



Oxnard Commercial Cannabis Application Phase 2 Evaluation Report

CCB 2021-23 - Haven #8 LLC dba Haven

Tracking Number - Applicant Name/DBA

220 South A Street, Oxnard, CA 93030

Proposed Location

Retail (Store-front)

License Type

SCORE SUMMARY

1,196 Points Received

1,200 Points Available

99.67% Score

Pass CBA & Local Equity Program

Criteria	<i>Scoring Basis</i>	Points Available	Points Received	Evaluation
1 Business Plan (500 pts)		500	500	
1.1 A budget for construction, operation and maintenance, compensation of employees, equipment costs, utility cost, and other operation costs.	<i>Percentage</i>	85	85	Addressed criteria.
1.2 Proof of capitalization in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.	<i>Percentage</i>	90	90	Addressed criteria.
1.3 3-year pro forma for at least three years of operation.	<i>Percentage</i>	85	85	Addressed criteria.
1.4 Fully describe hours of operation and opening and closing procedures.	<i>All or none</i>	50	50	Addressed criteria.
1.5 Fully describe the day-to-day operations for each license type being sought.	<i>Percentage</i>	90	90	Addressed criteria.
1.5.1 Additional criteria for RETAIL applications only:				
a. Describe customer check-in procedures.				
b. Identify location and procedures for receiving deliveries during business hours.				
c. Identify number of Point-of-Sales location and estimated number of customers to be served per hour/day.				
d. Describe the proposed product line and estimate the percentage of sales of flower and manufactured products.				
e. Describe the product handling procedures.				
f. If proposed, describe delivery service procedures, number of vehicles and product security during transportation.				
1.6 Fully describe cash handling procedures.	<i>All or none</i>	50	50	Addressed criteria.
1.7 Fully describe inventory control procedures including identification of point-of-sales and track and trace software.	<i>All or none</i>	50	50	Addressed criteria.
Summary	<p>The proposed business is owned 50/50 by CEO Michael Simonian and COO Mark Simonian. Budget for construction and startup costs was projected to be approximately \$300k, and the building purchase will be \$1.05M. Funding will be provided through a loan of no less than \$3M from financial interest holder Jeff Theders, who provided proof of funds for approx. \$4.6M. Estimated opening: October 2021. The proposed business will have 4 POS terminals and use the Blaze Retail POS system. Proposed product line will include flower (projected to be 30% of sales), cartridges (30%), edibles (20%), prerolls (10%) and other manufactured products (10%), and will include brands like Claybourne Co., Ember Valley, Kanha, Kiva Confections, and Stiilizy. Annual revenue projections start at approximately \$700k in Year 1 and grow to \$14.5M by Year 4.</p>			



Oxnard Commercial Cannabis Application Phase 2 Evaluation Report

CCB 2021-23 - Haven #8 LLC dba Haven

Tracking Number - Applicant Name/DBA

Criteria	Scoring Basis	Points Available	Points Received	Evaluation
2 Labor and Employment Plan (300 pts)		300	300	
2.1 Describe compensation to and opportunities for continuing education and employee training.	<i>Percentage</i>	105	105	Addressed criteria.
2.2 Describe the extent to which the CCB will be a locally managed enterprise whose owners and/or managers reside within the Ventura County area.	<i>All or none</i>	45	45	Addressed criteria.
2.3 Describe the number of employees, title/position and their respective responsibilities.	<i>Percentage</i>	105	105	Addressed criteria.
2.4 Thoroughly describe employee policies and procedures (complete manuals are not required to be submitted).	<i>All or none</i>	45	45	Addressed criteria.
<p>Summary Proposed business expects to start with 12 management and staff employees in Month 1 and grow to 20 employees by Month 20. Applicant committed to paying no less than \$15 per hour, and provided an employee compensation schedule showing that starting salaries will range between \$16-21 per hour. Employee benefits include group health care, paid time off, pet adoption stipends, flexible shifts, a 401k plan (as soon as financially feasible), employee discounts, bonuses, life insurance, and tuition reimbursement. Proposed business has reached out to UFCW Local 770 to discuss and enter into a Labor Peace Agreement. The training program includes a 5 day schedule, focusing on one main topic per day. The ownership team resides outside the Oxnard/Ventura County area but committed to seeking to hire 100% of all positions (including management roles) from within the City of Oxnard. At a minimum, however, it will hire no less than 75% from the City and has developed a 4-step local recruitment plan. The business' pathway for advancing employees within the company is reflected in the Employee Organizational Chart.</p>				

Criteria	Scoring Basis	Points Available	Points Received	Evaluation
3 Safety Plan (200 pts)		200	196	
3.1 The Safety Plan shall be prepared by a professional fire prevention and suppression consultant. An assessment of the facility's fire safety plan by a qualified licensed fire prevention and suppression consultant. An appropriate plan will consider all possible fire, hazardous material, and inhalation issues/threats and will have both written and physical mechanisms in place to deal with each specific situation. Identify all gases and/or chemicals to be used and their storage locations (testing).	<i>Percentage</i>	70	66	Safety plan addressed the minimum required topics and described in detail how it would comply with CA Fire Code, but provided little information on safety/emergency situations beyond what was required to be referenced by criteria 3.2-3.10. Applicants who received full points addressed additional safety/emergency situations and provided mechanisms to deal with them.
3.2 Identify fire alarm and monitoring system including the name and contact information for the alarm company	<i>All or none</i>	7	7	Addressed criteria.
3.3 Describe accident and incident reporting procedures	<i>All or none</i>	8	8	Addressed criteria.
3.4 Describe evacuation routes	<i>All or none</i>	8	8	Addressed criteria.
3.5 Location of fire extinguishers and other fire suppression equipment	<i>All or none</i>	8	8	Addressed criteria.
3.6 Describe procedures and training for all fire and medical emergencies	<i>All or none</i>	8	8	Addressed criteria.
3.7 Describe and identify the location of all gas monitoring equipment. A detailed diagram of the overall facility's safety features.	<i>All or none</i>	7	7	Safety diagram provided only limited detail of the business' safety features, specifically showing the evacuation routes, Knox box, fire extinguishers, and exit signs. Additional safety features the business intends to have but were not on the diagram include sprinklers.
3.8 Written description of safety features, including but not limited to fire prevention, suppression, HVAC and alarm systems.	<i>Percentage</i>	70	70	Addressed criteria.
3.9 Clarify if your building has sprinklers?	<i>All or none</i>	7	7	Addressed criteria.
3.10 What date was the subject building constructed?	<i>All or none</i>	7	7	Addressed criteria.
<p>Summary Fire Safety Plan was created by Robert L. Rowe of Pyrocop, Inc. and assessed by Ted Moyle, PE. The building was constructed in 1958 and the proposed space allotted for the cannabis retail area is 2,550 sq. ft. The Plan considered fire, medical and hazardous situations and included references to applicable 2019 CA Fire Code and Oxnard City Code requirements. The diagram showed the following safety features: fire extinguishers; illuminated exit signs; knox box; emergency assembly area; first aid stations; and primary, secondary and evacuation routes. The facility is not currently equipped with a fire alarm and monitoring system but the business will install one. Applicant provided a sample Emergency Evacuation Drill Form.</p>				



Oxnard Commercial Cannabis Application Phase 2 Evaluation Report

CCB 2021-23 - Haven #8 LLC dba Haven

Tracking Number - Applicant Name/DBA

Criteria	Scoring Basis	Points Available	Points Received	Evaluation
4 Security Plan (200 pts)		200	200	
4.1 The Security Plan shall be prepared by a professional security consultant. A thorough Security Plan should consider all access control, inventory control, cash handling procedures. Complete policy/procedures manuals are not required at this point of the application process. Please only provide a detailed description for each criteria.	<i>All or none</i>	30	30	Addressed criteria.
4.2 Premises (Security) Diagram. In addition to diagrams submitted for other sections of the application, applicants are expected to submit a premises diagram (floor plan, detail) which, focuses on the proposed security measures and how they relate to the overall business. (Pursuant to CCR Title 16, Division 42, §5006. Premises Diagram).	<i>Percentage</i>	70	70	Addressed criteria.
4.2.1 The diagram shall be accurate, dimensioned and to scale (minimum scale 1/8"). The scale may be smaller if the proposed location exceeds more than a 1/2 acre parcel but must not be printed on larger than an 11" x 17" sheet of paper. (Blueprints and engineering site plans are not required at this point of the application process).				
4.2.2 The diagram must be drawn to scale and clearly identify property boundaries, entrances, exits, interior partitions, walls, rooms, windows and doorways. The activity in each room and the location of all cameras must be identified on the diagram.				
4.2.3 Description of cannabis activity that will be conducted in each area of the premise. Commercial cannabis activities that must be identified on the diagram/floor plan may include but are not limited to the following if applicable to the business operations; storage areas, batch sampling areas, loading/unloading of shipment areas, packaging and labeling, customer sales areas, training areas, employee break room areas, and testing areas.				
4.2.4 Limited-access areas, defined as areas in which cannabis goods are stored or held and only accessible to a licensee, its employee or contractors, and areas used for video surveillance monitoring and storage devices (Pursuant to CCR Title 16, Division 42, §5000 (m) Limited-Access Area and §5042. Limited-Access Area).				
4.2.5 Number and location of all video surveillance cameras.				
4.3 Identify intrusion alarm and monitoring system including the name and contact information for the monitoring company.	<i>All or none</i>	30	30	Addressed criteria.
4.4 Discuss whether the CCB will utilize the services of on-site security guards. Include in the discussions:	<i>Percentage</i>	70	70	Addressed criteria.
4.4.1 Number of guards				
4.4.2 Hours guards will be on-site				
4.4.3 Locations they will be positioned				
4.4.4 Their roles and responsibilities				
Summary	Security Plan was created by Terry Blevins of Armplex Security. The Plan addressed topics such as, but not limited to, cash handling and transportation, inventory control and product security, ingress/egress access control, security personnel, video camera surveillance system, and intrusion detection/alarm system. The Plan also provided references to the City code, when and where applicable. The business will utilize security cameras (indoor and outdoor), panic buttons, motion detectors, access keypads and door contact switches as part of its security plan and will be monitored by a 24/7 intrusion detection/alarm system by Bay Alarm Company. Applicant will have security onsite 24 hours a day.			



Oxnard Commercial Cannabis Application
Phase 2 Evaluation Report

CCB 2021-23 - Haven #8 LLC dba Haven

Tracking Number - Applicant Name/DBA

Criteria	Scoring Basis	Points Available	Points Received	Evaluation
5 Community Benefit Agreement and Local Equity Program (Pass/Fail)				
5.1 Executed Cannabis Community Benefit Agreement and Local Equity Program	Pass/Fail	Required	Pass	Addressed criteria.
Summary Applicant signed the Cannabis Community Benefit Agreement and Local Equity Program form.				