



# Administrative Regulations for Implementation of Chapter 5.28 – Medical Marijuana Facilities Regulatory Permit

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- Authority:** These Administrative Regulations are adopted pursuant to section 5.28.290 of the City of Greenfield Municipal Code pertaining to the development of regulations governing the implementation of the medical marijuana facility regulatory permit process authorized by chapter 5.28 of the Municipal Code.
- Application:** These Administrative Regulations apply to each type of medical marijuana regulatory permit authorized by chapter 5.28 of the City of Greenfield Municipal Code – dispensary, cultivation, and manufacturing operations and facilities.
- Effect of Law:** These Administrative Regulations shall have the same force and effect of law.
- Effective Date:** These Administrative Regulations become effective immediately upon their approval by the City Council of the City of Greenfield.
- Approval:** City Council Resolution 2016-15, dated February 23, 2016
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## **Section A: Permits – Regulatory and Use**

### General Requirements

A-1. The operation, establishment, and location of a medical marijuana facility shall be subject to the requirements of chapter 5.28 of the City of Greenfield municipal code and these administrative regulations.

A-2. Medical marijuana regulatory permits shall be issued for each type of facility or business – dispensary, cultivation, and manufacturing. A use permit shall be issued for each location or property on which a medical marijuana facility will be developed.

A-3. Prior to operating a medical marijuana business within the City, both a regulatory permit and a use permit shall be issued by the City. No medical marijuana business shall operate without holding valid regulatory and use permits.

A-4. A medical marijuana regulatory permit shall identify the type of medical marijuana business allowed under the permit, govern the operation of the business, and establish the terms and conditions for the operation of that business.

A-5. A medical marijuana use permit shall identify the specific location or property on which a medical marijuana facility can be established, govern the use of the land for a medical marijuana business and facility, and establish the terms and conditions upon which a specific site or location can be used for a medical marijuana facility.

A-6. The issuance of a regulatory permit shall be separate from and independent of the issuance of a use permit, and vice versa. The issuance of regulatory permits shall be by resolution of the City Council. The issuance of use permits shall be by the Planning Commission in accordance with the processes, procedures, and requirements set forth in title 17 of the municipal code for the issuance of conditional use permits.

A-7. The revocation of a regulatory permit shall be separate from and independent of the revocation of a use permit, and vice versa. The revocation of regulatory permits and use permits shall be by resolution of the City Council.

A-8. The revocation of a regulatory permit or a use permit shall not operate to revoke any other permit. Separate and independent actions by the City are required to revoke each type of permit, each with separate findings substantiating the detrimental or injurious impact on the public health, safety or welfare.

### Regulatory Permit

A-9. The operation of a medical marijuana facility shall be subject to the requirements, terms, and conditions of a regulatory permit issued by the City pursuant to the requirements of chapter 5.28 of the City of Greenfield municipal code and the administrative regulations set forth herein.

A-10. The sale or distribution of medical marijuana and medical marijuana products to the public (consumer end-user) shall only be through a permitted medical marijuana dispensary, to a qualified patient or caregiver, or as otherwise allowed under state law. The sale or distribution of medical marijuana and medical marijuana products to the public (consumer end-user) from a medical marijuana cultivation or manufacturing facility is absolutely prohibited.

A-11. As set forth in section 5.28.050 of that chapter, regulatory permits are not transferrable and any attempt to assign or transfer such permits shall render the permit null and void. No person shall operate a medical marijuana business under a regulatory permit issued pursuant to chapter 5.28 of the municipal code at any place or location other than that identified on the permit.

A-12. The City Council may impose conditions on the issuance of a medical marijuana regulatory permit as it deems appropriate to promote, enhance, and protect the public health, safety, and welfare. The conditions should not be arbitrary, capricious, or onerous; should not exceed the reasonable conditions necessary to meet their intended purpose; should not impose an unnecessary or undue hardship on the holder of the permit; and should not be unrelated to the operation of the medical marijuana facility or the public health, safety, or welfare.

A-13. The City Council may revoke a medical marijuana regulatory permit if the continued operation of that facility by the holder(s) of the permit would be detrimental or injurious to the public health, safety, or welfare. The revocation of a regulatory permit should not be arbitrary or capricious. The City Council should make specific written findings substantiating the detrimental or injurious impact on the public health, safety, or welfare at the time the City Council revokes the regulatory permit.

#### Use Permit

A-14. The establishment and location of a medical marijuana facility at a specific location shall be subject to the requirements, terms, and conditions of a use permit issued by the City pursuant to the administrative regulations set forth herein and the processes and procedures of title 17 of the municipal code governing the issuance of conditional use permits by the Planning Commission. A use permit is not transferrable or assignable to any other location.

A-15. The Planning Commission may impose conditions on the issuance of a use permit as it deems appropriate to ensure compatibility with surrounding areas and uses, and to promote, enhance, and protect the public health, safety, and welfare. The conditions should not be arbitrary, capricious, or onerous; should not exceed the reasonable conditions necessary to meet their intended purpose; should not impose an unnecessary or undue hardship on the holder of the permit; and should not be unrelated to the location of the medical marijuana facility at the specific location covered by the use permit, the compatibility of the intended use with surrounding areas and uses, or the impact of that location on the public health, safety, or welfare.

A-16. A use permit issued by the Planning Commission may be modified or revoked if the continued operation of a medical marijuana facility at the location authorized by the use permit

would be detrimental or injurious to the public health, safety, or welfare, or any of the conditions or circumstances set forth in chapter 17.20 of the municipal code are applicable. The revocation of a use permit should not be arbitrary or capricious. The Planning Commission must make specific written findings substantiating the detrimental or injurious impact on the public health, safety, or welfare at the time the use permit is modified or revoked.

A-17. Decision or action by the Planning Commission may be appealed to the City Council in accordance with the procedures set forth in section 17.14.060 of the municipal code.

#### Location

A-18. A medical marijuana facility may be located in any zoning district as specified in section 5.28.160 of the municipal code or as otherwise allowed or permissible under chapter 17.26 of the municipal code.

A-19. Section 5.28.050 of the municipal code requires a medical marijuana dispensary or cultivation facility be located at least 1,000 feet from a school. This is the minimum distance allowed.

A-20. Other factors may be considered in approving, or denying, a specific location for a medical marijuana dispensary or cultivation facility including, but not limited to, proximity to libraries or parks, proximity to walkways frequented by students walking to and from school, proximity to other medical marijuana facilities, visibility of the facility from public streets and rights-of-ways, proximity to establishments or businesses frequented by minors, proximity to facilities selling or serving alcohol, and other factors that affect the public health, safety, and welfare. The consideration of such factors cannot, however, be used as a means to preclude, disallow, or prohibit the location of a medical marijuana facility anywhere within the allowed zoning district.

#### Security Plan Review

A-21. The Police Chief shall review and approve the proposed security plan for each type of medical marijuana facility for which application for a regulatory permit is made.

A-22. The security plan review by the Police Chief shall consider such factors as the location of the proposed medical marijuana facility, its relationship to adjoining properties and uses, the background and experience of the facility owner(s) and operator(s) in managing and operating a medical marijuana facility or business, the qualifications and experience of the proposed security personnel and/or security company, video surveillance provisions, the site and building layout and design for the proposed facility, size and type of facility, perimeter fencing and security, protection of the building(s) from vehicle intrusion, the operations plan for the proposed building and site security, cash handling procedures, product handling and storage procedures, and other factors the Police Chief deems appropriate to protect the public health, safety, and welfare.

A-23. The issuance of a regulatory permit shall be conditional upon approval of the proposed security plan by the Police Chief.

Design Review

A-24. Design review shall be in accordance with the processes, procedures, and requirements of section 17.16.070 of the municipal code. Design review is the responsibility of the Planning Commission.

A-25. Facilities located at the northern and southern entrances to the City serve as “gateways” to Greenfield. These areas shall be aesthetically attractive because they provide an influential visual statement regarding the character of the community. Such areas should be designed to provide visual amenities that are not required for uses designed to serve more local needs. Such areas must provide a greater attention to architectural design, site layout and design, landscaping, signage, and lighting. At the northern entrance to the City, view of the building(s) and site(s) from both U.S. Highway 101 and El Camino Real is of high importance.

**Section B: Development Agreement - Generally**

B-1. A development agreement shall be agreed to by the City and the permit holder which shall set forth the terms and conditions under which the medical marijuana facility will operate that are in addition to the requirements of chapter 5.28 of the municipal code. The development agreement shall be approved by resolution of the City Council.

B-2. The development agreement shall incorporate by reference the requirements of chapter 5.28 of the municipal code not otherwise expressly set forth in the development agreement.

B-3. City Council review and approval of a development agreement, operations plan, and the design and layout of the medical marijuana facility should not be arbitrary or capricious, or be unrelated to the operation of the medical marijuana facility or the public health, safety, or welfare.

B-4. The development agreement shall not contradict, supervene, supersede, replace, waive, or otherwise modify, alter, or change any of the rules, regulations, or requirements set forth in chapter 5.28 of the municipal code. The requirements of chapter 5.28 can only be modified through amendment to that chapter enacted in accordance with the State Government Code.

B-5. The development agreement shall include all information included in the regulatory permit application as required by section 5.28.050, paragraph F, of the municipal code. The information included in the application shall be updated as of the effective date of the regulatory permit to which it applies. The information included in the application describing the security plan, material handling and control, inventory control, transportation, facility access, and facility operations shall be modified and supplemented as required by the City to protect and promote the public health, safety, and welfare.

B-6. Except as may be modified by the development agreement, the information included in the regulatory permit application shall be incorporated into the development agreement and included as an attachment to that agreement.

### **Section C: Development Agreement – Dispensary**

C-1. The development agreement required for issuance of a regulatory permit for a medical marijuana dispensary business shall include the following additional terms, conditions, documents, and references, and others as mutually agreed:

#### C-2. Site Plan

- a. Site plan identifying vehicular and pedestrian access points and travel paths; public vehicular and pedestrian access points; areas with restricted access; the size, configuration, and location of all buildings; the relationship of the site to adjoining properties and uses; building setbacks; any areas for future expansion; and location and field of view of each security camera.
- b. Parking plan for employees, visitors, customers, deliveries, and shipping/receiving.
- c. Building plan identifying all interior spaces and their uses; areas of restricted access; areas accessible to the public; and location and field of view of each security camera.
- d. Landscape plan utilizing drought tolerant species and water efficient irrigation system.
- e. Exterior lighting plan, including provision for illumination during evening hours of all entrances and all window areas of the facility. Exterior lighting standards shall comply with the requirements and standards of chapter 17.56 of the City of Greenfield municipal code.
- f. Exterior perimeter and security plan, including security of all entrances and windows. If perimeter fencing is provided for a dispensary located in a Retail Business (C-R) or Professional Office (P-O) zoning district, its design should be appropriate for and compatible with the zoning district in which it is located.

#### C-3. Security Plan

- a. A written security plan, appropriate for the size, type, and location of the facility, including, at a minimum, security camera monitoring of all site and facility entrances and access points; all spaces accessible by the public; all secured areas of the facility with restricted access; all interior spaces and rooms where medical marijuana products are handled, processed, or distributed; cash storage areas; and other areas necessary to protect the safety of employees and the public, and to ensure medical marijuana products are received, handled, stored, packaged, and distributed in compliance with applicable local and state laws and regulations.



- b. The security plan shall include the provision of sensors installed to detect entry and exit from all secure areas, panic buttons installed in appropriate locations, and a professionally monitored alarm system with glass breakage sensors and motion detectors.
- c. Security guards shall be provided by third party security companies or providers.
- d. Security camera monitoring and recording shall be on a 24/7 basis. Recordings shall be secured and retained on the premises for a minimum of thirty (30) calendar days. The Police Department shall have unrestricted access to those recordings, and may make copies thereof, during normal business hours without the requirement of a search warrant.
- e. The permit holder shall notify the Police Department immediately upon becoming aware that the security camera monitoring system is not fully operational. The Police Department shall be notified 72 hours in advance of any planned security system maintenance that will result in any stoppage of the continuous recording.
- f. All employees of the medical marijuana facility shall be subject to a Fingerprint-Based Criminal History Records Check by the Police Department prior to their employment. An accurate and up-to-date employee list shall be maintained on the premises and shall be made available to the Chief of Police upon request. The employee list shall include the full name, residence address, telephone number, date of birth, social security number, and date of hire of each employee.
- g. The Chief of Police shall be notified within twenty-four (24) hours after discovering any of the following:
  - 1. Significant discrepancies identified during inventory;
  - 2. Diversion, theft, loss, or any criminal activity involving the facility or its operations, or any agent, officer, or employee of the business;
  - 3. The loss or unauthorized alteration of records related to medical marijuana, registering qualifying patients, primary caregivers, or employees or agents of the business; or
  - 4. Any other breach of security.

#### C-4. Building Design and Layout

- a. Building design shall be reflective of a typical retail commercial establishment, medical clinic, or professional office building. Design review in accordance with the provisions of section 17.16.070 of the municipal code. Final building design and layout shall also be subject to City Council review and approval.
- b. Conformity with the Downtown Design Guidelines, if applicable.

- c. Marijuana plants or products shall not be visible from a public or private road, sidewalk, park, or any common public viewing area.
- d. The facility shall remain secure and operational during a power outage. Access doors shall not solely be controlled by an electronic access panel to ensure that locks are not released during a power outage.
- e. All medical marijuana and medical marijuana products shall be stored in a secured and locked safe room, safe, or vault, and in a manner to prevent diversion, theft, and loss, except for limited amounts of medical marijuana used for display purposes, samples, or immediate sale.
- f. All restroom facilities accessible to the public shall remain locked and under the control of the management of the facility.
- g. For new construction or existing facility renovation, construction activities shall be subject to the City's standard conditions relating to construction activities as well as its standard plan check, building permitting, and inspection processes, procedures, and fees. The facility shall not be occupied or any business operations conducted until a Certificate of Occupancy is issued by the City.
- h. The original copy of the regulatory and use permits issued by the City pursuant to chapter 5.28 of the municipal code, and the business license issued by the City, shall be posted inside the facility in a location readily visible to the public.

#### C-5. Signage

- a. Exterior signage shall be limited to that needed for identification only and shall not contain any logos or information that identifies, advertises, or lists the services or the products offered.
- b. Advertising by having a person holding a sign and advertising the business to passersby, whether such person is on the premises or elsewhere including, but not limited to, the public right-of-way is prohibited.
- c. No signs placed on the premises shall obstruct any entrance or exit to the building or any window.
- d. Each entrance to a medical marijuana facility shall be visibly posted with a clear and legible notice, printed in both English and Spanish, stating that smoking, ingesting, or otherwise consuming marijuana or alcohol on the premises or in the areas adjacent to the facility is prohibited, and violators will be reported to the Police Department.

e. Each entrance to a medical marijuana facility shall be visibly posted with a clear and legible notice, printed in both English and Spanish, stating that no person under the age of twenty-one (21) shall be allowed in the facility or anywhere on its premises.

f. Each entrance to a medical marijuana facility shall be visibly posted with a clear and legible notice, printed in both English and Spanish, stating that loitering by persons outside the facility, either on the premises or within one hundred feet (100') of the premises, is prohibited.

g. Exterior signage plan in compliance with the requirements of sections 5.28.150 and 17.62.070 of the municipal code.

#### C-6. Operations

a. Standard operating procedures detailing how operations will comply with state and local laws and regulations, how safety and quality of products will be ensured, recordkeeping procedures for financing, testing, and adverse effect recording, and product recall procedures.

b. Point-of-sale tracking system to track and report all aspects of the medical marijuana business including, but not limited to, such matters as medical marijuana product tracking, inventory data, and gross sales (by weight and by sale). The system must have the capability to produce historical transactional data.

c. The storing and distribution of medical marijuana and medical marijuana products shall be indoors only. No outdoor operations shall be allowed, except for the delivery, shipment, or transport of medical marijuana or medical marijuana products from one indoor facility to another or from a dispensary to a mobile delivery service vehicle. No medical marijuana or medical marijuana product shall be stored or left in any delivery vehicle except only as long as reasonably necessary to ship, receive, or deliver the product. In no event shall medical marijuana or medical marijuana products be stored or left in any vehicle outside the normal operating hours of the facility.

d. Description of banking plan, cash handling procedures, and plan for acceptance of check, credit card, and/or debit card transactions.

e. Transportation plan describing the procedures for safely and securely transporting medical marijuana and products and currency.

f. At no time shall a physician be present in or around the facility for the purpose of evaluating patients for the issuance of a medical marijuana prescription or card.

C-7. Community Relations

- a. Public outreach and education program including, but not limited to, outreach to and interface with public and private schools, youth organizations, religious organizations, health care providers, drug abuse treatment providers, and mental health and drug counselling providers.
- b. Designation of person responsible for community relations activities, public interface, and responding to community inquiries and complaints. This person shall be present on site during normal business hours.
- c. Interface with City of Greenfield Police Department to ensure operation of the medical marijuana facility is in compliance with local and state laws and regulations.
- d. Local recruitment, hiring, and training program.

C-8. City Liability

- a. Statement indemnifying the City from any claims, damages, injuries, or liabilities of any kind associated with the registration or operation of the medical marijuana facility or the prosecution of the medical marijuana facility or its owners, managers, directors, officers, employees, or its qualified patients or primary caregivers for violation of federal or state laws.
- b. Statement agreeing to defend, at its sole expense, any action against the City, its agents, officers, and employees related to the approval or issuance of the regulatory permit and any separate use permit.
- c. Statement agreeing to reimburse the City for any court costs and attorney fees that the City may be required to pay as a result of any legal challenge related to the City's approval or issuance of a regulatory permit or a use permit. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the holder of the regulatory or use permit of its obligation hereunder.

C-9. Fees and Other Charges

- a. Statement agreeing to pay all permit fees and charges referenced in section 5.28.080 of the municipal code, in the amounts adopted by the City Council by resolution.
- b. The permit holder shall reimburse the City for all additional costs of the City resulting from the operation of a medical marijuana facility authorized under chapter 5.28 of the municipal code and these administrative regulations. The City and holder of the regulatory permit may agree as part of the development agreement the amount of those

costs and to provide for payment to the City during the term of the permit of those agreed upon amounts in a manner and in accordance with a payment schedule agreed to by the City and permit holder.

c. Until such time as the City adopts a local tax or other revenue raising mechanism, the permit holder shall agree to pay to the City an annual per square foot fee in an amount not less than \$15 per gross square foot, but not more than \$20 per gross square foot, to enable the City to promote, protect, and enhance the health, safety, and welfare of the community and its residents and its quality of life; and to compensate the City for the increased demand on City services, infrastructure, and utilities; local traffic demands; and increased City review and oversight by the police department, planning department, and code enforcement of the operations of the facility. Determination of the required per square foot fee will consider such factors as the size, design, layout, operation, and security plan for the facility; potential adverse effects on the community; and the allocation of City services and staff time to oversee the operation of the facility. Such fee shall be paid in a manner and in accordance with a payment schedule agreed to by the City and permit holder.

d. The annual per square foot fee shall be subject to review and modification upon each annual renewal of the regulatory permit applying the same standards set forth in paragraph c above.

#### C-10. Insurance

a. Commercial general liability including property and personal injury, motor vehicle, and workers' compensation insurance in the amounts and of the types acceptable to the City.

b. The City shall be named as an additional insured on all required insurance policies.

#### C-11. Other

a. The applicant shall conduct and pay for any required CEQA reviews and analyses, and pay for all costs, including those of the City, associated with project review under CEQA.

b. Such other terms, conditions, and provisions the City deems necessary to ensure the operation of a permitted medical marijuana facility is in accordance with all applicable local and state laws and regulations, and to promote, enhance, and protect the public health, safety, and welfare.

**Section D: Development Agreement – Cultivation**

D-1. The development agreement required for issuance of a regulatory permit for a medical marijuana cultivation business shall include the following additional terms, conditions, documents, and references, and others as mutually agreed:

D-2. Site Plan

- a. Site plan identifying vehicular and pedestrian access points and travel paths; public vehicular and pedestrian access points; areas with restricted access; the size, configuration, and location of all buildings; the relationship of the site to adjoining properties and uses; building setbacks; any areas for future expansion; and location and field of view of each security camera.
- b. Parking plan for employees, visitors, customers, deliveries, and shipping/receiving.
- c. Building plan identifying all interior spaces and their uses; areas of restricted access; areas accessible to the public; and location and field of view of each security camera.
- d. Landscape plan utilizing drought tolerant species and water efficient irrigation system.
- e. Exterior lighting plan, including provision for illumination during evening hours of all entrances and all window areas of the facility. Exterior lighting standards shall comply with the requirements and standards of chapter 17.56 of the City of Greenfield municipal code.
- f. Exterior perimeter fencing and security plan, including security of all entrances and windows. Perimeter fencing shall be provided for a cultivation facility located in any Light Industrial (I-L), Heavy Industrial (I-H), or Agricultural Research and Development Overlay (RDO) zoning district. Controlled access shall be provided.

D-3. Security Plan

- a. A written security plan including, at a minimum, security camera monitoring of all site and facility entrances and access points; all spaces accessible by the public; all secured areas of the facility with restricted access; all interior spaces and rooms where medical marijuana products are handled and processed; shipping and receiving areas; cash storage areas; and other areas necessary to protect the safety of employees and the public, and to ensure medical marijuana products are received, handled, stored, packaged, shipped, and distributed in compliance with applicable local and state laws and regulations.

b. The security plan shall include the provision of sensors installed to detect entry and exit from all secure areas, panic buttons installed in appropriate locations, a professionally monitored alarm system with glass breakage sensors and motion detectors, and use of security guards provided by third party security companies or providers.

c. Security camera monitoring and recording shall be on a 24/7 basis. Recordings shall be secured and retained on the premises for a minimum of thirty (30) calendar days. The Police Department shall have unrestricted access to those recordings, and may make copies thereof, during normal business hours without the requirement of a search warrant.

d. The permit holder shall notify the Police Department immediately upon becoming aware that the security camera monitoring system is not fully operational. The Police Department shall be notified 72 hours in advance of any planned security system maintenance that will result in any stoppage of the continuous recording.

e. All employees of the medical marijuana facility shall be subject to a Fingerprint-Based Criminal History Records Check by the Police Department prior to their employment. An accurate and up-to-date employee list shall be maintained on the premises and shall be made available to the Chief of Police upon request. The employee list shall include the full name, residence address, telephone number, date of birth, social security number, and date of hire of each employee.

f. The Chief of Police shall be notified within twenty-four (24) hours after discovering any of the following:

1. Significant discrepancies identified during inventory;
2. Diversion, theft, loss, or any criminal activity involving the facility or its operations, or any agent, officer, or employee of the business;
3. The loss or unauthorized alteration of records related to medical marijuana or employees or agents of the business; or
4. Any other breach of security.

#### D-4. Building Design and Layout

a. Building design shall reflect a quality institutional or industrial development. Low cost, low design industrial buildings, such as pre-fabricated Butler buildings, should be avoided. Attention to architectural detail and a higher level of design and use of materials and finishes is required. Design review in accordance with the provisions of section 17.16.070 of the municipal code is required. Final building design and layout shall also be subject to City Council review and approval.

- b. Marijuana plants or products shall not be visible from a public or private road, sidewalk, park, or any common public viewing area.
- c. The facility shall remain secure and operational during a power outage. Access doors shall not solely be controlled by an electronic access panel to ensure that locks are not released during a power outage.
- d. All medical marijuana and medical marijuana products shall be stored and secured in a manner to prevent diversion, theft, and loss.
- e. For new construction or existing facility renovation, construction activities shall be subject to the City's standard conditions relating to construction activities as well as its standard plan check, building permitting, and inspection processes, procedures, and fees. The facility shall not be occupied or any business operations conducted until a Certificate of Occupancy is issued by the City.
- f. All light emanating from grow lights shall not be visible from the exterior of the building. This is particularly important during evening hours.
- g. The original copy of the regulatory and use permits issued by the City pursuant to chapter 5.28 of the municipal code, and the business license issued by the City, shall be posted inside the facility in a location readily visible to the public.

#### D-5. Signage

- a. Exterior signage shall be limited to that needed for identification only and shall not contain any logos or information that identifies, advertises, or lists the services or the products offered.
- b. No signs placed on the premises shall obstruct any entrance or exit to the building or any window.
- c. Each entrance to a medical marijuana facility shall be visibly posted with a clear and legible notice, printed in both English and Spanish, stating that smoking, ingesting, or otherwise consuming marijuana or alcohol on the premises or in the areas adjacent to the facility is prohibited, and violators will be reported to the Police Department.
- d. Each entrance to a medical marijuana facility shall be visibly posted with a clear and legible notice, printed in both English and Spanish, stating that no person under the age of twenty-one (21) shall be allowed in the facility or anywhere on its premises.
- e. Each entrance to a medical marijuana facility shall be visibly posted with a clear and legible notice, printed in both English and Spanish, stating that loitering by persons outside the facility, either on the premises or within one hundred feet (100') of the premises, is prohibited.



f. Exterior signage plan in compliance with the requirements of sections 5.28.150 and 17.62.070 of the municipal code.

D-6. Operations

a. Standard operating procedures detailing how operations will comply with state and local laws and regulations, how safety and quality of products will be ensured, recordkeeping procedures for financing, testing, and adverse effect recording, and product recall procedures.

b. Point-of-sale tracking system to track and report all aspects of the medical marijuana business including, but not limited to, such matters as medical marijuana product tracking, inventory data, and gross sales (by weight and by sale). The system must have the capability to produce historical transactional data.

c. The storing, cultivation, and distribution of medical marijuana or medical marijuana products shall be indoors only. No outdoor operations shall be allowed, except for the delivery, shipment, or transport of medical marijuana or medical marijuana products from one indoor facility to another. No medical marijuana or medical marijuana product shall be stored or left in any vehicle except only as long as reasonably necessary to ship or receive the product. In no event shall medical marijuana or medical marijuana products be stored or left in any vehicle outside the normal operating hours of the facility.

d. Description of banking plan, cash handling procedures, and plan for acceptance of check, credit card, and/or debit card transactions.

e. Transportation plan describing the procedures for safely and securely transporting medical marijuana and products and currency.

f. Hazardous, flammable, or explosive substances shall not be used to cultivate or process marijuana products on site.

D-7. Community Relations

a. Public outreach and education program including, but not limited to, outreach to and interface with public and private schools, youth organizations, religious organizations, health care providers, drug abuse treatment providers, and mental health and drug counselling providers.

b. Designation of person responsible for community relations activities, public interface, and responding to community inquiries and complaints. This person shall be present on site during normal business hours.

c. Interface with City of Greenfield Police Department to ensure operation of the medical marijuana facility is in compliance with local and state laws and regulations.

- d. Local recruitment, hiring, and training program.

D-8. City Liability

- a. Statement indemnifying the City from any claims, damages, injuries, or liabilities of any kind associated with the registration or operation of the medical marijuana facility or the prosecution of the medical marijuana facility or its owners, managers, directors, officers, employees, or its qualified patients or primary caregivers for violation of federal or state laws.
- b. Statement agreeing to defend, at its sole expense, any action against the City, its agents, officers, and employees related to the approval or issuance of the regulatory permit and any separate use permit.
- c. Statement agreeing to reimburse the City for any court costs and attorney fees that the City may be required to pay as a result of any legal challenge related to the City's approval or issuance of a regulatory permit or a use permit. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the holder of the regulatory or use permit of its obligation hereunder.

D-9. Fees and Other Charges

- a. Statement agreeing to pay all permit fees and charges referenced in section 5.28.080 of the municipal code, in the amounts adopted by the City Council by resolution.
- b. The permit holder shall reimburse the City for all additional costs of the City resulting from the operation of a medical marijuana facility authorized under chapter 5.28 of the municipal code and these administrative regulations. The City and holder of the regulatory permit may agree as part of the development agreement the amount of those costs and to provide for payment to the City during the term of the permit of those agreed upon amounts in a manner and in accordance with a payment schedule agreed to by the City and permit holder.
- c. Until such time as the City adopts a local tax or other revenue raising mechanism, the permit holder shall agree to pay to the City an annual per square foot fee in an amount not less than \$15 per gross square foot, but not more than \$20 per gross square foot, to enable the City to promote, protect, and enhance the health, safety, and welfare of the community and its residents, and its quality of life; and to compensate the City for the increased demand on City services, infrastructure, and utilities; local traffic demands; and increased City review and oversight by the police department, planning department, and code enforcement of the operations of the facility. Determination of the required per square foot fee will consider such factors as the size, design, layout, operation, and security plan for the facility; potential adverse effects on the community; and the

allocation of City services and staff time to oversee the operation of the facility. Such fee shall be paid in a manner and in accordance with a payment schedule agreed to by the City and permit holder.

d. The annual per square foot fee shall be subject to review and modification upon each annual renewal of the regulatory permit applying the same standards set forth in paragraph c above.

D-10. Insurance

a. Commercial general liability including property and personal injury, motor vehicle, and workers' compensation insurance in the amounts and of the types acceptable to the City.

b. The City shall be named as an additional insured on all required insurance policies.

D-11. Resource Efficiency

a. A cultivation facility requires the consumption of significant amounts of water and electrical energy. The design of the facility shall include significant water and energy conservation measures to minimize resource consumption. The design shall incorporate solar, wind, high efficiency lighting, and water recycling systems and technology.

b. High efficiency LED lighting systems for grow lights and exterior lighting is required.

c. Automated, digitally controlled watering systems shall be used for all plant cultivation.

D-12. Other

a. The applicant shall conduct and pay for any required CEQA reviews and analyses, and pay for all costs, including those of the City, associated with project review under CEQA.

b. Such other terms, conditions, and provisions the City deems necessary to ensure the operation of a permitted medical marijuana facility is in accordance with all applicable local and state laws and regulations, and to promote, enhance, and protect the public health, safety, and welfare.

## **Section E: Development Agreement – Manufacturing**

E-1. The development agreement required for issuance of a regulatory permit for a medical marijuana manufacturing business shall include the following additional terms, conditions, documents, and references, and others as mutually agreed:

### E-2. Site Plan

- a. Site plan identifying vehicular and pedestrian access points and travel paths; public vehicular and pedestrian access points; areas with restricted access; the size, configuration, and location of all buildings; the relationship of the site to adjoining properties and uses; building setbacks; any areas for future expansion; and location and field of view of each security camera.
- b. Parking plan for employees, visitors, customers, deliveries, and shipping/receiving.
- c. Building plan identifying all interior spaces and their uses; areas of restricted access; areas accessible to the public; and location and field of view of each security camera.
- d. Landscape plan utilizing drought tolerant species and water efficient irrigation system.
- e. Exterior lighting plan, including provision for illumination during evening hours of all entrances and all window areas of the facility. Exterior lighting standards shall comply with the requirements and standards of chapter 17.56 of the City of Greenfield municipal code.
- f. Exterior perimeter and security plan, including security of all entrances and windows. If perimeter fencing is provided, its design should be appropriate for and compatible with the zoning district in which it is located and the design of the facility. Controlled access shall be provided.

### E-3. Security Plan

- a. A written security plan including, at a minimum, security camera monitoring of all site and facility entrances and access points; all spaces accessible by the public; all secured areas of the facility with restricted access; all interior spaces and rooms where medical marijuana products are handled and processed; shipping and receiving areas; cash storage areas; and other areas necessary to protect the safety of employees and the public, and to ensure medical marijuana products are received, handled, stored, manufactured, packaged, shipped, and distributed in compliance with applicable local and state laws and regulations.

b. The security plan shall include the provision of sensors installed to detect entry and exit from all secure areas, panic buttons installed in appropriate locations, and a professionally monitored alarm system with glass breakage sensors and motion detectors. Security guards provided by third party security companies or providers shall be used if necessary or appropriate to protect the public health, safety, and welfare. Security guards will not be required if other security measures acceptable to the City are provided.

c. Security camera monitoring and recording shall be on a 24/7 basis. Recordings shall be secured and retained on the premises for a minimum of thirty (30) calendar days. The Police Department shall have unrestricted access to those recordings, and may make copies thereof, during normal business hours without the requirement of a search warrant.

d. The permit holder shall notify the Police Department immediately upon becoming aware that the security camera monitoring system is not fully operational. The Police Department shall be notified 72 hours in advance of any planned security system maintenance that will result in any stoppage of the continuous recording.

e. All employees of the medical marijuana facility shall be subject to a Fingerprint-Based Criminal History Records Check by the Police Department prior to their employment. An accurate and up-to-date employee list shall be maintained on the premises and shall be made available to the Chief of Police upon request. The employee list shall include the full name, residence address, telephone number, date of birth, social security number, and date of hire of each employee.

f. The Chief of Police shall be notified within twenty-four (24) hours after discovering any of the following:

1. Significant discrepancies identified during inventory;
2. Diversion, theft, loss, or any criminal activity involving the facility or its operations, or any agent, officer, or employee of the business;
3. The loss or unauthorized alteration of records related to medical marijuana or employees or agents of the business; or
4. Any other breach of security.

#### E-4. Building Design and Layout

a. Building design shall reflect a quality institutional or industrial development. Low cost, low design industrial buildings, such as pre-fabricated Butler buildings, should be avoided. Attention to architectural detail and a higher level of design and use of materials and finishes is required. Design review in accordance with the provisions of section 17.16.070 of the municipal code is required. Final building design and layout shall also be subject to City Council review and approval.

- b. Marijuana plants or products shall not be visible from a public or private road, sidewalk, park, or any common public viewing area.
- c. The facility shall remain secure and operational during a power outage. Access doors shall not solely be controlled by an electronic access panel to ensure that locks are not released during a power outage.
- d. All medical marijuana and medical marijuana products shall be stored and secured in a manner to prevent diversion, theft, and loss.
- e. For new construction or existing facility renovation, construction activities shall be subject to the City's standard conditions relating to construction activities as well as its standard plan check, building permitting, and inspection processes, procedures, and fees. The facility shall not be occupied or any business operations conducted until a Certificate of Occupancy is issued by the City.
- f. The original copy of the regulatory and use permits issued by the City pursuant to chapter 5.28 of the municipal code, and the business license issued by the City, shall be posted inside the facility in a location readily visible to the public.

#### E-5. Signage

- a. Exterior signage shall be limited to that needed for identification only and shall not contain any logos or information that identifies, advertises, or lists the services or the products offered.
- b. No signs placed on the premises shall obstruct any entrance or exit to the building or any window.
- c. Each entrance to a medical marijuana facility shall be visibly posted with a clear and legible notice, printed in both English and Spanish, stating that smoking, ingesting, or otherwise consuming marijuana or alcohol on the premises or in the areas adjacent to the facility is prohibited, and violators will be reported to the Police Department.
- d. Each entrance to a medical marijuana facility shall be visibly posted with a clear and legible notice, printed in both English and Spanish, stating that no person under the age of twenty-one (21) shall be allowed in the facility or anywhere on its premises.
- e. Each entrance to a medical marijuana facility shall be visibly posted with a clear and legible notice, printed in both English and Spanish, stating that loitering by persons outside the facility, either on the premises or within one hundred feet (100') of the premises, is prohibited.
- f. Exterior signage plan in compliance with the requirements of sections 5.28.150 and 17.62.070 of the municipal code.

E-6. Operations

- a. Standard operating procedures detailing how operations will comply with state and local laws and regulations, how safety and quality of products will be ensured, recordkeeping procedures for financing, testing, and adverse effect recording, and product recall procedures.
- b. Point-of-sale tracking system to track and report all aspects of the medical marijuana business including, but not limited to, such matters as medical marijuana product tracking, inventory data, and gross sales (by weight and by sale). The system must have the capability to produce historical transactional data.
- c. The storing, cultivation, manufacturing, and distribution of medical marijuana and medical marijuana products shall be indoors only. No outdoor operations shall be allowed, except for the delivery, shipment, or transport of medical marijuana or medical marijuana products from one indoor facility to another. No medical marijuana or medical marijuana product shall be stored or left in any vehicle except only as long as reasonably necessary to ship or receive the product. In no event shall medical marijuana or medical marijuana products be stored or left in any vehicle outside the normal operating hours of the facility.
- d. Description of banking plan, cash handling procedures, and plan for acceptance of check, credit card, and/or debit card transactions.
- e. Transportation plan describing the procedures for safely and securely transporting medical marijuana and products and currency.
- f. Manufacturing using both nonvolatile and volatile solvents and extraction methods is allowed. If volatile extraction solvents and methods are used to process or manufacture marijuana products on site, describe operating, control, handling, and storage procedures that will be utilized to minimize risk of injury to persons and damage to property.

E-7. Community Relations

- a. Public outreach and education program including, but not limited to, outreach to and interface with public and private schools, youth organizations, religious organizations, health care providers, drug abuse treatment providers, and mental health and drug counselling providers.
- b. Designation of person responsible for community relations activities, public interface, and responding to community inquiries and complaints. This person shall be present on site during normal business hours.

c. Interface with City of Greenfield Police Department to ensure operation of the medical marijuana facility is in compliance with local and state laws and regulations.

d. Local recruitment, hiring, and training program.

E-8. City Liability

a. Statement indemnifying the City from any claims, damages, injuries, or liabilities of any kind associated with the registration or operation of the medical marijuana facility or the prosecution of the medical marijuana facility or its owners, managers, directors, officers, employees, or its qualified patients or primary caregivers for violation of federal or state laws.

b. Statement agreeing to defend, at its sole expense, any action against the City, its agents, officers, and employees related to the approval or issuance of the regulatory permit and any separate use permit.

c. Statement agreeing to reimburse the City for any court costs and attorney fees that the City may be required to pay as a result of any legal challenge related to the City's approval or issuance of a regulatory permit or a use permit. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the holder of the regulatory or use permit of its obligation hereunder.

E-9. Fees and Other Charges

a. Statement agreeing to pay all permit fees and charges referenced in section 5.28.080 of the municipal code, in the amounts adopted by the City Council by resolution.

b. The permit holder shall reimburse the City for all additional costs of the City resulting from the operation of a medical marijuana facility authorized under chapter 5.28 of the municipal code and these administrative regulations. The City and holder of the regulatory permit may agree as part of the development agreement the amount of those costs and to provide for payment to the City during the term of the permit of those agreed upon amounts in a manner and in accordance with a payment schedule agreed to by the City and permit holder.

c. Until such time as the City adopts a local tax or other revenue raising mechanism, the permit holder shall agree to pay to the City an annual per square foot fee in an amount not less than \$15 per gross square foot, but not more than \$20 per gross square foot, to enable the City to promote, protect, and enhance the health, safety, and welfare of the community and its residents, and its quality of life; and to compensate the City for the increased demand on City services, infrastructure, and utilities; local traffic demands; and increased City review and oversight by the police department, planning department, and



code enforcement of the operations of the facility. Determination of the required per square foot fee will consider such factors as the size, design, layout, operation, and security plan for the facility; potential adverse effects on the community; and the allocation of City services and staff time to oversee the operation of the facility. Such fee shall be paid in a manner and in accordance with a payment schedule agreed to by the City and permit holder.

d. The annual per square foot fee shall be subject to review and modification upon each annual renewal of the regulatory permit applying the same standards set forth in paragraph c above.

E-10. Insurance

a. Commercial general liability including property and personal injury, motor vehicle, and workers' compensation insurance in the amounts and of the types acceptable to the City.

b. The City shall be named as an additional insured on all required insurance policies.

E-11. Other

a. The applicant shall conduct and pay for any required CEQA reviews and analyses, and pay for all costs, including those of the City, associated with project review under CEQA.

b. Such other terms, conditions, and provisions the City deems necessary to ensure the operation of a permitted medical marijuana facility is in accordance with all applicable local and state laws and regulations, and to promote, enhance, and protect the public health, safety, and welfare.

## **Section F: Permit Application Review and Award**

### Regulatory Permit

F-1. The City Manager may begin accepting applications for medical marijuana regulatory permits at any time after these administrative regulations have been adopted by the City Council. The City Manager may establish a date after which applications will not be accepted, which in no case shall allow an application period of less than thirty (30) days. Separate application deadlines may be established separately for each type of regulatory permit – dispensary, cultivation, or manufacturing.

F-2. Each permit application shall be reviewed by a City Review Team comprised of the City Manager, Community Services Director, Police Chief and/or Commander, City Attorney, and City Engineer for compliance with the application submittal requirements of chapter 5.28 of the municipal code.

F-3. At the discretion of the City, interviews may be conducted with each permit application. The City interview panel will include the City Manager, Community Services Director, Police Chief, City Attorney, and two City Council members. Representatives of the permit applicant shall include, at a minimum, its owner(s), operating manager, community relations designee, and other key individual(s) that will be actively involved in the day-to-day operation of the facility.

F-4. At the discretion of the City, tours of one or more medical marijuana facilities owned and/or operated by each permit applicant may be conducted. The City tour panel will include the City Manager, Community Services Director, Police Chief, City Attorney, and two City Council members.

F-5. The applications for each type of permit shall be ranked by the City Review Team in order of those that best satisfy the requirements of chapter 5.28 of the municipal code and provide the highest level of service and opportunities for the residents of the City based on the requirements of chapter 5.28 and the following: (1) operations plan, (2) security plan, (3) experience of the owners and operators of the facility, (4) adequacy of capitalization for the facility and operation, (5) financial benefits and incentives to the City, (6) employment and other public benefits to the City, (7) interviews conducted by City staff with each applicant (if conducted), and (8) tours of existing facilities operated by each applicant (if conducted).

F-6. Through the City Manager or Community Services Director, the City Review Team will make a recommendation to the City Council for the issuance of each regulatory permit. The City Review Team can recommend any conditions of approval it deems appropriate to promote, enhance, and protect the public health, safety, and welfare.

F-7. The City Council shall receive the report and recommendation of the City Review Team at a regularly scheduled meeting. The City Council may (1) accept the recommendation(s) of the City Review Team, (2) accept the recommendations(s) of the City Review Team and impose such additional conditions, or modify any recommended conditions, it deems in the best interest

of the City and appropriate to promote, enhance, and protect the public health, safety, and welfare, (3) reject the recommendation(s) of the City Review Team and issue a permit to the applicant the City Council deems in the best interest of the City and appropriate to promote, enhance, and protect the public health, safety, and welfare, (4) not approve the issuance of a permit to any applicant, or (5) take such other action as the City Council deems in the best interest of the City and appropriate to promote, enhance, and protect the public health, safety, and welfare.

F-8. The City Council may, by resolution, limit or restrict the number of each type of medical marijuana regulatory permit that can be issued. If the City Council does not so limit or restrict the number of allowed permits, the City Council may issue any number of regulatory permits it deems appropriate for each type of medical marijuana facility.

#### Use Permit

F-9. The Planning Department may accept applications for a use permit concurrent with the regulatory permit application period.

F-10. The Planning Commission shall consider each use permit application in accordance with the processes, procedures, and requirements set forth in title 17 of the municipal code generally and specifically those set forth in section 17.16.060.

F-11. Section 17.16.060 of the municipal code requires the Planning Commission make a finding that the “establishment, maintenance or operation of the use applied for will not ... be detrimental to the health, safety, peace, morals, comfort, or general welfare of the public.” In making this finding, the Planning Commission shall consider the terms and conditions of the regulatory permit issued by the City Council.

F-12. Procedurally, the Planning Commission shall hear the use permit application after the City Council has made a final determination on issuance of a regulatory permit for the operation of a medical marijuana facility at the specific location that is the subject of the use permit.

F-13. As set forth in section 17.16.060 of the municipal code, the Planning Commission may impose such additional conditions for the use permit as it deems appropriate and necessary to ensure compliance with the requirements of title 17 and to prevent adverse or detrimental impacts to the public health, safety, or welfare.

**Section G: Regulatory Permit Application Format**

The regulatory permit application shall be organized in the following format:

1. Regulatory Permit Application Form.
2. Transmittal letter.
3. Owner and operator identifying information, for each owner and operator:
  - a. Name, address, telephone number.
  - b. Date and place of birth.
  - c. Copy of valid California government issued photo identification card or license.
  - d. Copy of medical marijuana identification card or copy of physician's recommendation.
  - e. Seller's permit number or indication that the applicant is currently applying for a seller's permit.
4. Name, address, and telephone number of on-site community relations staff person.
5. Evidence that a minimum of 75 percent of the owners, officers, directors, and managers of the applicant organization are residents of the State of California and have been for at least three years immediately preceding the date of the application.
6. Name and address of the owner and lessor of the premises and a copy of the lease or other such proof of the legal right to occupy and use the premises and a statement from the owner or agent of the owner of the real property where the facility will be located demonstrating the landowner has acknowledged and consented to permit dispensary, cultivation, distribution, or manufacturing activities to be conducted on the property by the applicant.
7. Evidence that the proposed location is located beyond a 1,000-foot radius from a school.
8. Until such time as the licensing regulations promulgated under the Medical Marijuana Regulation and Safety Act are implemented and become operative, evidence that the organization operating the medical marijuana facility is organized as a bona fide non-profit cooperative, affiliation, association, or collective of persons comprised exclusively and entirely of qualified patients and the primary caregivers of those patients in strict accordance with the Compassionate Use Act of 1996, the Medical Marijuana Program Act and the 2008 Attorney General Guidelines.

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9. Criminal convictions, other than infractions for traffic violations, the jurisdiction of the convictions(s), and the circumstances thereof, for each owner and operator.
10. Fingerprints in a form acceptable to the Greenfield Chief of Police.
11. Owner's or manager's involvement with any other medical marijuana facility, including, but not limited to, the name and address of the medical marijuana facility; the capacity in which the owner or manager is or was involved with the medical marijuana facility; whether the medical marijuana facility is or was the subject of any criminal investigation or prosecution, civil investigation, administrative action or civil lawsuit; whether the owner or manager or the medical marijuana facility with which the owner or manager is or was associated has ever been denied, or is in the process of being denied registration, a permit, a license or any other authorization required to operate a medical marijuana facility in any other city, county or state; and whether the owner or manager or the medical marijuana facility with which the owner or manager is or was associated has ever had a registration, license, permit or any other authorization required to operate a medical marijuana facility in any other city, county or state, suspended or revoked, and the reasons therefore.
12. Owner's or manager's involvement with any other retail business in the City of Greenfield, including, but not limited to, the name and address of such business; the type of business; the capacity in which the owner or manager is or was involved with the business; whether the business is or was the subject of any criminal investigation or prosecution, civil investigation, administrative action or civil lawsuit; whether an owner or manager of the business with which the owner or manager is or was associated has ever been denied, or is in the process of being denied registration, a permit, a license or any other authorization required to operate a business requiring licensing through the State of California in any other city, county or state; and whether an owner or manager of the business with which the owner or manager is or was associated has ever had a registration, license, permit or any other authorization required to operate a business that requires a license in the State of California, or any other city, county or state, suspended or revoked, and the reasons therefore.
13. Name and account number of all savings accounts, checking accounts, investment accounts and trusts associated with the operation of the facility.
14. Operations plan which shall include, at a minimum:
  - a. List of the names, addresses, telephone numbers, and responsibilities of each owner and manager of the facility.
  - b. Hours and days of operation for the facility.

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Implementation of Chapter 5.28 – Medical Marijuana Facilities Regulatory Permit

- c. For medical marijuana dispensary applications only, whether delivery service of medical marijuana to any location outside the medical marijuana facility will be provided, the extent of such service, and delivery procedures.
- d. Site plan and floor plan of the facility denoting the layout of all areas of the medical marijuana facility, including, as applicable, storage, cultivation, reception/waiting, dispensing, manufacturing, and all ancillary support spaces, and the relationship of the facility to adjacent properties and land uses.
- e. Exterior signage plan.
- f. Security plan, including lighting, alarms, fencing, video cameras, and security personnel to ensure the safety of persons, and to protect the premises from theft, vandalism, and fire. The security plan shall address both interior and exterior areas of the facility and its premises.
- g. Cultivation and manufacturing procedures to be utilized at the facility, including, as applicable:
  - 1) Description of how chemicals and fertilizers will be stored, handled, and used.
  - 2) Extraction and infusion methods.
- h. Transportation process.
- i. Storage and inventory procedures to prevent diversion to nonmedical use.
- j. Track and trace program and procedures.
- k. Quality control procedures.
- l. Testing procedures.
- m. Procedures for identifying, managing, and disposing of contaminated, adulterated, deteriorated or excess medical marijuana product.
- n. Personnel policies including employee screening and hiring practices.
- o. Accounting and recordkeeping procedures.
- p. Odor management plan detailing steps that will be taken to ensure that the odor of medical marijuana will not emanate beyond the exterior walls of the facility, including as necessary the installation and use of air purification systems and/or air scrubbers.

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Implementation of Chapter 5.28 – Medical Marijuana Facilities Regulatory Permit

- q. Policies and procedures for adopting, monitoring, implementing, and enforcing all requirements of chapter 5.28 of the City of Greenfield municipal code.
15. Proposed terms and conditions of development agreement, including but not limited to:
- a. Public outreach and education. including, but not limited to, outreach to and interface with public and private schools, youth organizations, religious organizations, health care providers, drug abuse treatment providers, and mental health and drug counselling providers.
  - b. Community service program.
  - c. Agreement to reimburse the City for all costs it incurs in implementing and administering the medical marijuana regulatory permit program authorized under chapter 5.28 of the City of Greenfield municipal code.
  - d. Fees or other payments to the City, in addition to payment of required permit and licensing fees, to provide a fair, reasonable, and equitable revenue source to the City in exchange for the right of the applicant to operate a medical marijuana business in the City. Such fees or other payments may include payments based on gross receipts, per square foot, or other appropriate revenue mechanisms.
  - e. Other terms and conditions that will protect and promote the public health, safety, and welfare.
  - f. Final terms and conditions of the development agreement will be as mutually agreed to by the City and the regulatory permit holder.
16. For initial first year operations:
- a. Square feet of built space.
  - b. Construction cost.
  - c. Number of jobs.
  - d. Per hour salary range.
  - e. Annual payroll.
  - f. Gross receipts.
17. For build-out operations:
- a. Square feet of built space.

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- b. Construction cost.
  - c. Number of jobs.
  - d. Per hour salary range.
  - e. Annual payroll.
  - f. Gross receipts.
18. Additional information, as the applicant deems appropriate, to demonstrate that the medical marijuana facility and its ownership and operation is in compliance with the provisions of chapter 5.28 of the City of Greenfield municipal code and applicable state law and regulations.
  19. Statement that the applicant will, to the extent allowed by law, give preference in employee hiring to residents of the City of Greenfield.
  20. Statement that the applicant will reimburse the City for all costs it incurs in reviewing and evaluating the application for a medical marijuana regulatory permit, issuing a permit or permits, and implementing and administering the medical marijuana regulatory permit program authorized under chapter 5.28 of the City of Greenfield municipal code.
  21. Authorization for the city manager or designee to seek verification of the information contained within the application, including, but not limited to, a criminal history investigation by the chief of police with the California Department of Justice and any other law enforcement agencies.
  22. Statement by the applicant certifying under penalty of perjury that all the information contained in the application is complete, true and accurate.



**Section H: Use Permit Application Format**

Standard application forms, documents, processes, procedures, reimbursement agreement, and fees for application for a conditional use permit under title 17 of the City of Greenfield municipal code.



**City of Greenfield**  
599 El Camino Real  
P.O. Box 127  
Greenfield, CA 93927

## Application for Medical Marijuana Regulatory Permit

*(Separate Application Required for Each Permit)*

Application For (check only one):  
 Dispensary Facility  
 Cultivation Facility  
 Manufacturing Facility

1. Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

2. Name of Owner #1: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

3. Name of Owner #2: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

4. Name of Owner #3: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

5. Property Address: \_\_\_\_\_

6. Nearest Cross Streets: \_\_\_\_\_

7. Assessor's Parcel Number(s): \_\_\_\_\_

I/We declare that I/we have read the complete application and know the contents herein. I/we agree to reimburse the City of Greenfield for all costs and expenses incurred by the City in processing this application. I/We declare under penalty of perjury that the information contained in this application is true and correct to the best of my/our knowledge.

Dated: \_\_\_\_\_ at \_\_\_\_\_, California.

\_\_\_\_\_  
Applicant's Name (Print or Type)

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Owner's Name (Print or Type)

\_\_\_\_\_  
Owner's Signature