



Medical Cannabis Business Application

DESCRIPTION OF EVALUATION CRITERIA

- **Proposed Location.** Your application must include the address and a detailed description of the proposed location. This section should also describe all sensitive uses and, if describing a dispensary application location, shall not be any closer than six hundred (600) feet from any parcel containing a school or a City Park. The proposed Medical Cannabis Business (MCB) must be located in the appropriate zoning as outlined in Chapter 17 of the City Municipal Code.
- **Business Plan.** With as much detail as possible, the Business Plan should describe:
 - Description of day-to-day operations.
 - How the MCB will conform to local and state law.
 - How medical cannabis will be tracked and monitored to prevent diversion.
 - A schedule for beginning operation, including a narrative outlining any proposed construction and improvements and a timeline for completion.

The Business Plan should also include:

- A **budget** for construction, operation, maintenance, compensation of employees, equipment costs, utility costs, and other operation costs. The budget must demonstrate sufficient capital in place to pay startup costs and at least three months of operating costs, as well as a description of the sources and uses of funds.
Proof of capitalization, in the form of documentation of cash or other liquid assets on hand, Letters of Credit or other equivalent assets.
- A **pro forma** for at least three years of operation.
- **Neighborhood Compatibility Plan.** For the proposed location, your application should address how the MCB, including its exterior areas and surrounding public areas, will be managed, so as to avoid becoming a nuisance or having impacts on its neighbors and the surrounding community. If you have conducted neighborhood outreach, provide a record of that outreach and a record of any neighbor feedback. If concerns have been expressed, indicate how you plan to address those.
- **Safety and Security Plan.** For each proposed location, your application should include:
 - A detailed **safety plan**. This plan should describe the fire prevention, suppression, HVAC and alarm systems the facility will have in place. An appropriate plan will have considered 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.
 - A detailed **security plan**. This plan should include a description and detailed schematic of the overall facility security. It should have details on operational security, including but

not limited to general security policies for the facility, employee specific policies, training, sample written policies, transactional security, visitor security, 3rd party contractor security, and delivery security. In particular, applications should address ingress and egress access, perimeter security, product security (at all hours), internal security measures for access, types of security systems (alarms and cameras), and security personnel to be employed. **Security plans will not be made public.** Please also include a **floor plan** showing existing conditions. If changes are proposed as part of the project, then a proposed floor plan should also be submitted.

- **Community Benefits.** The application should describe benefits that the MCB would provide to the local community, such as employment for local residents of the City, community contributions, or economic incentives to the City.
- **Enhanced Product Safety.** The application should state how the MCB will ensure enhanced consumer safety, including as required by State or local law.
- **Environmental Benefits.** The application should describe any proposed “green” business practices relating to energy and climate, water conservation, and materials and waste management.

Labor & Employment. The application should describe to what extent the MCB will adhere to heightened pay and benefits standards and practices, including recognition of the collective bargaining rights of employees. Specific practices that are subject to consideration include the following:

- Providing compensation to and opportunities for continuing education and training of employees/staff (applications should provide proof of the MCB policy and regulations to employees);
 - Wage scale should be provided in writing for all levels of employment at the facility.
- **Local Enterprise.** The application should state the extent to which the MCB will be a locally managed enterprise whose Principals reside within Nevada City and/or Nevada County.
 - **Qualifications of Principals.** The application should include information concerning any special business or professional qualifications or licenses of principals that would add to the number or quality of services that the MCB would provide, especially in areas related to medical cannabis, such as scientific or health care fields.

CONTACT:

If you have any questions or would like an update on the status of your application, please contact City Planner, Amy Wolfson at 530-265-2496 x130 or by email at amy.wolfson@nevadacityca.gov