressed Criteria
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	pg. 39	25	25	Addressed Criteria
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	pg. 39-43	25	25	Addressed Criteria
B.4.	Identify all positions and their responsibilities.	Percentage	pg. 43-52	50	50	Addressed Criteria
B.5.	Describe compensation to and opportunities for continuing education and training for employees.	Percentage	pg. 52-58	50	50	Addressed Criteria
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg. 58	100	100	Addressed Criteria
B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	pg. 59-60	25	25	Addressed Criteria

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B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	pg. 60-63	100	100	Addressed Criteria
Summary						
Section C: Safety Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 67	100	100	Addressed Criteria
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg. 68-74	100	100	Addressed Criteria
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 75-79	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 80	50	50	Addressed Criteria
Summary						
Section D: Security Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 83	100	100	Addressed Criteria
	D.1.A. Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					
D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 106	75	75	Addressed Criteria

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D.2. Cont'd	D.2.A.	Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				
	D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				
	D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification	N/A				
	D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A				
	D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A				
D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 84-92	75	75	Addressed Criteria	
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 92-96	35	35	Addressed Criteria	
D.5.	Describe employee training and general security policies.	Percentage	pg. 97-105	15	15	Addressed Criteria	
Summary							
Section E: Qualification of Owners (400 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 108-117	150	150	Addressed Criteria	
E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg. 118	100	100	Addressed Criteria	
E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 119-120	150	150	Addressed Criteria	

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Summary					
Section F: Neighborhood Compatibility (400 points)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1. Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg.122-138	25	25	Addressed Criteria
F.2. Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 139-141	100	100	Addressed Criteria
F.3. The application includes the following information about the proposed location:					
F.3.A. Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 141-145	50	50	Addressed Criteria
F.3.B. Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 146	25	25	Addressed Criteria
F.3.C. Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 146	25	25	Addressed Criteria
F.3.D. Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 147	50	50	Addressed Criteria
F.3.E. Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	PDF #1 pg. 20-58	50	50	Addressed Criteria
F.3.F. Vicinity map.	All or None	pg. 149	25	25	Addressed Criteria
F.3.G. Photographs of existing site and buildings.	All or None	pg. 150-151	25	25	Addressed Criteria
F.3.H. Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 152-154	25	25	Addressed Criteria
Summary					

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Section G: Community Benefits and Investment Plan (500 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.	Percentage	pg. 156-164	500	500	Addressed Criteria
Summary						
Section H: Proposed Location (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.	Percentage	pg. 166-168	100	100	Addressed Criteria
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.	All or None	PDF# 5	150	150	Addressed Criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.	Percentage	pg. 168	50	50	Addressed Criteria
Summary						

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Dime Bagz, LLC dba Dime Bagz

Applicant Name / DBA:

301 North Gateway Dr., Madera, CA 93637

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Monday, July 25, 2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000

Points Awarded: 2,836

Score: **94.53%**

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
Business Plan:					
A.1. Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 2-3 pg. 78-81	75	75	Addressed Criteria
A.1. A. Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	pg. 74-77	50	0	Review of the applicant's proof of capitalization in PDF File #4 and on pages 74-77 of PDF File #2, showed that [REDACTED], and [REDACTED] were joint account holders on the bank accounts utilized to substantiate capital. The applicant failed to identify [REDACTED], or [REDACTED] as owners of the proposed business or include authorization from the aforementioned individuals to utilize the funds. As such, the source of capital could not be verified.

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A.1. Cont'd	A.1.B.	Pro forma for at least three years of operation.	Percentage	pg. 2-3 pg. 78-81	75	64	Review of PDF File #2 showed that the applicant did not clearly identify the 3-year Pro Forma. Pages 80-81 showed table illustrating three years of anticipated annual revenue and costs. Although this table was not clearly identified, HdL utilized this table as no other table representing a "Pro Forma" was provided. Applicant's table failed to include costs for equipment, or maintenance.
	A.1.C.	A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 3	20	20	Addressed Criteria

Daily Operations (Retail):

A.2.1.	Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:						
A.2.1.A.	Describe customer check-in procedures.	Percentage	pg. 5-6	75	75	Addressed Criteria	
A.2.1.B.	Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 6	25	25	Addressed Criteria	
A.2.1.C.	Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 4 pg. 6-7	20	20	Addressed Criteria	
A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	pg. 7-8	10	10	Addressed Criteria	
A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 8	20	20	Addressed Criteria	
A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during transportation.	N/A	pg. 9			One Delivery Vehicle	
A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 4-9	20	20	Addressed Criteria	
A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	pg. 7-9	10	10	Addressed Criteria	

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

Summary	
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Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1. Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	pg. 10	25	25	Addressed Criteria
B.2. Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	pg. 11	25	25	Addressed Criteria
B.3. Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	pg. 11	25	25	Addressed Criteria
B.4. Identify all positions and their responsibilities.	Percentage	pg. 11-13	50	50	Addressed Criteria
B.5. Describe compensation to and opportunities for continuing education and training for employees.	Percentage	pg. 13	50	50	Addressed Criteria
B.6. Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg. 14	100	100	Addressed Criteria
B.7. Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	pg. 14	25	25	Addressed Criteria
B.8. Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	pg. 14	100	0	Applicant stated that the proposed business was not locally owned.

Summary	
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Section C: Safety Plan (300 points)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1. The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 16	100	100	Addressed Criteria
C.2. Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg. 25-27	100	100	Addressed Criteria
C.3. Describes all accident and incident reporting procedures.	All or None	pg. 19-23	50	50	Addressed Criteria

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 18	50	50	Addressed Criteria
Summary						
Section D: Security Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 35	100	100	Addressed Criteria
D.1.A.	Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					
D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 64	75	72	Review of the applicant's Premises Diagram on page 64 of File #2 showed that the applicant identified the state defined "Retail Area" as the "Showroom". As such, the premises diagram did not meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006.
D.2.A.	Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				
D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				
D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A				
D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A				
D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A				

City of Madera (Standard) Commercial Cannabis Application Phase II Evaluation Report

D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 35-47	75	75	Addressed Criteria
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 47-52	35	35	Addressed Criteria
D.5.	Describe employee training and general security policies.	Percentage	pg. 52-54	15	15	Addressed Criteria

Summary	
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Section E: Qualification of Owners (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 65	150	150	Addressed Criteria
E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg. 65-66	100	100	Addressed Criteria
E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 66	150	150	Addressed Criteria

Summary	
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Section F: Neighborhood Compatibility (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 67-68	25	25	Addressed Criteria
F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 68-69	100	100	Addressed Criteria

City of Madera (Standard) Commercial Cannabis Application Phase II Evaluation Report

F.3.	The application includes the following information about the proposed location:						
	F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 69	50	50	Addressed Criteria
	F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 69	25	25	Addressed Criteria
	F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 69, 90	25	25	Addressed Criteria
	F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 70	50	50	Addressed Criteria
	F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	PDF #1 pg. 11-15	50	50	Addressed Criteria
	F.3.F.	Vicinity map.	All or None	pg. 88-90	25	25	Addressed Criteria
	F.3.G.	Photographs of existing site and buildings.	All or None	pg. 92-94	25	25	Addressed Criteria
	F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 91	25	25	Addressed Criteria
Summary							
Section G: Community Benefits and Investment Plan (500 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.		Percentage	pg. 70-71	500	500	Addressed Criteria
Summary							

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

Section H: Proposed Location (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.	Percentage	pg. 71-72	100	100	Addressed Criteria
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.	All or None	PDF #5 pg. 1	150	150	Addressed Criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.	Percentage	pg. 82	50	50	Addressed Criteria
Summary						

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

DSPO-Madera, LLC dba DISPO

Applicant Name / DBA:

124 S C Street, Madera, CA 93638

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Monday, August 15, 2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000 Points Awarded: 2,875

Score: **95.83%**

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
Business Plan:					
A.1. Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 3-12	75	75	Addressed Criteria
A.1.A. Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	PDF File #4	50	50	Addressed Criteria
A.1.B. Pro forma for at least three years of operation.	Percentage	pg. 12-16	75	75	Addressed Criteria
A.1.C. A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 16-18	20	20	Addressed Criteria
Daily Operations (Retail):					
A.2.1. Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A. Describe customer check-in procedures.	Percentage	pg. 20-21	75	75	Addressed Criteria
A.2.1.B. Identify the location and procedures for receiving deliveries during business hours.	All or None	pg.21-22	25	25	Addressed Criteria
A.2.1.C. Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 22	20	20	Addressed Criteria
A.2.1.D. Estimate the number of customers to be served per hour/day.	All or None	pg. 23	10	10	Addressed Criteria

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

A.2.1. Cont'd	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 23-25	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during	N/A	pg. 25-27			Delivery proposed.
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 27-29	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent	All or None	pg.29-32	10	10	Addressed Criteria
Summary							
Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	pg. 34-35	25	25	Addressed Criteria	
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	pg. 33-49	25	0	Review pages 33 through 49 of the application showed that the applicant did not identify the number of employees at full capacity.	
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	pg. 36-41	25	25	Addressed Criteria	
B.4.	Identify all positions and their responsibilities.	Percentage	pg. 42-44	50	50	Addressed Criteria	
B.5.	Describe compensation to and opportunities for continuing education and training for employees.	Percentage	pg. 44-46	50	50	Addressed Criteria	
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg. 41-42	100	100	Addressed Criteria	
B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of	All or None	pg. 46-49	25	25	Addressed Criteria	
B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	PDF File #1 PDF File #5	100	0	Applicant did not provide proof of residency in the form of mortgage statements, lease agreements, tax bills, utility bill or any other documentation capable of showing residency established prior to June 1, 2021.	
Summary							

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

Section C: Safety Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 50	100	100	Addressed Criteria
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg. 50-77	100	100	Addressed Criteria
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 63	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 58-59	50	50	Addressed Criteria
Summary						
Section D: Security Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg.78	100	100	Addressed Criteria
	D.1.A. Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					
D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 88	75	75	Addressed Criteria
	D.2.A. Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				
	D.2.B. Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				
	D.2.C. Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A				
	D.2.D. The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A				

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

D.2. Cont'd	D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A				
D.3.		Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 90-97	75	75	Addressed Criteria
D.4.		Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 97-108	35	35	Addressed Criteria
D.5.		Describe employee training and general security policies.	Percentage	pg. 103	15	15	Addressed Criteria
Summary							
Section E: Qualification of Owners (400 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.		Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 122-133	150	150	Addressed Criteria
E.2.		Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg. 122-133	100	100	Addressed Criteria
E.3.		Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 122-133	150	150	Addressed Criteria
Summary							
Section F: Neighborhood Compatibility (400 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.		Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 135-141	25	25	Addressed Criteria
F.2.		Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 142 154-175	100	100	Addressed Criteria

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

F.3.	The application includes the following information about the proposed location:						
	F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 142-147	50	50	Addressed Criteria
	F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 149-150	25	25	Addressed Criteria
	F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 150	25	25	Addressed Criteria
	F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 151	50	50	Addressed Criteria
	F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	pg. 152-153	50	50	Addressed Criteria
	F.3.F.	Vicinity map.	All or None	pg. 148-150	25	25	Addressed Criteria
	F.3.G.	Photographs of existing site and buildings.	All or None	pg. 146-148	25	25	Addressed Criteria
F.3. Cont'd	F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 150	25	25	Addressed Criteria
Summary							
Section G: Community Benefits and Investment Plan (500 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.		Percentage	pg. 179-188	500	500	Addressed Criteria
Summary							

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

Section H: Proposed Location (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.	Percentage	pg. 189-200	100	100	Addressed Criteria
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.	All or None	PDF File #5	150	150	Addressed Criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.	Percentage	pg. 191	50	50	Addressed Criteria
Summary						

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

E7 LA LLC

Applicant Name / DBA:

215 South D Street, Madera, CA 93638

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Friday, August 12, 2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000

Points Awarded: 2,900

Score: 96.67%

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
Business Plan:					
A.1. Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	PDF #2, Pgs.7-9	75	75	Addressed criteria
A.1.A. Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	PDF #2, Pg 10	50	50	Addressed criteria
A.1.B. Pro forma for at least three years of operation.	Percentage	PDF #2, Pgs.12, 37-44	75	75	Addressed criteria
A.1.C. A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	PDF #2, Pgs.13-16, 45-47	20	20	Addressed criteria
Daily Operations (Retail):					
A.2.1. Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A. Describe customer check-in procedures.	Percentage	PDF #2, Pgs. 17-18	75	75	Addressed criteria
A.2.1.B. Identify the location and procedures for receiving deliveries during business hours.	All or None	PDF #2, Pgs.18-19	25	25	Addressed criteria

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

A.2.1. Cont'd	A.2.1.C.	Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	PDF #2, Pg. 20	20	20	Addressed criteria
	A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	PDF #2, Pg.21	10	10	Addressed criteria
	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	PDF #2, Pgs. 21-22	20	20	Addressed criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during transportation.	N/A	PDF #2, Pgs. 23-26			Addressed criteria
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	PDF #2, Pgs. 26-34	20	20	Addressed criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	PDF #2, Pgs. 34-35	10	10	Addressed criteria

Summary							
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Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	PDF #2, Pg. 50	25	25	Addressed criteria
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	PDF #2, Pgs. 50-51	25	25	Addressed criteria
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	PDF #2, Pgs. 51-53	25	25	Addressed criteria
B.4.	Identify all positions and their responsibilities.	Percentage	PDF #2, Pgs. 53-56	50	50	Addressed criteria
B.5.	Describe compensation to and opportunities for continuing education and training for employees.	Percentage	PDF #2, Pgs. 56-58	50	50	Addressed criteria
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	PDF #2, Pgs. 58-59	100	100	Addressed criteria
B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	PDF #2, Pgs. 59-60	25	25	Addressed criteria

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	PDF #2, Pgs. 60-62	100	0	Proof of Residency not provided. Kevin Massetti, [REDACTED] owner, was the only owner identified as residing within Madera County.
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Summary	
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Section C: Safety Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	PDF #2, Pgs. 67-87	100	100	Addressed criteria
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	PDF #2, Pgs. 71-79	100	100	Addressed criteria
C.3.	Describes all accident and incident reporting procedures.	All or None	PDF #2, Pgs. 79-85	50	50	Addressed criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	PDF #2, Pg. 86	50	50	Addressed criteria

Summary	
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Section D: Security Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	PDF #2, Pgs. 89-118	100	100	Addressed criteria
	D.1.A. Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					
D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	PDF #2, Pgs. 92, 94 & 176-181	75	75	Addressed criteria
	D.2.A. Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A	PDF #2, Pg 92 & 94			Addressed criteria

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D.2. Cont'd	D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A	PDF #2, Pg 92 & 94			Addressed criteria
	D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A	PDF #2, Pg 92 & 94			Addressed criteria
	D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A	PDF #2, Pg. 92 & 94			Addressed criteria
	D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A	PDF #2, Pgs. 92 & 94			Addressed criteria
D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.		Percentage	PDF #2, Pgs. 94-108	75	75	Addressed criteria
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.		Percentage	PDF #2, Pgs. 108-112	35	35	Addressed criteria
D.5.	Describe employee training and general security policies.		Percentage	PDF #2, Pgs. 112-117	15	15	Addressed criteria
Summary							
Section E: Qualification of Owners (400 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.		Percentage	PDF #2, Pgs. 120-129	150	150	Addressed criteria
E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.		Percentage	PDF #2, Pgs. 131-134	100	100	Addressed criteria
E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.		Percentage	PDF #2, Pg. 134	150	150	Addressed criteria
Summary							
Section F: Neighborhood Compatibility (400 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.		Percentage	PDF #2, Pgs. 136-144	25	25	Addressed criteria

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F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	PDF #2, Pgs. 144-145	100	100	Addressed criteria
F.3.	The application includes the following information about the proposed location:					
F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	PDF #2, Pgs. 145-146	50	50	Addressed criteria
F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	PDF #2, Pgs. 146-147	25	25	Addressed criteria
F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	PDF #2, Pgs. 146-148	25	25	Addressed criteria
F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	PDF #2, Pgs. 148-149	50	50	Addressed criteria
F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	PDF #1, Pgs. 8-10	50	50	Addressed criteria
F.3.F.	Vicinity map.	All or None	PDF #2, Pg. 150	25	25	Addressed criteria
F.3.G.	Photographs of existing site and buildings.	All or None	PDF #2, Pgs. 151	25	25	Addressed criteria
F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	PDF #2, Pgs. 152-158	25	25	Addressed criteria
Summary						
Section G: Community Benefits and Investment Plan (500 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.	Percentage	PDF #2, Pgs. 159-166	500	500	Addressed criteria
Summary						

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Section H: Proposed Location (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.	Percentage	PDF #2, Pgs. 171-175	100	100	Addressed criteria
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.	All or None	PDF #2, Pgs. 171-175	150	150	Addressed criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.	Percentage	PDF #2, Pgs. 176-180	50	50	Addressed criteria
Summary						

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(Standard) Commercial Cannabis Application Phase II Evaluation Report

Gateway Canna Groups dba Garden Ablaze

Applicant Name / DBA:
 222 S Gateway Drive Madera CA. 93637
Proposed Location / Physical Address:
Retail Storefront
License Type:

Original Report
Report Type:
 Tuesday, August 16, 2022
Report Date:
Complete Upon Initial Review.
Report Status:

Points Available: 3,000 **Points Awarded:** 2,840
Score: 94.67%

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
Business Plan:					
A.1. Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 8	75	75	Addressed Criteria
A.1.A. Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	PDF File #4	50	50	Addressed Criteria
A.1.B. Pro forma for at least three years of operation.	Percentage	PDF File #1 - PDF File #5	75	38	Applicant did not provide a 3 Year Pro forma.
A.1.C. A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 4-25	20	0	Review of pages 4 through 25 of the application showed that the applicant's business plan did not include a schedule for beginning operation, including a narrative outlining any proposed construction (aka buildout) and improvements and a timeline for completion.
Daily Operations (Retail):					
A.2.1. Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A. Describe customer check-in procedures.	Percentage	pg. 12-13	75	75	Addressed Criteria
A.2.1.B. Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 13-14	25	25	Addressed Criteria
A.2.1.C. Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 15	20	20	Addressed Criteria
A.2.1.D. Estimate the number of customers to be served per hour/day.	All or None	pg. 15	10	10	Addressed Criteria

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A.2.1. Cont'd	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 15-19	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during	N/A				
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 23-24	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent	All or None	pg. 24-25	10	10	Addressed Criteria
Summary							
Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).		All or None	pg. 25	25	25	Addressed Criteria
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.		All or None	pg. 26	25	25	Addressed Criteria
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.		All or None	pg. 27	25	25	Addressed Criteria
B.4.	Identify all positions and their responsibilities.		Percentage	pg. 28-31	50	50	Addressed Criteria
B.5.	Describe compensation to and opportunities for continuing education and training for employees.		Percentage	pg. 31	50	50	Addressed Criteria
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.		All or None	pg. 32	100	100	Addressed Criteria
B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.		All or None	pg. 32	25	25	Addressed Criteria
B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.		All or None	pg. 33	100	0	Applicant did not provide proof of residency in the form of mortgage statements, lease agreements, tax bills, utility bill or any other documentation capable of showing residency established prior to June 1, 2021.
Summary							

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Section C: Safety Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 34-35	100	100	Addressed Criteria
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg. 37-47	100	100	Addressed Criteria
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 47-49	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 35	50	50	Addressed Criteria
Summary		[REDACTED]				
Section D: Security Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 51	100	100	Addressed Criteria
D.1.A.	Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					
D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	PDF File #2	75	72	Review of PDF File #2 showed that the application contained multiple premises diagrams. However, no single premise diagram met all requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.
D.2.A.	Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				
D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				
D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A				
D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A				
D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A				

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D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 54-59	75	75	Addressed Criteria
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 59-67	35	35	Addressed Criteria
D.5.	Describe employee training and general security policies.	Percentage	pg. 67-70	15	15	Addressed Criteria
Summary						
Section E: Qualification of Owners (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 74-76	150	150	Addressed Criteria
E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg. 74-76	100	100	Addressed Criteria
E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 76	150	150	Addressed Criteria
Summary						
Section F: Neighborhood Compatibility (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 77-81	25	25	Addressed Criteria
F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 82-83	100	100	Addressed Criteria
F.3.	The application includes the following information about the proposed location:					
F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 83-87	50	50	Addressed Criteria
F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 88	25	25	Addressed Criteria
F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 89	25	25	Addressed Criteria

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F.3. Cont'd	F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 89	50	50	Addressed Criteria
	F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	pg. 90-96	50	50	Addressed Criteria
	F.3.F.	Vicinity map.	All or None	pg.97	25	25	Addressed Criteria
	F.3.G.	Photographs of existing site and buildings.	All or None	pg. 98-99	25	25	Addressed Criteria
	F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 99	25	25	Addressed Criteria
Summary							
Section G: Community Benefits and Investment Plan (500 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.		Percentage	pg. 102-104	500	500	Addressed Criteria
Summary							
Section H: Proposed Location (300 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.		Percentage	pg. 105-109	100	100	Addressed Criteria
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.		All or None	pg. 105-109	150	150	Addressed Criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.		Percentage	pg. 105-109	50	50	Addressed Criteria
Summary							

City of Madera

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GBH Retail LLC dba Cannable

Applicant Name / DBA:

313 E Yosemite Avenue Madera, CA 93638

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Wednesday, August 17, 2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000 Points Awarded: 3,000

Score: **100.00%**

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
Business Plan:					
A.1. Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 6-8	75	75	Addressed Criteria
A.1.A. Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	pg. 9-12	50	50	Addressed Criteria
A.1.B. Pro forma for at least three years of operation.	Percentage	pg. 13-17	75	75	Addressed Criteria
A.1.C. A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 18	20	20	Addressed Criteria
Daily Operations (Retail):					
A.2.1. Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A. Describe customer check-in procedures.	Percentage	pg. 22-23	75	75	Addressed Criteria
A.2.1.B. Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 23-24	25	25	Addressed Criteria
A.2.1.C. Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 24-25	20	20	Addressed Criteria

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A.2.1. Cont'd	A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	pg. 25	10	10	Addressed Criteria
	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg.25-30	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during transportation.	N/A	pg. 34-36			1 delivery vehicle
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 36-37	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	pg. 37-54	10	10	Addressed Criteria

Summary							
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Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	pg. 55-57	25	25	Addressed Criteria
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	pg. 58-59	25	25	Addressed Criteria
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	pg. 61-63	25	25	Addressed Criteria
B.4.	Identify all positions and their responsibilities.	Percentage	pg. 59-61, 63-64	50	50	Addressed Criteria
B.5.	Describe compensation to and opportunities for continuing education and training for employees.	Percentage	pg. 65-68	50	50	Addressed Criteria
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg. 58, 68-69	100	100	Addressed Criteria
B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	pg. 69-70	25	25	Addressed Criteria

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B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	pg. 70-73	100	100	Addressed Criteria
Summary						
Section C: Safety Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg.74-77, 87-90	100	100	Addressed Criteria
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	79-87, 91	100	100	Addressed Criteria
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 80-81	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 79	50	50	Addressed Criteria
Summary						
Section D: Security Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 92-93	100	100	Addressed Criteria
D.1.A.	Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					
D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 116	75	75	Addressed Criteria
D.2.A.	Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				

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D.2. Cont'd	D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				
	D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A				
	D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A				
	D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A				
D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 92-102	75	75	Addressed Criteria	
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 102-106	35	35	Addressed Criteria	
D.5.	Describe employee training and general security policies.	Percentage	pg. 107-108	15	15	Addressed Criteria	
Summary							
Section E: Qualification of Owners (400 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg.117-121	150	150	Addressed Criteria	
E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg. 121-122	100	100	Addressed Criteria	
E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 122-125	150	150	Addressed Criteria	
Summary							

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Section F: Neighborhood Compatibility (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 126-138	25	25	Addressed Criteria
F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 138-144	100	100	Addressed Criteria
F.3.	The application includes the following information about the proposed location:					
F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 145-154	50	50	Addressed Criteria
F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 155-156	25	25	Addressed Criteria
F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 157-158	25	25	Addressed Criteria
F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 158-159	50	50	Addressed Criteria
F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	pg. 160 PDF File #1 pg. 11-23	50	50	Addressed Criteria
F.3.F.	Vicinity map.	All or None	pg. 161	25	25	Addressed Criteria
F.3.G.	Photographs of existing site and buildings.	All or None	pg. 162-163	25	25	Addressed Criteria
F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 164	25	25	Addressed Criteria
Summary						

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Section G: Community Benefits and Investment Plan (500 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.	Percentage	pg.165-173	500	500	Addressed Criteria
Summary						
Section H: Proposed Location (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.	Percentage	pg. 174-176	100	100	Addressed Criteria
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.	All or None	PDF File #5	150	150	Addressed Criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.	Percentage	pg. 176	50	50	Addressed Criteria
Summary						

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

GFC Central, LLC dba East of Eden

Applicant Name / DBA:

2085 W. Kennedy Street, Madera, CA 93637

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Wednesday, August 17, 2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000

Points Awarded: 2,864

Score: **95.47%**

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
Business Plan:					
A.1. Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 10-11	75	75	Addressed Criteria
A.1.A. Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	PDF File #4	50	50	Addressed Criteria
A.1.B. Pro forma for at least three years of operation.	Percentage	pg. 12-16	75	64	Applicant's 4-year pro forma did not include expense categories for maintenance, equipment, or security equipment and staff.
A.1.C. A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 16-17	20	20	Addressed Criteria
Daily Operations (Retail):					
A.2.1. Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A. Describe customer check-in procedures.	Percentage	pg. 17-18	75	75	Addressed Criteria
A.2.1.B. Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 19-20	25	25	Addressed Criteria

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

A.2.1. Cont'd	A.2.1.C.	Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 20	20	20	Addressed Criteria
	A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	pg. 20	10	10	Addressed Criteria
	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 21-26	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during transportation.	N/A	pg. 26-31			3 delivery vehicles
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 31-44	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	pg.44-61	10	10	Addressed Criteria
	Summary						

Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	pg. 61-62	25	25	Addressed Criteria
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	pg. 62	25	25	Addressed Criteria
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	pg. 62-63	25	0	Applicant did not describe the diversity and inclusion programs that would be developed.
B.4.	Identify all positions and their responsibilities.	Percentage	pg. 63-66	50	50	Addressed Criteria
B.5.	Describe compensation to and opportunities for continuing education and training for employees.	Percentage	pg. 66-67	50	50	Addressed Criteria
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg. 66, 69	100	100	Addressed Criteria
B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	pg. 66-72	25	25	Addressed Criteria
B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	pg. 73-76	100	0	Proposed business was not locally owned.

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

Summary	
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Section C: Safety Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 76	100	100	Addressed Criteria
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg. 78-88 98-99	100	100	Addressed Criteria
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 88-91	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 92-96	50	50	Addressed Criteria

Summary	
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Section D: Security Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 100	100	100	Addressed Criteria
	D.1.A. Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					
D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 109-110	75	75	Addressed Criteria
	D.2.A. Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				
	D.2.B. Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

D.2. Cont'd	D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A				
	D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A				
	D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A				
D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 115-121	75	75	Addressed Criteria	
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 121-133	35	35	Addressed Criteria	
D.5.	Describe employee training and general security policies.	Percentage	pg. 127-159	15	15	Addressed Criteria	
Summary							
Section E: Qualification of Owners (400 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 160-170	150	150	Addressed Criteria	
E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg. 160-170	100	100	Addressed Criteria	
E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 160-170	150	150	Addressed Criteria	
Summary							
Section F: Neighborhood Compatibility (400 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 171-178	25	25	Addressed Criteria	
F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 178-182	100	100	Addressed Criteria	

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

F.3.	The application includes the following information about the proposed location:						
	F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 182	50	50	Addressed Criteria
	F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 182-183	25	25	Addressed Criteria
	F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 183	25	25	Addressed Criteria
	F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 184	50	50	Addressed Criteria
	F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	pg. 184-185	50	50	Addressed Criteria
	F.3.F.	Vicinity map.	All or None	pg. 186	25	25	Addressed Criteria
	F.3.G.	Photographs of existing site and buildings.	All or None	pg. 186	25	25	Addressed Criteria
	F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 187	25	25	Addressed Criteria
Summary							
Section G: Community Benefits and Investment Plan (500 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.		Percentage	pg. 189-196	500	500	Addressed Criteria
Summary							

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

Section H: Proposed Location (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.	Percentage	pg. 197-198	100	100	Addressed Criteria
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.	All or None	PDF File #5	150	150	Addressed Criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.	Percentage	pg. 200	50	50	Addressed Criteria
Summary						

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Haven Madera, LLC

Applicant Name / DBA:

508 E Almond Avenue, Madera, CA, 93637

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Thursday, August 18, 2022

Report Date:

Complete Upon Supplemental Application Review.

Report Status:

Points Available: 3,000 Points Awarded: 2,993

Score: **99.77%**

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation	
Business Plan:						
A.1.	Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg.7-8	75	75	Addressed Criteria
A.1. A.	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	PDF File #4	50	50	Addressed Criteria
A.1.B.	Pro forma for at least three years of operation.	Percentage	pg. 9-10	75	68	Applicant's pro-forma did not account for costs associated to city fees and state fees.
A.1.C.	A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 11	20	20	Addressed Criteria
Daily Operations (Retail):						
A.2.1.	Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A.	Describe customer check-in procedures.	Percentage	pg. 17-19	75	75	Addressed Criteria
A.2.1.B.	Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 19-21	25	25	Addressed Criteria

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

A.2.1. Cont'd	A.2.1.C.	Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 21	20	20	Addressed Criteria
	A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	pg. 22	10	10	Addressed Criteria
	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 22-24	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during transportation.	N/A	pg. 24-31			2 delivery vehicles
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 31-32	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	pg. 33-50	10	10	Addressed Criteria

Summary							
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Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	pg. 52	25	25	Addressed Criteria
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	pg. 53	25	25	Addressed Criteria
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	pg. 53-65	25	25	Addressed Criteria
B.4.	Identify all positions and their responsibilities.	Percentage	pg. 66-75	50	50	Addressed Criteria
B.5.	Describe compensation to and opportunities for continuing education and training for employees.	Percentage	pg. 76-83	50	50	Addressed Criteria
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg.84	100	100	Addressed Criteria
B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	pg. 84-86	25	25	Addressed Criteria

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	pg. 86 PDF #1 47-50	100	100	Addressed Criteria
Summary						
Section C: Safety Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 88	100	100	Addressed Criteria
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg. 90-97 106-107	100	100	Addressed Criteria
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 97-99	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 100-105	50	50	Addressed Criteria
Summary						
Section D: Security Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 109-110	100	100	Addressed Criteria
D.1.A.	Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					
D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 110-111 132	75	75	Addressed Criteria
D.2.A.	Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				

City of Madera
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D.2. Cont'd	D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A			
	D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A			
	D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A			
	D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A			
D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 111-119	75	75	Addressed Criteria
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 119-122	35	35	Addressed Criteria
D.5.	Describe employee training and general security policies.	Percentage	pg. 123-125	15	15	Addressed Criteria

Summary						
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Section E: Qualification of Owners (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 134-144	150	150	Addressed Criteria
E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg. 145-149	100	100	Addressed Criteria
E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 149-150	150	150	Addressed Criteria

Summary						
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Section F: Neighborhood Compatibility (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 152-165	25	25	Addressed Criteria

City of Madera (Standard) Commercial Cannabis Application Phase II Evaluation Report

F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 166-168	100	100	Addressed Criteria
F.3.	The application includes the following information about the proposed location:					
F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 168-173	50	50	Addressed Criteria
F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 174	25	25	Addressed Criteria
F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 174	25	25	Addressed Criteria
F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 174-180	50	50	Addressed Criteria
F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	pg. 180 PDF File #1	50	50	Addressed Criteria
F.3.F.	Vicinity map.	All or None	pg. 180	25	25	Addressed Criteria
F.3.G.	Photographs of existing site and buildings.	All or None	pg. 181	25	25	Addressed Criteria
F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 182	25	25	Addressed Criteria
Summary						
Section G: Community Benefits and Investment Plan (500 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.	Percentage	pg. 183-196	500	500	Addressed Criteria
Summary						

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Section H: Proposed Location (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.	Percentage	pg. 197-199	100	100	Addressed Criteria
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.	All or None	PDF File #5	150	150	Addressed Criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.	Percentage	pg. 200	50	50	Addressed Criteria
Summary						

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Hazy Bulldog Farms 2, Inc. dba Hazy Bulldog Farms

Applicant Name / DBA:

324 S. Gateway Drive, Madera, CA 93637

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Monday, August 8, 2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000

Points Awarded: 2,889

Score: **96.30%**

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
Business Plan:					
A.1. Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 17-18	75	75	Addressed Criteria
A.1. A. Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	PDF File #4	50	50	Addressed Criteria
A.1.B. Pro forma for at least three years of operation.	Percentage	pg. 18-20	75	64	Review of pages 18 through 20 of the application showed that the 3-year Pro Forma did not account for costs associated to maintenance, or security staff.
A.1.C. A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 21-22	20	20	Addressed Criteria
Daily Operations (Retail):					
A.2.1. Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A. Describe customer check-in procedures.	Percentage	pg. 31-34	75	75	Addressed Criteria
A.2.1.B. Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 34-37	25	25	Addressed Criteria

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

A.2.1. Cont'd	A.2.1.C.	Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 41	20	20	Addressed Criteria
	A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	pg. 1-64	10	10	Addressed Criteria
	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 21, 38-40	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during transportation.	N/A				One delivery vehicle.
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 41-64	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	pg. 40-44	10	10	Addressed Criteria

Summary	
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Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	pg. 23	25	25	Addressed Criteria
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	pg. 70	25	25	Addressed Criteria
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	pg. 66-70	25	25	Addressed Criteria
B.4.	Identify all positions and their responsibilities.	Percentage	pg. 70-74	50	50	Addressed Criteria
B.5.	Describe compensation to and opportunities for continuing education and training for employees.	Percentage	pg. 76-78	50	50	Addressed Criteria

City of Madera (Standard) Commercial Cannabis Application Phase II Evaluation Report

B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg. 75-76	100	100	Addressed Criteria
B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	pg. 74-75	25	25	Addressed Criteria
B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	pg. 78	100	0	Applicant showed that the owners of the proposed business were not local.

Summary						
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Section C: Safety Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 81	100	100	Addressed Criteria
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg. 83-84, 86, 92-93	100	100	Addressed Criteria
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 84-89	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 81-82	50	50	Addressed Criteria

Summary						
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Section D: Security Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 96	100	100	Addressed Criteria
	D.1.A. Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					

City of Madera
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D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 126	75	75	Addressed Criteria
D.2.A.	Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				
D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				
D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A				
D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A				
D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A				
D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 98-110	75	75	Addressed Criteria
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 98-126	35	35	Addressed Criteria
D.5.	Describe employee training and general security policies.	Percentage	pg. 110-112	15	15	Addressed Criteria
Summary						
Section E: Qualification of Owners (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 128-129	150	150	Addressed Criteria

City of Madera (Standard) Commercial Cannabis Application Phase II Evaluation Report

E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg. 130-145	100	100	Addressed Criteria
E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 128-129	150	150	Addressed Criteria
Summary						
Section F: Neighborhood Compatibility (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 147-153	25	25	Addressed Criteria
F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 153-159	100	100	Addressed Criteria
F.3.	The application includes the following information about the proposed location:					
F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 159-162	50	50	Addressed Criteria
F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 162	25	25	Addressed Criteria
F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 162-163	25	25	Addressed Criteria
F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 166	50	50	Addressed Criteria
F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	pg. 167-179	50	50	Addressed Criteria
F.3.F.	Vicinity map.	All or None	pg. 180	25	25	Addressed Criteria
F.3.G.	Photographs of existing site and buildings.	All or None	pg. 181-184	25	25	Addressed Criteria
F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 184	25	25	Addressed Criteria

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

Summary						
Section G: Community Benefits and Investment Plan (500 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.	Percentage	pg. 185-189	500	500	Addressed Criteria
Summary						
Section H: Proposed Location (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.	Percentage	pg. 190-197	100	100	Addressed Criteria
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.	All or None	PDF File #5	150	150	Addressed Criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.	Percentage	pg. 190-197	50	50	Addressed Criteria
Summary						

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Herbz, LLC dba Herbz

Applicant Name / DBA:

632 E. Yosemite Ave., Suite 108, Madera CA 93638

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Monday, August 1, 2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000

Points Awarded: 2,892

Score: **96.40%**

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations).

Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
Business Plan:					
A.1. Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 2, 5-7, 75-76	75	75	Addressed Criteria
A.1. A. Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	pg. 2, 68-73, PDF file #4	50	50	Addressed Criteria
A.1.B. Pro forma for at least three years of operation.	Percentage	pg. 2, 5-7, 75-76	75	75	Addressed Criteria
A.1.C. A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 3	20	20	Addressed Criteria
Daily Operations (Retail):					
A.2.1. Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A. Describe customer check-in procedures.	Percentage	pg. 8	75	75	Addressed Criteria
A.2.1.B. Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 8-11	25	25	Addressed Criteria
A.2.1.C. Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 11, 84	20	20	Addressed Criteria

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A.2.1. Cont'd	A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	pg. 11	10	10	Addressed Criteria
	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 11-12	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during transportation.	N/A	pg. 12-13			
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 13	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	pg. 14	10	10	Addressed Criteria

Summary							
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Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	pg. 15,79-82	25	25	Addressed Criteria	
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	pg. 15-16	25	25	Addressed Criteria	
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	pg. 16	25	25	Addressed Criteria	
B.4.	Identify all positions and their responsibilities.	Percentage	pg. 15-20	50	45	Applicants Labor, Equity, Diversity and Inclusion Plan on pages 15 through 20 of PDF File #2 showed that the applicant did not identify the Delivery Driver, Head of Marketing, and Inventory Assistant responsibilities within the Labor, Equity, Diversity, and Inclusion Plan.	
B.5.	Describe compensation to and opportunities for continuing education and training for employees.	Percentage	pg. 18	50	50	Addressed Criteria	
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg. 19	100	100	Addressed Criteria	
B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	pg. 19	25	25	Addressed Criteria	

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	pg. 19-20	100	0	Applicant did not provide proof of residency in the form of mortgage statements, lease agreements, tax bills, utility bill or any other documentation capable of showing residency established prior to June 1, 2021.
Summary						
Section C: Safety Plan (300 points)						
		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 20	100	100	Addressed Criteria
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg. 24-31, pg. 34	100	100	Addressed Criteria
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 22-24	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 22	50	50	Addressed Criteria
Summary						
Section D: Security Plan (300 points)						
		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 36	100	100	Addressed Criteria
D.1.A.	Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					
D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 59	75	72	Review of the applicant's Premises Diagram on page 59 of File #2 showed that the applicant identified the state defined "Retail Area" as the "Unit 108 - Showroom". As such, the premises diagram did not meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006.
D.2.A.	Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

D.2. Cont'd	D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				
	D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A				
	D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A				
	D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A				
D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 38-43	75	75	Addressed Criteria	
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 43-49	35	35	Addressed Criteria	
D.5.	Describe employee training and general security policies.	Percentage	pg. 49-57	15	15	Addressed Criteria	
Summary							
Section E: Qualification of Owners (400 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 60-61	150	150	Addressed Criteria	
E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg. 60-61	100	100	Addressed Criteria	
E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 61	150	150	Addressed Criteria	
Summary							
Section F: Neighborhood Compatibility (400 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 62-63	25	25	Addressed Criteria	
F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 63-64	100	100	Addressed Criteria	

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

F.3.	The application includes the following information about the proposed location:						
	F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 64	50	50	Addressed Criteria
	F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 64	25	25	Addressed Criteria
	F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 64	25	25	Addressed Criteria
	F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 64	50	50	Addressed Criteria
	F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	PDF #1 pg. 10-11	50	50	Addressed Criteria
	F.3.F.	Vicinity map.	All or None	pg. 85-87	25	25	Addressed Criteria
	F.3.G.	Photographs of existing site and buildings.	All or None	pg. 89-97	25	25	Addressed Criteria
	F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 88	25	25	Addressed Criteria
Summary							
Section G: Community Benefits and Investment Plan (500 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.		Percentage	pg. 65	500	500	Addressed Criteria
Summary							

**City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report**

Section H: Proposed Location (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.	Percentage	pg. 66, 83	100	100	Addressed Criteria
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.	All or None	PDF File #5 pg. 1	150	150	Addressed Criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.	Percentage	pg. 83-84	50	50	Addressed Criteria
Summary						

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Jiva MAE, LLC dba Jiva

Applicant Name / DBA:

2350 N Schnoor St., Madera, CA 93637

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Wednesday, August 3, 2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000

Points Awarded: 2,900

Score: **96.67%**

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation	
Business Plan:						
A.1.	Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 7-11	75	75	Addressed Criteria
A.1. A.	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	PDF #4 pg. 1-5	50	50	Addressed Criteria
A.1.B.	Pro forma for at least three years of operation.	Percentage	pg. 8-9, 12	75	75	Addressed Criteria
A.1.C.	A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 13-14	20	20	Addressed Criteria
Daily Operations (Retail):						
A.2.1.	Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A.	Describe customer check-in procedures.	Percentage	pg. 14-16	75	75	Addressed Criteria
A.2.1.B.	Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 16-18	25	25	Addressed Criteria

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

A.2.1. Cont'd	A.2.1.C.	Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 18-19	20	20	Addressed Criteria
	A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	pg. 9, 19	10	10	Addressed Criteria
	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 19-21	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during transportation.	N/A	pg. 21-25			2 to 3 delivery vehicles.
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 26-41	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	pg. 41-45	10	10	Addressed Criteria

Summary	
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Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	pg. 46	25	25	Addressed Criteria
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	pg. 46-47	25	25	Addressed Criteria
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	pg. 47-54	25	25	Addressed Criteria
B.4.	Identify all positions and their responsibilities.	Percentage	pg. 47, 49-56	50	50	Addressed Criteria
B.5.	Describe compensation to and opportunities for continuing education and training for employees.	Percentage	pg. 56-58	50	50	Addressed Criteria
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg. 58-59	100	100	Addressed Criteria

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B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	pg. 59-60	25	25	Addressed Criteria
B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	pg. 61-63	100	0	Applicant did not provide proof of residency in the form of mortgage statements, lease agreements, tax bills, utility bill or any other documentation capable of showing residency established prior to June 1, 2021 for Sarah Martinez or Bonique Emerson.

Summary						
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Section C: Safety Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 65	100	100	Addressed Criteria
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg. 67-71, 74	100	100	Addressed Criteria
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 68	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 72	50	50	Addressed Criteria

Summary						
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Section D: Security Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 77	100	100	Addressed Criteria
D.1.A.	Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					

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D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 80-81	75	75	Addressed Criteria
D.2.A.	Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				
D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				
D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A				
D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A				
D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A				
D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 84-90	75	75	Addressed Criteria
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 91-106	35	35	Addressed Criteria
D.5.	Describe employee training and general security policies.	Percentage	pg. 98-102	15	15	Addressed Criteria
Summary						

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Section E: Qualification of Owners (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 107-127	150	150	Addressed Criteria
E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg. 107-127	100	100	Addressed Criteria
E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 127-130	150	150	Addressed Criteria
Summary						
Section F: Neighborhood Compatibility (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 132-159	25	25	Addressed Criteria
F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 139-140	100	100	Addressed Criteria
F.3.	The application includes the following information about the proposed location:					
F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 140-143	50	50	Addressed Criteria
F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 144	25	25	Addressed Criteria
F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 145-147	25	25	Addressed Criteria
F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 147-148	50	50	Addressed Criteria
F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	pg. 149-151	50	50	Addressed Criteria
F.3.F.	Vicinity map.	All or None	pg. 152	25	25	Addressed Criteria

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F.3. Cont'd	F.3.G.	Photographs of existing site and buildings.	All or None	pg. 153-154	25	25	Addressed Criteria
	F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 155	25	25	Addressed Criteria
Summary							
Section G: Community Benefits and Investment Plan (500 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.		Percentage	pg. 160-167	500	500	Addressed Criteria
Summary							
Section H: Proposed Location (300 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.		Percentage	pg. 168-186	100	100	Addressed Criteria
	H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.	All or None	pg. 168-186	150	150	Addressed Criteria
	H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.	Percentage	pg. 168-186	50	50	Addressed Criteria
Summary							

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Lavish West Coast Madera dba Lavish

Applicant Name / DBA:

520 North Gateway Dr., Madera, CA 93637

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Friday, July 22, 2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000 Points Awarded: 3,000

Score: **100%**

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation	
Business Plan:						
A.1.	Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 1-7	75	75	Addressed Criteria
A.1. A.	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	PDF #4	50	50	Addressed Criteria
A.1.B.	Pro forma for at least three years of operation.	Percentage	pg. 14	75	75	Addressed Criteria
A.1.C.	A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 15	20	20	Addressed Criteria
Daily Operations (Retail):						
A.2.1.	Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A.	Describe customer check-in procedures.	Percentage	pg. 25-30	75	75	Addressed Criteria
A.2.1.B.	Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 30-35	25	25	Addressed Criteria
A.2.1.C.	Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 36-41	20	20	Addressed Criteria

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A.2.1. Cont'd	A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	pg. 42	10	10	Addressed Criteria
	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 43-46	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during transportation.	N/A	pg. 46-54			2 delivery vehicles
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 55-56	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	pg. 56-57	10	10	Addressed Criteria

Summary							
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Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	pg. 58-59	25	25	Addressed Criteria
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	pg. 60	25	25	Addressed Criteria
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	pg. 60-63	25	25	Addressed Criteria
B.4.	Identify all positions and their responsibilities.	Percentage	pg. 64-70	50	50	Addressed Criteria
B.5.	Describe compensation to and opportunities for continuing education and training for employees.	Percentage	pg. 70-72	50	50	Addressed Criteria
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg. 60, 73	100	100	Addressed Criteria
B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	pg. 74-76	25	25	Addressed Criteria
B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	pg. 76-77	100	100	Addressed Criteria

City of Madera
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Summary						
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Section C: Safety Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 78	100	100	Addressed Criteria
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg. 79-90	100	100	Addressed Criteria
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 90-108	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 93-96	50	50	Addressed Criteria

Summary						
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Section D: Security Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 109	100	100	Addressed Criteria
	D.1.A. Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					
D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 113	75	75	Addressed Criteria
	D.2.A. Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				

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D.2. Cont'd	D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A			
	D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A			
	D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A			
	D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A			
D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 113-123	75	75	Addressed Criteria
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 123-133	35	35	Addressed Criteria
D.5.	Describe employee training and general security policies.	Percentage	pg. 134-145	15	15	Addressed Criteria
Summary						
Section E: Qualification of Owners (400 points)						
		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 146-154	150	150	Addressed Criteria
E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg. 154-159	100	100	Addressed Criteria
E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 160	150	150	Addressed Criteria
Summary						

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Section F: Neighborhood Compatibility (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 161-170	25	25	Addressed Criteria
F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 170-173	100	100	Addressed Criteria
F.3.	The application includes the following information about the proposed location:					
F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 174	50	50	Addressed Criteria
F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 175	25	25	Addressed Criteria
F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 175-176	25	25	Addressed Criteria
F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 176	50	50	Addressed Criteria
F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	pg. 177	50	50	Addressed Criteria
F.3.F.	Vicinity map.	All or None	pg. 178-179	25	25	Addressed Criteria
F.3.G.	Photographs of existing site and buildings.	All or None	pg. 180-181	25	25	Addressed Criteria
F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 182	25	25	Addressed Criteria
Summary						

City of Madera
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Section G: Community Benefits and Investment Plan (500 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.	Percentage	pg. 183-190	500	500	Addressed Criteria

Summary						
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Section H: Proposed Location (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.	Percentage	pg. 191-197	100	100	Addressed Criteria
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.	All or None	pg. 191-197	150	150	Addressed Criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.	Percentage	pg. 191-197	50	50	Addressed Criteria

Summary						
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City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Madera Erudite Ventures dba HerbNJoy

Applicant Name / DBA:

400 E Yosemite Avenue Street, Madera, CA 93638

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Wednesday, August 17, 2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000

Points Awarded: 3,000

Score: **100.00%**

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
Business Plan:					
A.1. Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 6-9	75	75	Addressed Criteria
A.1.A. Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	pg. 10 File #4	50	50	Addressed Criteria
A.1.B. Pro forma for at least three years of operation.	Percentage	pg. 8-14	75	75	Addressed Criteria
A.1.C. A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg.15	20	20	Addressed Criteria
Daily Operations (Retail):					
A.2.1. Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A. Describe customer check-in procedures.	Percentage	pg. 22-25	75	75	Addressed Criteria
A.2.1.B. Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 26-29	25	25	Addressed Criteria
A.2.1.C. Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 29-30	20	20	Addressed Criteria
A.2.1.D. Estimate the number of customers to be served per hour/day.	All or None	pg. 30-31	10	10	Addressed Criteria

City of Madera
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A.2.1. Cont'd	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 10, 31	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during transportation.	N/A	pg. 31-37			3 delivery vehicles
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 38-39	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	pg. 39-51	10	10	Addressed Criteria

Summary							
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Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	pg. 53-55	25	25	Addressed Criteria
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	pg. 56	25	25	Addressed Criteria
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	pg. 56-60	25	25	Addressed Criteria
B.4.	Identify all positions and their responsibilities.	Percentage	pg. 60-64	50	50	Addressed Criteria
B.5.	Describe compensation to and opportunities for continuing education and training for employees.	Percentage	pg. 64-65	50	50	Addressed Criteria
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg. 66	100	100	Addressed Criteria
B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	pg.67-68	25	25	Addressed Criteria
B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	pg.67-73	100	100	Addressed Criteria

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Summary	
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Section C: Safety Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 75-76	100	100	Addressed Criteria
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg. 77-85	100	100	Addressed Criteria
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 85-86, 91-92	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 86-88	50	50	Addressed Criteria

Summary	
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Section D: Security Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg.94	100	100	Addressed Criteria
	D.1.A. Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					
D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 112	75	75	Addressed Criteria
	D.2.A. Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				

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D.2. Cont'd	D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				
	D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A				
	D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A				
	D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A				
D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 95-101	75	75	Addressed Criteria	
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 101-104	35	35	Addressed Criteria	
D.5.	Describe employee training and general security policies.	Percentage	pg. 104-106	15	15	Addressed Criteria	
Summary							
Section E: Qualification of Owners (400 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 113-121	150	150	Addressed Criteria	
E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg. 122-125	100	100	Addressed Criteria	
E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 125-126	150	150	Addressed Criteria	
Summary							

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

Section F: Neighborhood Compatibility (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 127-142	25	25	Addressed Criteria
F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg.142-144	100	100	Addressed Criteria
F.3.	The application includes the following information about the proposed location:					
F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 145-150	50	50	Addressed Criteria
F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 151	25	25	Addressed Criteria
F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 151-153	25	25	Addressed Criteria
F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 155	50	50	Addressed Criteria
F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	pg. 155 PDF File #1	50	50	Addressed Criteria
F.3.F.	Vicinity map.	All or None	pg. 156	25	25	Addressed Criteria
F.3.G.	Photographs of existing site and buildings.	All or None	pg. 157-159	25	25	Addressed Criteria
F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 160	25	25	Addressed Criteria
Summary						

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

Section G: Community Benefits and Investment Plan (500 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.	Percentage	pg. 161-172	500	500	Addressed Criteria
Summary						
Section H: Proposed Location (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.	Percentage	pg. 174-176	100	100	Addressed Criteria
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.	All or None	PDF File #5	150	150	Addressed Criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.	Percentage	pg. 178	50	50	Addressed Criteria
Summary						

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Madera Has Culture, Inc. dba Culture Cannabis Club

Applicant Name / DBA:

233 E. Yosemite Avenue, Madera, CA 93638

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Friday, August 12, 2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000

Points Awarded: 3,000

Score: **100.00%**

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation	
Business Plan:						
A.1.	Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 17-21	75	75	Addressed Criteria
A.1. A.	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	pg. 21-22 PDF File #4	50	50	Addressed Criteria
A.1.B.	Pro forma for at least three years of operation.	Percentage	pg. 23-26	75	75	Addressed Criteria
A.1.C.	A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 27-28	20	20	Addressed Criteria
Daily Operations (Retail):						
A.2.1.	Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A.	Describe customer check-in procedures.	Percentage	pg. 38-40	75	75	Addressed Criteria
A.2.1.B.	Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 40-42	25	25	Addressed Criteria

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

A.2.1. Cont'd	A.2.1.C.	Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg.42-44	20	20	Addressed Criteria
	A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	pg. 45-47	10	10	Addressed Criteria
	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 48-53	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during transportation.	N/A				2 vehicles.
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 59-64	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	pg.64-65	10	10	Addressed Criteria

Summary							
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Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	pg. 66-69	25	25	Addressed Criteria
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	pg. 69-71	25	25	Addressed Criteria
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	pg.71-74	25	25	Addressed Criteria
B.4.	Identify all positions and their responsibilities.	Percentage	pg. 74-75	50	50	Addressed Criteria
B.5.	Describe compensation to and opportunities for continuing education and training for employees.	Percentage	pg. 75-79	50	50	Addressed Criteria
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg. 80	100	100	Addressed Criteria

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	pg. 81-82	25	25	Addressed Criteria
B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	pg. 83-86	100	100	Addressed Criteria
Summary						
Section C: Safety Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 87-89	100	100	Addressed Criteria
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg.89-94	100	100	Addressed Criteria
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 94-99	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 100	50	50	Addressed Criteria
Summary						
Section D: Security Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 103-104	100	100	Addressed Criteria
	D.1.A. Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 128	75	75	Addressed Criteria
D.2.A.	Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				
D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				
D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A				
D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A				
D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A				
D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 105-110	75	75	Addressed Criteria
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 111-118	35	35	Addressed Criteria
D.5.	Describe employee training and general security policies.	Percentage	pg. 118-120	15	15	Addressed Criteria
Summary						

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Section E: Qualification of Owners (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 129-144	150	150	Addressed Criteria
E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg.144-146	100	100	Addressed Criteria
E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 146-147	150	150	Addressed Criteria
Summary						
Section F: Neighborhood Compatibility (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 148-156	25	25	Addressed Criteria
F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 156-161	100	100	Addressed Criteria
F.3.	The application includes the following information about the proposed location:					
F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 161-166	50	50	Addressed Criteria
F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 166-167	25	25	Addressed Criteria
F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 167-175	25	25	Addressed Criteria
F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 176	50	50	Addressed Criteria

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

F.3. Cont'd	F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	pg. 176 PDF File #1 pg. 28-61	50	50	Addressed Criteria
	F.3.F.	Vicinity map.	All or None	pg. 179	25	25	Addressed Criteria
	F.3.G.	Photographs of existing site and buildings.	All or None	pg. 179-180	25	25	Addressed Criteria
	F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 181-182	25	25	Addressed Criteria

Summary							
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Section G: Community Benefits and Investment Plan (500 points)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
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G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.	Percentage	pg. 183-192	500	500	Addressed Criteria
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Summary							
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Section H: Proposed Location (300 points)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
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H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.	Percentage	pg. 193-195	100	100	Addressed Criteria
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City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

H. Cont'd	H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.	All or None	pg.196 PDF File #5 pg. 3	150	150	Addressed Criteria
	H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.	Percentage	pg. 197	50	50	Addressed Criteria
Summary							

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Maderjuana LLC dba Yerba

Applicant Name / DBA:

404 East Yosemite Avenue, Madera, CA 93638

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Thursday, August 4, 2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000

Points Awarded: 2,504

Score: **83.47%**

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
Business Plan:						
A.1.	Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	All Application PDF files	75	57	Additionally, applicant did not demonstrate sufficient capital to pay startup costs and at least 3 months of operating costs.
A.1. A.	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	All Application PDF files	50	0	Applicant did not provide proof of capitalization.
A.1.B.	Pro forma for at least three years of operation.	Percentage	pg. 5	75	64	Review of page 5 of the application showed that the applicant's 3-year Pro Forma did not include a budget for construction, operations, maintenance, equipment, city fees, and state fees.
A.1.C.	A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	All Application PDF files	20	0	Applicant did not include a schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.
Daily Operations (Retail):						
A.2.1.	Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A.	Describe customer check-in procedures.	Percentage	Pg. 6	75	75	Addressed Criteria
A.2.1.B.	Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 6	25	25	Addressed Criteria

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

A.2.1. Cont'd	A.2.1.C.	Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 6	20	20	Addressed Criteria
	A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	pg. 5	10	10	Addressed Criteria
	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 7	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during	N/A				
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 7	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent	All or None	pg. 7	10	10	Addressed Criteria
Summary							
Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	pg. 8	25	25	Addressed Criteria	
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	pg. 8	25	25	Addressed Criteria	
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	pg. 8	25	25	Addressed Criteria	
B.4.	Identify all positions and their responsibilities.	Percentage	pg. 8	50	50	Addressed Criteria	
B.5.	Describe compensation to and opportunities for continuing education and training for employees.	Percentage	pg. 8	50	50	Addressed Criteria	
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg. 8	100	100	Addressed Criteria	
B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	pg. 8	25	25	Addressed Criteria	
B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	All Application PDF files	100	0	Applicant did not provide proof of residency in the form of mortgage statements, lease agreements, tax bills, utility bill or any other documentation capable of showing residency established prior to June 1, 2021.	
Summary							

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

Section C: Safety Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 9-23	100	0	Applicant's Safety Plan was not prepared by a California professional fire prevention and suppression consultant. As such, the applicant was not awarded points for this section.
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg. 9-23	100	85	Review of pages 9 through 23 of the application showed that the applicants Safety Plan did not describe the fire extinguisher locations, evacuation routes, and alarm systems and place.
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 18-20	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 9-23	50	40	Review of pages 9 through 23 of the application showed that the applicants Safety Plan did not identify any known chemicals, gases, solvents, and nutrients to be used and stored on the licensed premises.
Summary						
Section D: Security Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 24-25	100	0	Applicants Security Plan was not prepared by a professional security consultant.
D.1.A.	Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					
D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 25	75	68	Review of page 25 showed that the applicant's premises diagram did not meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram as the applicant did not identify the location of the surveillance-system storage device, and identified the state defined "Retail Area" as a "Show Room".
D.2.A.	Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				
D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

D.2. Cont'd	D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A			
	D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A			
	D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A			
D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 24-25	75	68	Review of pages 24 through 25 of the application showed that the applicant's Security Plan did not describe visitor identification and sign-in/sign-out procedures or describe cash handling procedures.
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 24	35	35	Addressed Criteria
D.5.	Describe employee training and general security policies.	Percentage	pg. 24-25	15	12	Review of pages 24 through 25 of the application showed that the applicant's Security Plan did not describe employee training and general security policies.
Summary						
Section E: Qualification of Owners (400 points)						
		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 26	150	150	Addressed Criteria
E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg. 26	100	100	Addressed Criteria
E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 26	150	150	Addressed Criteria
Summary						
Section F: Neighborhood Compatibility (400 points)						
		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 27	25	25	Addressed Criteria
F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 27	100	100	Addressed Criteria

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

F.3.	The application includes the following information about the proposed location:						
	F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 27	50	50	Addressed Criteria
	F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 27-28	25	25	Addressed Criteria
	F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 28	25	25	Addressed Criteria
	F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 27-28	50	50	Addressed Criteria
	F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	pg. 30-31	50	50	Addressed Criteria
	F.3.F.	Vicinity map.	All or None	pg. 36	25	25	Addressed Criteria
	F.3.G.	Photographs of existing site and buildings.	All or None	pg. 27-32	25	0	Review of pages 27 through 32 of the application showed that the applicants Neighborhood Compatibility Plan did not include photographs of existing site and buildings.
F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 27-32	25	0	Review of pages 27 through 32 of the application showed that the applicants Neighborhood Compatibility Plan did not provide evidence that the location had access to public transportation for employees or customers.	

Summary	[REDACTED]					
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Section G: Community Benefits and Investment Plan (500 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.	Percentage	pg.33	500	500	Addressed Criteria

Summary	[REDACTED]					
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City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

Section H: Proposed Location (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.	Percentage	pg. 34-38	100	95	Review of pages 34 through 38 of the application showed that the application did not include a narrative description of the proposed location's parking spaces or driveways.
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.	All or None	PDF File #4 pg. 2	150	150	Addressed Criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.	Percentage	pg. 36	50	50	Addressed Criteria
Summary						

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Mainstream Madera, LLC

Applicant Name / DBA:

300 East Yosemite St., Madera CA 93638

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Wednesday, July 20, 2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000

Points Awarded: 3,000

Score: **100.00%**

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
Business Plan:					
A.1. Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 2-9	75	75	Addressed Criteria
A.1.A. Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	pg. 7	50	50	Addressed Criteria
A.1.B. Pro forma for at least three years of operation.	Percentage	pg. 8-9	75	75	Addressed Criteria
A.1.C. A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 9-10	20	20	Addressed Criteria
Daily Operations (Retail):					
A.2.1. Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A. Describe customer check-in procedures.	Percentage	pg. 11-12	75	75	Addressed Criteria
A.2.1.B. Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 12-14	25	25	Addressed Criteria

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

A.2.1. Cont'd	A.2.1.C.	Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 15	20	20	Addressed Criteria
	A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	pg. 15	10	10	Addressed Criteria
	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 16-18	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during transportation.	N/A				
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 24-25	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	pg. 26-28	10	10	Addressed Criteria

Summary							
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Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	pg. 30	25	25	Addressed Criteria
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	pg. 36	25	25	Addressed Criteria
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	pg. 37-39	25	25	Addressed Criteria
B.4.	Identify all positions and their responsibilities.	Percentage	pg. 39-40	50	50	Addressed Criteria
B.5.	Describe compensation to and opportunities for continuing education and training for employees.	Percentage	pg. 40-44	50	50	Addressed Criteria
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg. 44	100	100	Addressed Criteria
B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	pg. 44-45	25	25	Addressed Criteria

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	pg. 45	100	100	Addressed Criteria
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Summary	
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Section C: Safety Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 50	100	100	Addressed Criteria
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg. 53-59	100	100	Addressed Criteria
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 59-65	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 65-66	50	50	Addressed Criteria

Summary	
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Section D: Security Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 68	100	100	Addressed Criteria
	D.1.A. Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					
D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 88	75	75	Addressed Criteria

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

D.2. Cont'd	D.2.A.	Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				
	D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				
	D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A				
	D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A				
	D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A				
D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 71-76	75	75	Addressed Criteria	
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 76-79	35	35	Addressed Criteria	
D.5.	Describe employee training and general security policies.	Percentage	pg. 80	15	15	Addressed Criteria	
Summary							
Section E: Qualification of Owners (400 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 90-91	150	150	Addressed Criteria	
E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg. 92-93	100	100	Addressed Criteria	

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 94	150	150	Addressed Criteria
Summary						
Section F: Neighborhood Compatibility (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 96-107	25	25	Addressed Criteria
F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 107-109	100	100	Addressed Criteria
F.3.	The application includes the following information about the proposed location:					
F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 109-110	50	50	Addressed Criteria
F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 111-113	25	25	Addressed Criteria
F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 113	25	25	Addressed Criteria
F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 113-114	50	50	Addressed Criteria
F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	pg. 118	50	50	Addressed Criteria
F.3.F.	Vicinity map.	All or None	pg. 119	25	25	Addressed Criteria
F.3.G.	Photographs of existing site and buildings.	All or None	pg. 119-120	25	25	Addressed Criteria
F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 120	25	25	Addressed Criteria
Summary						

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Section G: Community Benefits and Investment Plan (500 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.	Percentage	pg. 121-140	500	500	Addressed Criteria
Summary						
Section H: Proposed Location (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.	Percentage	pg. 142-145	100	100	Addressed Criteria
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.	All or None	pg. 145	150	150	Addressed Criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.	Percentage	pg. 147	50	50	Addressed Criteria
Summary						

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

NMG CA 1, LLC dba BaM Body and Mind

Applicant Name / DBA:

1410 Country Club Dr., Madera, CA 93638

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Thursday, August 11, 2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000

Points Awarded: 2,895

Score: **96.50%**

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
Business Plan:					
A.1. Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 7	75	75	Addressed Criteria
A.1. A. Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	pg. 8, PDF #4	50	50	Addressed Criteria
A.1.B. Pro forma for at least three years of operation.	Percentage	pg. 8-12	75	75	Addressed Criteria
A.1.C. A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 7	20	20	Addressed Criteria
Daily Operations (Retail):					
A.2.1. Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A. Describe customer check-in procedures.	Percentage	pg. 17-23	75	75	Addressed Criteria
A.2.1.B. Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 23-24	25	25	Addressed Criteria

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

A.2.1. Cont'd	A.2.1.C.	Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 19, 24	20	20	Addressed Criteria
	A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	pg. 4	10	10	Addressed Criteria
	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 28-34	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during transportation.	N/A	pg. 35-39			1 delivery vehicle
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 39-45	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	pg. 45-52	10	10	Addressed Criteria

Summary							
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Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	pg. 54-55	25	25	Addressed Criteria
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	pg. 56	25	25	Addressed Criteria
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	pg. 61-64	25	25	Addressed Criteria
B.4.	Identify all positions and their responsibilities.	Percentage	pg. 35, 66-70	50	45	Pages 35 the application showed that the applicant would provide a delivery service with a delivery employee. However, review of page 66 through 70 showed that the applicant did not identify the delivery drivers responsibility within the Labor, Equity, Diversity and Inclusion Plan.

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

B.5.	Describe compensation to and opportunities for continuing education and training for employees.	Percentage	pg. 71-79	50	50	Addressed Criteria
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg. 79-80	100	100	Addressed Criteria
B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	pg. 79-80	25	25	Addressed Criteria
B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	PDF File #1 pg. 3-4	100	0	Owner's of the proposed business did not qualify for local status.

Summary						
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Section C: Safety Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 83	100	100	Addressed Criteria
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg. 85-96, 107-109	100	100	Addressed Criteria
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 99-101	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 98	50	50	Addressed Criteria

Summary						
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Section D: Security Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 13	100	100	Addressed Criteria
D.1.A.	Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 124	75	75	Addressed Criteria
D.2.A.	Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				
D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				
D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A				
D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A				
D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A				
D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 111-115	75	75	Addressed Criteria
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 116	35	35	Addressed Criteria
D.5.	Describe employee training and general security policies.	Percentage	pg. 122	15	15	Addressed Criteria
Summary						
Section E: Qualification of Owners (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 125-128	150	150	Addressed Criteria

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg. 129-139	100	100	Addressed Criteria
E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 129-136	150	150	Addressed Criteria

Summary	
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Section F: Neighborhood Compatibility (400 points)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
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F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 141-146	25	25	Addressed Criteria
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F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 146-149	100	100	Addressed Criteria
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F.3.	The application includes the following information about the proposed location:					
F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 150-152	50	50	Addressed Criteria
F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 152	25	25	Addressed Criteria
F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 150-151	25	25	Addressed Criteria
F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 150-151	50	50	Addressed Criteria
F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	pg. 154, PDF #1 pg. 26-40	50	50	Addressed Criteria
F.3.F.	Vicinity map.	All or None	pg. 152-153	25	25	Addressed Criteria
F.3.G.	Photographs of existing site and buildings.	All or None	pg. 155-163	25	25	Addressed Criteria
F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 164	25	25	Addressed Criteria

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

Summary						
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Section G: Community Benefits and Investment Plan (500 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.	Percentage	pg. 165-178	500	500	Addressed Criteria

Summary						
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Section H: Proposed Location (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.	Percentage	pg. 180-182	100	100	Addressed Criteria
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.	All or None	PDF File #5	150	150	Addressed Criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.	Percentage	pg. 183	50	50	Addressed Criteria

Summary						
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City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

OTC Madera LLC dba Off the Charts

Applicant Name / DBA:

427 S. Gateway Dr., Madera CA 93637

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Wednesday, August 3, 2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000

Points Awarded: 2,900

Score: **96.67%**

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
Business Plan:					
A.1. Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 4-7	75	75	Addressed Criteria
A.1. A. Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	PDF File #4	50	50	Addressed Criteria
A.1.B. Pro forma for at least three years of operation.	Percentage	pg. 7-9	75	75	Addressed Criteria
A.1.C. A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 10-11	20	20	Addressed Criteria
Daily Operations (Retail):					
A.2.1. Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A. Describe customer check-in procedures.	Percentage	pg. 14-17	75	75	Addressed Criteria
A.2.1.B. Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 17-19	25	25	Addressed Criteria

City of Madera (Standard) Commercial Cannabis Application Phase II Evaluation Report

A.2.1. Cont'd	A.2.1.C.	Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 19	20	20	Addressed Criteria
	A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	pg. 3-50	10	10	Addressed Criteria
	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 20-25	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during transportation.	N/A	pg. 26-30			4 delivery vehicles
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 30-35	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	pg. 35-50	10	10	Addressed Criteria

Summary							
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Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	pg. 54	25	25	Addressed Criteria
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	pg. 62	25	25	Addressed Criteria
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	pg. 62-66	25	25	Addressed Criteria
B.4.	Identify all positions and their responsibilities.	Percentage	pg. 66-69	50	50	Addressed Criteria
B.5.	Describe compensation to and opportunities for continuing education and training for employees.	Percentage	pg. 69-75	50	50	Addressed Criteria
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg. 75-76	100	100	Addressed Criteria

City of Madera (Standard) Commercial Cannabis Application Phase II Evaluation Report

B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	pg. 76-83	25	25	Addressed Criteria
B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	pg. 83	100	0	Applicant did not qualify for local status.
Summary						
Section C: Safety Plan (300 points)						
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 86	100	100	Addressed Criteria
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg. 87-91	100	100	Addressed Criteria
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 92, 95-97	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 97	50	50	Addressed Criteria
Summary						
Section D: Security Plan (300 points)						
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 101	100	100	Addressed Criteria
D.1.A.	Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 104	75	75	Addressed Criteria
D.2.A.	Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				
D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				
D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A				
D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A				
D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A				
D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 110-116	75	75	Addressed Criteria
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 116-129	35	35	Addressed Criteria
D.5.	Describe employee training and general security policies.	Percentage	pg. 130-133	15	15	Addressed Criteria
Summary						

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Section E: Qualification of Owners (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 134-139	150	150	Addressed Criteria
E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg. 140-145	100	100	Addressed Criteria
E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 145-146	150	150	Addressed Criteria
Summary						
Section F: Neighborhood Compatibility (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 148-152	25	25	Addressed Criteria
F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 156-159	100	100	Addressed Criteria
F.3.	The application includes the following information about the proposed location:					
F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 159-160	50	50	Addressed Criteria
F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 160-161	25	25	Addressed Criteria
F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 160-162	25	25	Addressed Criteria
F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 162-163	50	50	Addressed Criteria
F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	pg. 163-164	50	50	Addressed Criteria
F.3.F.	Vicinity map.	All or None	pg. 165	25	25	Addressed Criteria

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

F.3. Cont'd	F.3.G.	Photographs of existing site and buildings.	All or None	pg. 166	25	25	Addressed Criteria
	F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 167	25	25	Addressed Criteria
Summary							
Section G: Community Benefits and Investment Plan (500 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.		Percentage	pg. 168-179	500	500	Addressed Criteria
Summary							
Section H: Proposed Location (300 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.		Percentage	pg. 180-184	100	100	Addressed Criteria
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.		All or None	PDF File #5 pg. 2	150	150	Addressed Criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.		Percentage	pg. 185-186	50	50	Addressed Criteria
Summary							

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Perfect Union - Madera, LLC

Applicant Name / DBA:

5 E Yosemite Ave., Madera CA 93638

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Monday, August 15, 2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000

Points Awarded: 2,874

Score: **95.80%**

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
Business Plan:					
A.1. Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 26	75	75	Addressed Criteria
A.1.A. Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	pg. 27, PDF File #4 PDF File #1	50	50	Addressed Criteria
A.1.B. Pro forma for at least three years of operation.	Percentage	pg. 28-29	75	64	Review of pages 28 through 29 of the application showed that the applicant's 5-year pro forma did not include an expense category for "Maintenance", "Equipment", "Utilities".
A.1.C. A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 30-32	20	20	Addressed Criteria
Daily Operations (Retail):					
A.2.1. Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A. Describe customer check-in procedures.	Percentage	pg. 32-34	75	75	Addressed Criteria
A.2.1.B. Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 34-36	25	25	Addressed Criteria

City of Madera
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A.2.1. Cont'd	A.2.1.C.	Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 36	20	20	Addressed Criteria
	A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	pg. 37	10	10	Addressed Criteria
	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 37-40	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during transportation.	N/A				No delivery service.
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 41-45	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	pg. 45-53	10	10	Addressed Criteria

Summary							
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Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	pg.54	25	25	Addressed Criteria
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	pg. 29,54-55	25	25	Addressed Criteria
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	pg. 55-57	25	25	Addressed Criteria
B.4.	Identify all positions and their responsibilities.	Percentage	pg. 29, 57-59	50	50	Addressed Criteria
B.5.	Describe compensation to and opportunities for continuing education and training for employees.	Percentage	pg. 59-63	50	50	Addressed Criteria
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg.63	100	100	Addressed Criteria
B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	pg. 63-65	25	25	Addressed Criteria

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	pg. 54-65	100	0	Application showed that the owners of the proposed business were not local.
Summary						
Section C: Safety Plan (300 points)						
		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	Pg. 66	100	100	Addressed Criteria
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg. 66-80	100	100	Addressed Criteria
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 80-82	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 75	50	50	Addressed Criteria
Summary						
Section D: Security Plan (300 points)						
		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 85-86	100	100	Addressed Criteria
D.1.A.	Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					
D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 90, 101	75	75	Addressed Criteria
D.2.A.	Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

D.2. Cont'd	D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				
	D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A				
	D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A				
	D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A				
D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 87-96, 102-109	75	75	Addressed Criteria	
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 92-96, 99, 109-122	35	35	Addressed Criteria	
D.5.	Describe employee training and general security policies.	Percentage	pg. 98-117	15	15	Addressed Criteria	
Summary							
Section E: Qualification of Owners (400 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 123-129	150	150	Addressed Criteria	
E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg. 123-129	100	100	Addressed Criteria	
E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg.129-130	150	150	Addressed Criteria	
Summary							
Section F: Neighborhood Compatibility (400 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 131-140	25	25	Addressed Criteria	

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 140-141	100	100	Addressed Criteria
F.3.	The application includes the following information about the proposed location:					
F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 142-148	50	50	Addressed Criteria
F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 149	25	25	Addressed Criteria
F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 149-150	25	25	Addressed Criteria
F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 150	50	50	Addressed Criteria
F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	pg. 150-154	50	50	Addressed Criteria
F.3.F.	Vicinity map.	All or None	pg. 155	25	25	Addressed Criteria
F.3.G.	Photographs of existing site and buildings.	All or None	pg. 155-156	25	25	Addressed Criteria
F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 157	25	25	Addressed Criteria
Summary						
Section G: Community Benefits and Investment Plan (500 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.	Percentage	pg. 158-162	500	500	Addressed Criteria

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

Summary						
Section H: Proposed Location (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.	Percentage	pg. 163-166	100	85	Review of pages 163 through 166 showed that "Section H: Proposed Location" did not include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/ rights-of-way, and neighboring businesses on the parcel.
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.	All or None	PDF File #5	150	150	Addressed Criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.	Percentage	pg. 164-166	50	50	Addressed Criteria
Summary						

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Phenos of Madera, Inc. dba Phenos of Madera

Applicant Name / DBA:

301 E Yosemite Avenue, Madera, CA 93638

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Wednesday, August 10, 2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000 Points Awarded: 2,765

Score: **92.17%**

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
Business Plan:					
A.1. Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 4, 23-25	75	75	Addressed Criteria
A.1.A. Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	pg. 4,26 File #4	50	50	Addressed Criteria
A.1.B. Pro forma for at least three years of operation.	Percentage	pg. 4, 28	75	75	Addressed Criteria
A.1.C. A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 4-5	20	20	Addressed Criteria
Daily Operations (Retail):					
A.2.1. Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A. Describe customer check-in procedures.	Percentage	pg. 5-8	75	75	Addressed Criteria
A.2.1.B. Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 8-9	25	25	Addressed Criteria

City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

A.2.1. Cont'd	A.2.1.C.	Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 10-16	20	20	Addressed Criteria
	A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	pg. 16	10	10	Addressed Criteria
	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 16, 29-32	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during transportation.	N/A				No delivery service
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 17-20	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	pg. 20-21	10	10	Addressed Criteria

Summary							
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Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	pg. 33	25	25	Addressed Criteria
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	pg. 33	25	25	Addressed Criteria
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	pg. 33-34	25	25	Addressed Criteria
B.4.	Identify all positions and their responsibilities.	Percentage	pg. 34-35	50	50	Addressed Criteria
B.5.	Describe compensation to and opportunities for continuing education and training for employees.	Percentage	pg. 36	50	50	Addressed Criteria
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg. 36-37	100	100	Addressed Criteria
B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	pg. 37	25	25	Addressed Criteria

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B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	pg. 37	100	0	Applicant stated this section was "N/A". No further information was provided in the application.
Summary						
Section C: Safety Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 38, 40	100	0	In lieu of providing a detailed safety plan prepared by a California Professional Fire Prevention and Suppression Consultant, the applicant provided an email from the City of Madera Fire Marshall, Matthew Tarr which stated that, "Fire Prevention does not need a detailed analysis for a dispensary only site. Such a site is no more hazardous than any cigarette shop in town." Section C(1) of Resolution 21-169 Cannabis Procedure Guidelines - 12.01.21, states that, "The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant."
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg. 38	100	70	Applicant's Safety Plan did not describe all fire prevention and suppression measures or evacuation routes.
C.3.	Describes all accident and incident reporting procedures.	All or None	pg.38-39	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 39	50	50	Addressed Criteria
Summary						
Section D: Security Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 41	100	100	Addressed Criteria
D.1.A.	Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					

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D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 45	75	75	Addressed Criteria
D.2.A.	Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				
D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				
D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A				
D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A				
D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A				
D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 41-49	75	75	Addressed Criteria
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 42-63	35	35	Addressed Criteria
D.5.	Describe employee training and general security policies.	Percentage	pg. 43-44	15	15	Addressed Criteria
Summary						
Section E: Qualification of Owners (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 64-68	150	150	Addressed Criteria

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E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg.68-82	100	100	Addressed Criteria
E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 68	150	150	Addressed Criteria
Summary						
Section F: Neighborhood Compatibility (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 83-86	25	25	Addressed Criteria
F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg.86-88, 98	100	100	Addressed Criteria
F.3.	The application includes the following information about the proposed location:					
F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 88-89 93-97	50	50	Addressed Criteria
F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg.89	25	25	Addressed Criteria
F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 89-90	25	25	Addressed Criteria
F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 90	50	50	Addressed Criteria
F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	pg. 102-103 File #1 pg. 10-11	50	50	Addressed Criteria
F.3.F.	Vicinity map.	All or None	pg. 91	25	25	Addressed Criteria
F.3.G.	Photographs of existing site and buildings.	All or None	pg. 104	25	25	Addressed Criteria
F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 92	25	25	Addressed Criteria

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Summary						
Section G: Community Benefits and Investment Plan (500 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.	Percentage	pg. 150	500	500	Addressed Criteria
Summary						
Section H: Proposed Location (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.	Percentage	pg. 151-156	100	95	Review of section H showed that the applicant's proposed location did not include a narrative description of the neighboring businesses on the parcel.
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.	All or None	File #5	150	150	Addressed Criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.	Percentage	pg. 156	50	50	Addressed Criteria
Summary						

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

**Responsible and Compliant Retail Madera, LLC
dba Embarc Madera**

Applicant Name / DBA:

530 E. Yosemite Ave., Madera, CA 93638

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

7/18/2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000

Points Awarded: 3,000

Score: 100%

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation	
Business Plan:						
A.1.	Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 8	75	75	Addressed Criteria
A.1. A.	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	File #4	50	50	Addressed Criteria
A.1.B.	Pro forma for at least three years of operation.	Percentage	PG. 12	75	75	Addressed Criteria
A.1.C.	A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 14-18	20	20	Addressed Criteria
Daily Operations (Retail):						
A.2.1.	Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A.	Describe customer check-in procedures.	Percentage	pg. 22-25	75	75	Addressed Criteria
A.2.1.B.	Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 25-27	25	25	Addressed Criteria

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A.2.1. Cont'd	A.2.1.C.	Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 27	20	20	Addressed Criteria
	A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	pg. 27	10	10	Addressed Criteria
	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 29	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during transportation.	N/A	pg. 30-32			2 delivery vehicles
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 35-47	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	pg. 47-53	10	10	Addressed Criteria

Summary							
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Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	pg. 54-55	25	25	Addressed Criteria
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	pg. 55	25	25	Addressed Criteria
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	pg. 55-63	25	25	Addressed Criteria
B.4.	Identify all positions and their responsibilities.	Percentage	pg. 63-66	50	50	Addressed Criteria
B.5.	Describe compensation to and opportunities for continuing education and training for employees.	Percentage	pg. 66-69	50	50	Addressed Criteria
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg. 69-70	100	100	Addressed Criteria

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B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	pg. 70-72	25	25	Addressed Criteria
B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	pg. 72	100	100	Addressed Criteria

Summary						
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Section C: Safety Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 73-74	100	100	Addressed Criteria
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg. 74-75	100	100	Addressed Criteria
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 76-81	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 82	50	50	Addressed Criteria

Summary						
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Section D: Security Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 83-84	100	100	Addressed Criteria
	D.1.A. Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					

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D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 89-90	75	75	Addressed Criteria
D.2.A.	Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				
D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				
D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A				
D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A				
D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A				
D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 92-101	75	75	Addressed Criteria
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 104-106	35	35	Addressed Criteria
D.5.	Describe employee training and general security policies.	Percentage	pg. 106-112	15	15	Addressed Criteria
Summary						

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Section E: Qualification of Owners (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 113-124	150	150	Addressed Criteria
E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg. 124-128	100	100	Addressed Criteria
E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 128-130	150	150	Addressed Criteria
Summary						
Section F: Neighborhood Compatibility (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 133-141	25	25	Addressed Criteria
F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 142-144	100	100	Addressed Criteria
F.3.	The application includes the following information about the proposed location:					
F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 144-149	50	50	Addressed Criteria
F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 149	25	25	Addressed Criteria
F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 149-154	25	25	Addressed Criteria
F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 149-154	50	50	Addressed Criteria
F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	PDF #1 pg. 12-28	50	50	Addressed Criteria
F.3.F.	Vicinity map.	All or None	pg. 158	25	25	Addressed Criteria

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F.3. Cont'd	F.3.G.	Photographs of existing site and buildings.	All or None	pg. 158	25	25	Addressed Criteria
	F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 158	25	25	Addressed Criteria
Summary							
Section G: Community Benefits and Investment Plan (500 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.		Percentage	pg. 159-180	500	500	Addressed Criteria
Summary							
Section H: Proposed Location (300 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.		Percentage	pg. 181-182	100	100	Addressed Criteria
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.		All or None	pdf #5 pg. 2	150	150	Addressed Criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.		Percentage	pg. 183-184	50	50	Addressed Criteria
Summary							

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Retail NM, LLC dba Nectar

Applicant Name / DBA:

115 N D St. Madera, CA 93638

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Wednesday, August 10, 2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000 Points Awarded: 2,900

Score: **96.67%**

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation	
Business Plan:						
A.1.	Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 4-6	75	75	Addressed Criteria
A.1.A.	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	PDF File #4	50	50	Addressed Criteria
A.1.B.	Pro forma for at least three years of operation.	Percentage	pg. 7-9	75	75	Addressed Criteria
A.1.C.	A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 10-11	20	20	Addressed Criteria
Daily Operations (Retail):						
A.2.1.	Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A.	Describe customer check-in procedures.	Percentage	pg. 14-17	75	75	Addressed Criteria
A.2.1.B.	Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 17-18	25	25	Addressed Criteria

City of Madera
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A.2.1. Cont'd	A.2.1.C.	Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 19	20	20	Addressed Criteria
	A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	pg. 19-20	10	10	Addressed Criteria
	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 20-24	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during	N/A	pg. 25-29			4 delivery vehicles
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 29-33	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	pg. 33-40	10	10	Addressed Criteria
Summary							
Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).		All or None	pg. 57	25	25	Addressed Criteria
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.		All or None	pg. 63	25	25	Addressed Criteria
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.		All or None	pg. 63-67	25	25	Addressed Criteria
B.4.	Identify all positions and their responsibilities.		Percentage	pg. 67-73	50	50	Addressed Criteria
B.5.	Describe compensation to and opportunities for continuing education and training for employees.		Percentage	pg. 73-79	50	50	Addressed Criteria

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B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg. 4,79	100	100	Addressed Criteria
B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	pg. 80-87	25	25	Addressed Criteria
B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	pg. 87	100	0	Application showed that the owners of the proposed business were not local.

Summary						
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Section C: Safety Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 90	100	100	Addressed Criteria
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg. 91-95	100	100	Addressed Criteria
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 96, 99-101	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 101	50	50	Addressed Criteria

Summary						
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Section D: Security Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 105	100	100	Addressed Criteria
	D.1.A. Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					

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D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 108	75	75	Addressed Criteria
D.2.A.	Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				
D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				
D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A				
D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A				
D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A				
D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 110-118	75	75	Addressed Criteria
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 124-131	35	35	Addressed Criteria
D.5.	Describe employee training and general security policies.	Percentage	pg. 133-136	15	15	Addressed Criteria
Summary						
Section E: Qualification of Owners (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 137-152	150	150	Addressed Criteria
E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg. 137-152	100	100	Addressed Criteria

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E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 153-154	150	150	Addressed Criteria
Summary						
Section F: Neighborhood Compatibility (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 156-160	25	25	Addressed Criteria
F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 164-166	100	100	Addressed Criteria
F.3.	The application includes the following information about the proposed location:					
F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 167-168	50	50	Addressed Criteria
F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 168	25	25	Addressed Criteria
F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 168-170	25	25	Addressed Criteria
F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 169-170	50	50	Addressed Criteria
F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	PDF File #1 pg. 21-38	50	50	Addressed Criteria
F.3.F.	Vicinity map.	All or None	pg. 172	25	25	Addressed Criteria
F.3.G.	Photographs of existing site and buildings.	All or None	pg. 172-173	25	25	Addressed Criteria
F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 174	25	25	Addressed Criteria
Summary						

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Section G: Community Benefits and Investment Plan (500 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.	Percentage	pg. 175-187	500	500	Addressed Criteria
Summary						
Section H: Proposed Location (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.	Percentage	pg. 189-190	100	100	Addressed Criteria
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.	All or None	PDF File #5	150	150	Addressed Criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.	Percentage	pg. 194-195	50	50	Addressed Criteria
Summary						

City of Madera

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Shryne Madera, LLC dba Stiizy Madera

Applicant Name / DBA:

1105 Country Club Dr., Madera, CA 93638

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Tuesday, August 16, 2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000 Points Awarded: 3,000

Score: 100.00%

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation	
Business Plan:						
A.1.	Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 2-3	75	75	Addressed Criteria
A.1.A.	Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	pg. 4 PDF File #4	50	50	Addressed Criteria
A.1.B.	Pro forma for at least three years of operation.	Percentage	pg.5-6	75	75	Addressed Criteria
A.1.C.	A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 7-9	20	20	Addressed Criteria
Daily Operations (Retail):						
A.2.1.	Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A.	Describe customer check-in procedures.	Percentage	pg. 9-12	75	75	Addressed Criteria
A.2.1.B.	Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 12-14	25	25	Addressed Criteria
A.2.1.C.	Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 15-17	20	20	Addressed Criteria

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(Standard) Commercial Cannabis Application Phase II Evaluation Report

A.2.1. Cont'd	A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	pg. 18	10	10	Addressed Criteria
	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 19-22	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during transportation.	N/A	pg. 23-27			Addressed Criteria
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 27-31	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	pg. 31-32	10	10	Addressed Criteria

Summary							
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Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	pg. 34-37	25	25	Addressed Criteria
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	pg. 38	25	25	Addressed Criteria
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	pg. 38-40	25	25	Addressed Criteria
B.4.	Identify all positions and their responsibilities.	Percentage	pg. 41-42	50	50	Addressed Criteria
B.5.	Describe compensation to and opportunities for continuing education and training for employees.	Percentage	pg. 42-47	50	50	Addressed Criteria
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg. 47	100	100	Addressed Criteria
B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	pg. 47-48	25	25	Addressed Criteria
B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	pg. 48-49	100	100	Addressed Criteria

Summary							
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City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Section C: Safety Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 50-54	100	100	Addressed Criteria
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg. 54-65	100	100	Addressed Criteria
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 65-68	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 69	50	50	Addressed Criteria
Summary						
Section D: Security Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 70	100	100	Addressed Criteria
D.1.A.	Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					
D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 71-79	75	75	Addressed Criteria
D.2.A.	Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				
D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				
D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A				
D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A				

City of Madera (Standard) Commercial Cannabis Application Phase II Evaluation Report

D.2. Cont'd	D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A				
D.3.		Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 79-85	75	75	Addressed Criteria
D.4.		Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 85-90	35	35	Addressed Criteria
D.5.		Describe employee training and general security policies.	Percentage	pg. 91-96	15	15	Addressed Criteria
Summary							
Section E: Qualification of Owners (400 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.		Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 97-102	150	150	Addressed Criteria
E.2.		Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg.102-109	100	100	Addressed Criteria
E.3.		Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 110-111	150	150	Addressed Criteria
Summary							
Section F: Neighborhood Compatibility (400 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.		Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 112-119	25	25	Addressed Criteria
F.2.		Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 119-121	100	100	Addressed Criteria

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F.3.	The application includes the following information about the proposed location:						
	F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 122-125	50	50	Addressed Criteria
	F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 126-128	25	25	Addressed Criteria
	F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 128	25	25	Addressed Criteria
	F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg.129	50	50	Addressed Criteria
	F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	pg. 130-131	50	50	Addressed Criteria
	F.3.F.	Vicinity map.	All or None	pg. 132	25	25	Addressed Criteria
	F.3.G.	Photographs of existing site and buildings.	All or None	pg. 133	25	25	Addressed Criteria
	F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 134	25	25	Addressed Criteria

Summary						
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Section G: Community Benefits and Investment Plan (500 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.	Percentage	pg. 135-142	500	500	Addressed Criteria

Summary						
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City of Madera
(Standard) Commercial Cannabis Application Phase II Evaluation Report

Section H: Proposed Location (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.	Percentage	143	100	100	Addressed Criteria
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.	All or None	File #5	150	150	Addressed Criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.	Percentage	pg. 143, 149-150	50	50	Addressed Criteria
Summary						

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Sugarpine 559, Inc.

Applicant Name / DBA:

231 South C. Street, Madera, CA 93638

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Wednesday, July 27, 2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000

Points Awarded: 2,992

Score: **99.73%**

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
Business Plan:					
A.1. Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 1, 13-14	75	75	Addressed Criteria
A.1.A. Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	pg. 1, 7-12	50	50	Addressed Criteria
A.1.B. Pro forma for at least three years of operation.	Percentage	pg. 1, 13-14	75	75	Addressed Criteria
A.1.C. A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 15-16	20	20	Addressed Criteria
Daily Operations (Retail):					
A.2.1. Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A. Describe customer check-in procedures	Percentage	pg. 1-2	75	75	Addressed Criteria
A.2.1.B. Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 2-3	25	25	Addressed Criteria

City of Madera (Standard) Commercial Cannabis Application Phase II Evaluation Report

A.2.1. Cont'd	A.2.1.C.	Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 3	20	20	Addressed Criteria
	A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	pg. 3	10	10	Addressed Criteria
	A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 3-4	20	20	Addressed Criteria
	A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during transportation.	N/A	pg. 5-6			3 delivery vehicles
	A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 6	20	20	Addressed Criteria
	A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	pg. 6	10	10	Addressed Criteria

Summary							
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Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	pg. 17, 19	25	25	Addressed Criteria
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	pg. 17	25	25	Addressed Criteria
B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	pg. 17	25	25	Addressed Criteria
B.4.	Identify all positions and their responsibilities.	Percentage	pg. 17	50	45	Review of pages 5 and 6 of the application showed that the applicant would provide a delivery service with a delivery driver. However, review of page 17 through 20 showed that the applicant did not identify the delivery drivers responsibility within the Labor, Equity, Diversity and Inclusion Plan.

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B.5.	Describe compensation to and opportunities for continuing education and training for employees.	Percentage	pg.17	50	50	Addressed Criteria
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg.18	100	100	Addressed Criteria
B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	pg. 18	25	25	Addressed Criteria
B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	pg. 18, 21-39	100	100	Addressed Criteria
Summary						
Section C: Safety Plan (300 points)						
		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 41	100	100	Addressed Criteria
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg. 41-48	100	100	Addressed Criteria
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 45-47	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 47	50	50	Addressed Criteria
Summary						
Section D: Security Plan (300 points)						
		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 49	100	100	Addressed Criteria
D.1.A.	Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					

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D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage		75	72	Review of page 72 of the application showed that the applicant's Premises Security Diagram did not meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram as the premises diagram did not include assigned camera numbers to each camera for identification purposes.
D.2.A.	Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				
D.2.B.	Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				
D.2.C.	Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A				
D.2.D.	The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A				
D.2.E.	If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A				
D.3.	Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 51-56	75	75	Addressed Criteria
D.4.	Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 58-61	35	35	Addressed Criteria
D.5.	Describe employee training and general security policies.	Percentage	pg. 63-64	15	15	Addressed Criteria
Summary						

City of Madera

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Section E: Qualification of Owners (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 73	150	150	Addressed Criteria
E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg. 73-74	100	100	Addressed Criteria
E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 73-74	150	150	Addressed Criteria
Summary						
Section F: Neighborhood Compatibility (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 75	25	25	Addressed Criteria
F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 76	100	100	Addressed Criteria
F.3.	The application includes the following information about the proposed location:					
F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 77-78	50	50	Addressed Criteria
F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 77	25	25	Addressed Criteria
F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 77	25	25	Addressed Criteria
F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg. 77	50	50	Addressed Criteria
F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	pg. 88-93	50	50	Addressed Criteria
F.3.F.	Vicinity map.	All or None	pg. 78	25	25	Addressed Criteria

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F.3. Cont'd	F.3.G.	Photographs of existing site and buildings.	All or None	pg. 79-84	25	25	Addressed Criteria
	F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 85-87	25	25	Addressed Criteria
Summary							
Section G: Community Benefits and Investment Plan (500 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.		Percentage	pg. 94-95	500	500	Addressed Criteria
Summary							
Section H: Proposed Location (300 points)			Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.		Percentage	pg. 96	100	100	Addressed Criteria
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.		All or None	Section H pdf. pg. 1	150	150	Addressed Criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.		Percentage	pg. 97	50	50	Addressed Criteria
Summary							

City of Madera

(Standard) Commercial Cannabis Application Phase II Evaluation Report

Zen Garden of Madera, Inc. dba Zen Garden

Applicant Name / DBA:

700 South G Street, Madera, CA 93637

Proposed Location / Physical Address:

Retail Storefront

License Type:

Original Report

Report Type:

Monday, August 8, 2022

Report Date:

Complete Upon Initial Review.

Report Status:

Points Available: 3,000

Points Awarded: 2,932

Score: **97.73%**

PHASE II: APPLICATION EVALUATION AND REVIEW (3,000 Points)

During this application period the City will allow up to six (6) cannabis business permits. The Procedure Guidelines and Review Criteria constitute the application process and are adopted pursuant to the City of Madera Municipal Code (MMC) Section 6-5.13 and Title X, Chapter 3 (Zoning Regulations). Applications will be reviewed and scored using a merit-based system. At a minimum the top ten (10) applicants who score a minimum of 90% or higher (2,700 points) in Phase II may be eligible to advance to Phase III. However, the City may at its sole discretion select more than ten (10) applicants based on the quantity and the overall quality of applications the City receives. Notice of the results of Phase II will be provided in writing via email to the primary contact listed on the application.

Section A: Business Plan (400 pts)	Scoring Basis	Page Number	Points Available	Points Received	Evaluation
Business Plan:					
A.1. Budget for construction, operations, maintenance, compensation of employees, equipment, property lease, security equipment and staff, City fees, state fees, utility costs, product purchases, and other anticipated costs. Budget demonstrates sufficient capital to pay startup costs at least 3 months of operating costs and a describes sources and use of funds.	Percentage	pg. 13-22 PDF File #4	75	57	Review of applicant did not demonstrate sufficient capital to pay startup costs and at least 3 months of operating costs.
A.1. A. Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit, or other equivalent assets which can be verified by the City.	All or None	pg. 13-17 PDF File #4	50	0	Application contained a commitment letter in the amount of [REDACTED] from [REDACTED] (PDF #4, page 2). However, the accompanied bank statements in PDF File #4 failed to demonstrate sufficient capitalization to fund the [REDACTED] loan commitment (PDF #4, pages 3-15). Additionally, the supporting documents contained within PDF File #4 were inconsistent with the proof of capital narrative illustrated on page 13 of PDF File #2. As such, the applicant's source of capital could not be verified.
A.1.B. Pro forma for at least three years of operation.	Percentage	pg. 18-22	75	75	Addressed Criteria
A.1.C. A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.	All or None	pg. 22-23	20	20	Addressed Criteria

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Daily Operations (Retail):						
A.2.1.	Describes the day-to-day operations which meet best practice if you are applying for a RETAIL permit, including at a minimum the following criteria:					
A.2.1.A.	Describe customer check-in procedures.	Percentage	pg. 24-25	75	75	Addressed Criteria
A.2.1.B.	Identify the location and procedures for receiving deliveries during business hours.	All or None	pg. 25-27	25	25	Addressed Criteria
A.2.1.C.	Describe the Point-of-Sale system to be used (including name), how it will interact with the states track-and-trace system, and the number of Point-of-Sale locations at full capacity.	All or None	pg. 28	20	20	Addressed Criteria
A.2.1.D.	Estimate the number of customers to be served per hour/day.	All or None	pg. 28-29	10	10	Addressed Criteria
A.2.1.E.	Describe the proposed product line to be sold (including brand names), and estimate of the percentage of sales of flower and manufactured products.	Percentage	pg. 29-30	20	20	Addressed Criteria
A.2.1.F.	If proposed, describe delivery service procedures, number of vehicles and product security during transportation.	N/A	pg. 30			1 delivery vehicle
A.2.1.G.	Describes how the Cannabis Business will conform to local and state laws. See MMC Sections 6-5.40 and Title X.	Percentage	pg. 35-39	20	20	Addressed Criteria
A.2.1.H.	Describes how cannabis will be tracked and monitored to prevent diversion.	All or None	pg. 40-41	10	10	Addressed Criteria
Summary						
Section B: Labor, Equity, Diversity, and Inclusion Plan (400 pts)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
B.1.	Describe the extent business will include recognition of the collective bargaining rights of employees in accordance with Section 6-5.13 (G).	All or None	pg. 43-44	25	25	Addressed Criteria
B.2.	Identify the number of employees at initial opening and maximum number of employees at full capacity.	All or None	pg. 45	25	25	Addressed Criteria

City of Madera (Standard) Commercial Cannabis Application Phase II Evaluation Report

B.3.	Describe the diversity and inclusion programs that will be developed to embrace a diverse work force with a diverse set of perspectives, work and life experiences, religious, and cultural differences that provide equal opportunities for employee development.	All or None	pg. 45-46	25	25	Addressed Criteria
B.4.	Identify all positions and their responsibilities.	Percentage	pg. 46-55	50	50	Addressed Criteria
B.5.	Describe compensation to and opportunities for continuing education and training for employees.	Percentage	pg. 55-56	50	50	Addressed Criteria
B.6.	Describe whether the cannabis business is committed to offering employees a Living Wage.	All or None	pg. 56	100	100	Addressed Criteria
B.7.	Describe the benefits provided to employees such as health care, vacation, and medical leave, to the degree they are offered as part of employment.	All or None	pg. 56	25	25	Addressed Criteria
B.8.	Describe the extent to which the cannabis business will be locally owned and how the owner(s) have resided within the County of Madera for at least one year prior to June 1, 2021.	All or None	pg. 57-59	100	100	Addressed Criteria
Summary						
Section C: Safety Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
C.1.	The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.	All or None	pg. 60	100	100	Addressed Criteria
C.2.	Describes all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems in place.	Percentage	pg.62-68	100	100	Addressed Criteria
C.3.	Describes all accident and incident reporting procedures.	All or None	pg. 68-76	50	50	Addressed Criteria
C.4.	Identify all known chemicals, gases, solvents and nutrients to be used and stored on the licensed premises. Identify storage location and how each will be secured.	Percentage	pg. 77-78	50	50	Addressed Criteria
Summary						

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(Standard) Commercial Cannabis Application Phase II Evaluation Report

Section D: Security Plan (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
D.1.	The Security Plan shall be prepared and/or assessed by a professional security consultant.	All or None	pg. 78	100	100	Addressed Criteria
	D.1.A. Plan shall demonstrate how the cannabis business wishes to develop the floor plan and address other security issues on the property.					
D.2.	Premises Diagram. In addition to the site plans submitted for the Proposed Location (in Section H of Appendix A), a separate Premises Diagram must be included in this Security Plan section (Section D) of the application. Diagram must meet the requirements of the Department of Cannabis Control DCR Title 4, Division 19, §15006 Premises Diagram.	Percentage	pg. 80	75	75	Addressed Criteria
	D.2.A. Diagram shall show boundaries of property and proposed location to be licensed and show all boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways, and shall include a brief statement or description of the principal activity to be conducted therein.	N/A				
	D.2.B. Diagram shall show and identifies commercial cannabis activities to take place in each area of the premises and identify all limited-access areas.	N/A				
	D.2.C. Diagram shall show all camera locations and include assigned an number to each camera for identification purposes.	N/A				
	D.2.D. The diagram shall be accurate, dimensioned and to-scale (minimum scale of 1/4").	N/A				
	D.2.E. If the proposed location consists of only a portion of a property, the diagram is labeled indicating which part of the property will be used for the licensed premises and what activities will be used for the remaining property.	N/A				
	D.3. Describe operational security, including general security for access/visitor control, inventory control and cash handling procedures.	Percentage	pg. 81-89	75	75	
D.4. Describe perimeter security, on-site security guards, proposed guard hours and their responsibilities, and lighting.	Percentage	pg. 89-93	35	35		
D.5. Describe employee training and general security policies.	Percentage	pg. 93-103	15	15	Addressed Criteria	

City of Madera

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Summary						
Section E: Qualification of Owners (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
E.1.	Demonstrate the business owner's experience in owning, managing, and operating a cannabis business. Evidence that prior experience was from legally permitted activities.	Percentage	pg. 103-107	150	150	Addressed Criteria
E.2.	Demonstrate knowledge of the cannabis industry, including identification of how industry best practices and state regulations have been incorporated in existing/prior legal businesses outside the City of Madera.	Percentage	pg. 107	100	100	Addressed Criteria
E.3.	Describe the involvement of the ownership team in the day-to-day operation of the business.	Percentage	pg. 108	150	150	Addressed Criteria
Summary						
Section F: Neighborhood Compatibility (400 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
F.1.	Describe how the business will proactively address and respond to complaints related to noise, light, odor, and vehicle and pedestrian traffic and avoid becoming a nuisance or negative impact.	Percentage	pg. 110-113	25	25	Addressed Criteria
F.2.	Describe the waste management plan including: waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the vendor in charge of disposal.	Percentage	pg. 113-118	100	100	Addressed Criteria
F.3.	The application includes the following information about the proposed location:					
F.3.A.	Physical address and a detailed description of the proposed location, including overall property, building, and interior floor plan.	Percentage	pg. 120-122	50	50	Addressed Criteria
F.3.B.	Describes all known nearby State and local sensitive use areas. <small>(Business must have the appropriate zoning locational requirements described in MMC sections 6-5.33 and Title X)</small>	All or None	pg. 122	25	25	Addressed Criteria
F.3.C.	Lists nearby, well-traveled paths to schools and describes how the business will proactively protect youth on these paths from exposure to the cannabis business.	All or None	pg. 122	25	25	Addressed Criteria

City of Madera (Standard) Commercial Cannabis Application Phase II Evaluation Report

F.3. Cont'd	F.3.D.	Describes how the business will proactively take steps about community concerns to protect the youth generally from the impacts of the cannabis business.	Percentage	pg.122	50	50	Addressed Criteria
	F.3.E.	Proof of ownership, lease agreement, or a Letter of Intent to Lease.	All or None	PDF #1 pg. 23-25	50	50	Addressed Criteria
	F.3.F.	Vicinity map.	All or None	pg. 123	25	25	Addressed Criteria
	F.3.G.	Photographs of existing site and buildings.	All or None	pg. 124-126	25	25	Addressed Criteria
	F.3.H.	Evidence that the location has access to public transportation for employees or customers.	All or None	pg. 125	25	25	Addressed Criteria

Summary							
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Section G: Community Benefits and Investment Plan (500 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
G.1.	Describes benefits the business will provide to the local community. May include: directly aiding, participating in, volunteer services, monetary donations, financial support, funding, and or any other economic incentives to the City or other charitable organizations in which will help achieve the strategic policy goals of the City Council in permitting cannabis businesses in the City of Madera.	Percentage	pg. 127-134	500	500	Addressed Criteria

Summary							
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Section H: Proposed Location (300 points)		Scoring Basis	Page Number	Points Available	Points Received	Evaluation
H.	In addition to the location details required in the Security Plan, the application shall include a thorough narrative description of the proposed location, including overall site, existing and/or proposed building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way, and neighboring businesses on the parcel.	Percentage	pg. 135-138	100	100	Addressed Criteria
H.1.	Applicant must have the appropriate zoning and meet all the locational requirements as described in MMC Section 6-5.33 and Title X.	All or None	PDF #2	150	150	Addressed Criteria
H.2.	In addition to the Site Diagram submitted with the Security Plan above, application must include a (Site) diagram depicting all details described in the narrative description of the proposed location.	Percentage	pg. 142	50	50	Addressed Criteria
Summary						