



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

THIS IS A NEW PROJECT REFERRAL

DATE: 8/15/2018
TO: 4th District Legislative Assistant, Building Division, Public Works, Cal Fire/County Fire, Sheriff, CA Fish and Wildlife, US Fish and Wildlife, RWQCB, South County Advisory Council, AB52
FROM: Cassidy McSurdy (cmcsurdy@co.slo.ca.us or 805-788-2959)

PROJECT NUMBER & NAME: DRC2018-00135 MOSELEY

PROJECT DESCRIPTION: Proposed Minor Use Permit for 22,000 sq/ft indoor greenhouse cannabis cultivation and transport-only distribution to be completed in 2 phases located at 301 Aloma Way Arroyo Grande, CA
[APN\(s\):](#) 075-232-033; 075-241-042

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.

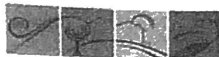
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

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 FRANK HILTON Daytime Phone 805-473-8933
 Mailing Address 280 PHELAN RANCH WAY ARROYO GRANDE, CA Zip Code 93420
 Email Address: _____

☐ Applicant Name SHELDON MOSELEY Daytime Phone 805-550-4008
 Mailing Address 1375 S. GRAND AVE SUITE 103 ARROYO GRANDE Zip Code 93420
 Email Address: sheldon805@gmail.com

☒ Agent Name CORY BLACK / PUBLIC POLICY SOLUTIONS Daytime Phone 805-265-5401
 Mailing Address 200 S. 4TH ST. GROVER BEACH Zip Code 93433
 Email Address: cory@publicpolicyinc.com

PROPERTY INFORMATION

Total Size of Site: 11.08 acres Assessor Parcel Number(s): 075-232-033 & 075-241-042
 Legal Description: RR - Rural Residential
 Address of the project (if known): 301 ALDAMA WAY ARROYO GRANDE, CA 93420
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: PHELAN RANCHWAY OFF LOS BERROS RD
 Describe current uses, existing structures, and other improvements and vegetation on the property: _____

PROPOSED PROJECT

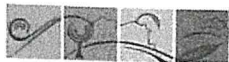
Describe the proposed project (inc. sq. ft. of all buildings): Cannabis cultivation; Phase 1 - 2 greenhouse and 1 production - processing; Distribution PHASE 2 - 5 greenhouses TOTAL sq. ft. 21,000

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 Frank Hilton Date 8-5-18

FOR STAFF USE ONLY



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): N/A

Describe existing and future access to the proposed project site: _____

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? 48.17 additional

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

North: AG & RESIDENTIAL South: AG & RESIDENTIAL
East: AG & RESIDENTIAL West: AG & RESIDENTIAL

For all projects, answer the following:

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

Buildings: 39000 sq. feet 20 % Landscaping: _____ sq. feet _____ %
Paving: 8000 sq. feet _____ % Other (specify) _____

Total area of all paving and structures: _____ ☐ sq. feet ☒ acres

Total area of grading or removal of ground cover: 84000 ☒ sq. feet ☐ acres

Number of parking spaces proposed: 22-24 Height of tallest structure: 15 ft.

Number of trees to be removed: 0 Type: _____

Setbacks: Front 309 Right 120 ft. Left 354 ft. Back 41 ft.

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: 5 ☐ sq. feet ☒ acres

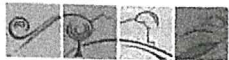
Total floor area of all structures including upper stories: 31 sq. feet

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: _____ acres
 Moderate slopes - 10-20%: 2-3 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: _____
- 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: ADJACENT WAY

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 IRRIGATED CULTIVATION & PROCESSING
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 4000 gallons daily
4. How many service connections will be required? 2-3
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: spigots for AG
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? 700 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: COMPOST
3. Where is the waste disposal storage in relation to buildings? _____
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 UNITED SCHOOL DISTRICT
2. Location of nearest police station: ARROYO GRANDE POLICE DEPARTMENT
3. Location of nearest fire station: FIVE CITIES FIRE AUTHORITY
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: RR
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: 7 DAYS Hours of Operation: 6A-2p; 1p-9p
2. How many people will this project employ? 0-2
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift
1st contractor - 6A TO 2pm; 2nd contractor - 1p to 9p
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:
RECYCLABLES - PLASTIC BOTTLES AND CARDBOARD BOXES
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No
If yes, please describe in detail: _____
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: CARPPOOL
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:
IN PRODUCTION; SAME CULTIVATION AS PREVIOUS YEAR
HAY; GRAZING FOR SHEEP, GOATS AND COWS

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: PHASE 1 - 2 green houses, 1 processing PHASE 2 - 5 green houses
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 *: SOLAR AND LED LIGHTING FOR ANCILLARY LIGHTING

*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:

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: CLARCKIA AND VERMICULITE TAIL PLANT

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 CULTIVATION AND DISTRIBUTION LICENSE

(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)

Appendix 2: Cannabis Application Supplement



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 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- 00371

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: NEW EDEN FARMS - SHELDON MOSELEY

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 checked="" type="checkbox"/> Indoor | <input type="checkbox"/> Outdoor |
| <input checked="" 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.

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.

22,000
sq. ft.

See page 26-27

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

CANNABIS APPLICATION SUPPLEMENT

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

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

- 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.

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.

Source or utility name	Expected kWh drawn annually
Phase I - 2 greenhouse - PGE	432,000 kWh
Phase II - 5 greenhouse - PGE	1,296,000 kWh
Total Annual kWh:	1,728,000 kWh

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.

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

Source	WELL		
Month and Year			
1	120,000		
2	120,000		
3	120,000		
4	120,000		
5	120,000		
6	120,000		
7	120,000		
8	120,000		
9	120,000		
10	120,000		
11	120,000		
12	120,000		
Totals	1,440,000		

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☒ Yes ☐ No

List of pesticides anticipated to be used: fertilizer - nitrogen, potassium, phosphorus, potash, silica, calcium, magnesium. Bacteria/fungi - Bavaria bassiana. Salt - potassium. Sugar - molasses

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

I. Project Description

This project will be a cannabis cultivation on an 11.08 acre property, APN 075-232-033, zoned Rural Residential (RR). The project includes an adjacent property of 48 additional acres owned by the same person to meet the zoning requirements for cultivation. A total of 8 greenhouses that will be built in phases. Phase 1 consists of 2 greenhouses at 3250 sq. ft each for cultivation and 1 greenhouse at 2500 sq. ft to be used for Production – processing the harvest and Distribution. Phase 2 consists of 5 additional greenhouses at 3250 sq. ft each for cultivation.

There is an existing well and 400 amp electrical pump on site for the greenhouse power and water. There is no septic system on site. Accessible parking and portable restrooms will be provided for the employees. The project area will be surrounded by a 6ft tall steel fence.

II. Land Use Application

See Appendix 1

III. Cannabis Application Supplement

See Appendix 2

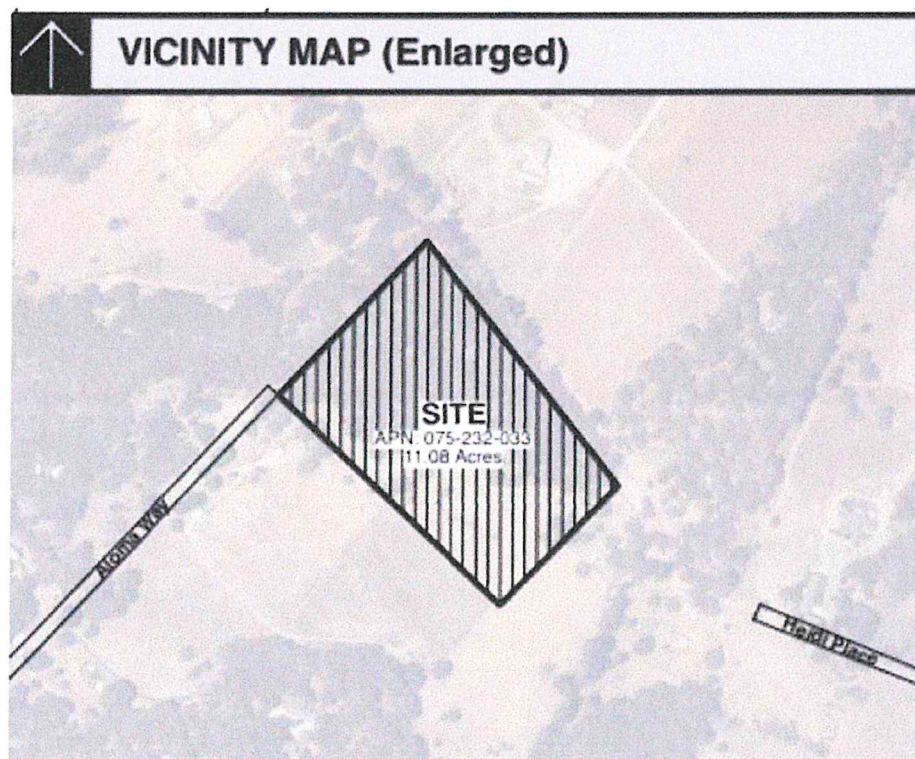
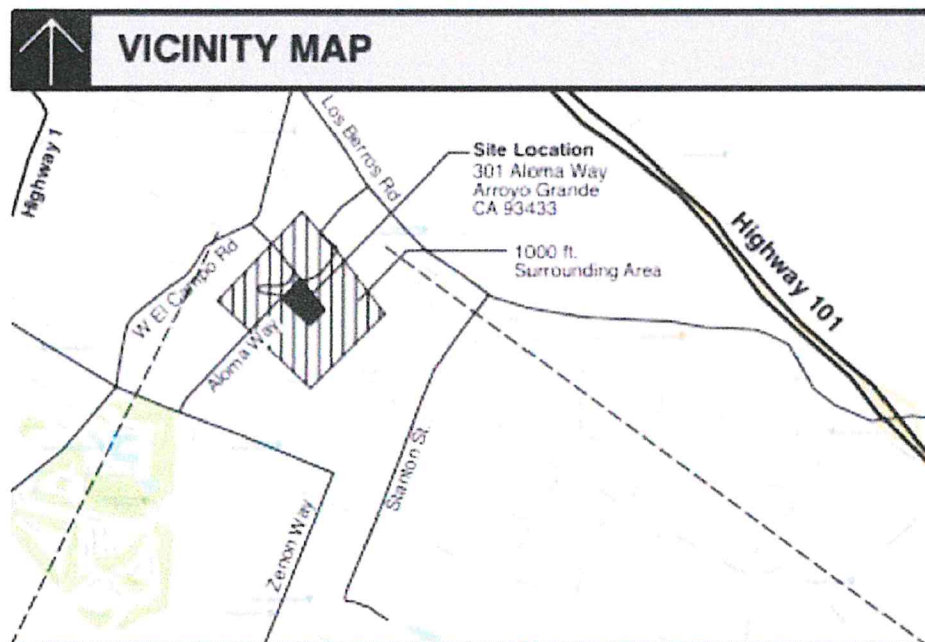
IV. Site Plan

See Appendix 3

V. Proof of Legal Access

See Appendix 4

VI. Vicinity Map



VII. Preliminary Floor Plans and Architectural Elevations

See Appendix 3

VIII. Storm Water Control Plan Application

This area is not in the Storm Water Control area according to the Land Use View for San Luis Obispo County.

IX. Grading Plan

See Appendix 5

X. Water Management Plan

Water is supplied from a well on-site. Approximately, 4,000 gallons will be used daily through a drip irrigation system that will be controlled by timers.

Water Report - *See Appendix 6*

XI. Operations/Security Plan

Phase 1 will have 2 contractors working in shifts. The first contractor will work between 6 am and 2 pm, and the second contractor will work between 1 pm and 9 pm. No travel will occur between the peak hours of 7 am- 9 am, or 4 pm- 6 pm. No deliveries will be made to the property. All mail will go to the UPS Store, and all supplies will be purchased from the hydroponic store in Arroyo Grande and will be brought to the site at the start of each shift.

Phase 2 will consist of 10 contractors. Five contractors will work 6 am- 2 pm, and the other five contractors will work 1 pm- 9 pm. The same details as above apply for Phase 2 as well.

i. Odor Management Plan

See Appendix 3

ii. Waste Management Plan

Cannabis waste material from the cultivation site will be composted on site. Any additional waste and recyclables will be contained in separate, properly marked receptacles and disposed of by the local disposal company once per week.

XII. Proof of Successful Registration

See Appendix 7

XIII. Materials/Storage Plan

Fertilizers and pesticides will be stored in a locked cabinet within the Production facility. There will be various fertilizers and chemicals stored safely in 30-55 gallon containers: fertilizer – nitrogen, potassium, phosphorus, potash, silica, calcium, magnesium. Bacteria/fungi – Bavaria bassiana. Salt – potassium. Sugar – molasses.

There will be a detailed safety manual for the employees on how to handle the chemicals per OSHA standards.

XIV. Planning Area Standards

Meets all planning area standards per pre-application meeting.

XV. Community Plan

The community will not be disturbed by activities related to this cultivation project. The cultivation site is closed to the public and there will not be excessive trips to and from the property.

XVI. Archaeological Report

See Appendix 8

XVII. Biologist Report

This report is in progress.

XVIII. Geologic Report

This report is in progress.

XIX. Noise Study

There will be no adverse effect or disturbance to the surrounding property as a result of this cultivation project. No heavy or noisy machinery will be used daily.

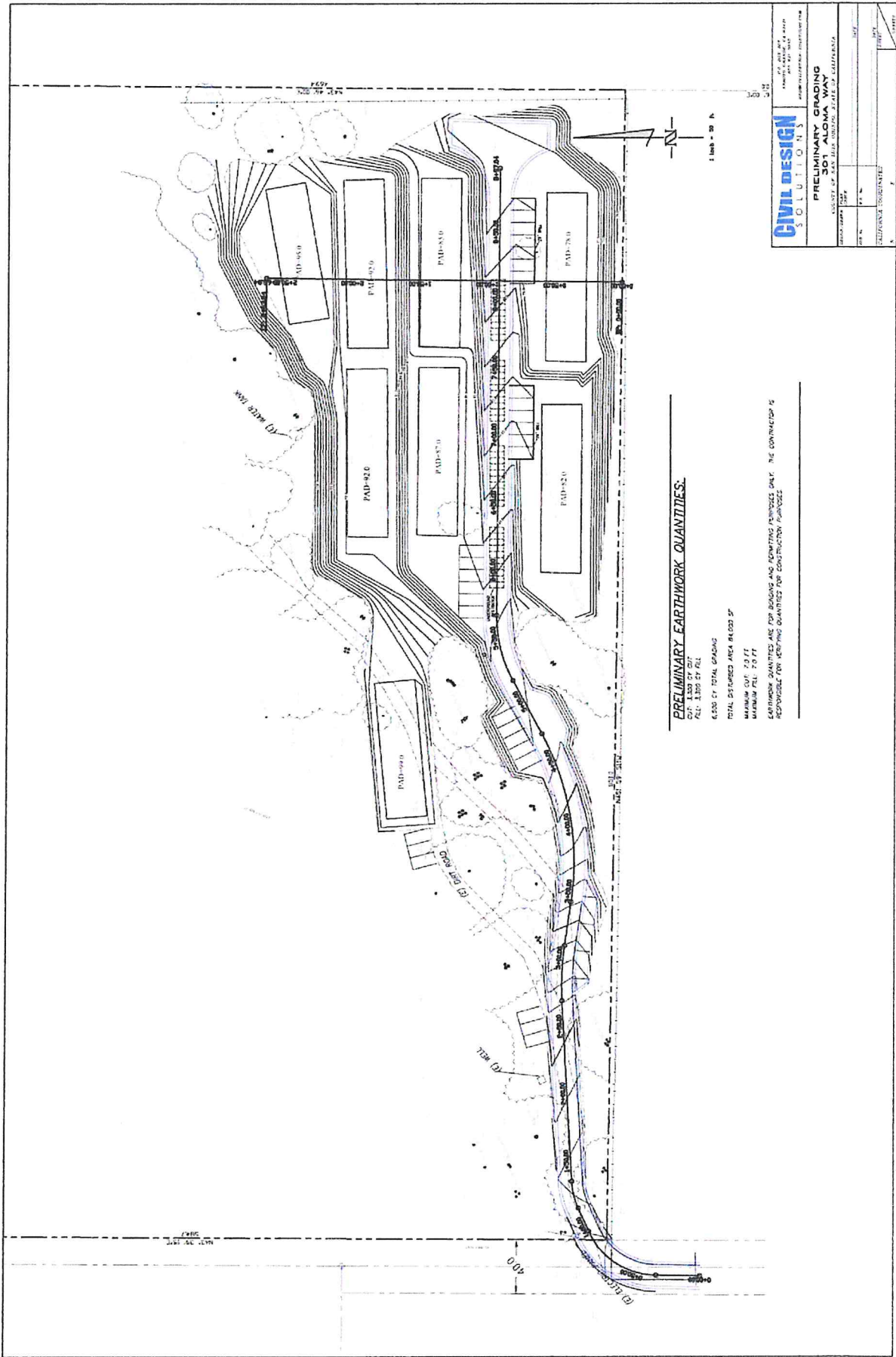
XX. Traffic Analysis

This report is in progress.

XXI. Visual Analysis

This proposed project will not obstruct any neighboring views. All cannabis will be grown and processed in greenhouses and the entire area will be fenced in with an attractive steel 6 ft fence. The greenhouse will be constructed of neutral colored building materials

Appendix 5: Grading Plan



Appendix 6: Water Report



County of San Luis Obispo

PUBLIC HEALTH LABORATORY, 2191 JOHNSON AVENUE, SAN LUIS OBISPO, CA 93401

PH: 805-781-5507 FX: 805-781-1023

JAMES L. BEEBE, PhD, D(ABMM), DIRECTOR

ELAP Certificate of Environmental Accreditation # 2114

ENVIRONMENTAL REPORT

SUBMITTER: 2634

SHELDON MOSELEY 564 N 14TH ST GROVER BEACH, CA 93433 CONTACT: PH: 805-550-4068 FX:	LOCATION: 301 ALOMA WAY ARROYO GRANDE, CA 93420 EMAIL: SHELDON805@GMAIL.COM PH: 805-550-4068 PWS#: FAC ID#:
--	---

LAB #:	18 07239	DATE COLLECTED:	05/23/2018	08:30:00
SAMPLE CTRL #:		DATE RECEIVED:	05/23/2018	11:14:00
REASON:	ROUTINE			
COLLECTED BY:	S MOSELEY	TREATED:		
SAMPLING POINT:	WELL HEAD	CHLORINE:		
TEMPERATURE:	19.9C	PH:		
SAMPLE TYPE:	WATER / DRINKING			

TEST REQUESTED	RESULTS
TOTAL COLIFORM AND E. COLI, PRESENCE-ABSENCE	
TOTAL COLIFORM	ABSENT
E. COLI	ABSENT

Tested: 05/24/2018 Reported: 05/24/2018

*** Final Report ***

Appendix 7: Proof of Successful Registration



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

CERTIFICATE OF CANNABIS CULTIVATION REGISTRATION

Registrant: **New Eden Farms**
1375 E Grand Avenue
Suite 103
Arroyo Grande, CA 93420

Case ID#: **CCM2016-00371**

APN: **075-232-033**

Cultivation Type: **Cannabis Cultivation**

Canopy Square Footage: **39,800 Square Feet**

Maximum number of plants: **100 Plants**

The above-referenced cannabis cultivator is hereby registered, pursuant to the provisions of San Luis Obispo County Ordinance 3334, Section 7, to cultivate cannabis at the location above, in accordance with the type, square footage and number of plants indicated.

We recommend that this notice be weatherproofed and visibly and clearly posted, within ten (10) feet of the ingress of the cultivation area, four (4) to six (6) feet above the ground, on a durable, rigid, and rectangular signboard of no less than eighteen (18) inches per side containing reflective material sufficient to allow an enforcement official to readily locate it with a flashlight after dark.

EXPIRATION OR TERMINATION

THIS REGISTRATION EXPIRES UPON THE EXPIRATION OF ORDINANCE 3334.

Pursuant to Section 11 of Ordinance 3334, this registration neither creates nor recognizes a vested right to continue this cultivation beyond the expiration of Ordinance 3334.

ART TRINIDADE
CODE ENFORCEMENT SUPERVISOR

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

planning@co.slo.ca.us • FAX: (805) 781-1242 • sloplanning.org

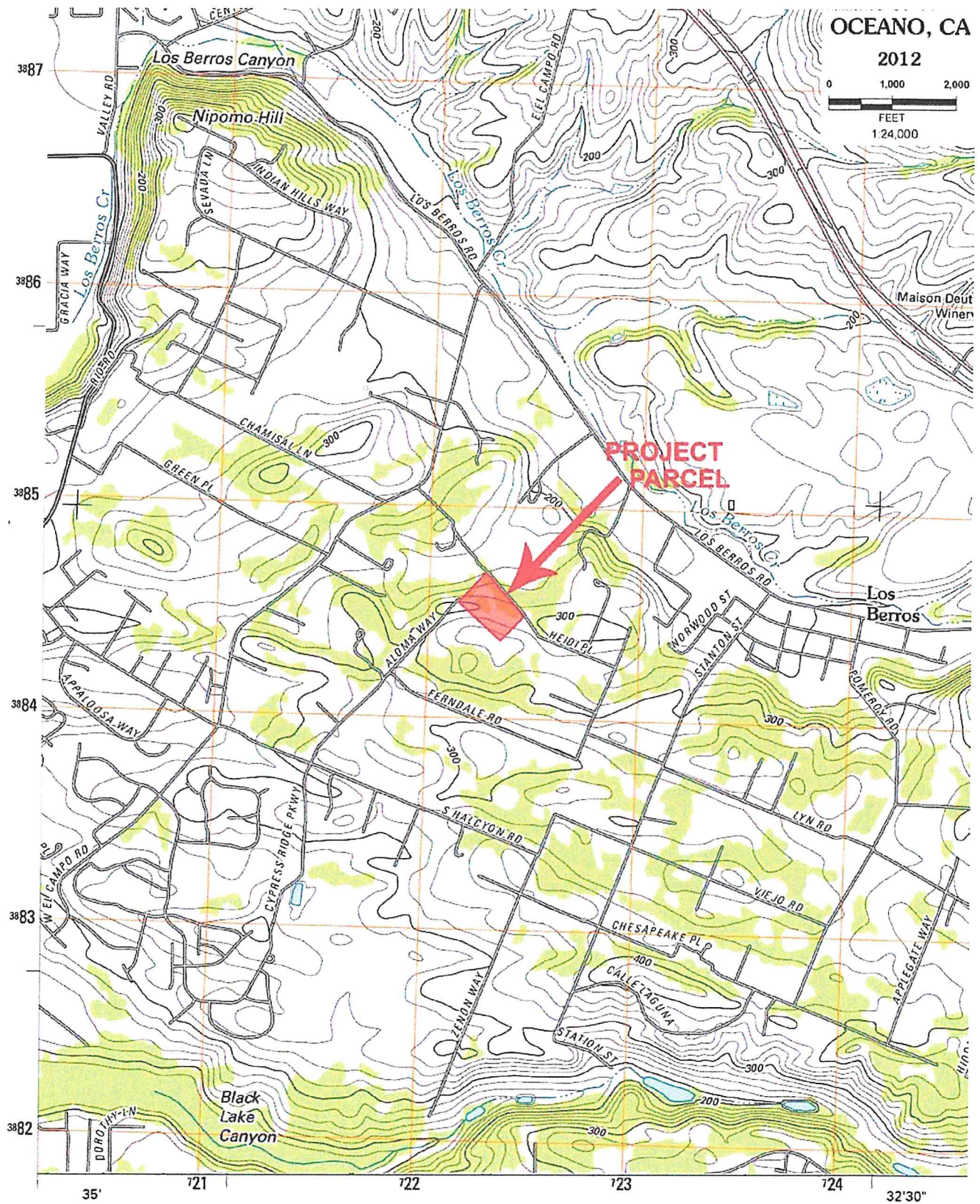


FIGURE 1: PROJECT LOCATION



Overview from entrance/Aloma



Toward center knoll area with existing greenhouse,



Western corner area



Eastern corner area

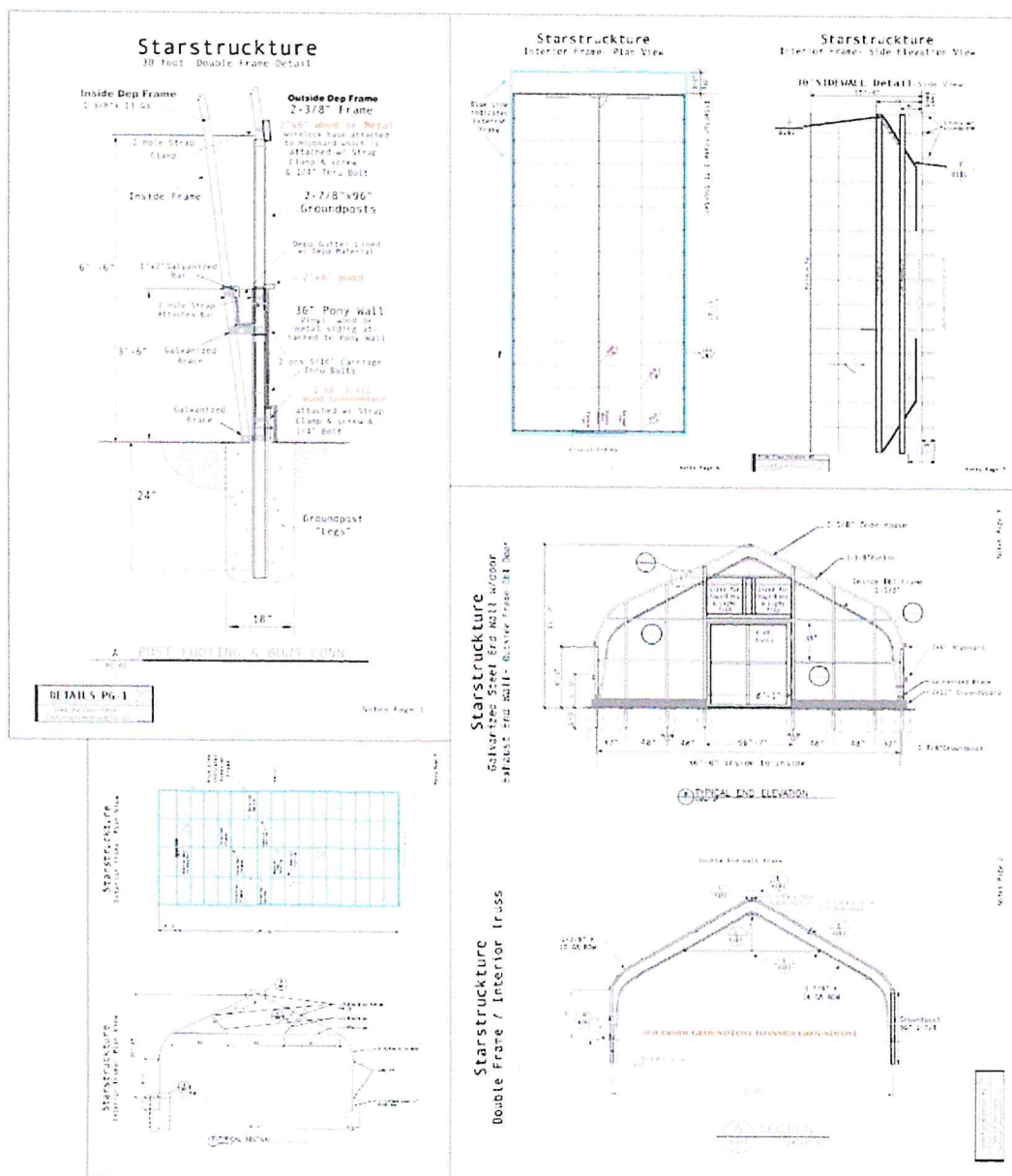


Along southwestern boundary toward Aloma



Example of surface visibility

FIGURE 2: EXISTING CONDITIONS



Odor Control Equipment

Order Management

[illegible]

Colin Connor

We use an active 12" x 48" Carbon filter to filter pollutants out from the air.

Carbon filters are what you need if it is important to neutralize the odor in the air. A good carbon filter will make sure that you never accidentally leave the smell of cigarette through a window or door and on to your neighbor.

*High velocity Blower Fan with 3/4" Cotton Filter

- House has one party for the entire thing
- Control issues and keep a record close with the other party
- Economy good
- Johnson thought this party is like a chicken coop party
- House is not concerned about the other party, and
- Control through the Party is not completely necessary
- The end
- Great for the speakers
- Passed with high party cohesion
- Capitol Hill atmosphere is not as bad as it used to be

When you see results the combination identified is used as the flower flag and the formula list is provided.



1. $\mathcal{A} \subseteq \mathcal{B}$ and $\mathcal{B} \subseteq \mathcal{A}$

Older fish (10+) were originally thought to die at the onset of spawning failures. They are now able to effect a full moult during winter and lay a second fresh spawn. The failure to spawning the pregnant parent when spawning usually results in the abortion.



CPA License

- $\text{rank}(A) = \dim(V)$
- $\text{rank}(A) = \dim(\text{column space of } A) = \dim(\text{row space of } A)$
- $\text{rank}(A) + \dim(\text{null space of } A) = \dim(V)$
- $\text{rank}(A) = \dim(\text{column space of } A) = \dim(\text{row space of } A)$

The study is the first to provide information on the prevalence of HIV among men who have sex with men in the United States. The authors will also report on the prevalence of other sexually transmitted diseases among this population. The study is a part of the National Longitudinal Study of Adolescent Health, which is a large, ongoing study of the health and well-being of adolescents in the United States.



CHAC

مجلس القضاء الاعلى

[illegible]

1. *Journal of the American Medical Association*, 1997; 277: 1039-1043.

The proposed teaching programme for the online programme is designed to provide the necessary knowledge, skills and competencies to enable students to work in the emerging digital marketing environment. The programme will be delivered through a combination of self-paced learning and live sessions. The programme will be delivered through a combination of self-paced learning and live sessions. The programme will be delivered through a combination of self-paced learning and live sessions. The programme will be delivered through a combination of self-paced learning and live sessions.





Parcel Information

APN: 075-232-033

Assessee: HILTON FRANKLIN D ETAL

Care Of:

Address: 219 STANTON ARROYO GRANDE
CA 93420

Description: OCEAN VW ORCH LT 33 LESS RD

Site Address:
00301 ALOMA WY

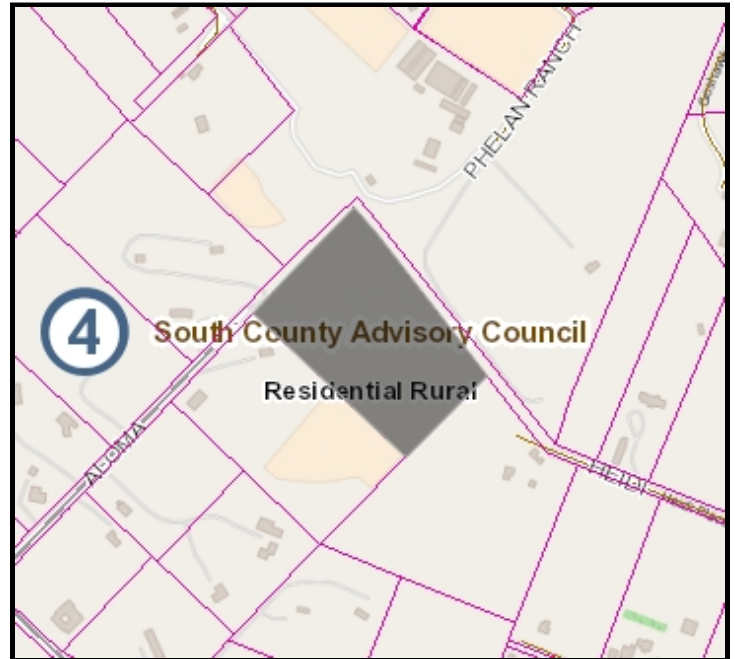
Tax Rate Area Code: 052002

Estimated Acres: 10.51

Community Code: SCSC

Supervisor District: Supdist 4

Avg Percent Slope: 10

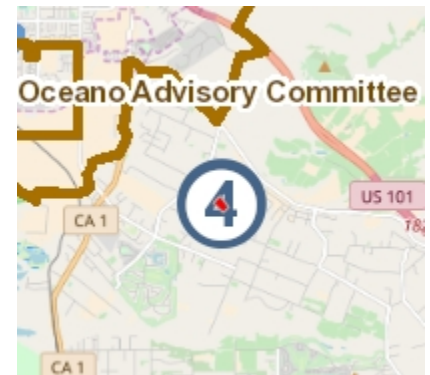


Selected Parcel

Land Use Information

Land Uses Combining Designations

RR	
----	--



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2018-00135	Land Use	8/7/2018 12:57:46 PM
PRE2018-00045	Pre-Application	4/5/2018 9:23:48 AM
PRE2017-00029	Pre-Application	12/22/2017 11:22:04 AM
PMT2016-04432	PMTR - Residential Permit	12/19/2016 11:49:36 AM
CCM2016-00371	CCM - Condition Compliance Monitoring	11/18/2016 12:17:08 PM



COD2014-00423

Code Enforcement

3/17/2015 1:42:48 PM



Parcel Information

APN: 075-241-042

Assessee: HILTON FRANKLIN D TRE ETAL

Care Of:

Address: 219 STANTON ST ARROYO GRANDE
CA 93420

Description: TR 1321 LT 7 & OCEAN VIEW ORCH PTN LT 1

Site Address:
00280 PHELAN RANCH WY

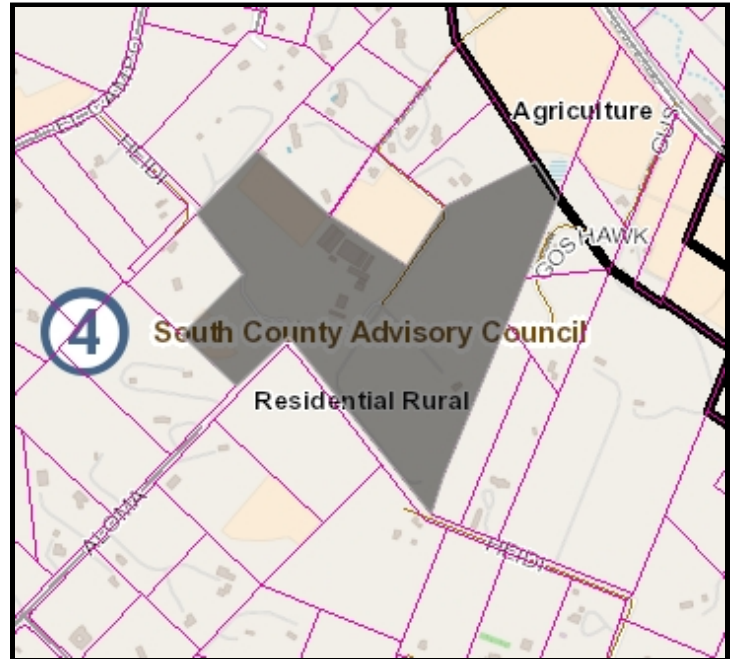
Tax Rate Area Code: 052002

Estimated Acres: 47.09

Community Code: SCSC

Supervisor District: Supdist 4

Avg Percent Slope: 7

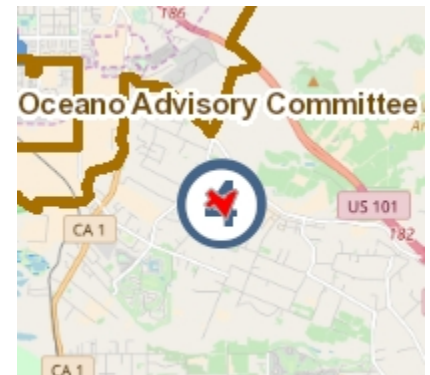


Selected Parcel

Land Use Information

Land Uses Combining Designations

RR	Flood Hazard Area
----	-------------------



Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
SEP2017-00036	CCM - Condition Compliance Monitoring	7/13/2017 12:00:00 AM
PMT2015-00480	PMTR - Residential Permit	8/14/2015 11:19:59 AM
DRC2015-00004	Land Use	7/8/2015 10:04:41 AM
COD2014-00351	Code Enforcement	2/17/2015 11:48:22 AM
PMT2014-02144	PMTR - Residential Permit	2/12/2015 2:38:27 PM



Parcel Summary Report

APN: 075-241-042

PMT2014-01755	PMTR - Residential Permit	1/6/2015 9:14:46 AM
COD2009-00273	Code Enforcement	9/28/2009 10:27:02 AM
COD2007-00038	Code Enforcement	7/18/2007 10:29:01 AM
COD2006-00152	Code Enforcement	9/26/2006 5:05:17 PM
P020571P	Zoning Clearance	3/4/2003 12:00:00 AM
S020231L	Subdivision	1/15/2003 12:00:00 AM
C3678	PMTR - Residential Permit	4/30/2001 12:00:00 AM
C2392	PMTC - Commercial Permit	10/26/2000 12:00:00 AM
E980459	Code Enforcement	6/15/1999 12:00:00 AM
D940155P	Land Use	11/18/1996 12:00:00 AM
99486	PMTR - Residential Permit	1/30/1995 12:00:00 AM

Interactive Data Viewer



Legend

- SLO County Parcels
- Roads**
 - CalTrans
 - Maintained by SLO CO
 - Private Maintenance
 - Federal or State Maintenance

-1,504.66 0 752.33 1,504.66 Feet 1: 9,028



WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department

The County of San Luis Obispo does not assume liability for any damages
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 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



Referral -- Page 27 of 33

Interactive Data Viewer



Legend

- SLO County Parcels
- Roads**
 - CalTrans
 - Maintained by SLO CO
 - Private Maintenance
 - Federal or State Maintenance
- Community Advisory Groups**
 - Community Advisory Group Boundary
 - Cayucos Citizens Advisory Council Subarea
 - Creston Advisory Body Sub Areas
- Supervisor Districts
- Land Use Outlines

-3,009.33 0 1,504.66 3,009.33 Feet 1: 18,056

WGS_1984_Web_Mercator_Auxiliary_Sphere
 © County of San Luis Obispo Planning and Building Department

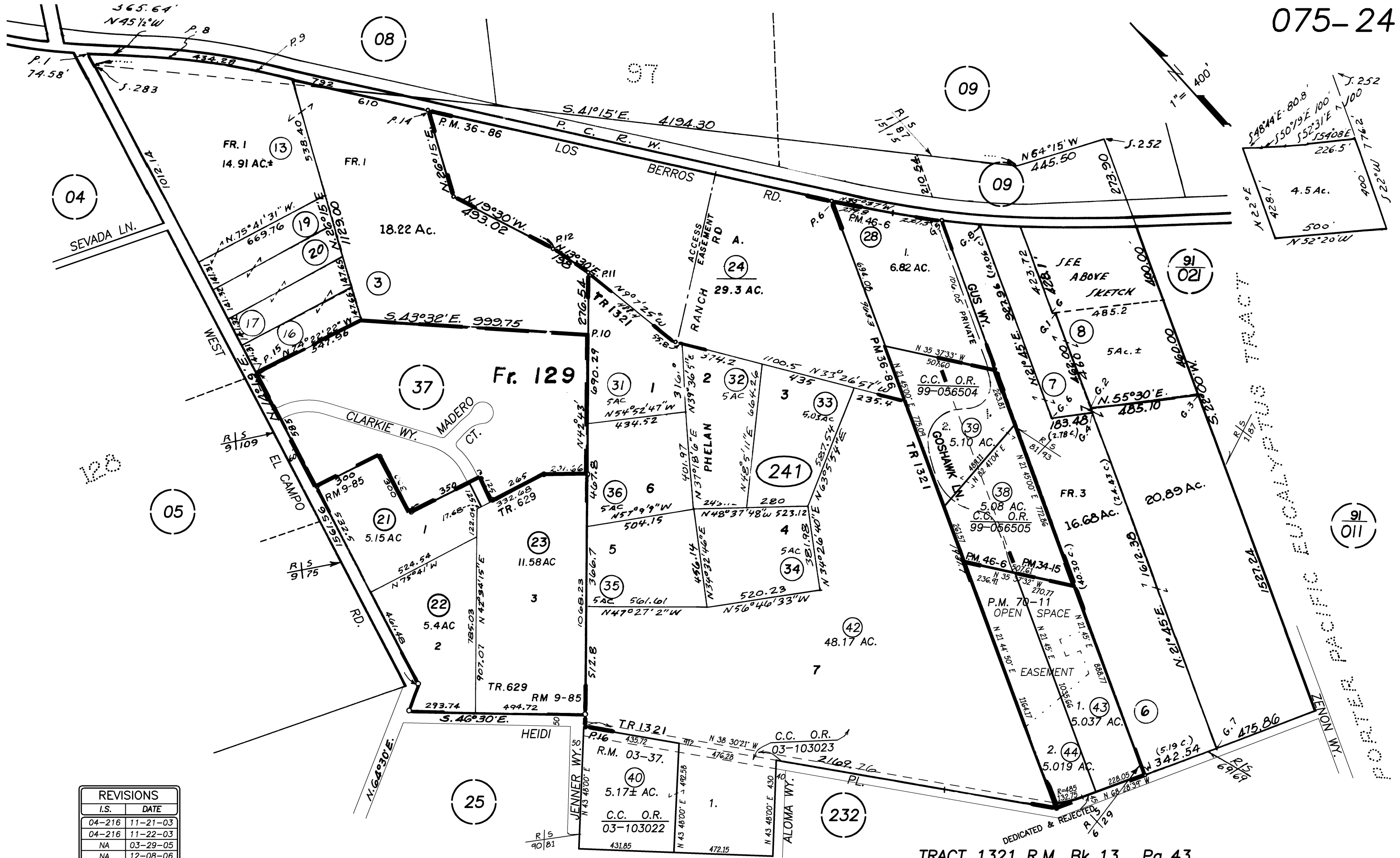


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 express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only



Referral -- Page 28 of 33



REVISIONS	
I.S.	DATE
04-216	11-21-03
04-216	11-22-03
NA	03-29-05
NA	12-08-06
NA	10-03-07
08-326	01-07-08

200' 0 400' 800'

GB
08-09-99

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

TRACT 1321, R.M. Bk. 13 , Pg. 43
TRACT 629, ENCINA OAKS ESTATES UNIT 2, R.M. Bk. 9 , Pg. 85
OCEAN VIEW ORCHARDS, R.M. Bk. 3 , Pg. 37
RESUB. OF STRATTON'S SURVEY OF PTN'S. OF RHO. COR. DE P..., R.M. Bk. A , Pg. 66
RHO. CORRAL DE PIEDRA, PISMO & BOLSA DE CHEMISAL, R.M. Bk. A , Pg. 65

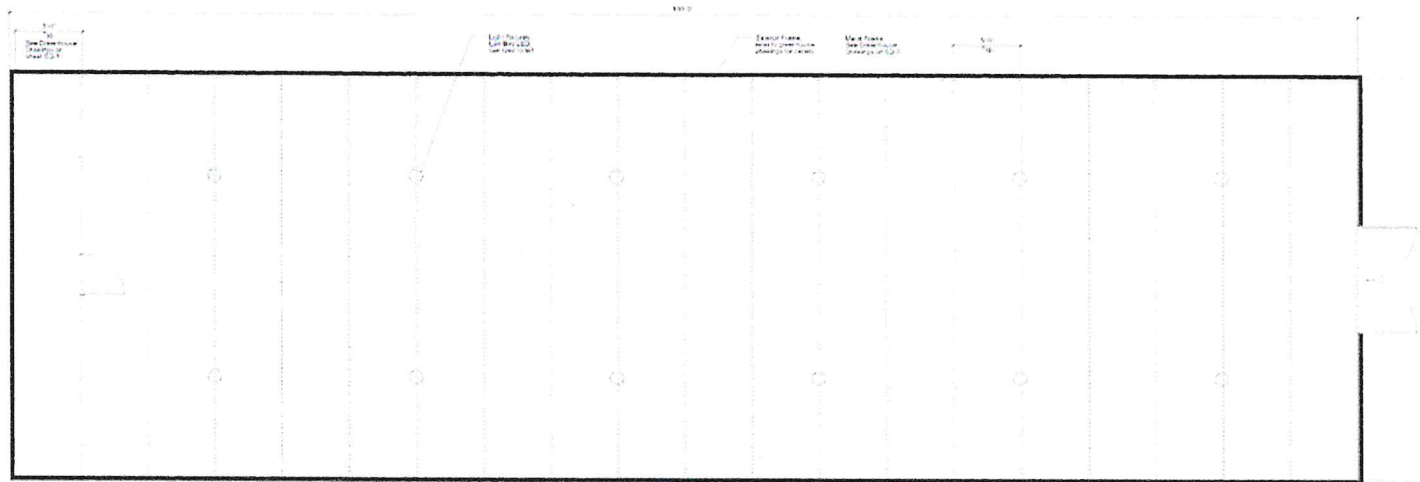
Refer to greenhouse drawings on sheet SD-3 for more information.



Example grid identification

The screenshot shows a Jupyter Notebook with a section titled 'Random Forest'. Below this title is a table labeled 'Grid Search' which contains several rows of hyperparameters and their corresponding scores. The parameters include `n_estimators`, `max_depth`, `min_samples_split`, and `min_samples_leaf`. The scores are listed in the last column. The row with the highest score is highlighted in blue, indicating the best parameters found during the grid search.

Copyright © 2012 Wolters Kluwer Health | Lippincott Williams & Wilkins



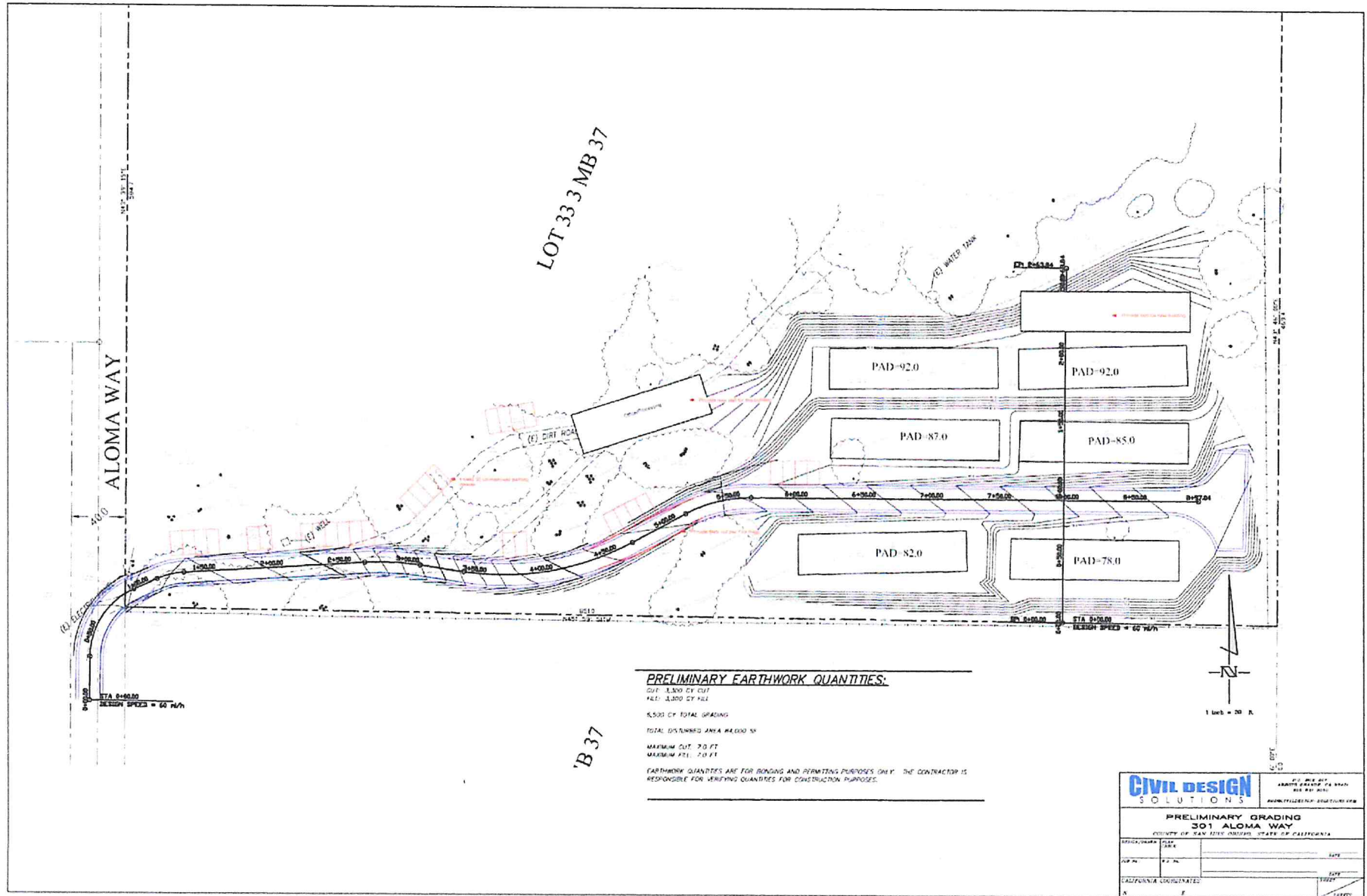
Refer to greenhouse drawings on sheet SD-3 for more information.

Moseley Cultivation
301 Aloma Way, Arroyo Grande, CA

Circle 07 on card

hai
Hamrick
Associates, Inc.
Architect • Planning
800.773.9377
www.hamrickassociates.com

SD-2



PROJECT DESCRIPTION

This application is for the construction of a new greenhouse facility located at 301 Alma Way, Arroyo Grande, CA 93429. The facility will consist of a 100,000 sq. ft. greenhouse structure and associated support buildings. The project is divided into three phases: Phase 1: Construction of the 100,000 sq. ft. greenhouse structure; Phase 2: Construction of the support buildings; Phase 3: Construction of the irrigation system.

PROJECT SUMMARY

Project Address: 301 Alma Way, Arroyo Grande, CA 93429
Acreage: 10.00
Selling Unit: 100,000 sq. ft.
Lot Size: 10.00 acres

ITEMS	CODE	PHASE 1	PHASE 2	PHASE 3
Building SF	100,000	100,000	0	0
Building Surface				
Floor	100,000	100,000	0	0
Roof	100,000	100,000	0	0
Wall	100,000	100,000	0	0
Foundation	100,000	100,000	0	0
Drainage	100,000	100,000	0	0

BUILDING INFORMATION

Structure: 100,000 sq. ft.
Foundation: 100,000 sq. ft.
Roof: 100,000 sq. ft.
Wall: 100,000 sq. ft.
Foundation Type: 100,000 sq. ft.

CANNABIS CULTIVATION

ITEMS	CODE	PHASE 1	PHASE 2	PHASE 3
Plant Space SF	100,000	100,000	0	0
Greenhouse	100,000	100,000	0	0
Support	100,000	100,000	0	0
Foundation	100,000	100,000	0	0
Drainage	100,000	100,000	0	0
Foundation	100,000	100,000	0	0

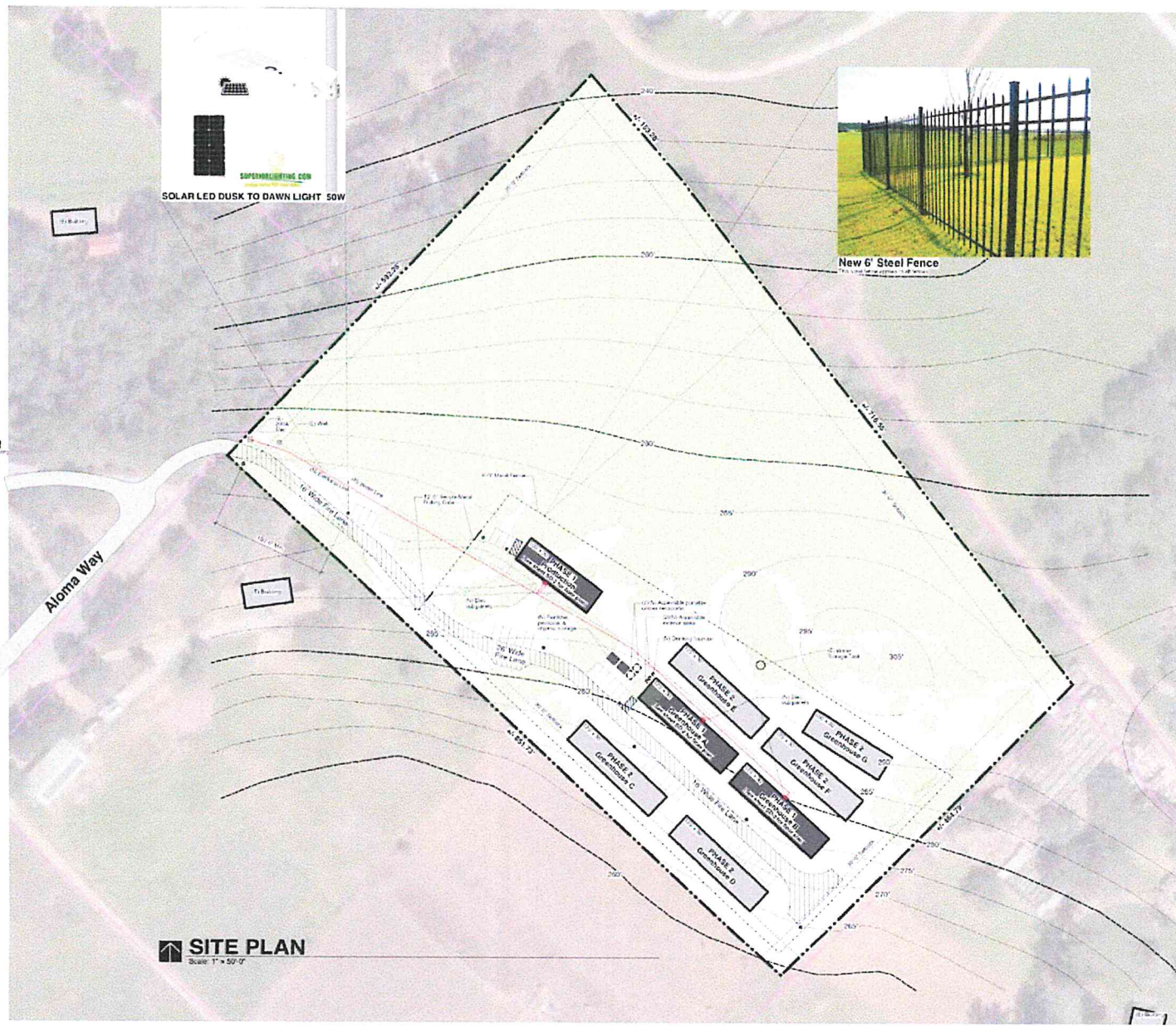
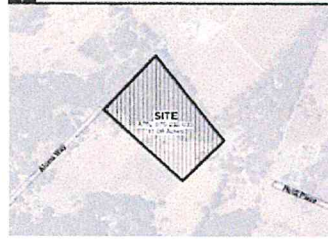
DIRECTORY

Owner: Frank Hill
301 Alma Way, Arroyo Grande, CA 93429
805.773.9377
Architect: Hamrick Associates, Inc. (HAI), Western Hamrick
1609 Santa Ana, Santa Ana, CA 92705
805.773.9377

VICINITY MAP



VICINITY MAP (Enlarged)



SOLAR LED DUSK TO DAWN LIGHT 50W



New 6' Steel Fence

SITE PLAN
Scale: 1" = 50'-0"