



Oxnard Commercial Cannabis Application Phase 2 Evaluation Report

CCB 2021-36 - Hemptathy, LLC dba Oxnard Healing Center

Tracking Number - Applicant Name/DBA

2981 Ventura Blvd., Oxnard, CA 93036

Proposed Location

Retail and Local Equity Applicant/Retail

License Type

SCORE SUMMARY

1,157 Points Received

1,200 Points Available

96.42% Score

Pass CBA & Local Equity Program

Criteria	Scoring Basis	Points Available	Points Received	Evaluation
1 Business Plan (500 pts)		500	479	
1.1 A budget for construction, operation and maintenance, compensation of employees, equipment costs, utility cost, and other operation costs.	Percentage	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.	Percentage	90	84	The commitment letter provided as proof of capital was not current. It is outside the minimum 6 months requirement. (Pg. 3 of PDF file #4)
1.3 3-year pro forma for at least three years of operation.	Percentage	85	85	Addressed criteria.
1.4 Fully describe hours of operation and opening and closing procedures.	All or none	50	50	Addressed criteria.
1.5 Fully describe the day-to-day operations for each license type being sought.	Percentage	90	75	Description of day-to-day operations was limited to the criteria in 1.5.1a-1.5.1f. Applicants who received full points for this criteria described operations beyond the minimum requirements. *See 1.5.1.d below.
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.				The summarized - rather than full - percentage breakdown of sales of flower and manufactured product resulted in a point deduction. The Business Plan indicated, "...60% manufactured products and 40% flower sales." Applicants who received full points for this criteria provided a percentage breakdown for every product offered. (Pg. 17 of PDF File #3)
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.	All or none	50	50	Addressed criteria.
1.7 Fully describe inventory control procedures including identification of point-of-sales and track and trace software.	All or none	50	50	Addressed criteria.

Summary The owners are Robert Glasby-President (40%), Kyle Suffolk-CSO (21.26%), Ruchi Birdi-CEO (5.19%), Kimble Cannon-Gen. Counsel (22.99%), Ariella Roughton-COO (6.07%) and Adam Huss-CCD (4.5%). The start-up budget is \$1.5M. The business is backed by EKF Living Trust (Stable Road Capital). The proof of sufficient capital provided was older than the 6 months minimum requirement. There will be 6 POS cash registers servicing 182 customers/day. They will use Treez as their POS software along with METRC as the inventory platform to meet regulations. They will have 2 delivery vehicles to start equipped with GPS tracking to meet regulations. A product handling section briefly addressed that customers will not be allowed to handle products unsupervised by employees. Cash handling, reconciliation and daily management of transactions were incorporated into the application clearly to outline these processes. The product line (%-sales) will consist of flower (40%), and manufactured products (60%). Annual revenue projections start at approximately \$10.2M in Year 1 to \$12.7M in Year 3.



Oxnard Commercial Cannabis Application Phase 2 Evaluation Report

CCB 2021-36 - Hemptathy, LLC dba Oxnard Healing Center

Tracking Number - Applicant Name/DBA

Criteria	Scoring Basis	Points Available	Points Received	Evaluation
2 Labor and Employment Plan (300 pts)				
2.1 Describe compensation to and opportunities for continuing education and employee training.	<i>Percentage</i>	105	95	Continuing education opportunities was explained in 2 paragraphs and in limited detail. Applicants who received full points for this criteria provided information such as specific venues through which employees could attain more education and/or possible courses. (Pgs. 45 of PDF File #3)
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.
Summary They plan to hire 28 employees locally within Oxnard or in Ventura County. Members of the company intend to relocate to Oxnard upon receipt of a license. Compensation (living wage) starts at \$16.00/hr. to include a benefit package for all employees. They are committed to creating opportunities for personal growth and professional advancement for team members. Training will be interactive and ongoing. A scholarship program is also in place for their employees (\$5K). An employee handbook will be developed and made available to employees to explain the company's policies and procedures. A Labor Peace Agreement with UFCW 770 will be entered into upon employing 20 or more employees.				

Criteria	Scoring Basis	Points Available	Points Received	Evaluation
3 Safety Plan (200 pts)				
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	70	Addressed criteria.
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	0	A list (bullet points) of OSHA requirements related to criteria 3.3 was provided. Accident and incident reporting procedures were not described. (Pg. 53 of PDF file #3)
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	Addressed criteria.
3.8 Written description of safety features, including but not limited to fire prevention, suppression, HVAC and alarm systems.	<i>Percentage</i>	70	66	Safety Plan identified more safety features than the minimum requirement (i.e. First Aid box, AED, Knox box, exit signs, fire hydrant, carbon monoxide, emergency lighting) but described fewer safety features in this criteria than applicants who received full points.
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.
Summary The Safety Plan was prepared by a certified fire protection engineer with The Pro Board to address all possible fire, hazardous material and inhalation issues/threats in line with state regulations. The building will be a new build. The building is equipped with a sprinkler system attached to a fire alarm system. A fire alarm system is not required but it will be installed as an enhancement to fire and life safety. For general safety, SDSs (Safety Data Sheets) will be provided to instruct employees on how to handle any/all materials on property. The HVAC will be installed with carbon filters to prevent odors from emitting outside of the facility. No gases or chemicals will be used at the facility but carbon monoxide and smoke detectors will be proposed. Evacuation plans were included and detailed in the diagram provided.				



Oxnard Commercial Cannabis Application Phase 2 Evaluation Report

CCB 2021-36 - Hemptathy, LLC dba Oxnard Healing Center

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	<p>The Security Plan was developed by Mathew Carroll with Carroll Security Consulting, LLC in line with state regulations. The perimeter of the business will be patrolled and monitored by 2 unarmed security guards during operating and after business hours. Forty-seven (47) security surveillance cameras will be utilized and monitor the premises 24/7. A silent robbery alarm will be installed and will be equipped with battery back-up for at least 24 hours. The physical design of the premises will follow CPTED (Crime Prevention Through Environmental Design) strategies to deter and limit criminal behavior.</p>			



Oxnard Commercial Cannabis Application
Phase 2 Evaluation Report

CCB 2021-36 - Hempty, LLC dba Oxnard Healing Center

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.				