

DEFINITIONS & EVALUATION CRITERIA DESCRIPTIONS

- **Definitions.**
 - “Applicant” means the person or persons applying for a Commercial Cannabis Activity Permit pursuant to Chapter 6.78.
 - “Owner” means any of the following:
 - 1) A person with an aggregate ownership interest of 20 percent or more in the person applying for a permit or a Permittee, unless the interest is solely a security, lien, or encumbrance.
 - 2) The chief executive officer of a nonprofit or other entity.
 - 3) A member of the board of directors of a nonprofit.
 - 4) An individual who will be participating in the direction, control, or management of the person applying for a license.
 - “Property Owner” means the person or persons who hold the present interest and beneficial use of the subject property.
- **Proposed Location.** Your application must include the address and a detailed description of the proposed location. This section should also describe all sensitive uses within six hundred (600) feet of the proposed location from the property line of a K-12 school, commercial daycare center and youth center, or within two hundred (200) feet of any residences or libraries on a neighboring property. The CCB must be in the appropriate zoning and meet all the locational requirements as described in SCC Title 21 and Chapter 6.78.
- **Business Plan.** With as much detail as possible, the Business Plan should describe:
 - Description of day-to-day operations which meet industry best practices for the specific type of permit in which they will be applying for in the County.
 - How the CCB will conform to local and state law.
 - If currently operating, proof of applicable tax payments.
 - Mechanisms for ensuring that the CCB will operate on a Not-for-Profit basis if for medical cannabis until the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA) is fully in effect.
 - How medicinal and adult-use 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. Include a site plan and floor plan.

The Business Plan should 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 CCB, including its exterior areas and surrounding public areas, will be managed, to avoid becoming a nuisance or having impacts on its neighbors and the surrounding community. Furthermore, a site plan (accurate, dimensioned and to-scale) should be included for each potential location.
- **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 fire evacuation plan. This plan should show the location of all exits, the primary and secondary evacuation route and distance to all exits.
 - 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 (area specific), types of security systems (alarms and cameras), and security personnel to be employed. Security plans will not be made public.
 - A **floor plan** showing existing and proposed conditions. The floor plan(s) should be accurate, dimensioned and to-scale (minimum scale of 1/4”).
- **Community Benefits.** The application should describe benefits that the CCB would provide to the local community, such as employment for residents of the County, community contributions, or economic incentives to the County.
- **Enhanced Product Safety.** The application should state how the CCB will ensure enhanced consumer safety as required by State and/or local law.
- **Environmental Benefits.** The application should describe any proposed “green” business practices relating to energy use, water conservation, and materials and waste management.
- **Labor & Employment.** The application should describe to what extent the CCB 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 CCB policy and regulations to employees);
 - Providing a “living wage” to facility staff and employees. Wage scale should be provided in writing for all levels of employment at the facility. “Living Wage” shall mean 150% of the minimum wage mandated by California or Federal law, whichever is greater.

- **Local Enterprise.** The application should state the extent to which the CCB will be a locally managed enterprise whose Owners reside within the County of Stanislaus.
- **Qualifications of Owners.** The application should include information concerning any special business or professional qualifications or licenses of the Owners that would add to the number or quality of services that the CCB would provide, especially in areas related to medicinal cannabis, such as scientific or health care fields, and related agricultural experience for cultivators.
- **Air Quality/Odor Control Plan.** Must demonstrate the air circulation does not impact the employees' health and welfare, nor surrounding businesses or the public.