

EXHIBIT A

154.091 Marijuana Cultivation Facilities Regulations

PURPOSE: The purpose of this Chapter 154.091 is to provide for regulations necessary to protect the public health, safety and welfare for the general public by limiting the possible negative secondary effects of Marijuana Cultivation facilities. The provisions of this Chapter 154.091 shall apply to all Marijuana Cultivation facilities located within the corporate limits of the City of El Mirage, Arizona.

GENERAL REQUIREMENTS

- A. All cultivation and manufacturing of marijuana products shall be conducted in a permanent building on an established foundation adhering to El Mirage building codes and permitted by all applicable departments and shall not include any temporary, portable, or self-powered mobile facilities, such as;
 - a. Shipping container, conex box or trailer of any kind, and;
 - b. All storage of marijuana and marijuana plants shall occur within secured, enclosed buildings and structures.
- B. Remnants and/or by-products of cultivation shall be disposed of according to an approved plan and not placed within the facility's exterior refuse containers.
- C. There shall be no emission of dust, fumes, vapors or odors into the environment from the premises.
- D. The Community Development Director may require additional ventilation and air filtration necessary at any time to ensure compatibility with adjacent uses.
- E. Other than for delivery to an authorized marijuana dispensary distributing, transmitting, dispensing, giving, selling, or providing marijuana is prohibited.
- F. Marijuana cultivation, manufacturing and storage of material and product shall be limited to a maximum size of 40,000 SF.

- G. The operation shall not be located within 5,280-feet of the property line of another cultivation facility. Measuring separation distances shall be taken in a straight-line from closest property line to closest property line.
- H. The operation shall not be located within 1,500-feet of the property line of a Residential Use, Public Facility, Park, School or Learning Facility, a free standing/permanent church and similar use. Measuring separation distances shall be taken in a straight line from closest property line to closest property line.
- I. An active Security Management Plan shall be approved by the Police Department prior to operation. The Plan shall include, but is not limited to, the following:
1. Security cameras shall be installed and maintained in good condition and used in an on-going manner. Recordings shall be retained for a minimum of 60 days and comply with any additional standards defined by the Security Management Plan.
 2. The business space shall be alarmed with an alarm system that is operated, maintained and monitored 24/7 by an accredited alarm security company.
 3. A security guard shall be provided at the main entrance during all hours of operation. For the purposes of this Section, "security guard" shall mean licensed and duly bonded security personnel registered pursuant to A.R.S. §32-2601.