



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 4/24/2019

TO: 4th District Legislative Assistant, Agricultural Commissioner, Air Pollution Control Board (APCD), Assessor, Building Division, CalFire/County Fire, Environmental Health, Public Works, Sheriff, RWQCB, U.S. Fish and Wildlife, CA Fish and Wildlife, Coastal San Luis RCD, AB52

FROM: Dave Moran (demoran@co.slo.ca.us or 805-781-5625)

PROJECT NUMBER & NAME: DRC2019-00065 LIZVET-CISNEROS

PROJECT DESCRIPTION: Proposed Minor Use Permit for (1) 3 acres of outdoor cannabis cultivation within a 5-acre area, (2) ancillary cannabis nursery, (3) cannabis processing within "containers", (4) cannabis distribution, and (5) cannabis transport. Located at 0 Bull Canyon Road, rural south county, Santa Maria, CA.

[APN\(s\):](#) **APN: 090-401-039**

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- ☐ NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

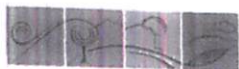
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit
 ☐ Tree Permit
 ☒ Minor Use Permit
☐ Conditional Use Permit/Development Plan
 ☐ Plot Plan
☐ Curb, Gutter & Sidewalk Waiver
 ☐ Other
 ☐ Site Plan
☐ Surface Mining/Reclamation Plan
 ☐ Zoning Clearance
☐ Amendment to approved land use permit
 ☐ Variance

Department Use Only
Do Not Mark
(Staff Apply Label Here)

APPLICANT INFORMATION Check box for contact

person assigned to this project

☐ Landowner Name Cisneros Future, LLC / Juan Cisneros Daytime Phone 805-846-7195
 Mailing Address 211 W. Mill St. Santa Maria CA Zip Code 93458
 Email Address: Let's be better - produce.com

☐ Applicant Name Juan Cisneros / Growing Clean Service Inc Daytime Phone 805-310-5901
 Mailing Address 211 W. Mill St. Santa Maria CA Zip Code 93458
 Email Address: Contact @ organic farms.com

☒ Agent Name Kim Black / Kim Larushire Daytime Phone 805-265-5401
 Mailing Address 200 S 4th St. #301 Grover Beach, CA Zip Code 93433
 Email Address: Kim @ public policy inc.com

PROPERTY INFORMATION

Total Size of Site: 178.29 AC Assessor Parcel Number(s): 090-401-039

Legal Description: AG

Address of the project (if known): Bull Canyon Rd. Santa Maria CA 93458

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Travel East on Pinnacles Rd. Left on Bull Canyon Rd.

Describe current uses, existing structures, and other improvements and vegetation on the property: Entrance will be on left hand side.
Farm Land, No existing structures

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 3 acres of Cannabis Cultivation
8000 sq ft of drying & storage and Distribution Building (500 sq ft)

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature [Signature] Date 3/31/19 ←

FOR STAFF USE ONLY



CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address): 2750 Bull Canyon Rd. Santa Maria Grove identified as Assessor Parcel Number 090-401-039 for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county requesting an approval for: Cannabis Cultivation (specify type of project, for example: addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
4. Print Name: Juan Cisneros
Daytime Telephone Number: 805-210-5961
5. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property _____

PERSON OR ENTITY GRANTING CONSENT:

Print Name: Juan Cisneros
Print Address: 211 W. Mill St. Santa Maria CA 93454
Daytime Telephone Number: 805-310-5961
Signature of landowner: [Signature] Date: 3/31/19 ←

AUTHORIZED AGENT:

Print Name: Public Policy Solutions
Print Address: 200 S. 4th St. Santa Maria CA 93432
Daytime Telephone Number: 805-265-5401
Signature of landowner: [Signature] Date: 3/31/19 ←



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: ☒ Commercial ☐ Industrial ☐ Residential ☐ Recreational ☐ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): _____

Describe existing and future access to the proposed project site: access from Bull Canyon Rd.
(see attached narrative)

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☒ No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: FARM South: FARM
East: FARM West: FARM

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 14640 sq. feet _____ % Landscaping: 0 sq. feet 0 %
Paving: 0 sq. feet 0 % Other (specify) _____

Total area of all paving and structures: 1.7 ☐ sq. feet ☒ acres
Total area of grading or removal of ground cover: 0 ☐ sq. feet ☐ acres

Number of parking spaces proposed: 20 Height of tallest structure: 10 ft.

Number of trees to be removed: 0 Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other _____

☐ Community System - List the agency or company responsible for provision: _____

Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Proposed sewage disposal: ☒ Individual on-site system ☐ Other _____

☐ Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CAL FIRE

For commercial/industrial projects answer the following:

Total outdoor use area: 7 ☐ sq. feet ☒ acres

Total floor area of all structures including upper stories: 14640 sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____ sf

Total of area of the lot(s) minus building footprint and parking spaces: _____ sf



ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
 Level to gently rolling, 0-10% slopes: ALL acres
 Moderate slopes - 10-20%: _____ acres
 20-30%: _____ acres
 Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
 If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
 If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
 If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
 If yes, please explain: GROUND PREP FOR ROW CROPS
- Has a grading plan been prepared? ☐ Yes ☒ No
 If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- Can the proposed project be seen from surrounding public roads? ☐ Yes ☒ No
 If yes, please list: _____

Water Supply Information

1. What type of water supply is proposed?
☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
☐ Residential ☒ Agricultural - Explain GROW SITE : Row CROPS
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: AGRICULTURAL
6. Has there been a sustained yield test on proposed or existing wells?
☒ Yes ☐ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☐ Yes ☐ No
Chemical? ☐ Yes ☐ No
Physical ☐ Yes ☐ No
Water analysis report submitted? ☐ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☐ Well Driller's Letter ☐ Water Quality Analysis(☐ OK or ☐ Problems)
☐ Will Serve Letter ☐ Pump Test _____ Hours / _____ GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
☐ Yes ☒ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? N/A feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
☐ Yes ☒ No
4. Has a piezometer test been completed?
☐ Yes ☒ No If 'Yes', please attach.
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
☒ Yes ☐ No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? ☐ Yes ☐ No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ GPD
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
☐ Domestic ☐ Industrial ☒ Agricultural ☐ Other, please explain: _____
2. Name of Solid Waste Disposal Company: self-haul
3. Where is the waste disposal storage in relation to buildings? in Processing area
4. Does your project design include an area for collecting recyclable materials and/or composting materials?
☒ Yes ☐ No

Community Service Information

1. Name of School District: LUCIA MAR UNIFIED SCHOOL DISTRICT
2. Location of nearest police station: SANTA MARIA POLICE STATION 1111 Betteravia
3. Location of nearest fire station: SANTA MARIA FIRE STATION NO. 5
4. Location of nearest public transit stop: N/A
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project?
☐ Yes ☒ No

Historic and Archeological Information

1. Please describe the historic use of the property: FARMING
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?
☐ Yes ☒ No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site?
☐ Yes ☒ No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: MONDAY - SATURDAY Hours of Operation: 6:30A - 6P
2. How many people will this project employ? 6
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift
FIRST SHIFT 6:30A - 3P SECOND SHIFT 9:30A - 6P
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☐ Yes ☒ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity?
☐ Yes ☒ No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: N/A
7. Will hazardous products be used or stored on-site? ☒ Yes ☐ No
If yes, please describe in detail: FERTILIZERS - AG
8. Has a traffic study been prepared? ☐ Yes ☒ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 0 Between 4:00 to 6:00 p.m. 0

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☒ Yes ☐ No

If yes, please specify what you are proposing: van transport during harvest

11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?

☐ Yes ☒ No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☒ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☐ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

N/A

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): N/A
2. Will the development occur in phases? ☐ Yes ☒ No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: security cameras operated by solar panel

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
odor mitigation - fencing to lessen odor w/ prevailing winds
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property?

☐ Yes

☒ No

If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): state cannabis cultivation, processing, nursery, distribution - transport only
- (If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project)



INFORMATION DISCLOSURE FORM

San Luis Obispo County Department of Planning and Building

File No _____

TIME LIMITS FOR PROCESSING AND PUBLIC NOTICE DISTRIBUTION REQUIREMENTS - California state law (California Government Code Section 65941.5) requires that the county provide the following information to applicants, when a permit application is filed:

Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application receiving a Negative Declaration must be approved or denied within 60 days of its adoption. If the project is exempt under CEQA, the project must be approved or denied within 90 days of acceptance. For land use/land division applications subject to an Environmental Impact Report (EIR), project approval/denial shall be within six months of the certification of the EIR. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950, et seq.)

A project applicant may make a written request to the county to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Sections 65945, 65945.3 and 65945.5)

When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county cannot withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map, except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)

Copies of Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, California.

RIGHT TO FARM DISCLOSURE - The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code Sections 3482.5 and 3482.6 must be satisfied:

(1) The agricultural operation must be conducted or maintained for commercial purposes; (2) The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality; (3) The agricultural operation predated the affected use(s) on your property; (4) The agricultural operation has been in existence for more than three years; and (5) The agricultural operation was not a nuisance at the time it began.

If your property is near an agricultural operation in the unincorporated area of the County which satisfies the above requirements, you may at times be subject to one or more inconveniences and/or discomfort arising from that operation. Such inconveniences may include (depending upon the type of agricultural operation protected), but are not necessarily limited to, the following: noise, odors, fumes, dust, legal pesticide use, fertilizers, smoke, insects, farm personnel and truck traffic, visual impacts, night time lighting, operation of machinery and the storage, warehousing and processing of agricultural products or other inconveniences or discomforts associated with the protected agricultural operations. For additional information pertaining to this disclosure and the Right to Farm Ordinance, or concerns with an agricultural operation, please contact the San Luis Obispo County Agricultural Commissioner's Office.

HAZARDOUS WASTE AND SUBSTANCE SITES AND LANDFILL DISCLOSURE -

Per Government Code section 65962.5, known as the 'Cortese List' (AB3750), please complete the attached form that verifies you have consulted with the applicable websites and determined whether or not the subject property is listed on any of these sites:

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database;
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database;
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF);
- List of "active" CDO and CAO from Water Board PLEASE NOTE: This list contains many Cease and Desist Orders and Cleanup and Abatement Orders that do NOT concern the discharge of wastes that are hazardous materials;
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

In addition, please answer the following question: "This project is within ½ mile of one of the landfills in the North County planning area (Paso Robles Municipal or Chicago Grade Landfills) ☐ Yes ☐ No

PLEASE COMPLETE AND SIGN BELOW

I acknowledge that I have read and understand the information and policy and detailed above: (1) Time Limits for processing, (2) Public Notice Distribution requirements, (3) the Right to Farm Disclosure, and (4) Proximity to Landfills.

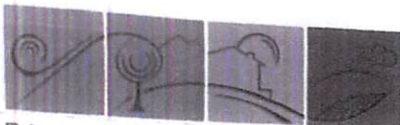
AND

I acknowledge that I have consulted the websites that Identify Hazardous Waste and Substances Sites on the attached form and find the following: The site is not shown on any of these websites.

Signature

Date

Print Name



HAZARDOUS WASTE AND SUBSTANCES STATEMENT DISCLOSURE

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Project Title: _____ Project APN(s): 090-401-039

HAZARDOUS WASTE AND SUBSTANCES

Per Government Code section 65962.5, known as the 'Cortese List' (AB3750), I have consulted the following websites/lists to determine if the subject property contains hazardous wastes or substances:

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database (<http://www.envirostor.dtsc.ca.gov/public/>)
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database (<http://geotracker.waterboards.ca.gov/>)
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF). (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/CurrentList.pdf>)
- List of "active" CDO and CAO from Water Board PLEASE NOTE: This list contains many Cease and Desist Orders and Cleanup and Abatement Orders that do NOT concern the discharge of wastes that are hazardous materials. (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>)
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm>)

After consultation with each of the lists provided on the above websites, I verify that the subject parcel(s) and proposed development (and any alternative development sites, if applicable) (Check box):

- ☒ Is not included on any of lists found on the above-referenced websites.
☐ Is included on one or more of the lists found on the above-referenced websites. Pursuant to Section 65962.5 of the Government Code, the following information is provided related to this site/application:

Name of applicant: Juan Cisneros / Growing Clean Service Inc.

Address: 211 W. Mill St. Santa Maria CA 93458

Address of site (street name & number if available, City, State and ZIP Code):

2750 Bull Canyon Rd.

Local agency (city/county): Santa Maria CA 93458

Assessor's book, page, and parcel number: 090-401-039

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory identification number: _____

Date of list: _____

Signature of Applicant

Juan Cisneros / Growing Clean Service Inc.

Name of Applicant (Print)

3/31/19

Date

805-310-5961

Telephone



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
CANNABIS APPLICATION SUPPLEMENT

PLN-2018
12/8/2017

The following information is required in addition to the Land Use Permit Application.

Cannabis Activities Proposed

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Cultivation | <input checked="" type="checkbox"/> Nursery | <input type="checkbox"/> Manufacturing Facility |
| <input type="checkbox"/> Testing Facility | <input type="checkbox"/> Dispensary | <input checked="" type="checkbox"/> Distribution Facility |

For Cultivation and Nurseries ONLY

Approved Cooperative/Collective Registration number. *Note: If you do not hold an approved cooperative/collective registration, you cannot apply for cultivation until 2019.*

Approved registration number: CCM2016- N/A.

What is the applicant on the approved registration? *Note: The applicant name on the registration must match the applicant name on the land use permit.*

Name of applicant: _____

Are you planning on cultivating on the same site that a registration was approved for?

☐ Yes ☐ No

What type of State cultivation license are you seeking?

- | | | | |
|--------------------------------------|--|---------------------------------|---|
| <input type="checkbox"/> Type 1 | <input type="checkbox"/> Type 2 | <input type="checkbox"/> Type 3 | <input type="checkbox"/> Type 4 |
| <input type="checkbox"/> Type 5 | <input type="checkbox"/> Microbusiness | <input type="checkbox"/> Indoor | <input checked="" type="checkbox"/> Outdoor |
| <input type="checkbox"/> Mixed-light | | | |

Designate the total square footage of your cultivation canopy area(s). This is not necessarily the maximum canopy size allowed by the tier of license for which you are applying, but the amount of canopy area you intend to produce. If you intend to have multiple canopy area locations, include only the total square footage of the total canopy.

3 ACRES

Check one or more of the following that apply and attach a detailed diagram of your designated canopy area. Include specific dimensions, in feet and inches, in the diagram. If you have only a single canopy area, clearly indicate that. If you are designating multiple canopy areas, clearly identify the square footage and dimensions of each area and how it is separated from other canopy areas. Note that if you are designating multiple canopy areas you must separate each area by a physical boundary such as an interior wall. Vertically stacked canopy areas must be identified as such in the detailed diagram submitted by applicants.

I have designated the specific area and dimensions of my newly designated canopy area(s):

Estimate the total water used in the production of mangjuana by month. If recording estimates for multiple sources estimate these amounts separately.

Clearly identify the measurement unit you are using to estimate or report your water usage. If you are using multiple units, you may use additional columns to record that information. If you are using reclaimed water, identify that as a source. If you are utilizing more sources of water than may be included on this form, you may include that information on a separate page submitted with this application.

Source or utility name	PG&E Panel - 480 V, 200 AMP
Expected kWh drawn annually	2,3363,800
Total Annual kWh	2,3363,800

Describe all sources of electrical power and the total annual kWh expected to be drawn from each. For example, if the operation uses on-site power generation from a source such as solar panels, document the amount of power you expect to use from that source in addition to any other sources

- Determine the wattage of the device by checking manufacturer specifications
- Multiply this number by the number of hours each month the device will be in use to determine watt-hours
- Divide each month's watt-hours by 1,000 to determine kWh. Round to three decimal places
- Repeat this for each piece of equipment and the total amounts for each month
- Estimates should assume the business is in full production for each month.

Record your estimates of electrical usage in kilowatt-hours (kWh). To determine how many kWh a piece of equipment uses, take the following steps:

☒ On my floor plan submitted with the application
☐ On an additional document submitted with my application

CANNABIS APPLICATION SUPPLEMENT

PLN-2018
12/8/2017

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used:

DiPel DF - BIOLOGICAL PESTICIDE

MICROTHIOL DISPERSS - MICRONIZED WETABLE SULFUR

For Manufacturing ONLY

What type of State manufacturing license are you seeking? *Note: Volatile manufacturing is prohibited.*

☐ Type 6 ☐ Type 7 ☐ Type N ☐ Type P
☐ Microbusiness

What type of products do you plan on manufacturing?

☐ Oils ☐ Edibles ☐ Topicals ☐ Other _____

Will the facility be utilizing a closed-loop extraction system?

☐ Yes ☐ No

(If extracting) What types of extraction will you be performing?

☐ Butane ☐ Propane ☐ Hexane ☐ Carbon Dioxide
☐ Ethanol ☐ Mechanical ☐ None
☐ Other _____

For Distribution ONLY

What type of State distribution license are you seeking?

☐ Type 11 ☒ Type 11 – Transport Only

Will you be operating a storage-only business?

☐ Yes ☒ No

How many vehicles do you anticipate transporting/distributing product?

☒ 1-5 ☐ 6-10 ☐ 11+ ☐ N/A Storage Only/Other

CANNABIS APPLICATION SUPPLEMENT

For Dispensaries ONLY

What type of State dispensary license are you seeking? *Note: Dispensaries are not allowed to have storefronts open to the public.*

☐ Type 9 – non-storefront dispensary ☐ Type 10 ☐ Microbusiness

Will you be delivering to other jurisdictions?

☐ Yes ☐ No

How many vehicles do you anticipate delivering product?

☐ 1-5 ☐ 6-10 ☐ 11+ ☐ N/A Storage Only/Other

How many deliveries per day do you anticipate delivering product?

☐ <10 ☐ 11-50 ☐ 51-100 ☐ >100 ☐ N/A Storage Only/Other

CANNABIS CULTIVATION

LAND USE APPLICATION

For Minor Use Permit

The County of San Luis Obispo

GROWING CLEAN SERVICE, INC.
Juan Cisneros

Bull Canyon Road, Santa Maria, CA 93458

APN 090-401-039

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I. Project Description

Address: 0 Bull Canyon Road, Santa Maria, CA 93458

APN: 090-401-039

Parcel Size: 178.29 Acres

Land Use Designation: AG

Water Source: Well

Sewage Disposal: ~~Septic~~

Applicant: Juan Cisneros

This land use application is commissioned by the Applicant for a minor use permit at 0 Bull Canyon Road in Santa Maria to operate a cannabis cultivation, distribution-transport only & self-sustaining nursery facility. A site map has been prepared for this application that outlines the location of the proposed grow site and ancillary cannabis activities area.

The property at Bull Canyon Road in Santa Maria is a total of 178.29 acres and is zoned AG. The proposed project will have 3 total acres of cannabis canopy on an area of 5 acres of cultivated area. A nursery and distribution facilities are proposed as well. Processing will take place as a part of the cultivation with an expected 2-3 harvests per year. There is no proposed excavation or grading needed as the land was already used for planting row crops in previous years. No trees or shrubs will need to be removed for this project. There are no buildings on this property currently.

There will be 4-6 full-time employees that will work year-round in 2 shifts...6:30a to 3pm and 9:30a to 6pm. There will not be any deliveries or employees leaving or arriving between the peak traffic hours of 7am-9am and 4p-6p. Estimate 3-4 deliveries per week of supplies or equipment. During harvest time, any contractors will be shuttled in by van from another location.

II. Site Plan

See attached

III. Land Use Permit Application

The applicant will include an, indemnification agreement, to pay processing fee, agricultural activities supplement form, hazardous waste and material supplement form. See attached.

IV. Cannabis Application Supplement

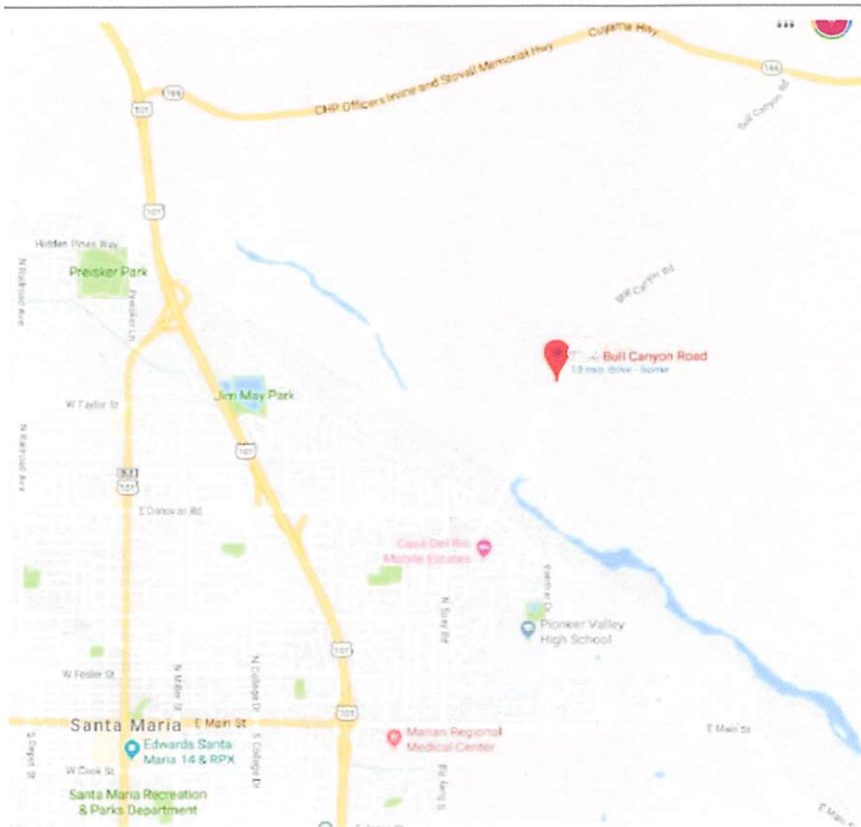
See attached

V. Lease Agreement

See attached

VI. Vicinity Map

To access the property at 0 Bull Canyon Road, drive North on Bull Canyon Road from the town of Santa Maria. The property is approximately .7 miles from the Santa Maria Fire Station No. 5. The access road is on the left and is not paved. The dirt road leads to the property after about .25 mile.



VICINITY MAP

NORTH
N.T.S.



VII. Operational Plans

VII.I Pest Management & Chemical List

A complete pest management plan and chemical list has been produced for this application, and this plan will be implemented into the nursery cultivation at the property. The plan includes cultural pest management control methods, which describes industry best practice for controlling pests in an outdoor growing environment. The plan also describes biological pest control methods and lists all chemicals that may be applied at any stage of the plant growth. Only organic chemicals and nutrients will ever be used in the outdoor cultivation. Storage of these chemicals will be in secure storage located in the Processing Area.

VII.II Expected Monthly Water Usage

The applicant has prepared a monthly water demand estimate for this application and includes a combined estimate for both the distribution and nursery cultivation. Based on operational plans, both aspects of the business, distribution and nursery will have consistent water usage throughout the year and this is reflected in the estimate. The water usage will be monitored by daily walking of the field to determine needs based on temperature and soil. The Applicant will use plastic to help lessen water evaporation.

VII.III Security Plan

The applicant will have security cameras and motion detectors located at the main entrance gate, storage and distribution areas. Cannabis activity areas will be fenced with a solid secure fence. Entrance gate to the property and the areas with cannabis activity will remain locked after business hours and only accessible by authorized personnel during business hours.

A security plan will be reviewed by the County Sheriff's Department to ensure that it is in compliance with State and Local security regulations.

VII.IV Odor Mitigation Plan

Odor mitigation is important to the applicant and measures will be taken to limit or reduce the effects of the outdoor cultivation odors on their neighbors and community. Although it is impossible to eliminate odor from an outdoor cannabis grow, the applicant will put 6 ft sturdy, solid fencing around cannabis areas to reduce prevailing winds that may carry odor. The cannabis areas are also situated on the property so that they are far enough away from any residences to mitigate odor issues.

VII.V Parking Plan

Ample parking is proposed for the size of this project and will be located at the cultivation site and at the distribution office as you enter the property. The project has allowed for 18 total standard sized 9'-18' parking spaces and two ADA parking spaces, located near the Processing and Distribution office. The ADA parking space will have an accessibility pathway to the Distribution office and to the ADA restroom. There will be an ADA portable restroom and hand wash station. The restrooms and hand wash station will be inspected daily to ensure they are in working order and that hygienic

supplies are replenished. The facilities will be pumped and maintained once a week by the restroom hire company. The restrooms are located along side the access road for convenient servicing.

VII.VI Neighborhood Compatibility Plan

The property owner has created a notice for circulation to local residents. The notice offers a brief description of the cannabis activities that will be operational by the applicant at 0 Bull Canyon Road. The notice offers an opportunity for neighbors to address potential concerns for the proposed cannabis activities. Finally, contact information is provided to create a direct line of communication between the property owner and local residents. See attached.

VII.VII Waste Management Plan

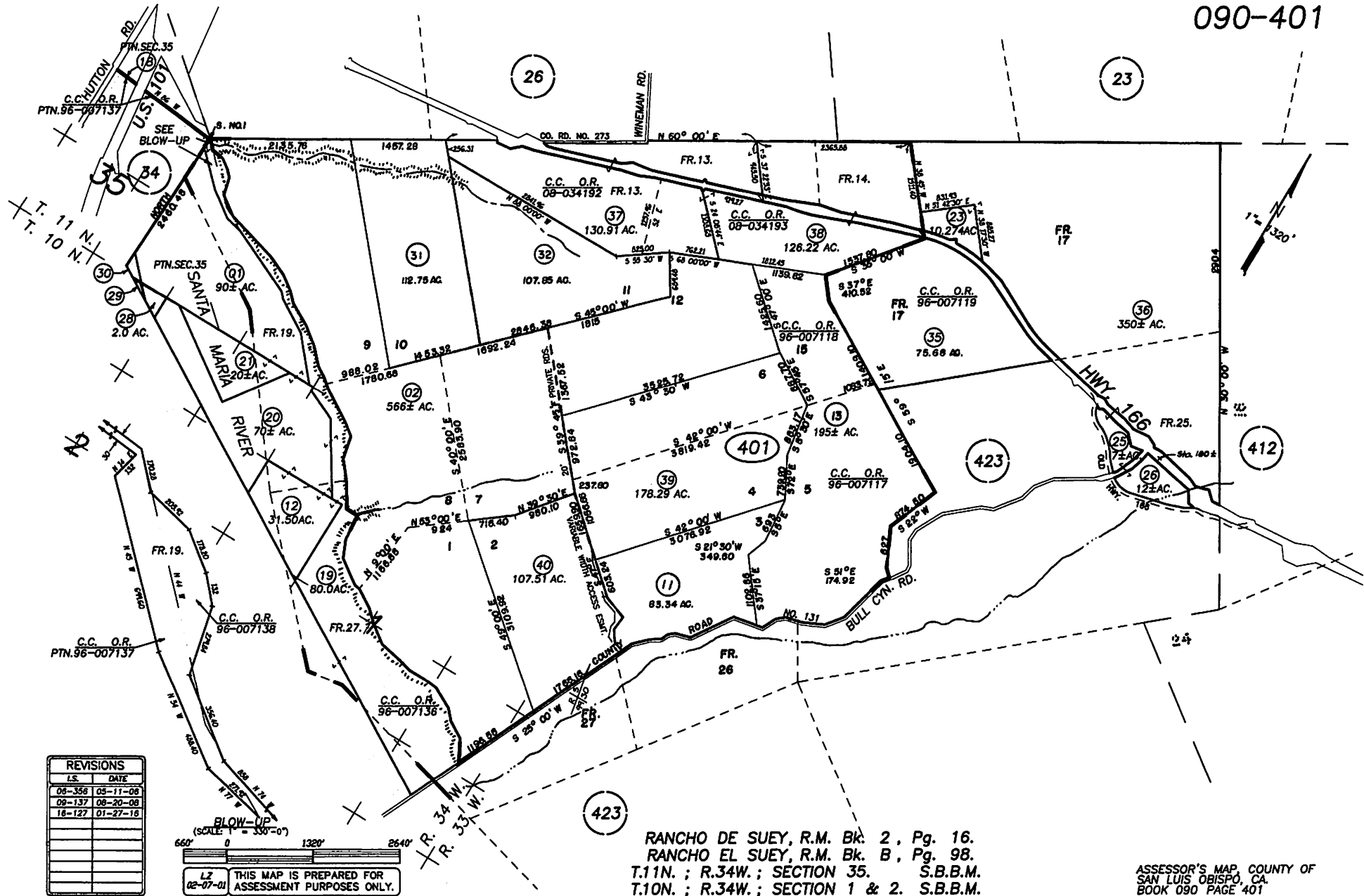
The waste management plan addresses cannabis waste and non-cannabis waste (agriculture solid waste and recycling). Cannabis waste will be collected and taken to the compost area onsite. All cannabis waste will be made into compost by mixing at a ratio of 50% cannabis to 50% soil or other non-cannabis organic waste per State regulations. Non-cannabis solid waste will be collected onsite into 3-yard outdoor garbage and recycling containers to be self-hauled to the closest waste disposal site.

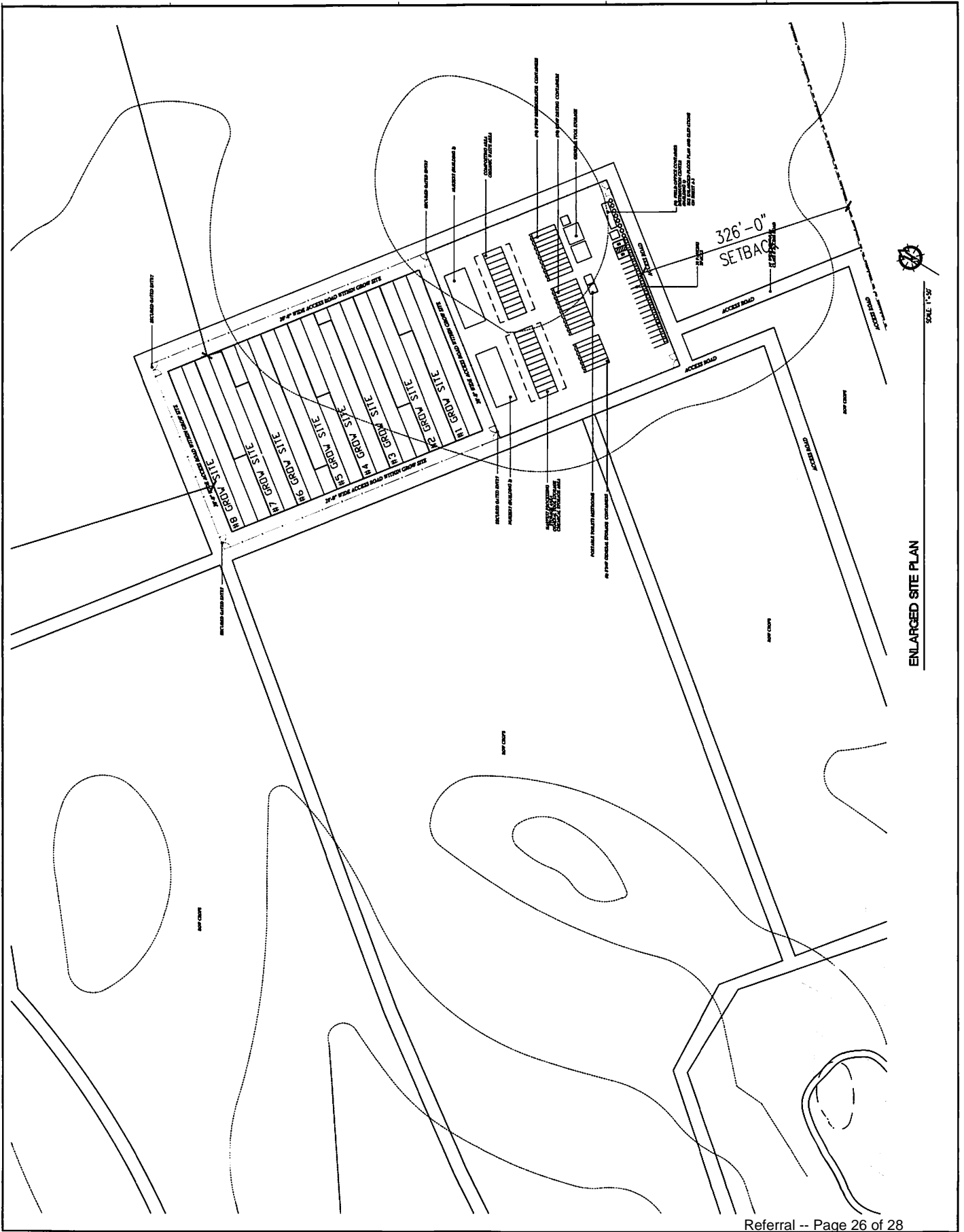
VII.VIII Material Storage and Hazard Response Plan

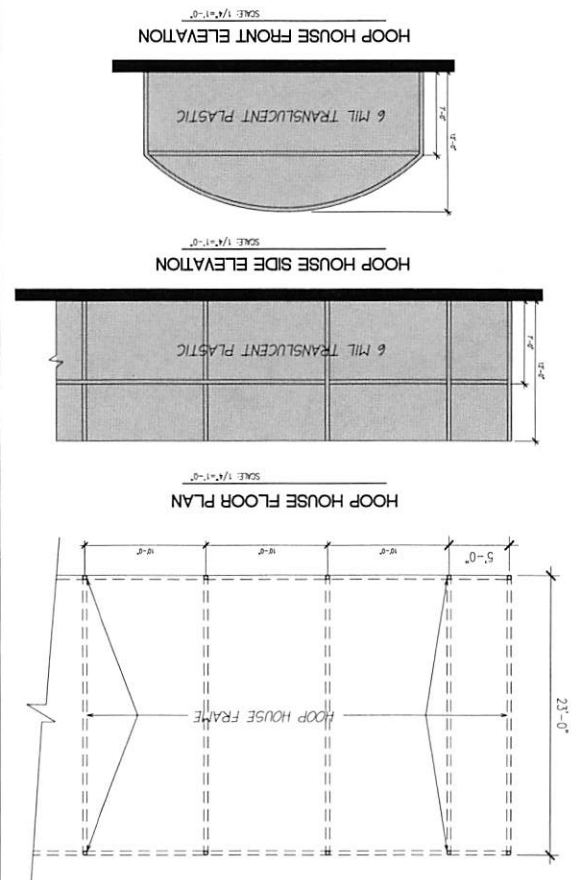
All chemicals used in the cultivation area will be stored in secure, locked storage provided. A Hazardous Material and Chemical Storage Plan has been created for this application and shows the location of the secure chemical storage on the site plan. A list of all chemicals has also been presented in this application. A Hazard Response Plan will be fixed to the outside of the chemical storage container and will be easily accessible to all employees working on site. The Plan will state clearly key emergency numbers including local police, fire and hospitals. It also provides employees with emergency response procedures for potential safety hazards.

VII.IX Traffic Plan

The traffic plan consists of 4-6 full-time employees that will work year-round in 2 shifts...6:30a to 3pm and 9:30a to 6pm, Monday through Saturday. No peak hour trips will be generated based on the number of employees and the hours of operation/employee shifts between the hours of 7am-9am and 4p-6p. Estimate 3-4 deliveries per week of supplies or equipment. During harvest time, any additional contractors working on-site will be shuttled in by van from another location.







- BUILDING 1 ELEV NOTES**
- 1 3'-0"x6'-8" WOOD SOLID CORE ENTRY DOOR
 - 2 2'-0"x2'-0" VINYL SLIDING WINDOW
 - 3 2X6 EAVE FASCIA
 - 4 1X4 HORIZONTAL WOOD TRIM
 - 5 1X6 VERTICAL WOOD SIDING
 - 6 1X12 VERTICAL WOOD SIDING
 - 7 38" HT HANDRAIL W/ GUARDRAILS @ 4' O.C.
 - 8 METAL RAMP W/ 1:12 SLOPE

GENERAL TOOL STORAGE ELEVATIONS
SCALE: 1/4"=1'-0"

- ELEVATION NOTES**
- 1 3'-0"x6'-8" WOOD SOLID CORE ENTRY DOOR
 - 2 1X6 VERTICAL WOOD SIDING
 - 3 ASPHALT SHINGLES ROOFING
 - 4 2X6 EAVE FASCIA

