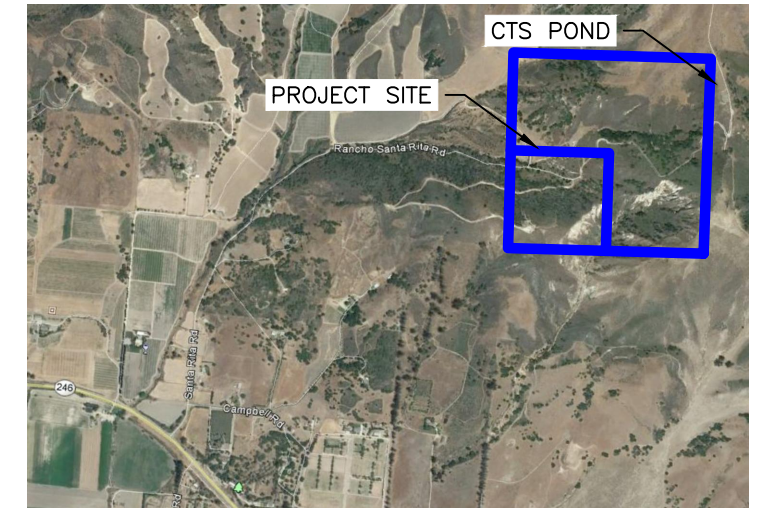


APN 099-110-060



VICINITY MAP

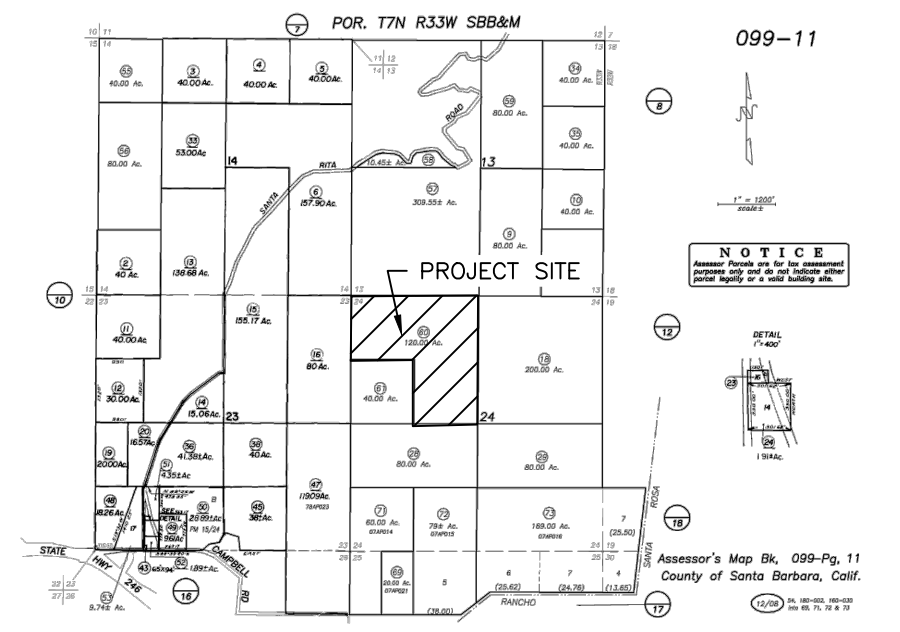
SITE INFORMATION

APN: 099-110-060
ADDRESS: 5423 RANCHO SANTA RITA ROAD, LOMPOC, SANTA BARBARA COUNTY, CA
CLIENT INFO: SANTA RITA HOLDINGS c/o JASON HILLENBRAND
PARCEL SIZE: 5,227,200 S.F./120 AC
FLOOD ZONE: N/A
ZONING: AG-II-100
AG PRESERVE: N/A

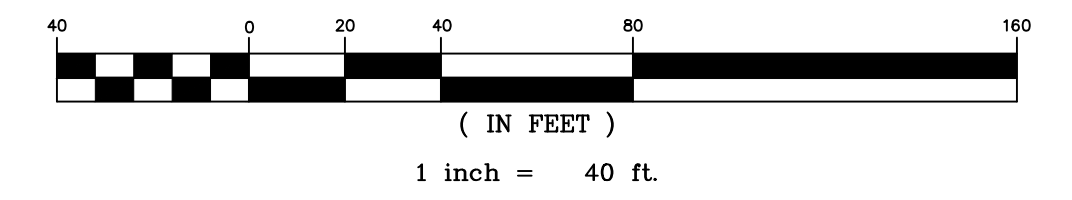
Table with 3 columns: CULTIVATION AREA, TOTAL ACREAGE / SQUARE FEET, AVERAGE SLOPE. Rows include HOOP AREA, OUTDOOR AREA (NO HOOPS), and NURSERY AREA.

LEGEND

- Legend items: PROPERTY LINE, DEER FENCE, EX. ACCESS ROAD, EX. BUILDING, EX. CULTIVATION AREA, EX. 2" WATER LINE SUBSURFACE, EX. 2" IRRIGATION WATER LINE, 50-FOOT ESH SETBACK, TOP OF BANK, NO HOOPS CULTIVATION AREA, EX. TREE, TREE PROTECTION, NO HOOPS CULTIVATION AREA, NURSERY AREA NOT UNDER HOOPS AREA, LAVENDER PLANTS.



GRAPHIC SCALE



1974 Hillenbrand Site Plan.dwg 4/23/2021

TRANSPORTATION DEMAND MANAGEMENT PLAN:

THERE WILL BE 3 FULL TIME EMPLOYEES WHO RESIDE ON THE PROPERTY. DAILY TRIPS BY THESE EMPLOYEES IS LIMITED TO LEAVING THE PROPERTY TO PURCHASE SUPPLIES OR GROCERIES. ESTIMATED TOTAL DAILY TRIPS IS 0-1. NO INCREASE IN DAILY TRIPS BEYOND THE EXISTING FARMING USE.

ROUGHLY 8-12 PART TIME EMPLOYEES WOULD BE USED SEASONALLY, AND WOULD BE BROUGHT TO THE SITE VIA THEIR LABOR CONTRACTOR IN A CARPOOL VAN. DAILY TRIPS FOR PART TIME EMPLOYEES WOULD BE TWO (2), ONCE IN THE MORNING ARRIVING AT THE PROPERTY AND ONCE IN THE EVENING LEAVING THE PROPERTY.

THE NUMBER OF SEASONS WOULD BE MAXIMUM OF THREE (3). THEY ARE APRIL-JUNE, JUNE-OCTOBER, AND OCTOBER- DECEMBER. PART-TIME EMPLOYEES WOULD ARRIVE AT THE BEGINNING OF EACH SEASON FOR PLANTING, AND AT THE END OF EACH SEASON FOR HARVESTING. PLANTING AND HARVESTING SESSIONS ARE GENERALLY 2-3 DAYS LONG.

HOURS OF OPERATION ARE 6:00 AM - 4:00 PM.

WATER LINE EASEMENT SOUTH OF PROPERTY

WATER LINE SHOWN ON PLAN ARE PART OF THE APPLICANT'S AGREEMENT WITH THE VISTA HILLS WATER DISTRICT. THE APPLICANT HAS PROVIDED A SEPARATE DOCUMENT FROM THE DISTRICT INDICATING THIS AGREEMENT OF THEIR CURRENT AND FUTURE SERVICES.

APN 099-110-061

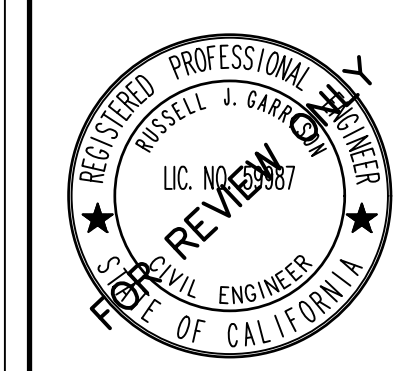


Table with columns: CHECKED BY, REVISIONS, DATE, DESCRIPTION. Includes entries for G.C., R.J.G., and revision dates 11/6/20 and 12/4/20.

SITE PLAN SANTA RITA PROJECT COUNTY OF SANTA BARBARA, CALIFORNIA. Includes Bethel Engineering logo and contact information.

**SITE INFORMATION**

APN: 099-110-060  
 ADDRESS: 5423 RANCHO SANTA RITA ROAD  
 LOMPOC, SANTA BARBARA COUNTY, CA  
 CLIENT INFO: SANTA RITA HOLDINGS  
 c/o JASON HILLENBRAND  
 PARCEL SIZE: 5,227,200 S.F./120 AC  
 AVERAGE SLOPE: 42%  
 FLOOD ZONE: N/A  
 ZONING: AG-11-100  
 AG PRESERVE: N/A

**LEGEND**

- PROPERTY LINE
- - - DEER FENCE
- - - EX. ACCESS ROAD
- - - EX. BUILDING
- - - EX. CULTIVATION AREA
- - - EX. 2" WATER LINE SUBSURFACE
- - - EX. 2" IRRIGATION WATER LINE
- ☁ EX. TREE
- DRAINAGE DIRECTION
- LIGHTING FIXTURE

**LIGHTING NOTE:**

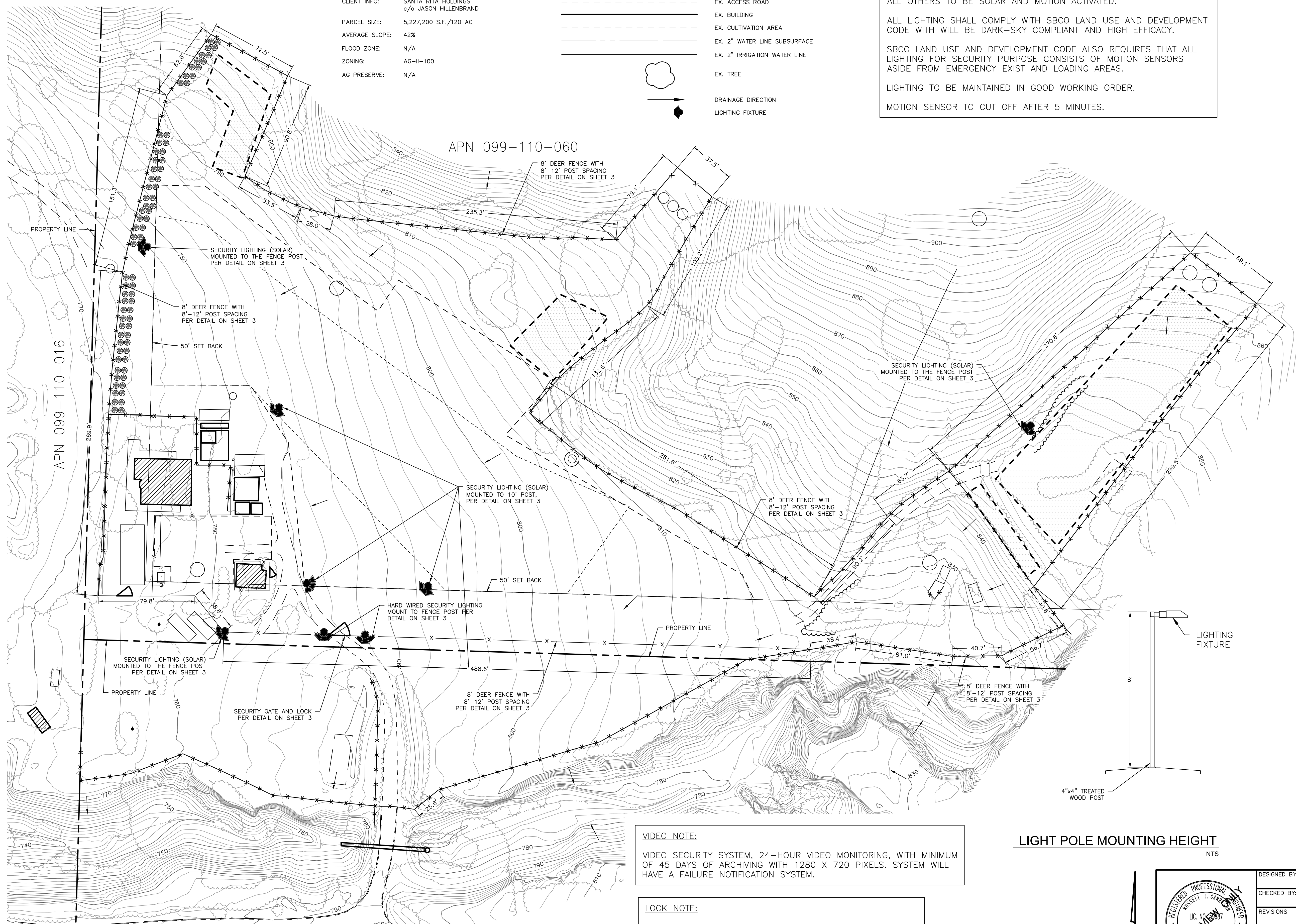
ALL LIGHTS TO BE "DARK SKY COMPLIANT" AND FACE DOWN ONLY. THE TWO LIGHTS FIXTURES AT THE MAIN ENTRANCE TO BE HARD WIRED. ALL OTHERS TO BE SOLAR AND MOTION ACTIVATED.

ALL LIGHTING SHALL COMPLY WITH SBCO LAND USE AND DEVELOPMENT CODE WITH WILL BE DARK-SKY COMPLIANT AND HIGH EFFICACY.

SBCO LAND USE AND DEVELOPMENT CODE ALSO REQUIRES THAT ALL LIGHTING FOR SECURITY PURPOSE CONSISTS OF MOTION SENSORS ASIDE FROM EMERGENCY EXIST AND LOADING AREAS.

LIGHTING TO BE MAINTAINED IN GOOD WORKING ORDER.

MOTION SENSOR TO CUT OFF AFTER 5 MINUTES.



SOLAR POWERED MOTION SENSORS MAY BE USED IN A LIMITED CAPACITY AT THE PERIMETER OF THE SITE  
 LIGHTING PLAN LEGEND

- ☼ KIM LIGHTING ALT60 LED 1SA ALT 3 3000K POLE MOUNT HARDWIRED SECURITY LIGHT FIXTURE (HIGH EFFICACY DOWNLIGHT WITH MOTION SENSOR AND DARK SKY COMPLIANT. AT ENTRY ALSO INCLUDE A DIMMING OPTION FOR <50% FULL TIME ON WITH MOTION DETECTION TO FULL LIGHTING - SEE SPECIFICATION)
- ☼ LUMARK MAXX LED 3000K FULL CUT OFF HARDWIRED, HIGH EFFICACY, DARK SKY COMPLIANT DOWNLIGHT WITH MOTION SENSOR FOR USE AT PROPERTY ENTRY WITH A BILVEL DIMMING OPTION FOR <50% FULL TIME ON, WITH MOTION DETECTION TO FULL LIGHTING FOR MAX. 5 MIN. SEE A1.2 FOR MOUNTING DETAIL AT ENTRY
- ☼ PROPOSED SECURITY CAMERAS/ MONITORING SYSTEM. SEE A1.2 SECURITY AND FENCING PLAN FOR ADDITIONAL INFORMATION

EACH CAMERA SHALL BE LOCATED IN AN AREA TO SHOW ACTIVITY WITHIN 30 FEET OF ALL POINTS OF ENTRY AND EXIT OF THE LICENSED FACILITY SUCH AS PERIMETER ENTRANCES, PROCESSING, OR STORAGE TAKES PLACE REQUIRES CAMERAS AS NOTED.

ALL ENTRY POINT TO THE SITE, LIMITED ACCESS AREAS AND STRUCTURES WHERE CULTIVATION, PROCESSING, OR STORAGE TAKES PLACE REQUIRES CAMERAS AS NOTED.

CAMERA VIEWS SHALL ALLOW FOR THE CLEAR IDENTIFICATION OF PERSONS, IN OR AROUND ALL LIMITED ACCESS AREAS, SECURITY ROOMS, SURVEILLANCE STORAGE AREAS, AND ANYWHERE CANNABIS IS PRESENT (GROWN, PROCESSED, WEIGHED, STORED, AND/OR SOLD)

ENTRANCES AND EXITS TO THE PREMISES SHALL BE RECORDED FROM BOTH INDOOR AND OUTDOOR VANTAGE POINTS IN A MANNER TO CLEARLY CAPTURE VEHICLE LICENSE PLATES.

FOOTAGE MUST RECORD 14 HOURS A DAY, 7 DAYS A WEEK AT A MINIMUM OF 15 FRAMES PER SECOND.

RECORDINGS ARE SUBJECT TO REVIEW AND INSPECTION BY LICENSING AUTHORITIES (LOGIN/PASSWORD TO BE PROVIDED TO THE TEAM)

DATE AND TIME MUST BE CLEAR AND ACCURATE ON RECORDED IMAGES.

THE SURVEILLANCE SYSTEM MUST CONTAIN A FAILURE NOTIFICATION FUNCTION.

DEVICES THAT ACTIVATE BY MOTION, BATTERY POWERED OR DO NOT HAVE CONTINUOUS RECORDING CAPABILITY ARE NOT SUFFICIENT. DEVICES MUST HAVE CONSTANT POWER, CONTINUOUSLY RECORD AND HAVE ACCESS TO THE INTERNET FOR REMOTE VIEWING.

SECURITY FOOTAGE WILL BE STORED ON THE CLOUD AND ADDITIONALLY IN THE UTILITY SHED ON A BACKUP DRIVE.

CAMERA SHALL HAVE A RANGE OF 70 METERS.

**SECURITY CAMERA SPECIFICATIONS**

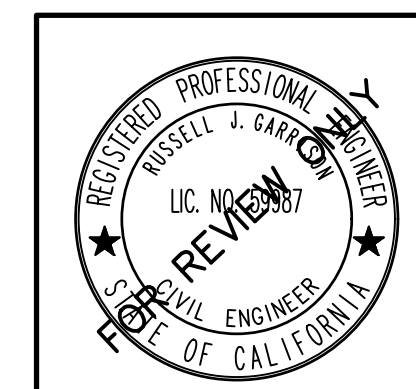
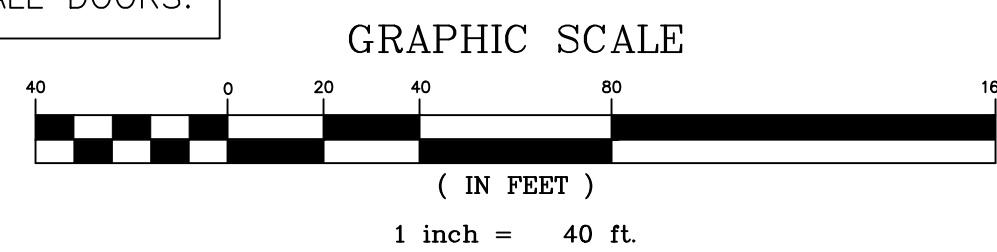
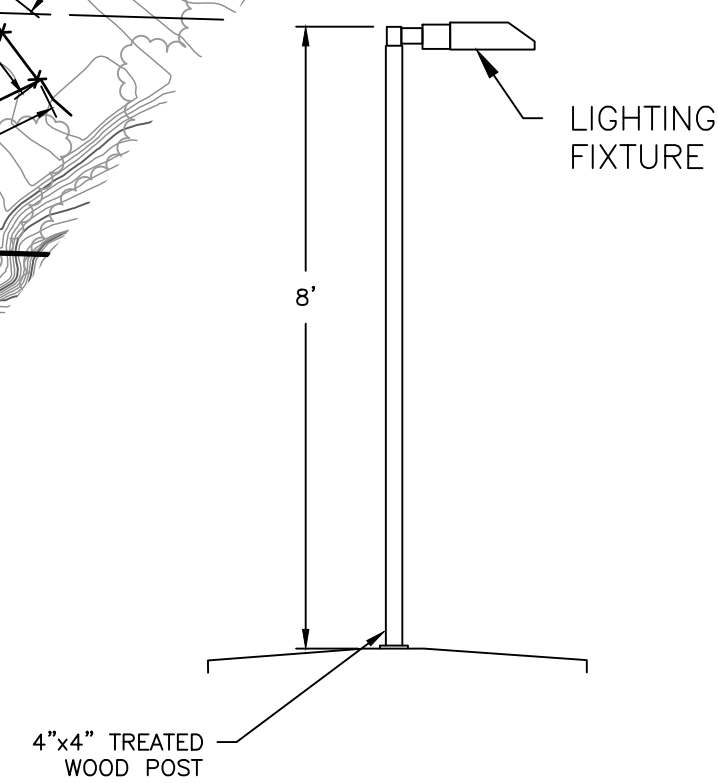
**VIDEO NOTE:**

VIDEO SECURITY SYSTEM, 24-HOUR VIDEO MONITORING, WITH MINIMUM OF 45 DAYS OF ARCHIVING WITH 1280 X 720 PIXELS. SYSTEM WILL HAVE A FAILURE NOTIFICATION SYSTEM.

**LOCK NOTE:**

COMMERCIAL GRADE LOCKS SHALL BE USED ON ALL DOORS.

**LIGHT POLE MOUNTING HEIGHT**



DESIGNED BY:	G.C.
CHECKED BY:	R.J.G.
REVISIONS	
DATE	DESCRIPTION
11/6/20	PC FROM 9-8-20
12/4/20	PC FROM 12-2-20

4/23/2021  
 1974 Hillenbrand Site Plan.dwg

**SECURITY AND LIGHTING PLAN**  
**SANTA RITA PROJECT**  
 COUNTY OF SANTA BARBARA, CALIFORNIA

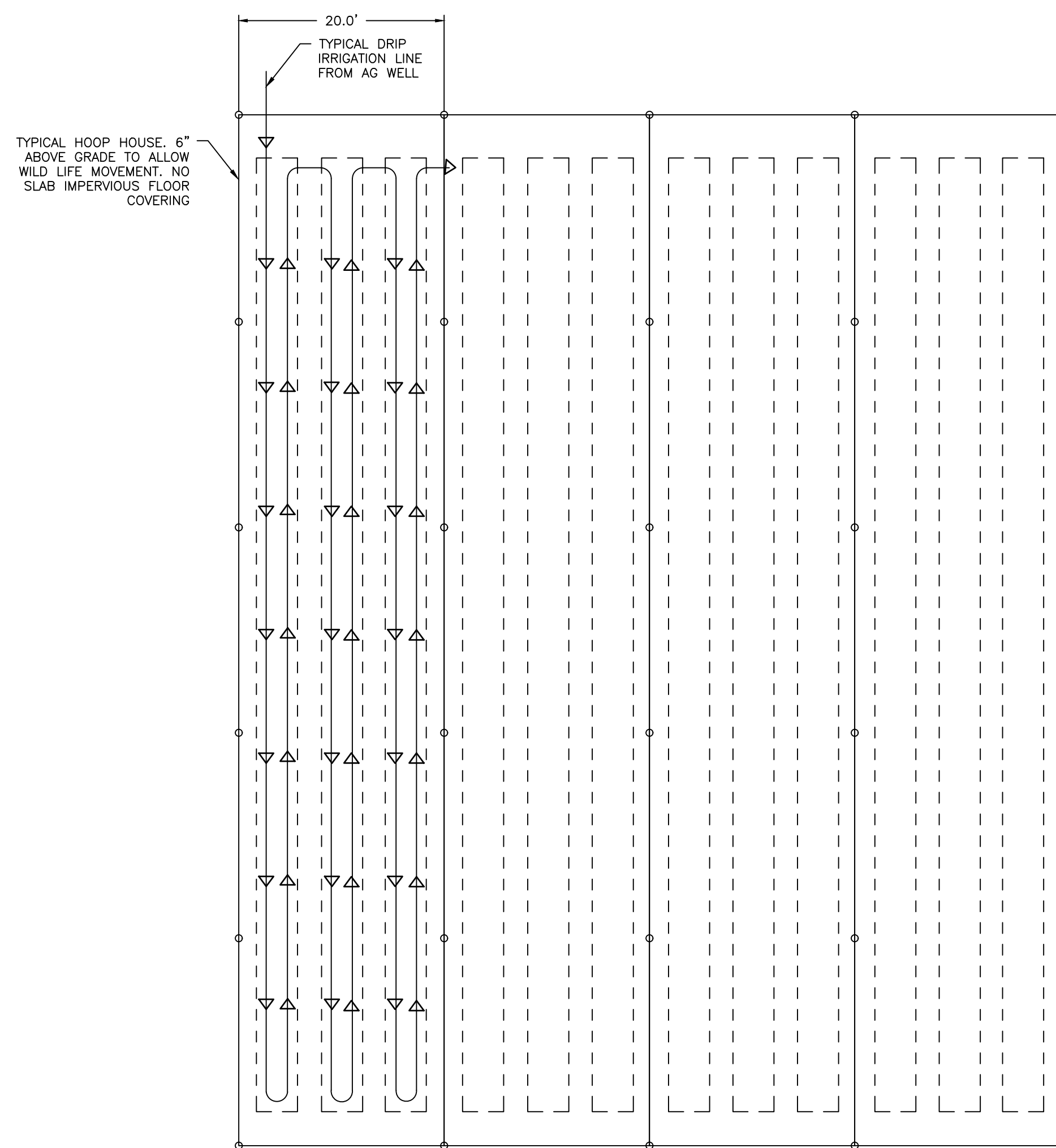
RUSSELL J. GARRISON R.C.E. 59987 DATE \_\_\_\_\_

**BETHEL engineering** 2024 Appon Dr., Santa Maria, California 93450 (805) 924-5787

SCALE: AS SHOWN  
 SHEET 2 OF 3

RANCHO SANTA RITA RD

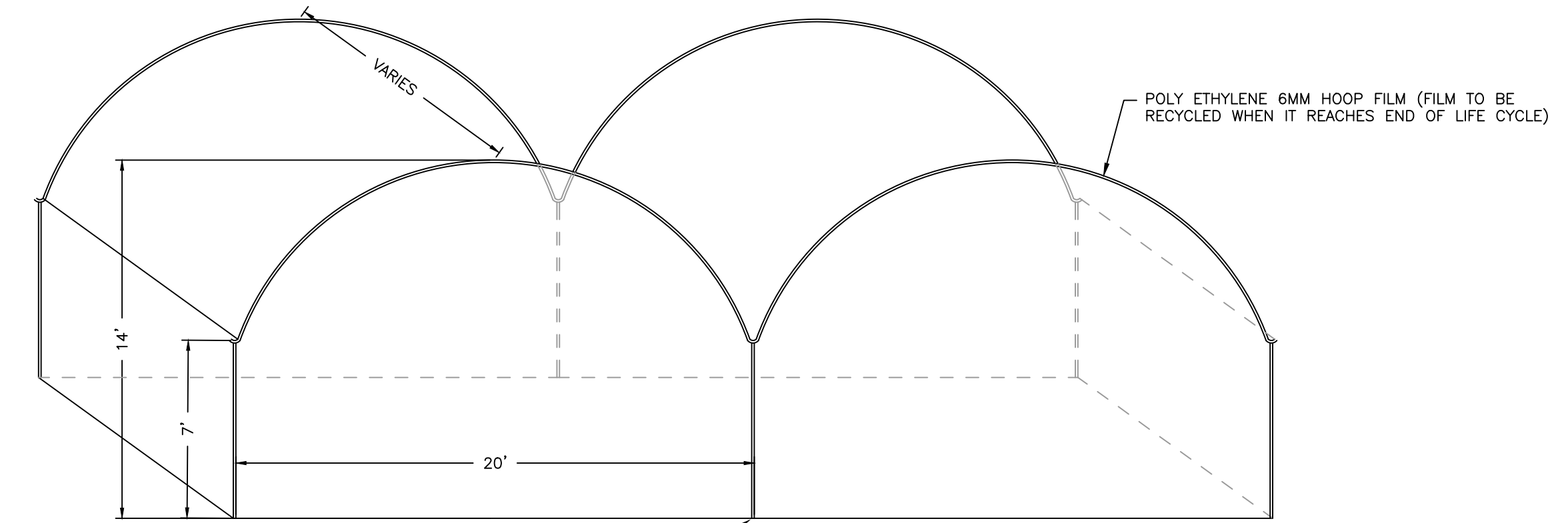
APN 099-110-061



**IRRIGATION DETAIL - TIMED DRIP IRRIGATION**

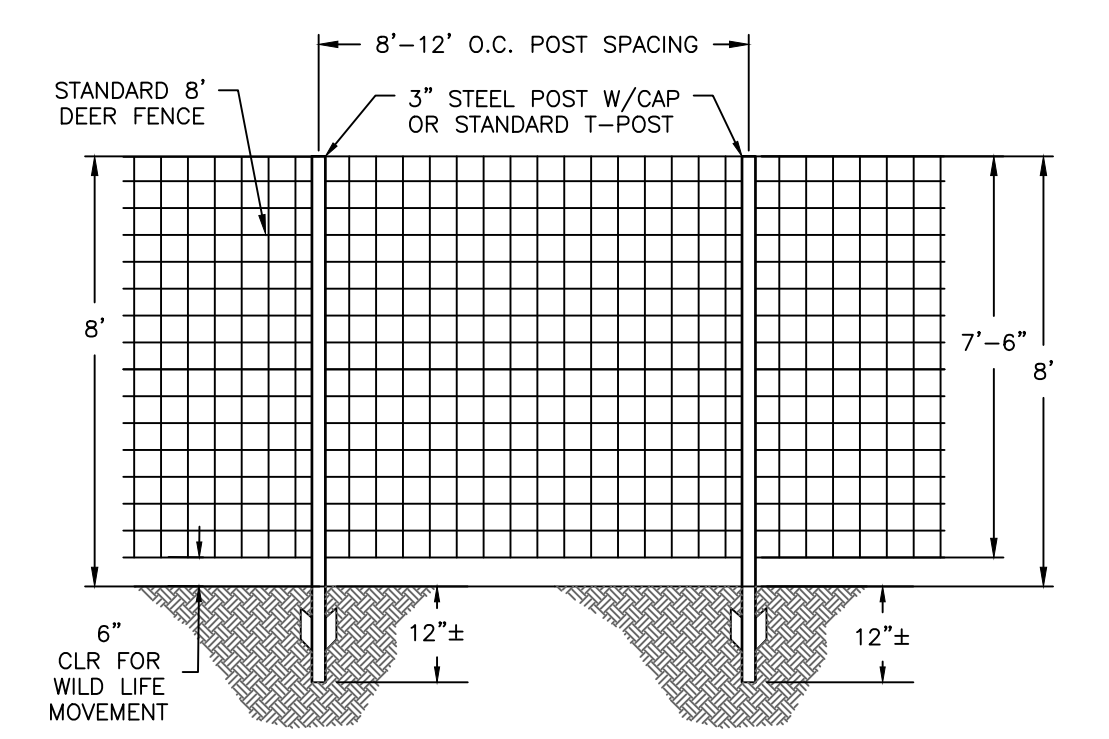
NOTES:  
 PLANTS TO BE IN RAISED BEDS. IF THERE ARE AREAS WHERE RAISED BEDS ARE NOT PRACTICABLE, THE IRRIGATION WILL BE MODIFIED TO ALLOW FOR UNITS IN 30 GALLON POTS.

MITIGATION OF WATER DEMANDS:  
 DRIP TAPE AND BEDCOVER SHALL BE USED. THE BEDCOVER WILL KEEP MOISTURE IN. THE DRIP TAPE ALLOWS WATER TO GRADUALLY DRIP OUT ELIMINATING SPRAYING. THE FARM WILL USE "BLUEMAT" MOISTURE SENSORS TO MEASURE THE MOISTURE CONTENT OF THE SOIL WHICH WILL PROMPT THE NEED TO WATER AS REQUIRE AND ELIMINATING EXCESSIVE WATERING.



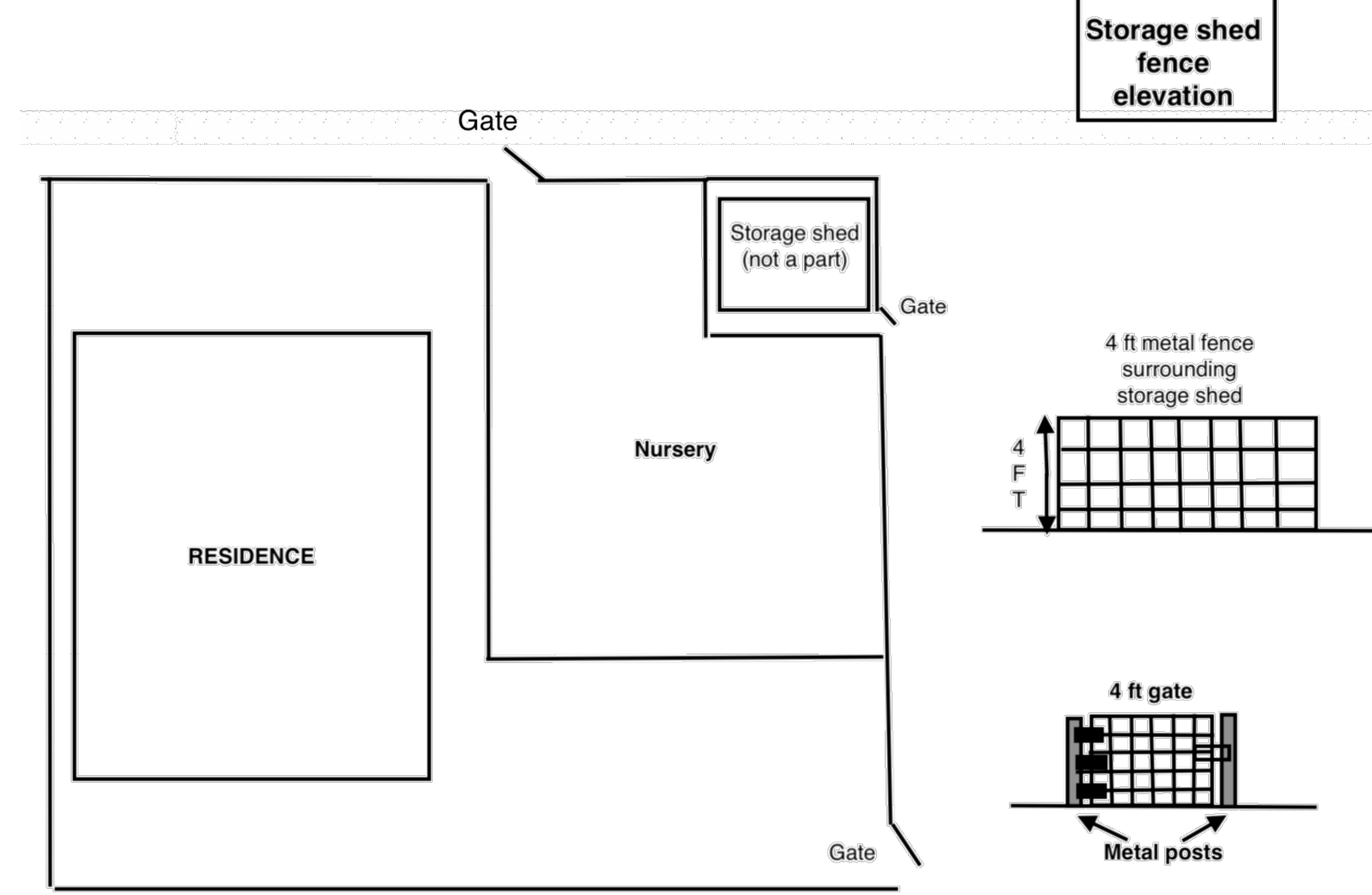
**HOOP STRUCTURE**

NOTE:  
 NO SLAB OR FLOORING, TYP ALL  
 PLASTIC/POLY COVERING WILL BE REMOVED AS NEEDED AND DURING RAINY SEASON TO ALLOW FOR RAINWATER TO PERCOLATE INTO THE SOIL AND PREVENT RUN-OFF



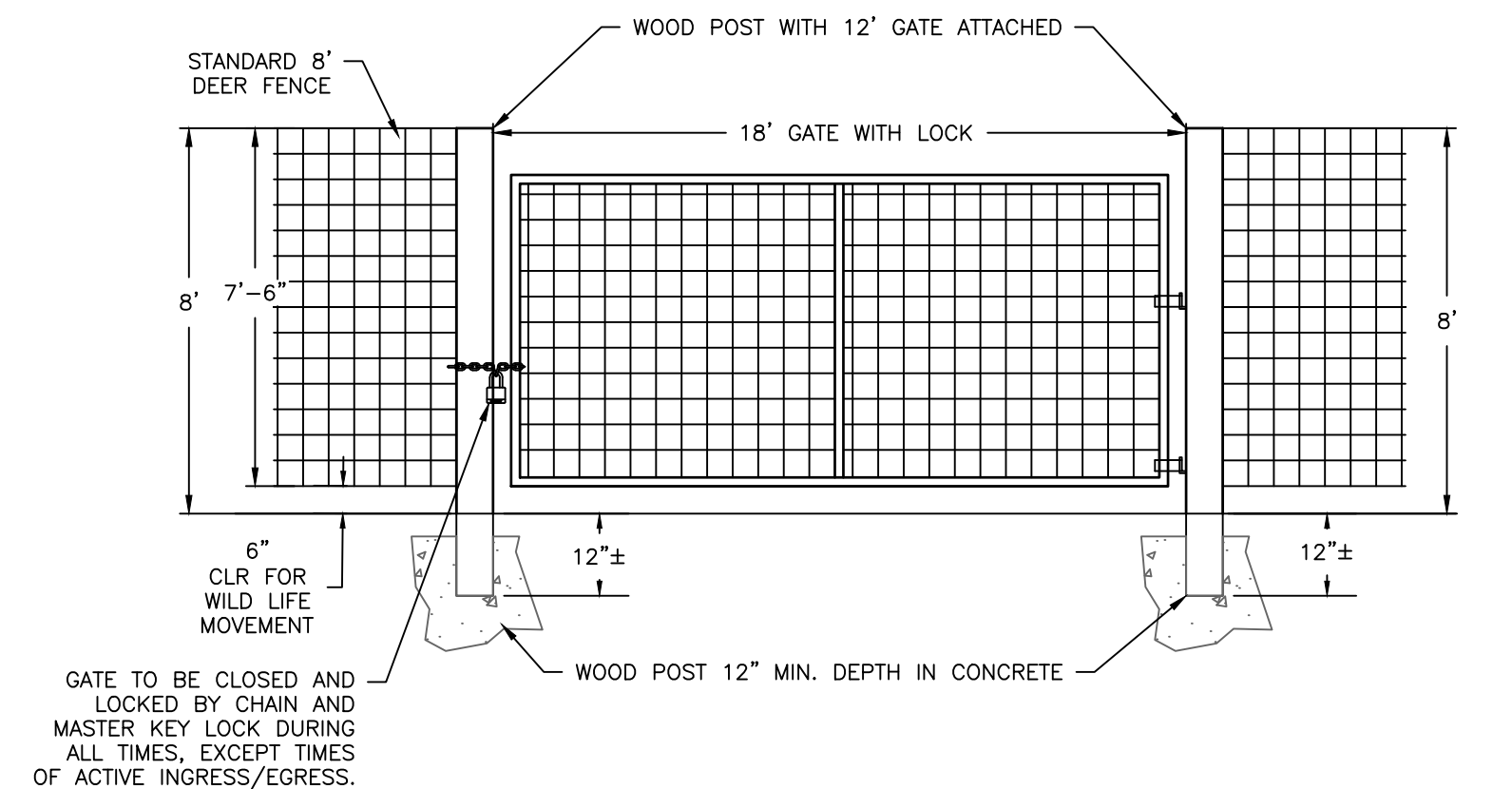
**8' DEER FENCE DETAIL**

NTS



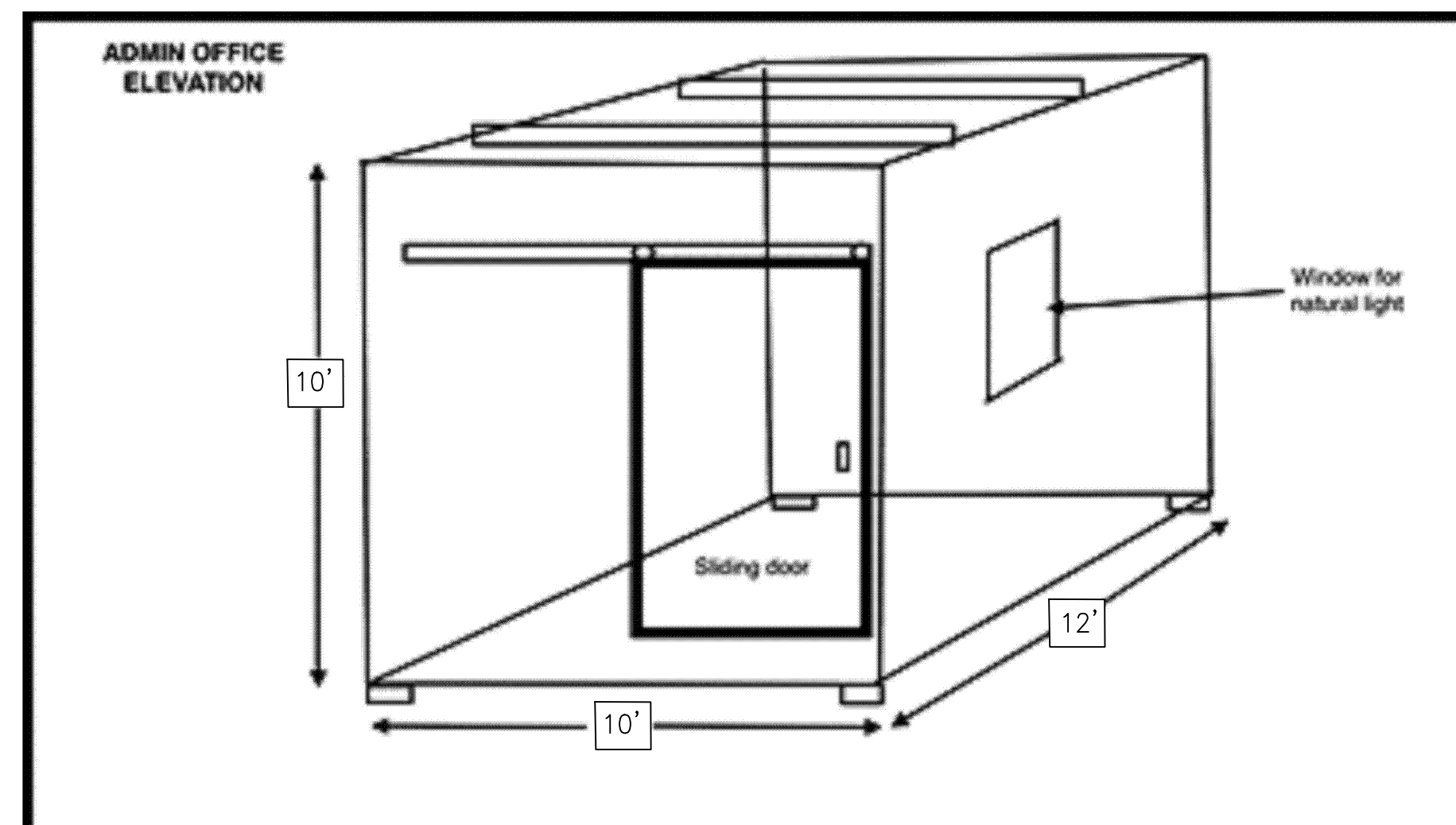
**STORAGE SHED FENCE ELEVATION**

NOTE: THIS SHED IS NOT PART OF THIS PROJECT.



**CULTIVATION SITE GATE AND LOCK DETAIL**

NTS



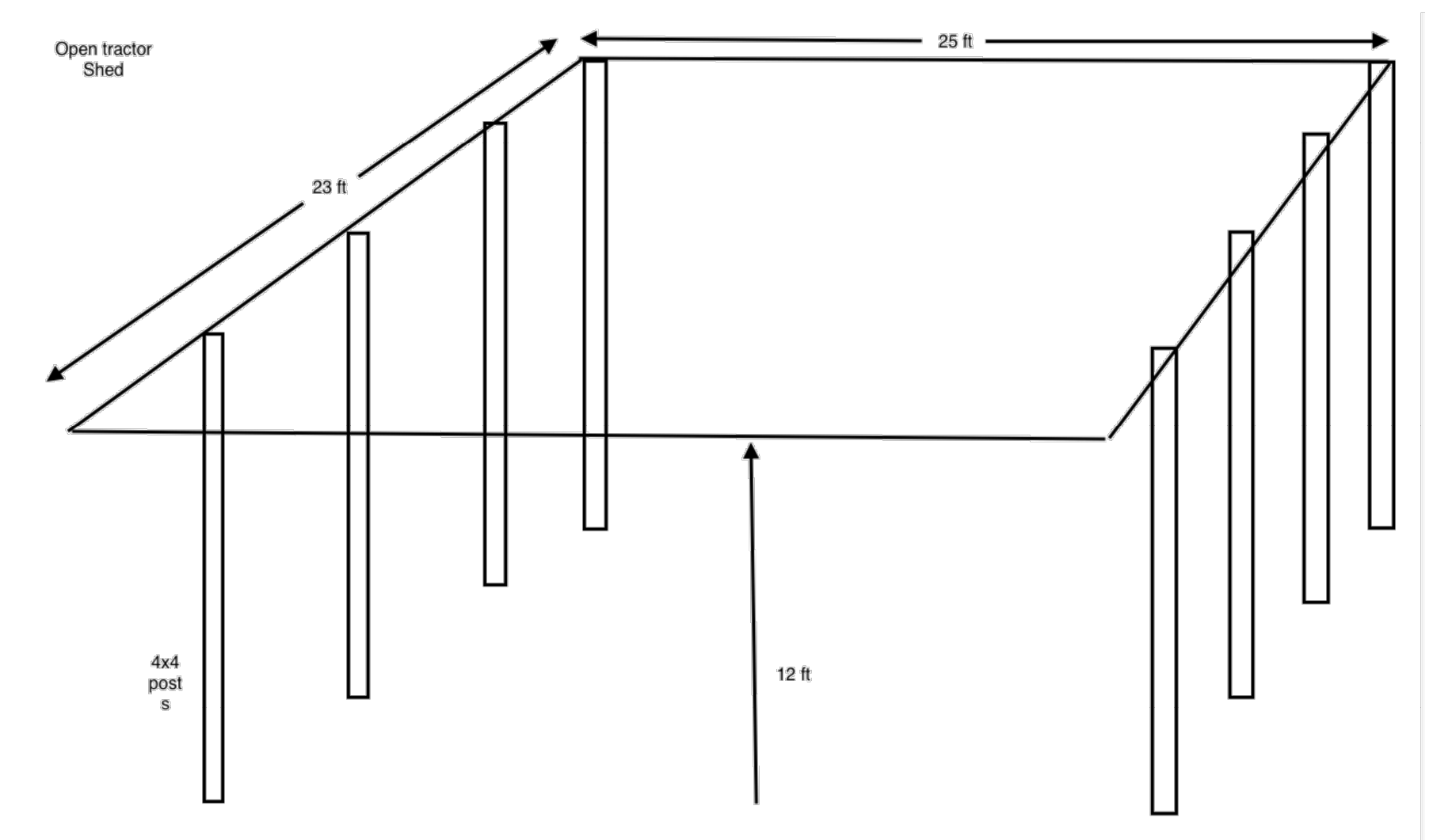
**10' x 12' SHEED ELEVATION**

NTS

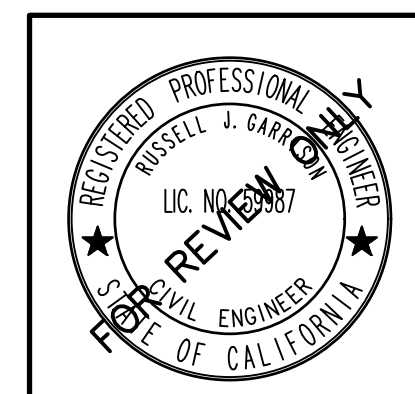


**23' x 25' TRACTOR SHED ELEVATION**

NOTE:  
 ADMIN OFFICE UNDER TRACTOR SHED



NTS



DESIGNED BY:	G.C.
CHECKED BY:	R.J.G.
REVISIONS	
DATE	DESCRIPTION
11/6/20	PC FROM 9-8-20
12/4/20	PC FROM 12-2-20

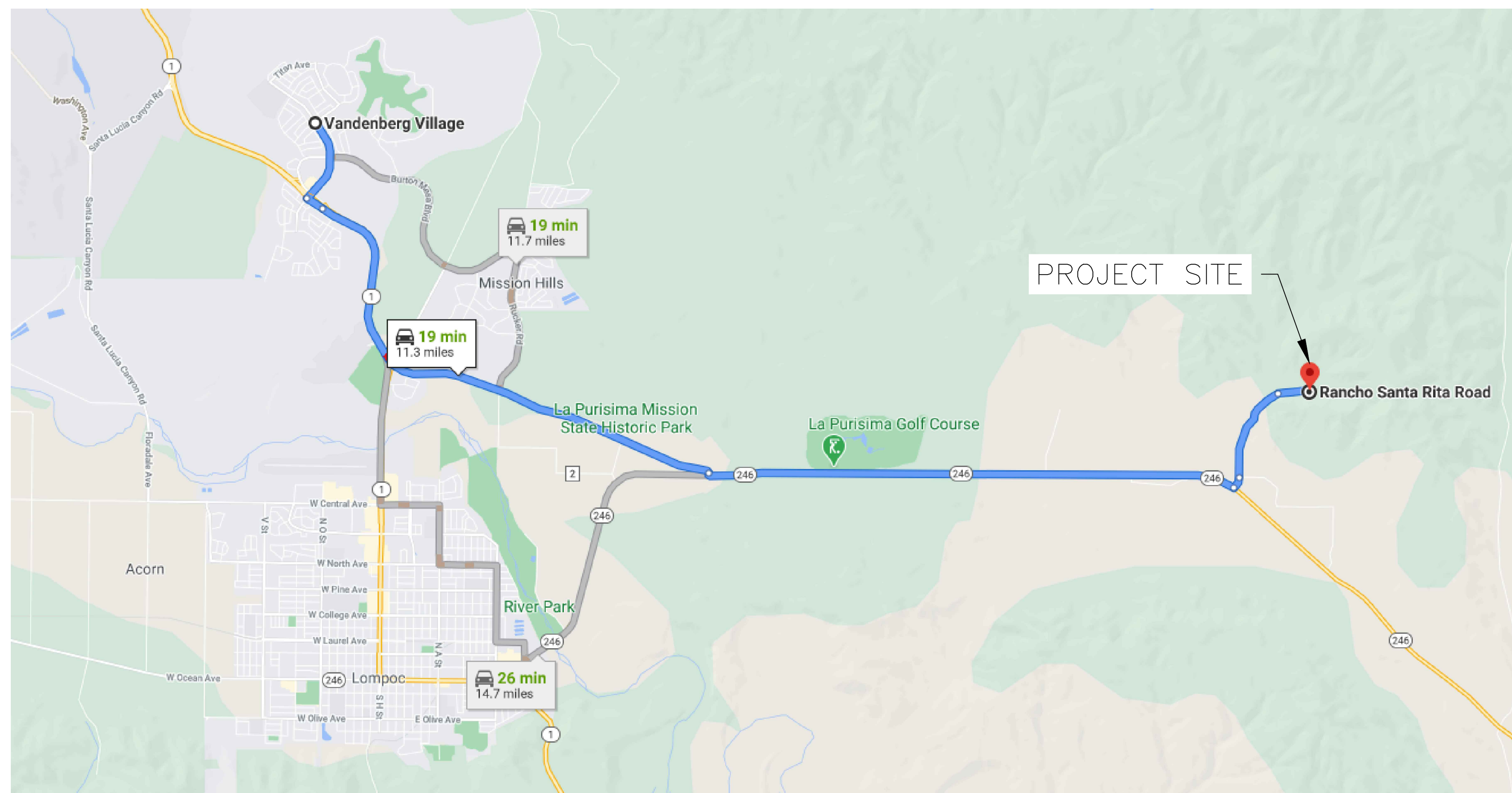
4/23/2021  
1974 Hillenbrand Site Plan.dwg

**SITE PLAN**  
**SANTA RITA PROJECT**  
COUNTY OF SANTA BARBARA, CALIFORNIA

RUSSELL J. GARRISON R.C.E. 59987 DATE \_\_\_\_\_

**BETHEL engineering** 2824 Appon Dr., Santa Maria, California 93450 (805) 924-5787

SCALE: AS SHOWN  
SHEET 3 OF 3



**SITE TRANSPORTATION DEMAND MANAGEMENT - NORTH OR WEST**

NTS

ARRIVALS FROM THE NORTH OR WEST OF THE PROJECT MAKE TAKE HIGHWAY 1 AND CONTINUE ONTO HWY 246 AND TURN LEFT (NORTH) ONTO CAMPBELL ROAD, THEN CONTINUE ONTO SANTA RITA ROAD. THE ENTRANCE TO THE PROPERTY IS ON THE LEFT HAND SIDE OF THE ROAD AT THE END OF (RANCHO) SANTA RITA ROAD.

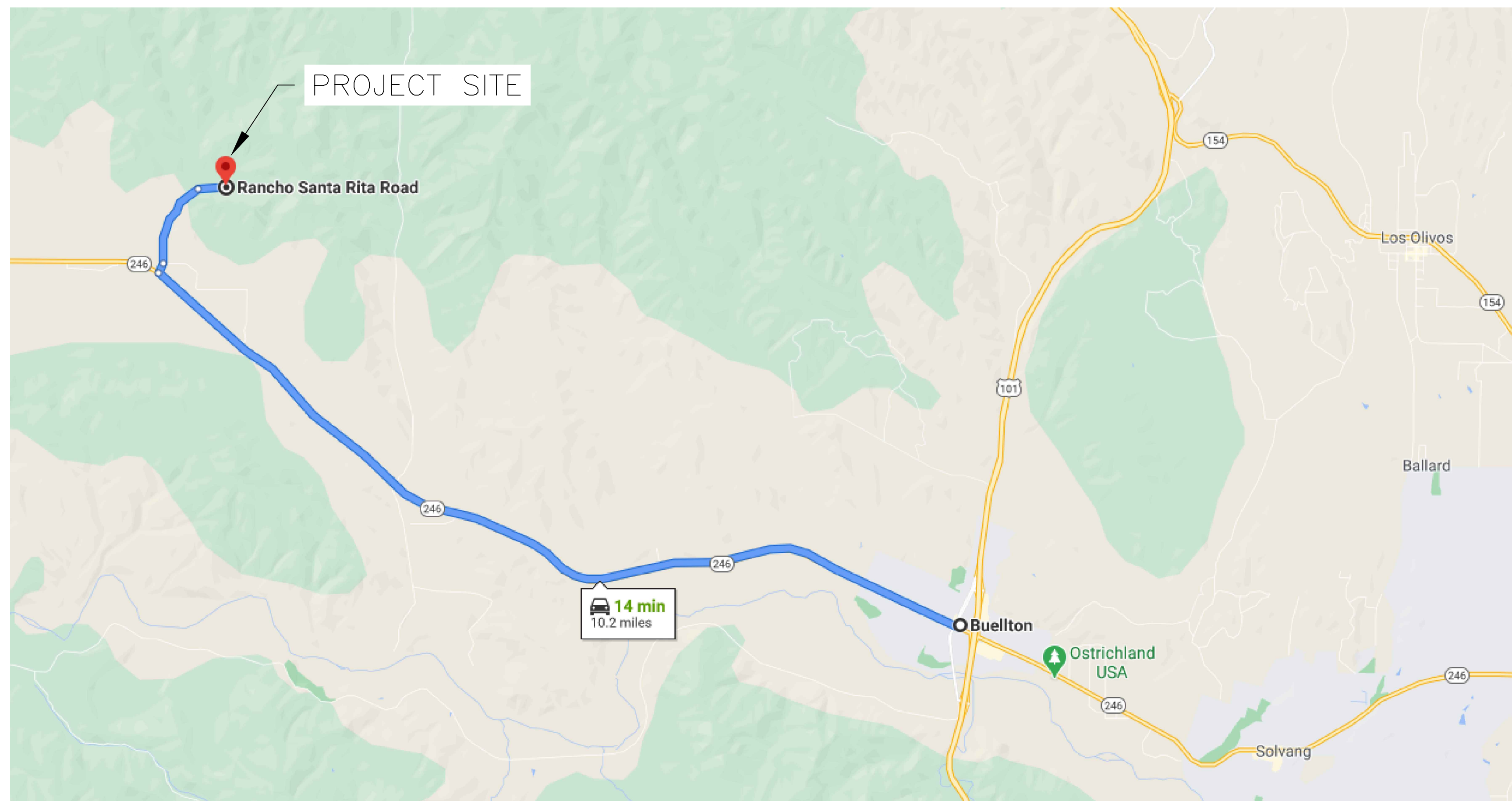
CURRENTLY THERE ARE THREE FULL TIME EMPLOYEES WHO RESIDE ON THE PROPERTY. DAILY TRIPS BY THESE EMPLOYEES IS LIMITED TO LEAVING THE PROPERTY TO PURCHASE SUPPLIES OR GROCERIES. ESTIMATED TOTAL DAILY TRIPS IS 1-2.

ROUGHLY 8-12 PART TIME EMPLOYEES WOULD BE USED SEASONALLY, AND WOULD BE BROUGHT TO THE SITE VIA THEIR LABOR CONTRACTOR GENERALLY IN A CARPOOL VAN/SHUTTLE. DAILY TRIPS FOR PART TIME EMPLOYEES WOULD BE TWO (2), ONCE IN THE MORNING ARRIVING AT THE PROPERTY AND ONCE IN THE EVENING LEAVING THE PROPERTY

THE NUMBER OF SEASONS WOULD BE THREE (3). THEY ARE APRIL-JUNE, JUNE-OCTOBER, AND OCTOBER- DECEMBER. PART-TIME TEMPORARY EMPLOYEES WOULD ARRIVE AT THE BEGINNING OF EACH SEASON FOR PLANTING, AND AT THE END OF EACH SEASON FOR HARVESTING. PLANTING AND HARVESTING SESSIONS ARE GENERALLY 2-3 DAYS LONG.

HOURS OF OPERATION ARE 6:00 AM - 4:00 PM. MONDAY THROUGH SUNDAY

THE PARKING AREA WILL HAVE DESIGNATED PARKING STALLS, ONE STALL WILL BE POSTED AS A VAN SHUTTLE SPACE AND ONE FOR CARPOOLING. ALL TEMPORARY/SEASONAL EMPLOYEES WILL BE SHUTTLE TO THE SITE AND ALL PERMANENT EMPLOYEES WILL BE OFFERED HOUSING IN THE ONSITE HOME FURTHER REDUCING THE NUMBER OF VEHICLE TRIPS.



**SITE TRANSPORTATION DEMAND MANAGEMENT - SOUTH, NORTH, OR EAST**

NTS

ARRIVALS FROM THE SOUTH, NORTH OR EAST OF THE PROJECT WILL TAKE HIGHWAY 246 AND TURN RIGHT (NORTH) ONTO CAMPBELL ROAD, THEN CONTINUE ONTO SANTA RITA ROAD. THE ENTRANCE TO THE PROPERTY IS ON THE LEFT HAND SIDE OF THE ROAD AT THE END OF (RANCHO) SANTA RITA ROAD.

3/5/2021  
1974 Hillenbrand Site Plan.dwg

**SITE TRANSPORTATION DEMAND MANAGEMENT EXHIBIT**



2624 Alpark Dr., Santa Maria, California 93450 (805) 934-9787