



Commercial Cannabis Regulatory Permit Application Procedures

(Priority Based on Time of Submittal of Complete Applications)

I. **GENERAL INFORMATION**

This document outlines the Commercial Cannabis Regulatory Permit (“CCRP”) application process, required materials, and other information necessary to operate a Commercial Cannabis Business (“CCB”) in the City of Moreno Valley. Additional information regarding the CCRP can be found on the City’s website at <http://www.moval.org/cannabis/> contains the following information:

State Regulations and Resources

- *Bureau of Cannabis Control Title 16 Division 42 (16 Cal. Code of Regulations §5000 et seq.)*
- *California Department of Food and Agriculture Title 3 Division 8*
- *California Department of Public Health Title 17 Chapter 1*

Local Regulations and Resources

- *Moreno Valley Municipal Code (MVMC) Chapters 3.28, 5.05 and Title 9*
- *Commercial Cannabis Regulatory Permit Application*
- *Frequently Asked Questions (FAQs)*

II. **APPLICATION PROCEDURES**

A. Application Forms.

An applicant shall use only the applications forms provided by the City. The City’s application form is only available online at <http://www.moval.org/cannabis/>.

B. Priority.

The application process will be prioritized on the basis of the time complete applications are submitted.

C. Submittal of Complete Application.

A completed application shall be hand delivered to City Hall located at 14177 Frederick Street, Moreno Valley, CA 92552.

D. Completeness Determination.

An application will be deemed complete for filing and processing only if:

1. The applicant submits a completed City application form with original notarized signatures;
2. The applicant submits proof of landowner approval pursuant to MVMC Section 5.05.035 and as more particularly described in the application;
3. The applicant submits all required documentation, plans, reports, records, attachments, additional information, written statements and any other information described in the application, these application procedures, MVMC Chapter 5.05 and all other applicable provisions of the MVMC;
4. The documentation, such as evaluation criteria, exhibits and attachments unrelated to financial-related information, submitted with the application, does not exceed 125 pages; and
5. The applicant submits a deposit in the amount of \$89,463, which may be held on deposit for up to one calendar year.

E. Fees.

The deposit shall be made by a certified check, cashier's check or money order made payable to the City of Moreno Valley. The City will not accept cash or credit cards. The purpose of the deposit is to pay for the following fees:

Type of Fee	Amounts*
Application Fee	\$ 9,551
Interview Fee	\$ 1,556
Annual Permit Fee	\$ 58,356
Annual Community Benefit Fee	\$ 20,000

*Fee amounts as of November 18, 2020, which may be subject to change by Resolution.

F. Acceptance Of Payment Fees.

All applicants will be required to submit a deposit of \$89,463, which may be held on deposit for up to one year. Deposit account will be charged for City fees, which include staff and the Consultant's review of applications and administrating the application process as shown in the table below. Applicants are advised that they may be required to pay additional amounts as required for the City's completion of the application review process.

G. Refundability.

That unless otherwise provided herein, the fees may be refundable as follows:

1. The Application Fee may be subject to refund in whole or in part upon the withdrawal of an application before the application has been fully processed, less any amounts reflective of the cost of any work performed by the City or its agents with respect to processing said application at a rate of \$166 per hour plus any third party costs. Once final action is taken on the application, whether approved or denied, no portion of the Application Fee shall be

refundable.

2. The Interview Fee may be subject to refund in whole or in part upon the withdrawal of an application before the applicant has been fully interviewed, less any amounts reflective of the cost of any work performed by the City or its agents with respect to the commencement of any portion of said interview at a rate of \$166 per hour plus any third party costs. Once the interview has been completed or final action is taken on the application, whether approved and denied, no portion of the Interview Application Fee shall be refundable.
3. The Annual Permit Fee shall be subject to a full refund upon withdrawal of an application and/or denial of the subject application or any related permit, license or entitlement that prevents the applicant from securing a certificate of occupancy. Once a certificate of occupancy is issued, the Annual Permit Fee shall not be refundable.
4. The Annual Community Benefits Fee shall be subject to a full refund upon withdrawal of an application and/or denial of the subject application or any related permit, license or entitlement that prevents the applicant from securing a certificate of occupancy. Once a certificate of occupancy is issued, the Annual Community Benefit Fee shall not be refundable.

H. **Date of Receipt.**

Complete applications shall be date and time stamped when received by the City for filing.

III. **EVALUATION CRITERIA**

CCRP applications shall be evaluated based on the state licensing criteria utilized by the Bureau of Cannabis Control under the State's Cannabis Regulations, the California Department of Food and Agriculture, the California Department of Public Health and/or any other relevant state agencies in conjunction with or in addition to the following:

A. **Zoning Verification.**

The site of the proposed CCB must be located within the proper Zoning District for the type of CCRP sought by the applicant, as identified in Title 9 of the MVMC, at a location that meets the separation/distance requirements set forth in the State's Cannabis Regulations and/or the MVMC.

Visit the following links :

- <http://www.moval.org/cdd/pdfs/ZoningMap.pdf> to view the City's designated zoning districts; and
- http://moval.geocortex.com/Html5Viewer/index.html?viewer=comv_hv to view an interactive map of the City.

B. **Business Plan.**

The applicant shall submit a Business Plan that addresses, includes or incorporates the following:

1. Owner qualifications such as a Resume/Curriculum Vitae not exceeding one (1) page per owner.
2. A budget for construction, operation, and maintenance, compensation of employees, equipment costs, utility cost, and other operation costs.
3. Proof of capitalization by a verifiable source.
4. Pro forma for at least three years of operation.
5. Hours of operation and description of the specific activities that will take place during each hour of operation of the CCB.
6. Fully describe the day-to-day operations for each license type being sought.
7. Fully describe cash handling procedures.
8. Fully describe inventory control procedures which shall include, point-of-sale and track and trace software.
9. Business formation documents and all related documents filed with the California Secretary of State.

C. Labor & Local Enterprise Plan.

The applicant shall submit a Labor & Local Enterprise Plan that addresses, includes or incorporates the following:

1. Describes whether the CCB is committed to offering employees a Living Wage. (“Living Wage” shall mean 150% of the minimum wage mandated by California law)
2. Describes compensation to and opportunities for continuing education and employee training.
3. Describes the extent to which the CCB will be a locally managed enterprise whose owners and /or managers reside within the County of Riverside.
4. Describes the number of employees, and their respective titles/positions and job responsibilities.
5. Describes employee policies and procedures. (Complete employee manuals/hand books are not required to be submitted.)
6. CCB’s which plan to employ twenty (20) or more non-supervisory employees must include as attestation that the applicant /owner has either committed to entering into a labor peace agreement and will agree to abide by its terms or has already entered into a labor peace agreement a copy of which shall be submitted to the City with the applicant’s CCRP application.

D. Neighborhood Compatibility Plan.

The applicant shall submit a Neighborhood Compatibility Plan that describes the following:

1. How the CCB will proactively address and respond to complaints related to noise, light, odor, vehicle and pedestrian traffic.
2. How the CCB will be operated and managed to avoid becoming a nuisance or negatively impacting its neighbors and the surrounding community.
3. What types of odor mitigation practices will be instituted and implemented, which shall include:

- a. Identifying potential sources of odor.
 - b. Specifying which odor control devices and techniques will be employed to ensure that odors are not detectable beyond the licensed premises.
 - c. Delineating all proposed staff training and system maintenance plans.
4. The waste management plan that will be implemented, which shall identify waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, how hazardous waste will be handled and the vendor responsible for waste and refuse disposal and recycling.

E. Safety Plan.

The applicant shall describe the CBB's existing, draft or proposed Safety Plan, that shall be prepared by a professional fire prevention and suppression consultant, which addresses, includes or incorporates measures to prevent and respond to all possible fire, medical and hazardous situations and describes or identifies the following:

1. All gases and/or chemicals the CCB will use and their storage locations.
2. The fire alarm and monitoring system including the name and contact information of the alarm company.
3. Accident and incident reporting procedures.
4. Evacuation routes.
5. Location of fire extinguishers and other fire suppression equipment.
6. Procedures and training for all fire and medical emergencies.

F. Security Plan.

The applicant shall submit the CBB's existing, draft or proposed Security Plan, that shall be prepared by a professional security consultant, that describes, addresses, includes or incorporates the following:

1. All access control, inventory control and cash handling procedures.
2. A Premises/Security Diagram that focuses on proposed security measures and how they relate to the overall business, consistent with the Bureau of Cannabis Control regulations, Title 16, Division 42, §5006 and CCR Title 17, Division 1, Chapter 13, § 40105, Premises Diagram, as applicable.
 - a. The Premises/Security Diagram shall be accurate, dimensioned and to scale (minimum scale ¼") 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).
 - b. The Premises/Security Diagram shall 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.
3. Type of cannabis activity that will be conducted in each area of the premises, such as, but not limited to storage, batch sampling, loading/unloading of shipments, packaging and labeling, customer sales, extractions, infusions, processing and testing.
4. Limited-access areas, defined as areas in which cannabis goods are stored or held and only accessible to licensees, its employee or contractors, areas used for video

- surveillance monitoring and storage devices, consistent with Bureau of Cannabis Control regulations, Title 16, Division 42, §5000 (m) and §5042.
5. Number and location of all video surveillance cameras.
 6. Intrusion alarm and monitoring system including the name and contact information for the monitoring company.
 7. If on-site security guards will be utilized, the following information shall be provided:
 - i. Number of security guards;
 - ii. Security guards' on-site hours schedules;
 - iii. Locations at which the security guards will be positioned; and
 - iv. The security guards' roles and responsibilities.

IV. GROUND FOR DENIAL

A CCRP application may be denied for the following reasons:

1. Same reasons that a state license may be denied by the Bureau of Cannabis Control under the State's Cannabis Regulations, the California Department of Food and Agriculture, the California Department of Public Health and/or any other relevant state agencies.
2. The City has been denied access to inspect the subject property and subject premises.
3. The applicant's premises diagram does not conform to the boundaries or dimensions of the actual physical premises.
4. The applicant loses the legal consent or permission of the record owner of the subject property or premises to operate or conduct a commercial cannabis business on the subject property or subject premises.
5. The applicant's fee payments are rejected, denied or cancelled due to insufficient funds or inadequate credit.
6. The applicant has failed to pay any fees, taxes or fines owed to the City or owes any outstanding civil debt to the City.
7. The applicant has any outstanding code violations pertaining to any real property located within the City.

V. PROVISIONAL PERMIT

A provisional CCRP may be approved provided that the applicant provides adequate proof that the applicant will meet all the requirements and operational standards required of the proposed commercial cannabis activity's respective state license consistent with the State Cannabis Regulations and all other applicable state laws and regulations within the purview of the California Department of Food and Agriculture, the California Department of Public Health and any other relevant state agencies.

VI.

CONDITIONAL USE PERMIT APPLICATION

The applicant shall submit a complete application for a conditional use permit pursuant to Chapter 9.09.290 (Commercial Cannabis Activities) of MVMC within 90 calendar days of the date a provisional CCRP is approved. Failure to submit a complete application for the requisite conditional use permit shall be deemed an abandonment of the applicant's provisional CCRP, which shall not be appealable.

VII. FINAL PERMIT

A provisional CCRP shall be deemed a final permit and become effective upon such time that the applicant (i) obtains a commercial cannabis conditional use permit pursuant to Chapter 9.09.290 (Commercial Cannabis Activities) of the MVMC, a city business license, and a certificate of occupancy, (ii) registers the commercial cannabis business pursuant to Chapter 3.28 (Commercial Cannabis Activity Tax) of the MVMC, and (iii) obtains the appropriate commercial cannabis state license issued by the Bureau of Cannabis Control pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act and its implementing regulations adopted by the Bureau of Cannabis Control (16 Cal. Code of Regulations §5000 *et seq.*) (collectively "State Cannabis Regulations"), a seller's permit issued by the California Department of Tax and Fee Administration, and all other relevant and necessary regulatory permits, licenses and regulations within the purview of the California Department of Food and Agriculture, the California Department of Public Health and any other relevant state agencies.

VIII. INDEMNIFICATION

A commercial cannabis regulatory permit, whether provisional or final, shall require the permittee to defend, indemnify and hold harmless the City and the City's elected and appointed officials, commissioners, board members, officers, agents, consultants and employees from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to the legality, validity or adequacy of any of the following items: (i) approval of the subject commercial cannabis regulatory permit; (ii) any prior agreements by and between the city and permittee; (iii) any concurrent and subsequent permits, licenses and entitlements approved by the city related to the subject business; (iv) any environmental determination made by the city in connection with the subject business; and (v) any proceedings or other actions undertaken by City in connection with the adoption or approval of Chapter 5.05 of the MVMC.

The each applicant and business owner consent to, and waives any rights each may have to challenge the legal validity of, the aforementioned fees including, without limitation, any claim that they constitute an abuse of the police power, violate substantive due process, deny equal protection of the laws, effect a taking of property without payment of just compensation, or impose an unlawful tax.

IX. CONFIDENTIALITY (Privacy Expectation)

Please be advised that the City cannot guarantee that all information contained in a CCRP application and related materials and documents shall be treated as confidential and exempt from public disclosure since the City is subject to the California Public Records Act and other public disclosure laws that mandate which type of records shall be subject to disclosure under various circumstances. Notwithstanding the above, the City will use its best efforts to protect the confidentiality of records containing or describing safety and security plans, bona fide trade secrets, personal information, and other such records which the City determines under the specific circumstances, in its sole discretion, that the public interest in withholding such records clearly outweighs the public interest in releasing the requested records or that are clearly exempt from disclosure under the applicable law.

Please be further advised that even if a particular record is exempt from disclosure under the California Public Records Act or other similar public disclosure laws, the City may be required to produce such records pursuant to a court order, an administrative order or the discovery process under certain civil and criminal proceedings. The City also reserves the right to share any information it maintains with other administrative, regulatory and enforcement agencies upon written request, unless otherwise prohibited or restricted by law.

X. CITY'S RESERVATION OF RIGHTS

The City reserves the right to revise these procedures at any time pursuant to Chapter 5.05 of the MVMC and to cancel or postpone the processing of any type or all of CCRP applications at any time with or without cause.

XI. IMPORTANT REMINDER

The issuance of a CCRP is the first step in the process before the CCRP is deemed "Final" for purposes of permitting the applicant/permittee to commence development and/or operating a CCB in the City of Moreno Valley. In addition to obtaining a CCRP, the applicant must apply for and be issued the following before opening up and operating a CCB in the City:

1. A **CONDITIONAL USE PERMIT/PLOT PLAN** pursuant to Chapter 9.09.290 (Commercial Cannabis Activities) of the MVMC which may or may not require environmental review pursuant to the California Environmental Quality Act ("CEQA");
2. A City of Moreno Valley **BUSINESS LICENSE**;
3. A **CERTIFICATE OF OCCUPANCY**;
4. A **TAX REGISTRATION CERTIFICATE** pursuant to Chapter 3.28 (Commercial Cannabis Activity Tax) of the MVMC;
5. The appropriate **COMMERCIAL CANNABIS STATE LICENSE** issued by the Bureau of Cannabis Control;
6. A **STATE SELLER'S PERMIT** issued by the California Department of Tax and Fee Administration; and
7. **ALL OTHER RELEVANT AND NECESSARY REGULATORY PERMITS, LICENSES AND REGULATIONS WITHIN THE PURVIEW OF THE CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE, THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH AND ANY OTHER RELEVANT STATE AGENCIES.**

XII.
CONTACT INFORMATION

Contact information for all relevant City Departments and Divisions and applicable State regulatory agencies, including the Bureau of Cannabis Control, the California Department of Tax and Fee Administration, the California Department of Food and Agriculture, the California Department of Public Health and other relevant state agencies can be found at cannabispermit@moval.org.

If you would like an update on the status of your application following submission, please contact the numbers below for the following items:

Application and Permit	Conditional Use Permit	Certificate of Occupancy
Business License 951-413-3080	Planning Division 951-413-3206	Building Division 951-413-3350



OFFICE USE ONLY	
Application Submittal Date & Time	
Deposit	\$89,463.00
Accepted By	

Completed applications must be submitted to City Hall at:

14177 Frederick Street

Moreno Valley, CA 92552

Questions - Submit to cannabispermit@moval.org

**COMMERCIAL CANNABIS BUSINESS PERMIT APPLICATION
Pursuant to Chapter 5.05 of the City of Moreno Valley Municipal Code (MVMC)**

Upon receipt of a completed application and deposit, the Chief Financial Officer (CFO) of the Financial & Management Services Department shall investigate the information contained in the application to determine whether the applicant shall be issued the requested permit. The purpose of the review is to ensure that the commercial cannabis business will be conducted in a secure, safe and business-like manner consistent with all applicable local and state laws, rules and regulations governing commercial cannabis business, including without limitation the Medicinal and Adult-Use Cannabis Regulation and Safety Act, Proposition 64 (Adult Use of Marijuana Act), and the regulations promulgated by the Bureau of Cannabis Control, the California Department of Food and Agriculture, and the California Department of Public Health.

Please select from one of the following categories for which you are applying for a Commercial Cannabis Business Permit.

Note: a separate application is required for each category of CCB Permit.

- Cultivation – Type: _____
- Manufacturer – Type 6
- Non-Volatile Testing Lab – Type 8
- Dispensary/Retailer – Type 10 Store Front
- Distribution – Type 11
- Microbusiness – Type 12

PROJECT LOCATION: _____

ASSESSORS' PARCEL NO.: _____

EXISTING LAND USE OF PROPERTY: _____

ZONING: Permitted commercial cannabis types may locate and/or operate pursuant to 9.09.290 of the MVMC.

EXISTING ZONING OF PROPERTY: _____

LOCATION

Is the site and/or property located within 600-feet of a school, park, place of worship, youth-oriented facility, youth center, day care center, or community center, as provided in MVMC Section 9.09.290(D)(1)?

YES NO

STAFF USE ONLY:

	Signature	Complies	Notes
Zoning Verified			
Location Verified			

A. APPLICANT/BUSINESS INFORMATION (TO BE COMPLETED BY APPLICANT):

APPLICANT/BUSINESS NAME: _____

Mailing Address: _____ Phone No. _____

City, State, Zip: _____ E-Mail: _____

BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

Mailing Address: _____ Phone No. _____

City, State, Zip: _____ E-Mail: _____

LEGAL REPRESENTATIVE: _____

Mailing Address: _____ Phone No. _____

City, State, Zip: _____ E-Mail: _____

(Attach additional sheets as necessary)

B. PROPERTY OWNER CONSENT PURSUANT TO MVMC 5.05.035:

In the event that neither the applicant or owner are the legal owners of the subject property contemplated by this application, the application must be accompanied with a "COMMERCIAL CANNABIS BUSINESS PERMIT APPLICATION PROPERTY OWNER'S STATEMENT OF CONSENT" stating and acknowledging that an commercial cannabis business will be operated on the subject property contemplated by this application and containing the notarized signature from the legal owner of the property.

If either applicant or owner are the legal owners of the subject property contemplated by this application, then evidence of such legal ownership shall be submitted in a form pursuant to MVMC 5.05.035.

PROPERTY OWNER: _____

Mailing Address: _____ Phone No. _____

City, State, Zip: _____ E-Mail: _____

(Attach additional sheets as necessary)

C. BUSINESS OPERATIONS AND INFORMATION:

Days/Hours of Operation:

Delivery Service to be provided: YES NO Hours of Delivery Service: _____

Name of all owners as defined in by the Bureau of Cannabis Control (16 Cal. Code of Regulations §5003 *et seq.*)
(Attach additional sheets if necessary):

NAME/TITLE: _____ PHONE NO.: _____

ADDRESS: _____

NAME/TITLE: _____ PHONE NO.: _____

ADDRESS: _____

NAME/TITLE: _____ PHONE NO.: _____

ADDRESS: _____

NAME/TITLE: _____ PHONE NO.: _____

ADDRESS: _____

NAME/TITLE: _____ PHONE NO.: _____

ADDRESS: _____

E. APPLICANT AUTHORIZATION

I hereby authorize and consent to the City Manager and the CFO of the City of Moreno Valley, including their designees, to seek verification of the information contained in this application and any attachments.

NAME OF APPLICANT: _____

SIGNATURE OF APPLICANT: _____ DATE: _____

NAME OF BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF BUSINESS OWNER: _____ DATE: _____

NAME OF BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF BUSINESS OWNER: _____ DATE: _____

NAME OF BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF BUSINESS OWNER: _____ DATE: _____

NAME OF BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF BUSINESS OWNER: _____ DATE: _____

NAME OF BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF BUSINESS OWNER: _____ DATE: _____

F. TERMS AND CONDITIONS

I hereby certify that I have reviewed the contents of Chapter 5.05 and Title 9 of the Moreno Valley Municipal Code, including any regulations promulgated thereunder, and acknowledge, understand, and agree to be bound by its terms and conditions.

NAME OF APPLICANT: _____

SIGNATURE OF APPLICANT: _____ DATE: _____

NAME OF BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF BUSINESS OWNER: _____ DATE: _____

NAME OF BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF BUSINESS OWNER: _____ DATE: _____

NAME OF BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF BUSINESS OWNER: _____ DATE: _____

NAME OF BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF BUSINESS OWNER: _____ DATE: _____

NAME OF BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF BUSINESS OWNER: _____ DATE: _____

G. FURTHER INFORMATION AND INSPECTIONS

I agree to submit any additional and further information as deemed necessary by the City Manager or the CFO, including their designees, in order to process this application.

I further agree to permit the City Manager, CFO, the Moreno Valley Police Department, and their respective designees to conduct reasonable inspections, for the purpose of ensuring compliance with local and State laws, of the proposed commercial cannabis business at the discretion of the City, including inspection of:

- Security recordings made by security cameras defined in by the Bureau of Cannabis Control (16 Cal. Code of Regulations §5044 *et seq.*),
- Security records and files,
- Inventory records and files, and
- Other written records and files pertaining to the proposed adult-use marijuana retailer.

NAME OF APPLICANT: _____

SIGNATURE OF APPLICANT: _____ DATE: _____

NAME OF BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF BUSINESS OWNER: _____ DATE: _____

NAME OF BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

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SIGNATURE OF BUSINESS OWNER: _____ DATE: _____

NAME OF BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF BUSINESS OWNER: _____ DATE: _____

H. INDEMNIFICATION AND RELEASE

A commercial cannabis regulatory permit, whether provisional or final, shall require the permittee to defend, indemnify and hold harmless the City and the City’s elected and appointed officials, commissioners, board members, officers, agents, consultants and employees from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to the legality, validity or adequacy of any of the following items: (i) approval of the subject commercial cannabis regulatory permit; (ii) any prior agreements by and between the city and permittee; (iii) any concurrent and subsequent permits, licenses and entitlements approved by the city related to the subject business; (iv) any environmental determination made by the city in connection with the subject business; and (v) any proceedings or other actions undertaken by City in connection with the adoption or approval of Chapter 5.05 of the MVMC.

The each applicant and business owner consent to, and waives any rights each may have to challenge the legal validity of, the aforementioned fees including, without limitation, any claim that they constitute an abuse of the police power, violate substantive due process, deny equal protection of the laws, effect a taking of property without payment of just compensation, or impose an unlawful tax.

I release the City of Moreno Valley, its agents, officers, elected officials, and employees from any and all claims, injuries, damages, or liabilities of any kind arising from (a) any repeal or amendment of Chapter 5.05 or Title 9 of the Moreno Valley Municipal Code or any provision of the Financial & Management Services and Community Services Development processes.

NAME OF APPLICANT: _____

SIGNATURE OF APPLICANT: _____ DATE: _____

NAME OF BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF BUSINESS OWNER: _____ DATE: _____

NAME OF BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

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SIGNATURE OF BUSINESS OWNER: _____ DATE: _____

NAME OF BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF BUSINESS OWNER: _____ DATE: _____

I. ANNUAL COMMUNITY BENEFIT FEE

I release the City of Moreno Valley, its agents, officers, elected officials, and employees from any and all claims, injuries, damages, or liabilities of any kind arising from (a) any repeal or amendment of Chapter 5.05 or Title 9 of the Moreno Valley Municipal Code or any provision of the Financial & Management Services and Community Services Development processes or fees in place.

NAME OF APPLICANT: _____

SIGNATURE OF APPLICANT: _____ DATE: _____

NAME OF BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF BUSINESS OWNER: _____ DATE: _____

NAME OF BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

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SIGNATURE OF BUSINESS OWNER: _____ DATE: _____

J. COMPLETED APPLICATION DETERMINATION

An application will be deemed complete for filing and processing only if:

1. The applicant submits a completed City application form with original notarized signatures;
2. The applicant submits proof of landowner approval pursuant to MVMC Section 5.05.035 and as more particularly described in the application;
3. The applicant submits all required documentation, plans, reports, records, attachments, additional information, written statements and any other information described in the application, these application procedures, MVMC Chapter 5.05 and all other applicable provisions of the MVMC;
4. The documentation, such as evaluation criteria, exhibits and attachments unrelated to financial-related information, submitted with the application, does not exceed 125 pages; and
5. The applicant submits a deposit in the amount of \$89,463, which may be held on deposit for up to one calendar year.

Application will not be accepted without all of the following

- Application
- Zoning Verification (Section A)
- Business Plan (Section B)
- Labor & Local Enterprise Plan (Section C)
- Neighborhood Compatibility Plan (Section D)
- Safety Plan (Section E)
- Security Plan (Section F)
- Deposit of the \$89,463 must be made by a certified check, cashier's check or money order made payable to the City of Moreno Valley. Please note, the City will not accept cash or credit cards and application fees are non-

refundable however, any remaining balance not used from the deposit resulting in the Applicant not participating in any phase of the process will be returned to the Applicant as defined in the Application Procedures.

This information is required for the application to be considered complete. Attach the reports above to the application. For explanation about the information required under each category, see the Application Procedures handout.

K. APPLICANT CERTIFICATION

I certify under penalty of perjury, under the laws of the State of California, that I have personal knowledge of the information contained in this application and its attachments, if any, and that the information contained herein is true and correct.

NAME OF APPLICANT: _____

SIGNATURE OF APPLICANT: _____ DATE: _____

NAME OF BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF BUSINESS OWNER: _____ DATE: _____

NAME OF BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF BUSINESS OWNER: _____ DATE: _____

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SIGNATURE OF BUSINESS OWNER: _____ DATE: _____

NAME OF BUSINESS OWNER (IF DIFFERENT FROM APPLICANT): _____

SIGNATURE OF BUSINESS OWNER: _____ DATE: _____

**COMMERCIAL CANNABIS BUSINESS PERMIT APPLICATION PROPERTY OWNER'S
STATEMENT OF CONSENT**

If the applicant/business owner is not the property owner of record of the subject site, the following Statement of Consent must be completed by the property owner of record or the property owner's authorized representative, granting the applicant permission to apply for an adult-use marijuana retailer regulatory permit. **This form must be notarized.**

To: City of Moreno Valley
Financial & Management Services Department
14177 Frederick Street
Moreno Valley, CA 92552

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: _____ Phone: _____

Mailing Address: _____

to operate an commercial cannabis business on the property described below

The subject property is located at: _____

Assessor's Parcel Number: _____

Printed Name of Owner of Record: _____

Address of Owner of Record: _____

Phone: _____ Email address: _____

Signature of Owner of Record: _____ Date: _____