



City of Half Moon Bay

501 Main Street Half Moon Bay CA 94019
Phone: 650.726.8250 / Fax: 650.726.8261

PDP- No.

COMMERCIAL CANNABIS NURSERY PRELIMINARY APPLICATION

Prior to submittal of planning permit application form, it is strongly recommended that you confirm the permit submittal requirements and fees with planning staff. All applications shall be submitted to the Community Development Department during normal business hours (8:30 A.M. to 5:00 P.M. Monday-Friday).

Permit(s) Requested (Check where applicable)

- Preliminary Application
- Background Check

Proposed Development/
Activity _____

Subject Property

Address _____
Assessor's Parcel Number (APN) _____
Zoning _____ General Plan _____
District _____ Designation _____

Project Applicant or Applicant's Representative (if different from Owner)

Name _____ H.M.B. Business License _____
Number _____
Mailing Address _____
Phone _____ Fax _____ Email _____

Property Owner

Name _____
Signature (required) _____
Mailing Address _____
Phone _____ Fax _____ Email _____

Government Code Section 65105, Entry on land by planning agency personnel -- In the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof. _____ Owner(s)' Initials

OFFICE USE ONLY:

DATE RECEIVED: _____ RECEIVED BY: _____

FEES/DEPOSITS:

CASH/CHECK NO.: _____ AMOUNT: _____ RECEIPT NO.: _____ DATE: _____

REQUIRED APPLICATION MATERIALS

Preliminary Review Application Checklist

- Background Check
 - Completion of Live Scan Requirement
- Preliminary Application Fee: \$ _____
- Vicinity Map and Description _____ Copies
- Site Plan _____ Copies
- Floor Plan _____ Copies
- Evidence of an Existing Greenhouse or vested as of the effective date of ordinance. (Ord. §3.200.060.B.3)
- Evidence of the Legal Right to Occupy and use of the Proposed location (Ord. §3.200.060.B.10)

The following Items are optional for the Pre-Application submittal, but will be required when the License Application is submitted

- Business Plan including organizational structure and plan including financing, cultivation practices, and schedule (Ord. §3.200.060.B.1)
- Neighborhood Compatibility Plan (Ord. §3.200.060.B.5)
 - Noise (Ord. §3.200.100.D)
 - Light (Ord. §3.200.100.K)
 - Odor(Ord. §3.200.100.I)
 - Visual Screening (Ord. §3.200.100.D)
- Safety and Security Plan (Ord. §3.200.060.B.6)
- Sustainability Plan (Ord. §3.200.060.B.7)
 - Water Source (Ord. §3.200.100.L)
 - Electricity Source (Ord. §3.200.100.P)
- Wastewater Management Plan (Ord. §3.200.100.M and P)
- Local Hire Plan (Ord. §3.200.060.B.5)
- Criminal Conviction History (if applicable) (Ord. §3.200.060.B.11)
- A list of cannabis licenses (Ord. §3.200.060.B.13)
- A list of cannabis enforcement actions (Ord. §3.200.060.B.513)

AFFIDAVIT of APPLICATION MATERIALS

I, _____ hereby certify that all information provided by the applicant is true and correct regarding application and proposed project.

I have read and understand the material presented in Ordinance NO. C-2018-07

I understand that erroneous information may be grounds for denial or modification/revocation of approved project.

Owner Signature _____ Date _____

COST-BASED FEE SYSTEM

I understand that charges for staff time spent processing this Preliminary Application will be based on the Council-approved fee schedule (see current Master Fee Schedule). I understand that my Preliminary Application fee is non-refundable once submitted.

_____ Owner(s)' Initials

As the applicant, I have read and agree with all of the above, and I assume full responsibility for all costs incurred by the City in processing this application(s).

Signature of Applicant _____ Date _____

HOLD HARMLESS. The applicant agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against an and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the processing or approval of this application, any actions taken by the City related to this entitlement, any review by the California Coastal Commission conducted under the California Coastal Act Public Resources Code Section 30000 et seq., or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The applicant's duty to defend the City shall not apply in those instances when the applicant has asserted the Claims, although the applicant shall still have a duty to indemnify, protect and hold harmless the City. The applicant understands that there is a possibility of litigation and Coastal Commission enforcement act regarding the current Zoning Code provisions that apply to this application; the City makes no representations or warranties about the outcome of such actions or how they might impact the processing of this application or any permit issued based on this application.

