

# CASTLEROCK FAMILY FARMS II

CANNABIS CULTIVATION PROJECT

APPLICANT PRESENTATION  
BOARD OF SUPERVISORS (10/06/2020)



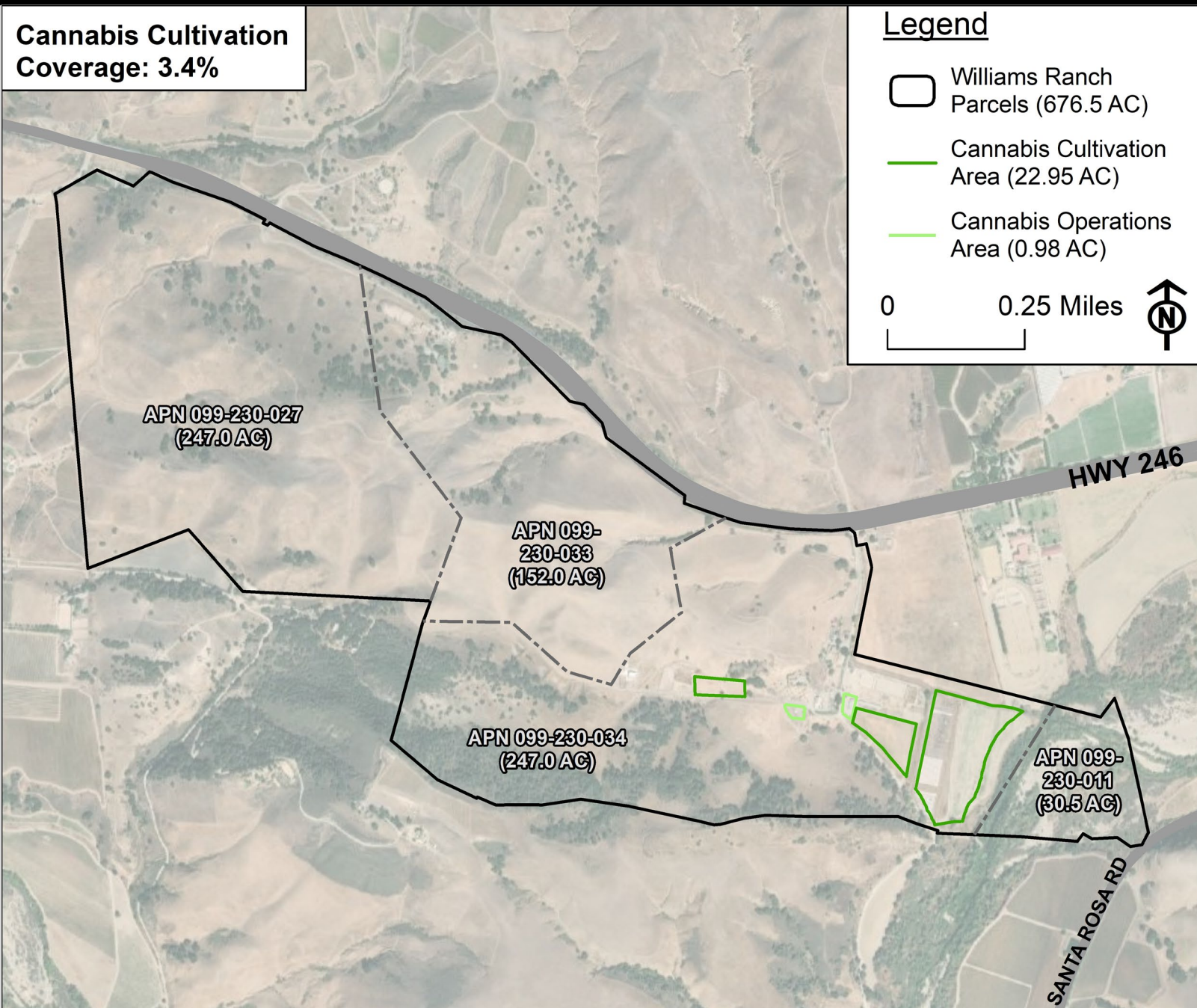
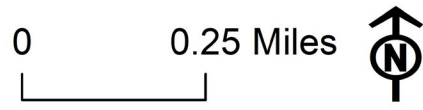
**TW LAND PLANNING & DEVELOPMENT, LLC**  
[www.twlandplan.com](http://www.twlandplan.com)

20APL-00000-00019 and  
19LUP-00000-00050

**Cannabis Cultivation  
Coverage: 3.4%**

**Legend**

- Williams Ranch  
Parcels (676.5 AC)
- Cannabis Cultivation  
Area (22.95 AC)
- Cannabis Operations  
Area (0.98 AC)



# WILLIAMS RANCH

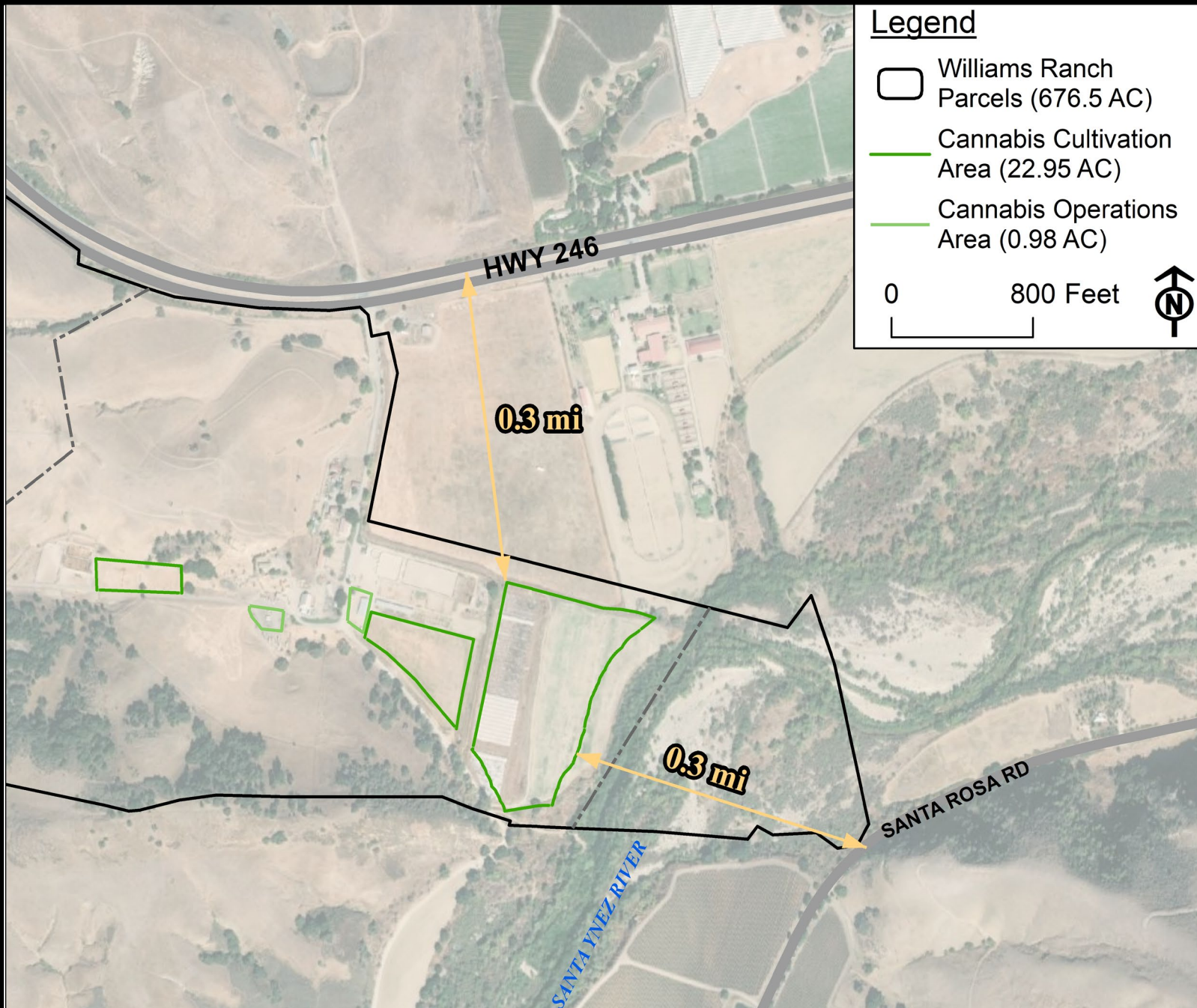
- Project Site: 277.43 ac
- Ranch Area: 676.45 ac
- Cannabis Cultivation Area: 22.95 ac
- Cannabis Operations/  
Admin Hold Area: 0.97 ac
- Project occupies a SMALL  
portion of the Williams  
Ranch

**ONLY 3.4% lot coverage**



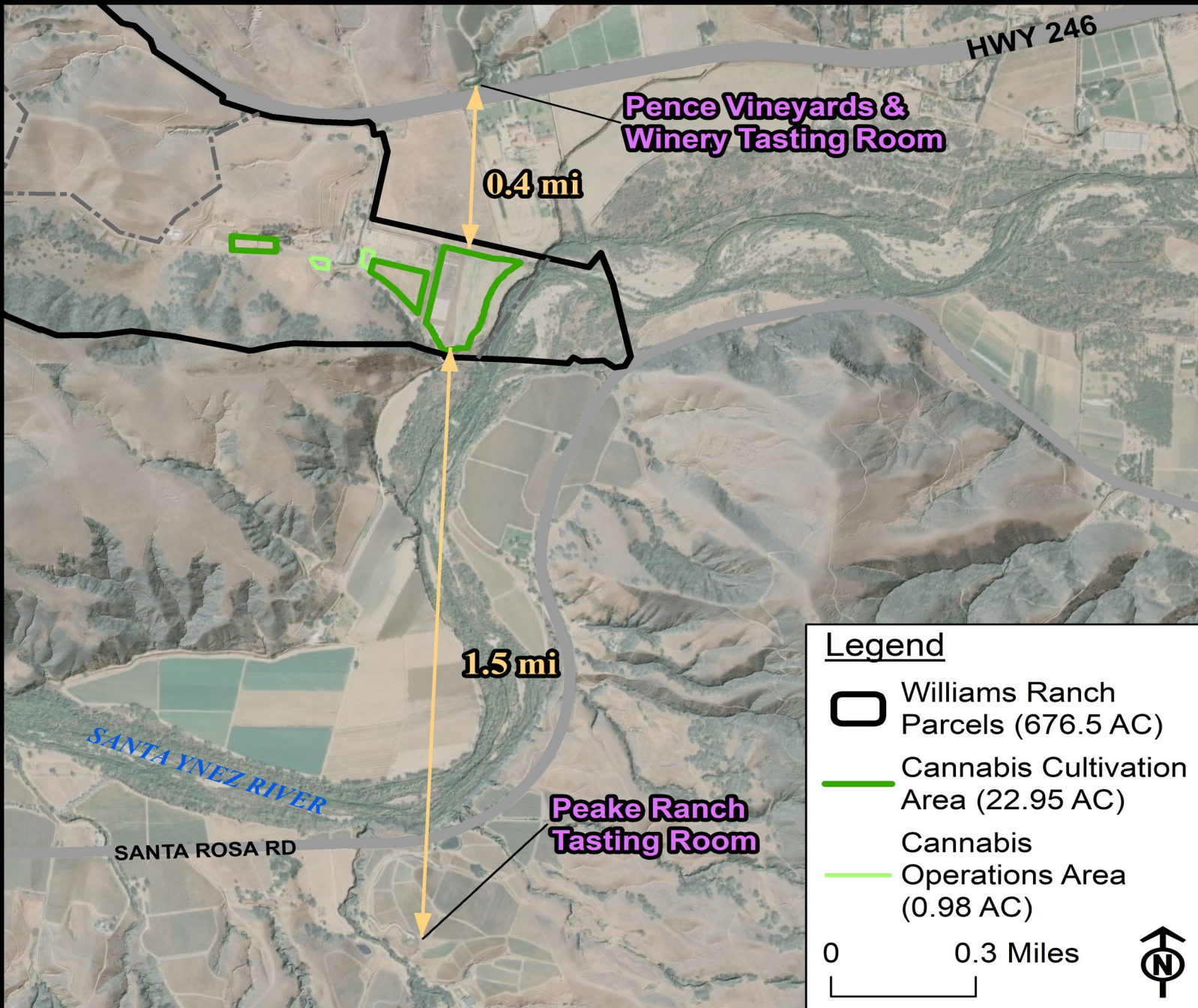
## EXISTING RANCHING/ FARMING OPERATIONS

- Aerial photo from 1928.
- Project Site has been actively ranched/ cultivated for nearly 100 years.
- Existing cattle/ equine operations will continue.
- Cannabis cultivation replaces other lower margin crops historically grown on the property.



# PROJECT LOCATION

- Isolated location, setback from the highway and other neighbors.
- Surrounded by ranching/farming operations, mountainous terrain, and the Santa Ynez River.
- Project located over 2 miles from City of Buellton.

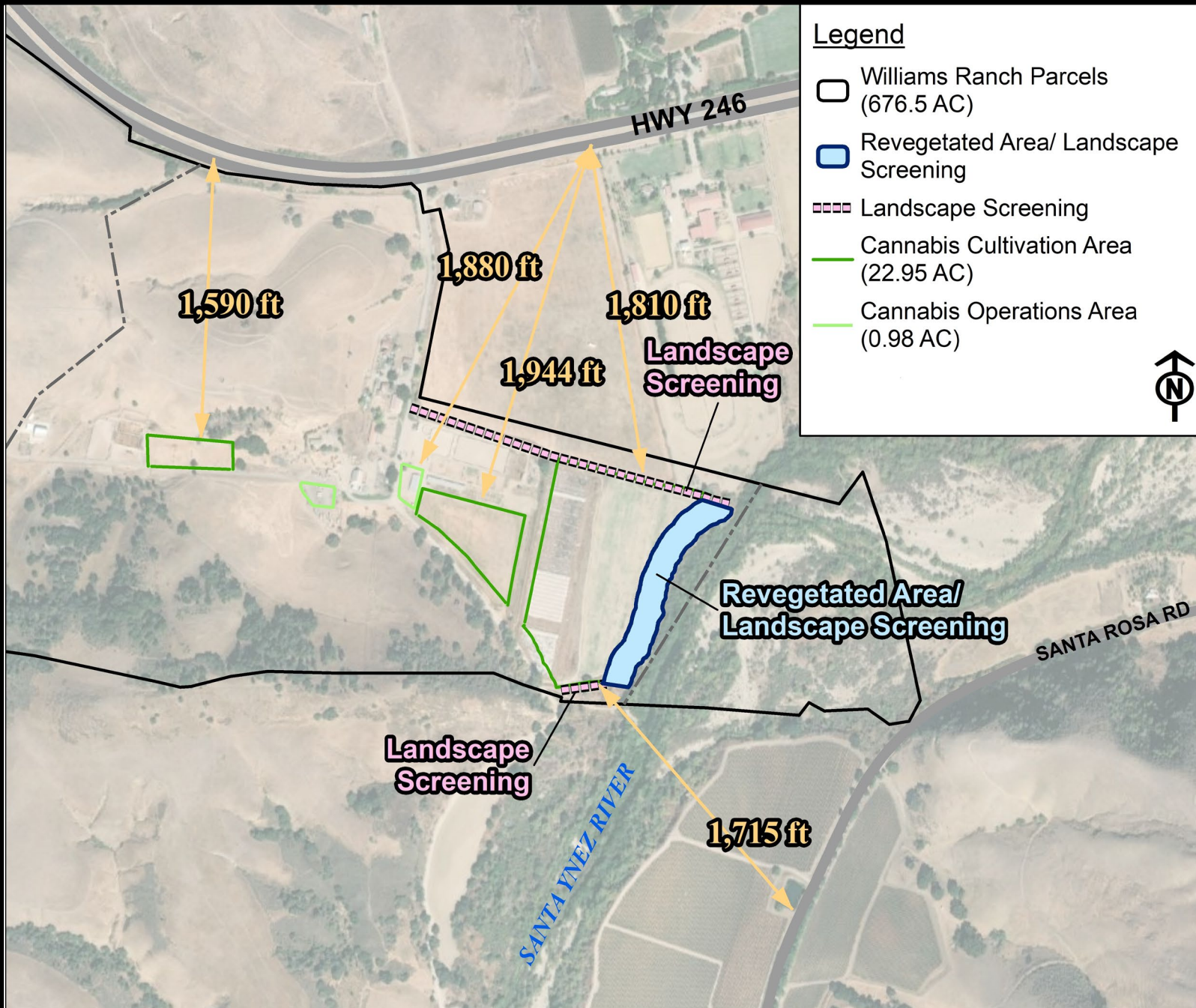


# DISTANCE FROM TASTING ROOMS

Project sited away from winery tasting rooms.

## NEAREST TASTING ROOMS:

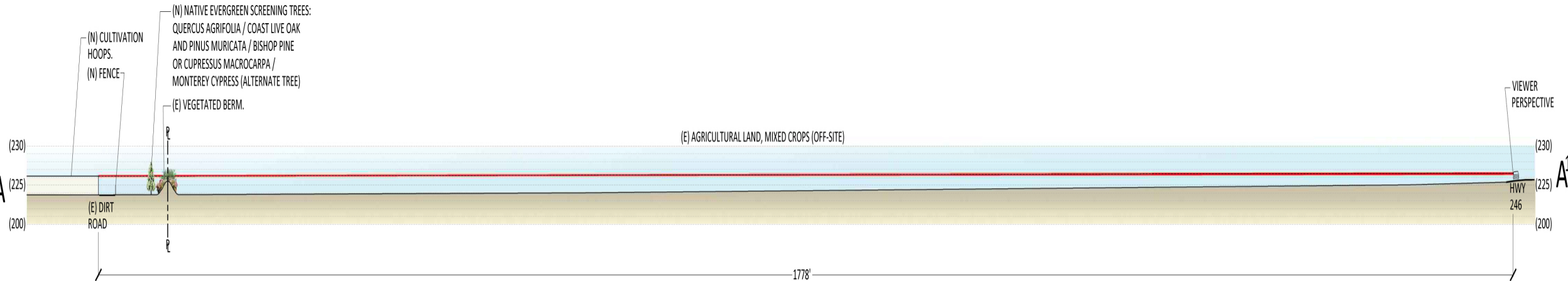
- Peake Ranch Tasting Room (APPELLANT): 1.5 miles
- Pence Vineyards & Winery Tasting Room: 0.4 miles



# LANDSCAPE SCREENING

- Cultivation located approx. 1,700' from Santa Rosa Rd.
- Cultivation located approx. 1,800' from Hwy 246.
- Northern and eastern project perimeters will be landscaped to limit already distant views onto property.
- Native, drought-tolerant species.

# VIEWS FROM HIGHWAY 246: Distance: >1,800'





EXISTING CONDITION





(N) Native re-vegetation/ restoration area  
(hidden behind existing vegetation in this view).  
See Landscape Screening Plan and Biologist report  
for more information.

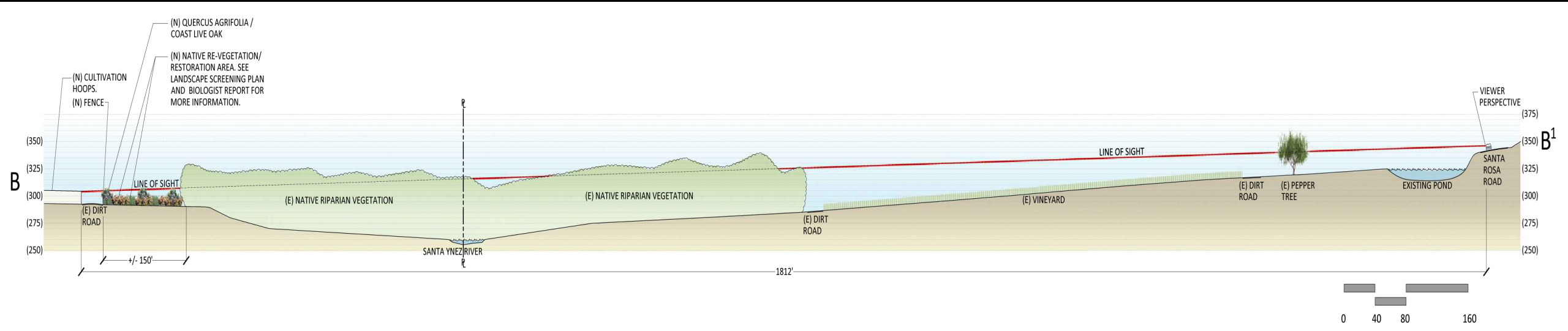
(N) Native evergreen screening tree:  
*Pinus muricata* / Bishop Pine  
or *Cupressus macrocarpa* /  
Monterey Cypress (alternate tree)

(N) Native evergreen screening tree:  
*Quercus agrifolia* / Coast Live Oak

PROPOSED CONDITION

# VIEWS FROM SANTA ROSA ROAD

Distance: >1,700'





EXISTING CONDITION

(N) Native re-vegetation/ restoration area.  
See Landscape Screening Plan and Biologist report  
for more information.

(N) Native evergreen screening tree:  
*Pinus muricata* / Bishop Pine  
or *Cupressus macrocarpa* /  
Monterey Cypress (alternate tree)

(N) Native evergreen screening tree:  
*Quercus agrifolia* / Coast Live Oak



PROPOSED CONDITION

## THE FACTS

- No cannabis being grown on property.
- Medicinal cannabis was grown legally prior to 2016.
- March 2019: “Potential” zoning violation due to a complaint of “alleged” activities.
- April 2019: County code enforcement (Analise Merlo) verified that no cannabis was being grown on the property. Case has been closed without zoning violation
- Applicant asked to not grow in any expanded areas until County LUP/ Business License issued.
- Castlerock voluntarily complied and, in fact, suspended all plans for cannabis cultivation pending issuance of LUP/ Business License.
- **THERE ARE NO ACTIVE OR PENDING CRIMINAL MATTERS ASSOCIATED WITH THE PROPERTY, NOR ANY OF THE COMPANY’S PRINCIPALS.**

## PREVIOUS LEGAL CULTIVATION

- No cannabis being grown on property.
- Medicinal cannabis legally grown prior to 2016.
- No active or pending criminal matters associated with the property or its principals.

- **Castlerock Family Farms is LOCAL, DILIGENT, and EXPERIENCED.**
- **Applicant Team has been PROACTIVE and reached out to John Wagner (Appellant) to discuss his concerns.**
- **Project has eliminated 2 Processing Buildings and a Nursery.**
- **Additional landscaping has been added.**
- **Total number of employees have been reduced.**
- **Applicant is a GOOD neighbor and will be RESPONSIVE to community concerns.**
- **Project meets with all regulatory requirements for issuance of a Land Use Permit.**

**Please UPHOLD staff's decision, deny the appeal, and APPROVE the LUP.**

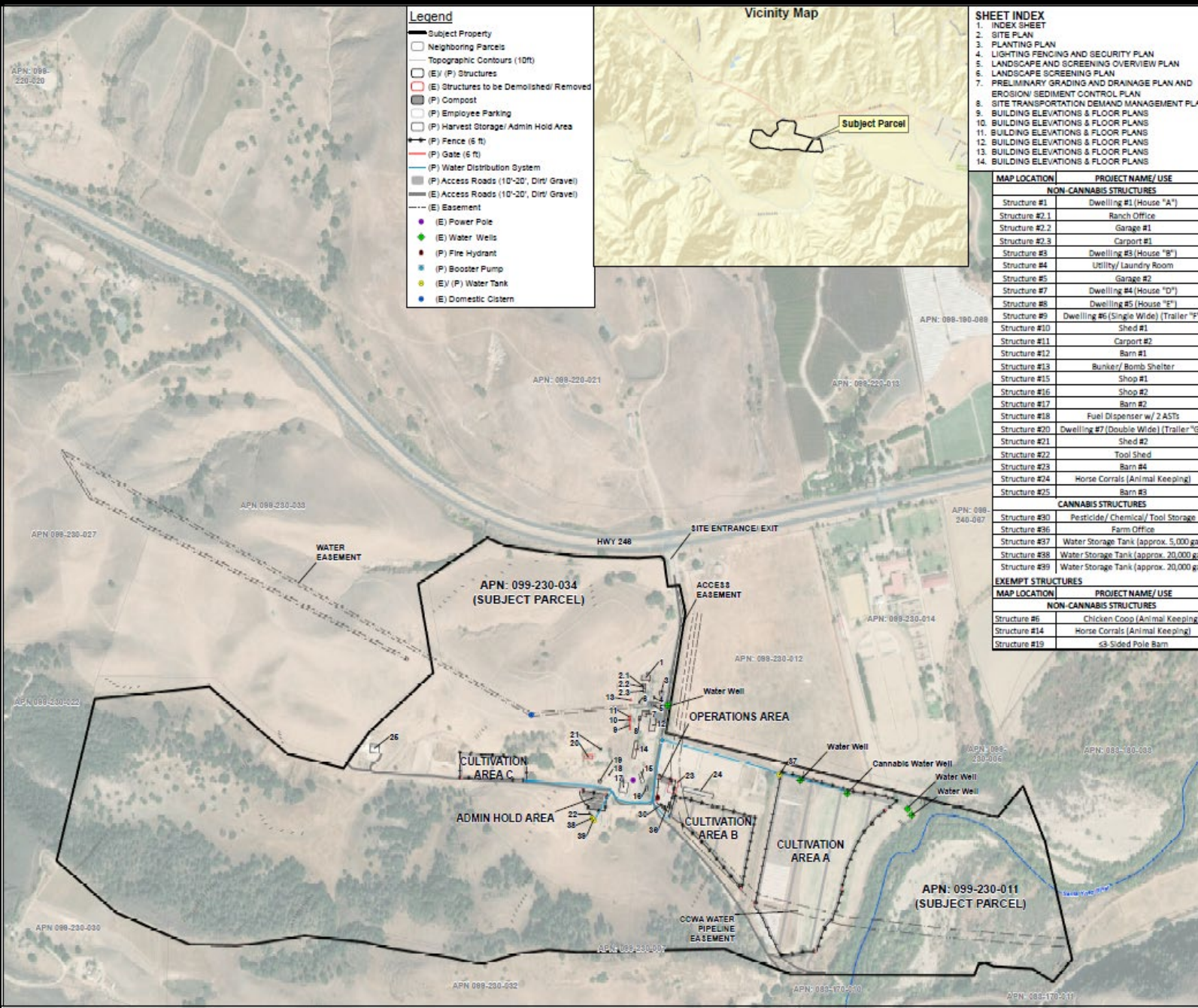


END  
PRESENTATION

EXTRA SLIDES FOLLOW

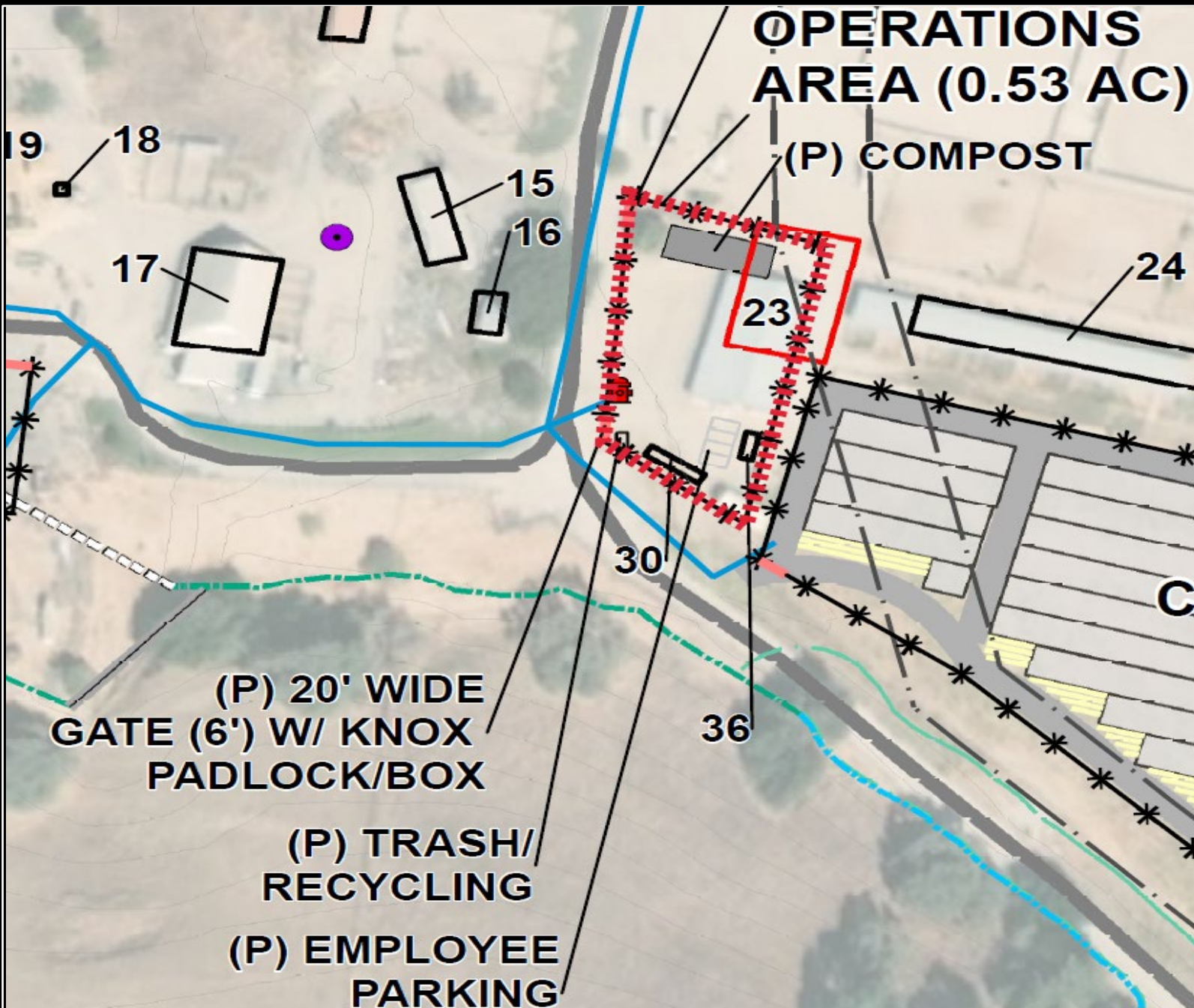
# SITE PLAN SLIDES





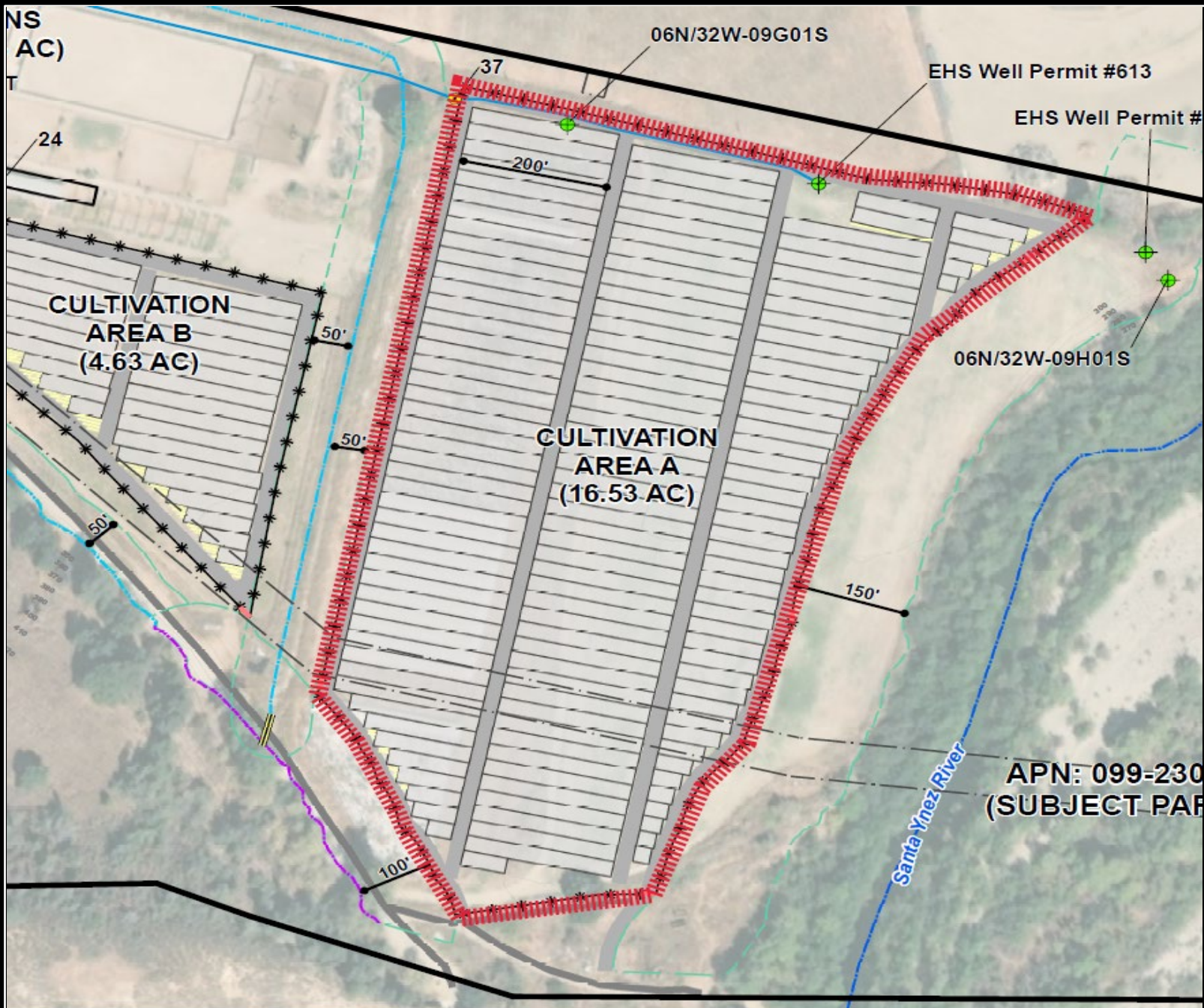
# SITE PLAN

- Site entry is taken from a large driveway located along Hwy 246.
- Employees, vendors, and visitors must drive 1,700' by the existing ranch residential compound before checking in at the Farm Office, located in the Operations Area.
- Anyone entering the property will have high visibility.



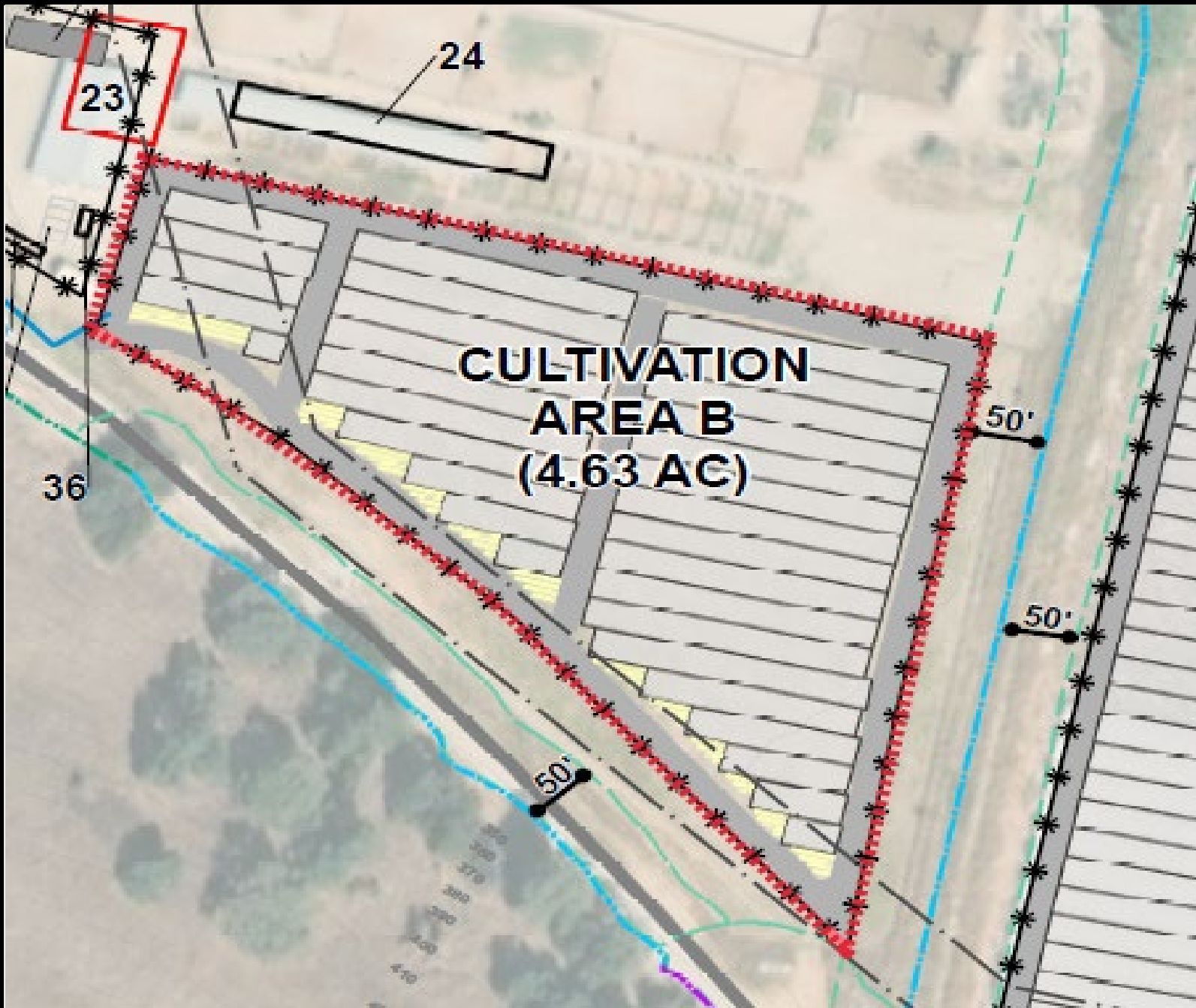
# OPERATIONS AREA

- Located at the “Y”, where the main driveway branches off to the east and to the west,
- All employees/visitors will be required to check in here first before be provided access to other secure locations on the ranch.
- The area will be secured with fencing, cameras, and motion-activated lighting.
- Structures/ Uses:
  - Farm Office (Structure #36: 160 SF)
  - Storage Container (Structure #30: 320 SF)
  - Compost Area,
  - Trash/ Recycling Area
  - Employee Parking (4 spaces)



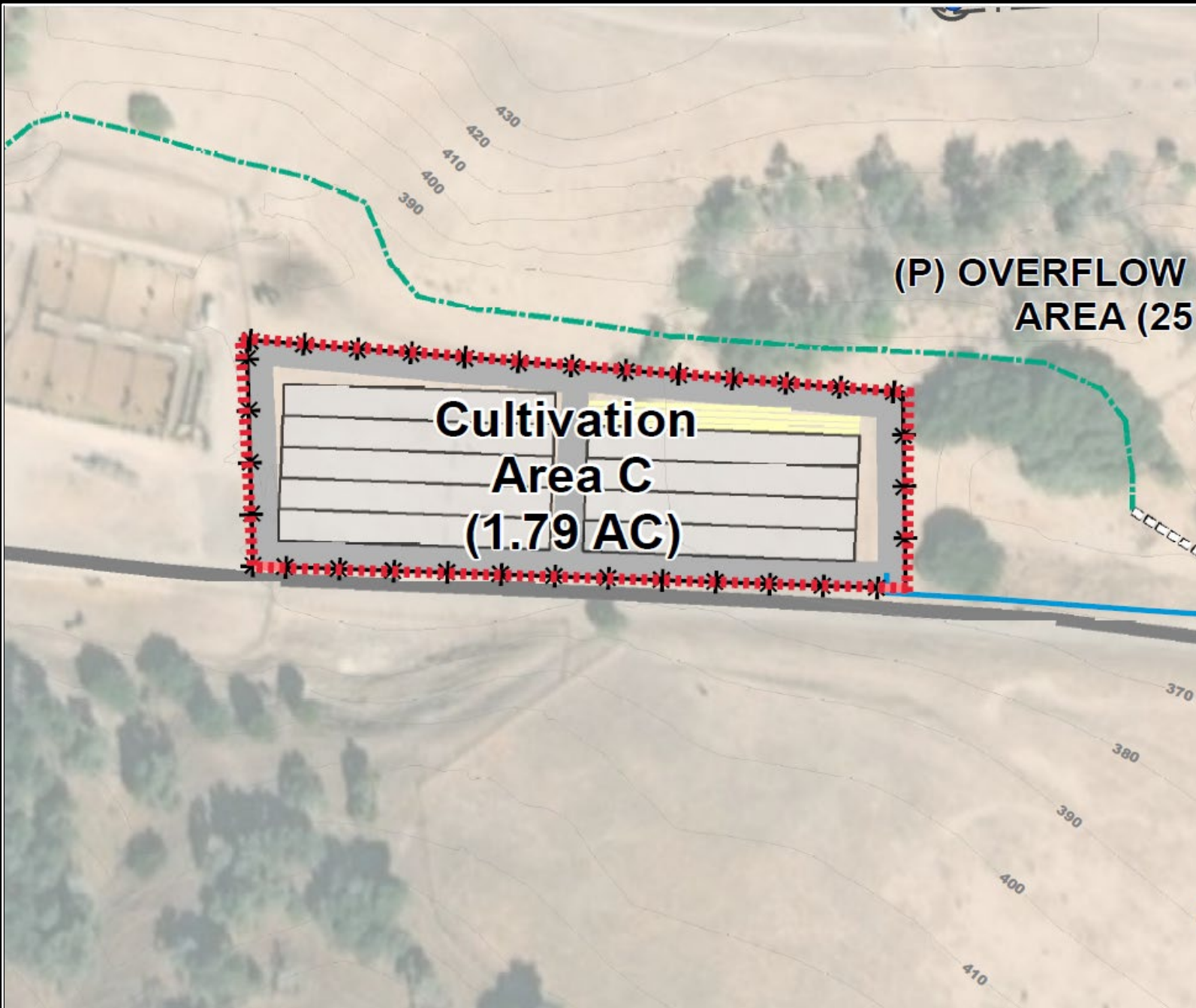
# CULTIVATION AREA A

- Cannabis cultivation will be phased.
- Cultivation Area A (16.53 acres) will be developed/planted initially.
- Area will be fenced/ gated with 6'-tall no-climb deer fencing.
- Cameras and motion-detectors located around area perimeter will be monitored by farm manager/ staff.



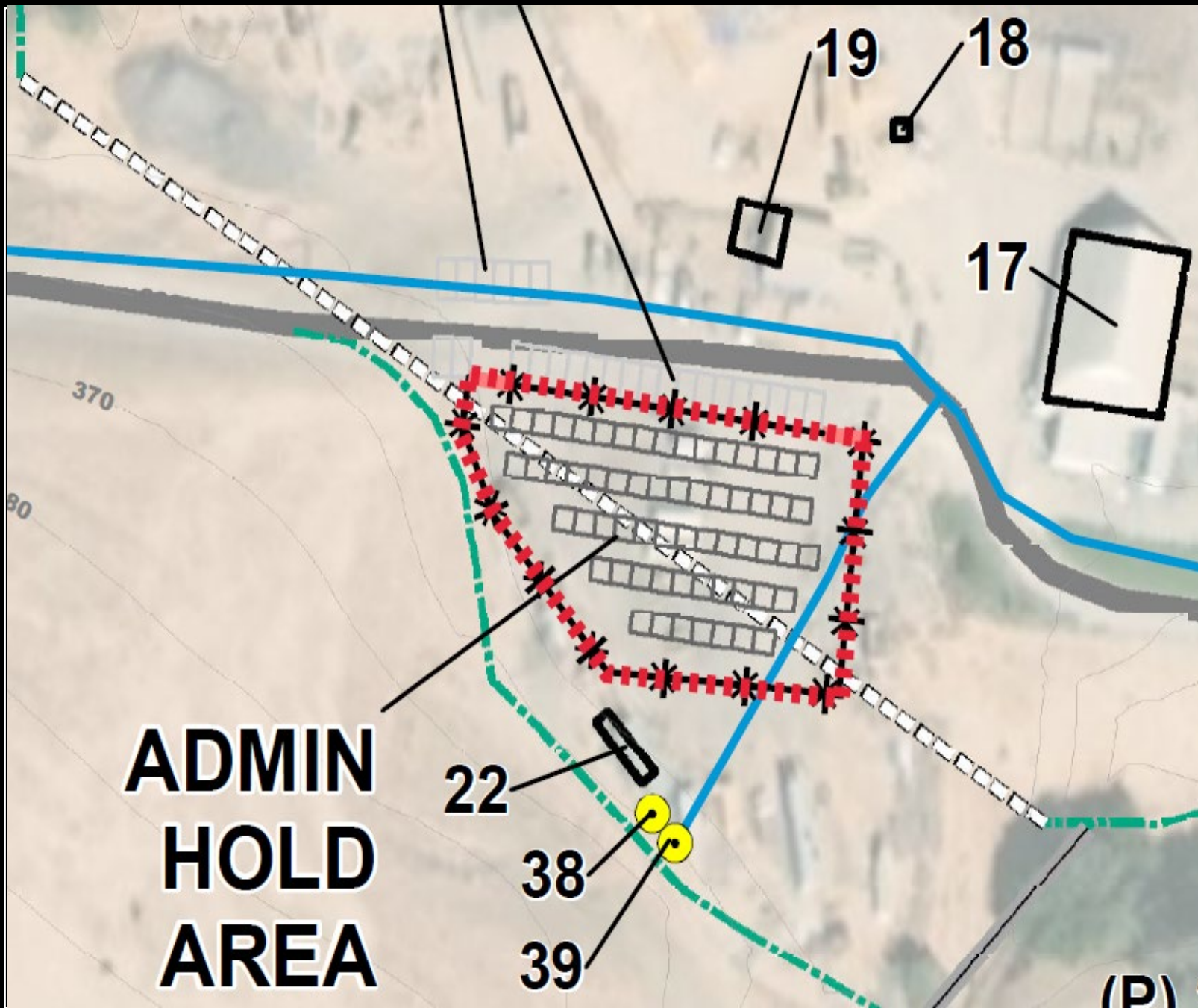
## CULTIVATION AREA B

- Cultivation Area B (4.63 acres) is located west of Area A and will be developed/ planted in subsequent phases.
- Area will be fenced/ gated with 6'-tall no-climb deer fencing.
- Cameras and motion-detectors located around area perimeter will be monitored by farm manager/ staff.



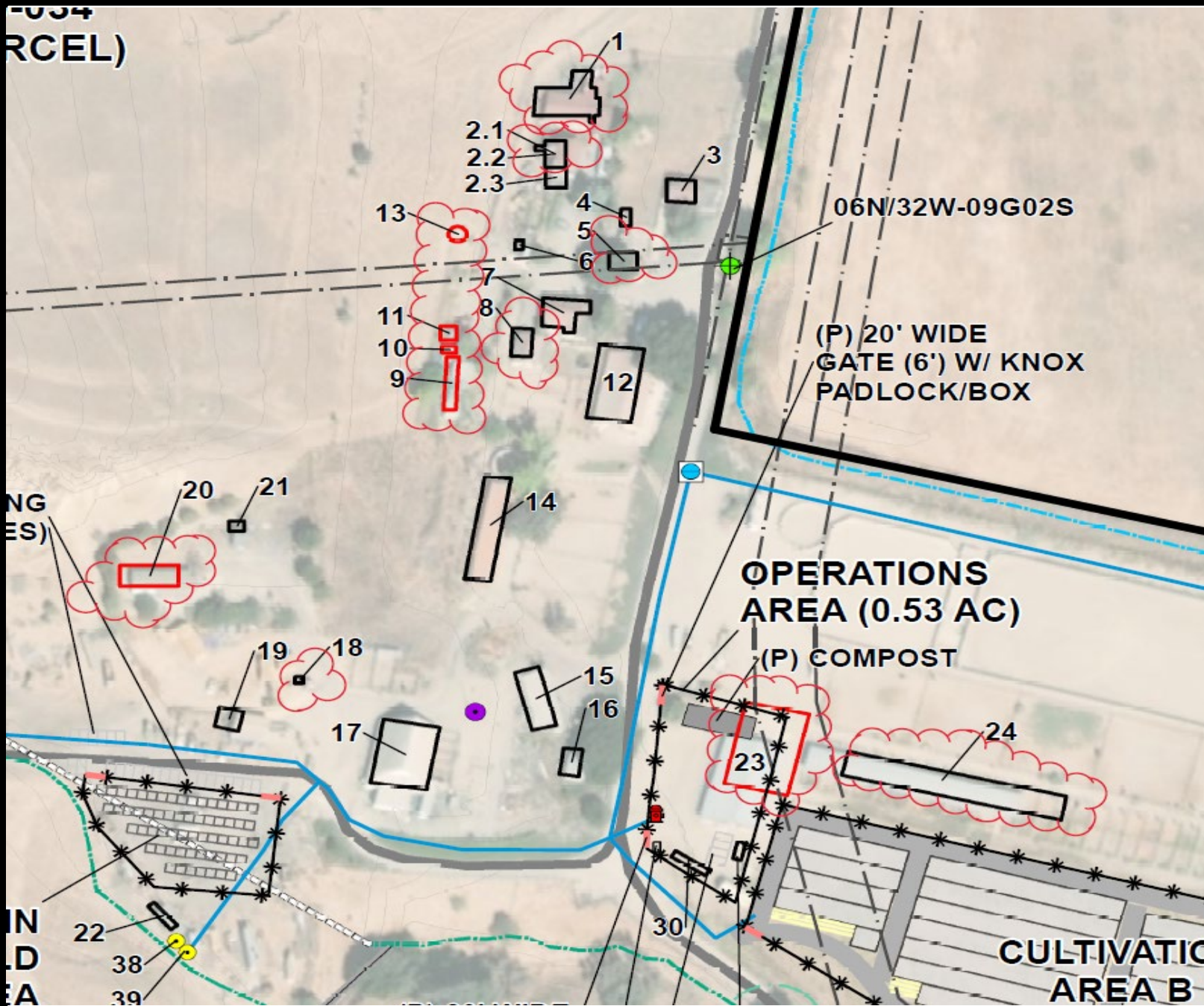
# CULTIVATION AREA C

- Cultivation Area C (1.79 acres) is located west of the Y and will be developed/ planted in subsequent phases.
- Area will be fenced/ gated with 6'-tall no-climb deer fencing.
- Cameras and motion-detectors located around area perimeter will be monitored by farm manager/ staff.



# ADMIN HOLD AREA/ EMPLOYEE PARKING

- Area is located west of Y, between the Operations Area and Cultivation Area C.
- Admin Hold Area (0.44 acres) is a CDFA Requirement. It will be a fenced area for segregated cannabis subject to being put on hold.
- Overflow Employee Parking (25 spaces)
- Two (2) Water Tanks (Structures #38-39: 20,000 gallons each)



# NON-CANNABIS STRUCTURES

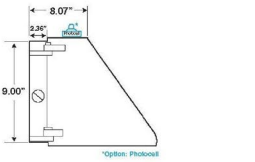
- Structure #1: As-Built Addition to Main House
- Structure #2.1: Remove Bed from Ranch Office
- Structure #5: As-Built Small Garage Addition
- Structure #8: As-Built Addition to Farm Employee Dwelling (Garage Conversion)
- Structure #9: Demo As-Built Farm Employee Dwelling
- Structure #10: Demo As-Built Shed
- Structure #11: Demo As-Built Carport
- Structure #13: Demo As-Built Bomb Shelter
- Structure #18: As-Built AST Fuel Dispenser
- Structure #20: Demo As-Built Farm Employee Dwelling
- Structure #23: Demo As-Built Barn
- Structure #24: As-Built Covered Horse Corrals

**LED WALLMAX LARGE WALL PACK  
FULL CUTOFF  
WPCL SERIES**

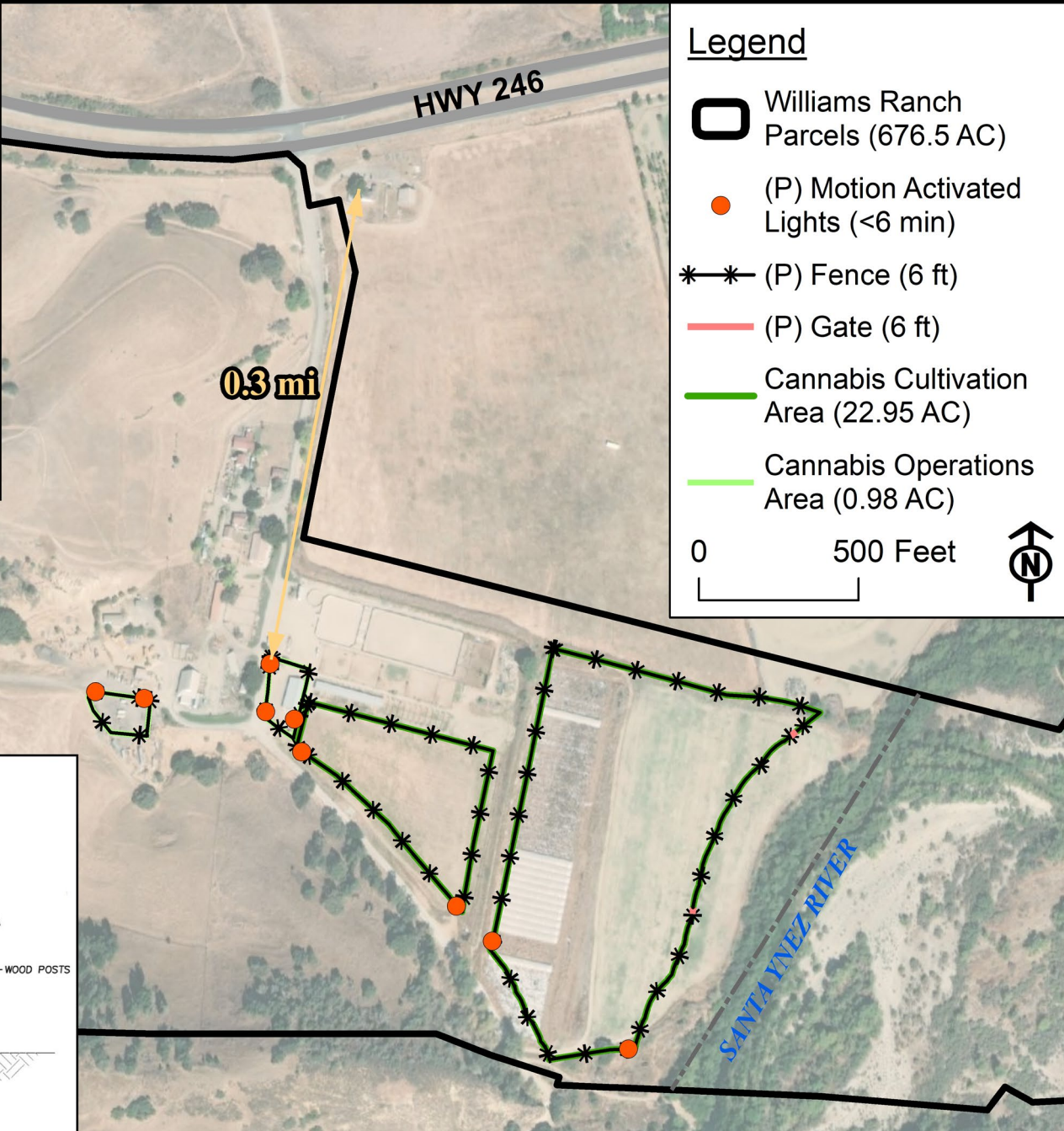
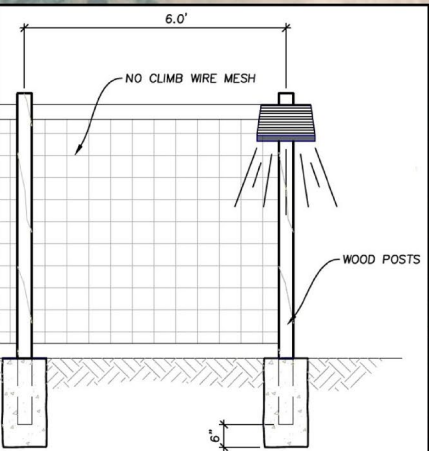
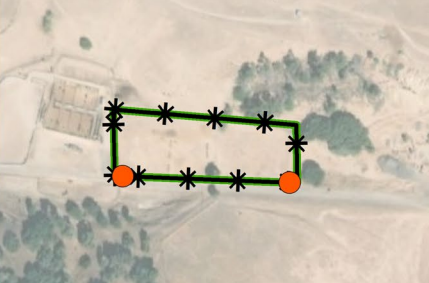
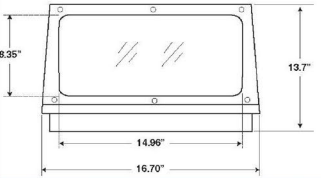


WPCL40A model

WPCL55A model

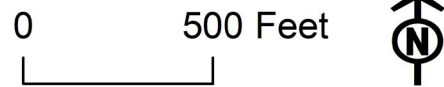


\*Option: Photocell



**Legend**

- Williams Ranch Parcels (676.5 AC)
- (P) Motion Activated Lights (<6 min)
- (P) Fence (6 ft)
- (P) Gate (6 ft)
- Cannabis Cultivation Area (22.95 AC)
- Cannabis Operations Area (0.98 AC)



# LIGHTING PLAN

- Located only at Operations/ Processing area and entry gates.
- Located >0.3 mile from nearest residence.
- Will be shielded, hooded, and motion-activated.
- Will be off unless motion-activated. At gates, lights will be dimmed until motion-activated (per Sheriff).

**Plan is more than adequate. Project minimizes and avoids light pollution in this rural area.**



SITE  
TRANSPORTATION  
DEMAND  
MANAGEMENT  
PLAN

## **CULTIVATION:**

- APPROX. 1-5 PERMANENT STAFF.
- DURING PLANTING AND HARVEST PERIODS, THE 1-5 PERMANENT STAFF WILL BE SUPPLEMENTED BY APPROX. 10-15 ADDITIONAL SEASONAL STAFF.

## **TRANSPORT/ DISTRIBUTION:**

- CANNABIS WILL BE TRANSFERRED TO TRUCKS, TRAILERS, AND/OR VANS AND TRANSPORTED FROM THE SITE TO AN OFF-SITE FACILITY.
- APPROXIMATELY 1 TRIP/DAY TO/ FROM THE SITE TO AN OFF-SITE FACILITY.

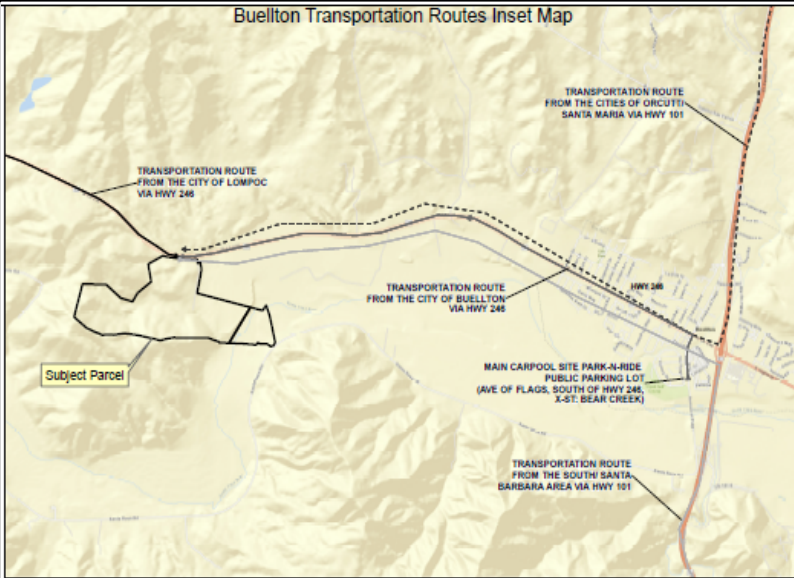
## **CARPOOLING:**

- SEASONAL STAFF ARE ANTICIPATED TO CARPOOL TO THE SITE FROM PUBLIC COMMUTER LOTS IN BUELLTON, LOMPOC, AND/OR ORCUTT.
- ANY CONTRACT WITH LABOR PROVIDERS WILL INCLUDE MANDATORY PROVISIONS FOR CAR AND/OR VANPOOLING.
- PARKING FOR CARPOOL AND VANPOOL VEHICLES WILL BE AVAILABLE ON-SITE.
- CARPOOLING WILL BE PROMOTED.

## **SITE TRANSPORTATION DEMAND MANAGEMENT PLAN (STDMP)**

- **STDMP is adequate and meets LUDC requirements.**
- **Project has been reviewed by Caltrans, with no objections to the project.**
- **Traffic will be reduced when compared with current agricultural operations.**
- **Traffic related to cultivation and transportation/distribution is adequately addressed.**

Buellton Transportation Routes Inset Map



**1) PROPERTY ACCESS**  
 PROPERTY ACCESS TO THE SUBJECT PARCEL IS PROVIDED BY THE EMPLOYER TO REDUCE EMPLOYEE VEHICLE TRIPS. ANY CONTRACT WITH LABOR PROVIDERS WILL INCLUDE MANDATORY PROVISIONS FOR CAR AND VANPOOLING.  
 PARKING FOR CARPOOL AND VANPOOL VEHICLES WILL BE AVAILABLE ON-SITE.

**2) STDMP CARPOOL/VANPOOL**  
 A CARPOOLING INTEREST BOARD WILL BE PLACED ON A BULLETIN BOARD BY OTHER REQUIRED HUMAN RESOURCES NOTICES AND/OR WILL BE PROMOTED THROUGH OTHER COMMONLY AVAILABLE FREE TECHNOLOGY (EMAIL, APPS, ETC.)  
 CARPOOL/VANPOOL LOCATIONS:  
 - BUELLTON: PARK-N-RIDE LOT (ON AVE OF FLAGS, SOUTH OF HWY 246 @ 3-ST BEAR CREEK)  
 - LOMPOC: PUBLIC PARKING LOT AT OCEAN AVE AND J ST  
 - SANTA MARIA/ ORCUTT: ORCUTT WEST PARK-N-RIDE (CLARK AVE/ FOXENWOOD HWY)

**3) EMPLOYEE CULTIVATION INFO**  
 PLANTING IS A 1-DAY WEEK OPERATION (MONDAY - SUNDAY) AND MAY OCCUR FROM SUNUP TO SUNDOWN. ALL OTHER REGULAR WORKING ACTIVITY IS NOT ANTICIPATED. TRIPS MAY BE TRIP (BASED ON REGULAR PLANTING, BURNING, CULTIVATION) THAT EMPLOYEE ACTIVITY WILL OCCUR ON WEDNESDAY, PLANTING AND HARVEST PERIODS EACH WILL BE INCREASED EMPLOYEE ACTIVITY OVER AN APPROXIMATE 2-4 WEEK PERIOD.  
 HOURS OF OPERATION WILL GENERALLY BE FROM 8:30 A.M. TO 4:30 P.M. MONDAY THROUGH FRIDAY. EXTENDED HOURS DURING PEAK TIMES MAY BE FROM 8:00 AM TO 8:00 PM DURING DAYLIGHT SAVINGS AND 7:30 AM TO 8:00 PM THE REMAINDER OF THE YEAR.  
 THE PLANTING PERIOD MAY CONSIST OF THE TILLING OF SOIL, THE ADDITION OF SOIL AMENDMENTS, THE INSTALLATION OF HOOP STRUCTURES AND/OR SHADE CLOTH, THE CREATION OF PLANTING BEDS AND/OR PLACEMENT OF POTS, THE PLACEMENT OF IRRIGATION LINES AND THE PLANTING OF SEEDS AND/OR CLONES.  
 THE HARVEST PERIOD WILL CONSIST OF THE CUTTING OF MATURE CANNABIS FLOWER AND RELATED VEGETATIVE MATTER IN THE FIELD.  
 THE PROJECT APPLICANT IS ANTICIPATING THREE (3) HARVESTS PER YEAR. IN GENERAL, THE APPLICANT ANTICIPATES THE FOLLOWING AGRICULTURAL CYCLES/STAFFING LEVELS:

**PLANTING**  
 MID-FEB - MID-MAR: DISK PREP SOIL/INSTALL IRRIGATION/INSTALL HOOPS/PLANTING (4 WEEKS: 10-20 EMPLOYEES)  
 MID-MAR - MID-MAY: VEGETATIVE GROWTH WINDMILL/LEAVES REMOVAL/IRRIGATION ADJUSTMENTS (1 MONTH: 1-5 EMPLOYEES)  
 MID-MAY - MID-JUN: HARVEST (4 WEEKS: 10-20 EMPLOYEES)

**CULTIVATION**  
 MID-MAY - MID-JUN: DISK PREP SOIL/INSTALL IRRIGATION/LEAVES REMOVAL/IRRIGATION ADJUSTMENTS (1 MONTH: 1-5 EMPLOYEES)  
 MID-JUN - MID-AUG: VEGETATIVE GROWTH WINDMILL/LEAVES REMOVAL/IRRIGATION ADJUSTMENTS (1 MONTH: 1-5 EMPLOYEES)  
 MID-AUG - MID-SEP: HARVEST (4 WEEKS: 10-20 EMPLOYEES)

**HARVEST**  
 MID-SEP - MID-OCT: DISK PREP SOIL/INSTALL IRRIGATION/INSTALL HOOPS/PLANTING (4 WEEKS: 10-20 EMPLOYEES)  
 MID-OCT - MID-NOV: VEGETATIVE GROWTH WINDMILL/LEAVES REMOVAL/IRRIGATION ADJUSTMENTS (1 MONTH: 1-5 EMPLOYEES)  
 MID-NOV - MID-DEC: HARVEST/WINTERIZATION (4 WEEKS: 10-20 EMPLOYEES)

SEASONAL STAFFING DURING THE PLANTING/HARVEST PERIODS WILL RANGE BETWEEN 10-15 EMPLOYEES. STAFFING AT OTHER TIMES OF YEAR WILL RANGE BETWEEN 1-5 EMPLOYEES.

**PROCESSING/RECORDING**  
 PROCESSING/RECORDING WILL OCCUR ON-SITE. ON-SITE CANNABIS PLANTS WILL BE HARVESTED FROM THE FIELD AND WILL BE PLACED WITHIN TUBS, WHICH WILL THEN BE PLACED ON FLATBED TRUCKS AND/OR TRAILERS AND REMOVED FROM THE FIELD. HARVESTED CANNABIS WILL BE DELIVERED TO AN OFF-SITE PROCESSING LOCATION DURING BUSINESS HOURS.

**4) TRIP GENERATION ESTIMATES**  
 ONE TO FIVE (1-5) EMPLOYEES WILL BE PERMANENTLY STAYED ON SITE.

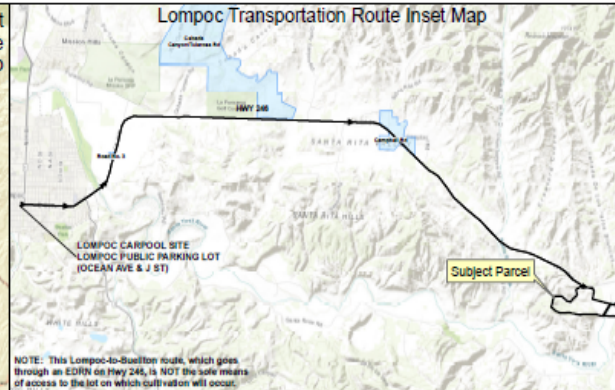
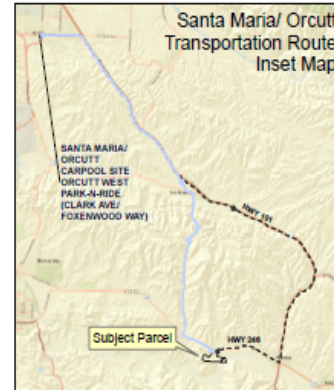
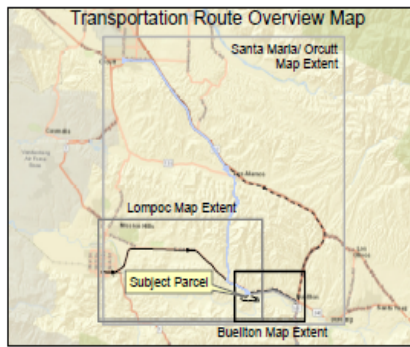
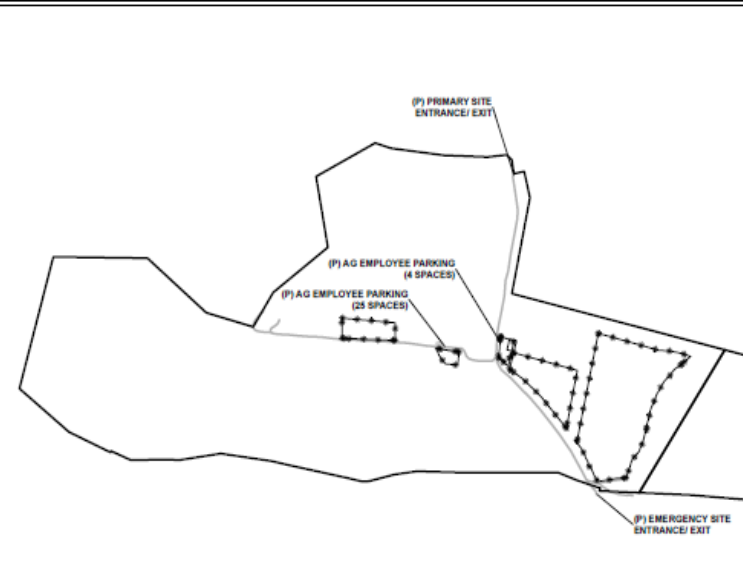
**EMPLOYEE TRIP GENERATION ESTIMATES**  
 THE APPLICANT ANTICIPATES THAT PERMANENT STAFF WILL BE BASED IN BUELLTON (0-15 MILE RADIUS), WHILE SEASONAL STAFF WILL BE BASED IN EITHER LOMPOC, BUELLTON/COLUMBIA, AND/OR SANTA MARIA (0-25 MILE RADIUS).

**TRANSPORTATION ROUTES**  
 MAIN CARPOOL SITE: PARK-N-RIDE PUBLIC PARKING LOT (AVE OF FLAGS, SOUTH OF HWY 246, 3-ST BEAR CREEK TO 2200 W HWY 246)  
 TO/FROM PROJECT CULTIVATION SITE:  
 11 MILES

LOMPOC CARPOOL SITE - LOMPOC PUBLIC PARKING LOT (OCEAN AVE AND J ST) TO 2200 W HWY 246  
 TO/FROM PROJECT CULTIVATION SITE:  
 11 MILES

SANTA MARIA/ ORCUTT CARPOOL SITE - ORCUTT WEST PARK-N-RIDE (CLARK AVE/ FOXENWOOD HWY)  
 TO/FROM PROJECT CULTIVATION SITE:  
 28 MILES

**ESTIMATION**  
 THROUGHOUT THE THREE PROPOSED GROW SEASONS/HARVESTS, APPROXIMATELY 1.5 PERMANENT STAFF WILL COMMITTEE TO THE SITE APPROX. 5.7 TIMES WEEK. PERMANENT STAFF ARE ANTICIPATED TO CARPOOL TO THE CARPOOL TO THE SITE FROM THE PUBLIC PARKING LOT IN BUELLTON IN 2-3 PERSONAL VEHICLES.  
 DURING PLANTING AND HARVEST PERIODS, THE 1.5 PERMANENT STAFF WILL BE SUPPLEMENTED BY APPROXIMATELY 10-15 ADDITIONAL SEASONAL STAFF TO ASSIST WITH LABOR INTENSIVE SUPPORTS. SEASONAL STAFF ARE ANTICIPATED TO CARPOOL TO THE CARPOOL TO THE SITE FROM THE PUBLIC PARKING LOT IN BUELLTON IN 2-3 PERSONAL VEHICLES.  
**TRANSPORTATION/STAFFING**  
 CANNABIS WILL BE TRANSPORTED TO TRUCKS, TRAILERS, AND/OR VANS AND TRANSPORTED FROM THE SITE TO AN OFF-SITE FACILITY. APPROXIMATELY 1 TRUCK/DAY FOLLOWING ON SITE HARVESTING, TO/FROM THE SITE TO AN OFF-SITE FACILITY.  
**TRIP GENERATION ESTIMATES BY CATEGORY**  
 CULTIVATION - PLANTING:  
 PERMANENT STAFF: 2 VEHICLES/DAY X 2 TRIPS = 4 TRIP  
 SEASONAL STAFF: 1 VEHICLE/DAY X 2 TRIPS = 2 TRIP  
 TOTAL: 6 TRIP  
 CULTIVATION - HARVEST:  
 PERMANENT STAFF: 3 VEHICLES/DAY X 3 TRIPS = 9 TRIP  
 SEASONAL STAFF: 1 VEHICLE/DAY X 3 TRIPS = 3 TRIP  
 TOTAL: 12 TRIP  
**DISTRIBUTION**  
 (UNDETERMINED) (UNDETERMINED) X 3 TRIPS = 3 TRIP  
 TOTAL: 3 TRIP



# SITE TRANSPORTATION DEMAND MANAGEMENT PLAN (STDMP)

- STDMP is adequate and meets LUDC requirements.
- Project does not require access through an EDRN.

#### 1) PROPERTY ACCESS

PROPERTY IS ACCESSED VIA HIGHWAY (HWY) 246 A PUBLIC ROAD. ACCESS TO HWY 246 IS FROM EITHER HWY 101, HWY 1, AND/OR HWY 135. ACCESS TO THE PROPERTY DOES NOT REQUIRE TRAFFIC MOVEMENT THROUGH AN EXISTING DEVELOPED RURAL NEIGHBORHOOD (EDRN).

#### 2) STDMP CARPOOL/ VANPOOL

CARPPOOLING WILL BE PROMOTED BY THE EMPLOYER TO REDUCE EMPLOYEE VEHICLE TRIPS. ANY CONTRACT WITH LABOR PROVIDERS WILL INCLUDE MANDATORY PROVISIONS FOR CAR AND/OR VANPOOLING.

PARKING FOR CARPOOL AND VANPOOL VEHICLES WILL BE AVAILABLE ON-SITE.

A CARPOOLING INTEREST BOARD WILL BE PLACED ON A BULLETIN BOARD (W/ OTHER REQUIRED HUMAN RESOURCE NOTICES) AND/OR WILL BE PROMOTED THROUGH OTHER COMMONLY AVAILABLE FREE TECHNOLOGY (MOBILE APPS, ETC).

CARPPOOL/ VANPOOL LOCATIONS:

- BUELLTON: PARK-N-RIDE LOT ON AVE OF FLAGS, SOUTH OF HWY 246 (X-ST: BEAR CREEK)
- LOMPOC: PUBLIC PARKING LOT AT OCEAN AVE AND J ST.
- SANTA MARIA/ ORCUTT: ORCUTT WEST PARK-N-RIDE (CLARK AVE/ FOXENWOOD WAY)

#### 3) EMPLOYEE/ CULTIVATION INFO

FARMING IS A 7 DAY/ WEEK OPERATION (MONDAY - SUNDAY) AND MAY OCCUR FROM SUNUP TO SUNDOWN. ALTHOUGH REGULAR WEEKEND ACTIVITY IS NOT ANTICIPATED, THERE MAY BE TIMES (BASED ON WEATHER, PLANTING, BUSINESS CONDITIONS/NEEDS) THAT EMPLOYEE ACTIVITY WILL OCCUR ON WEEKENDS. PLANTING AND HARVEST PERIODS EACH WILL SEE INCREASED EMPLOYEE ACTIVITY OVER AN APPROXIMATE 2-4 WEEK PERIOD.

HOURS OF OPERATION WILL GENERALLY BE FROM 6:30 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY. EXTENDED HOURS DURING PEAK TIMES MAY BE FROM 6:00 AM TO 8:00 PM DURING DAYLIGHT SAVINGS AND 7:00 AM TO 6:00 PM THE REMAINDER OF THE YEAR.

THE PLANTING PERIOD MAY CONSIST OF THE TILLING OF SOIL, THE ADDITION OF SOIL AMENDMENTS, THE INSTALLATION OF HOOP STRUCTURES AND/OR SHADE CLOTH, THE CREATION OF PLANTING BEDS AND/OR PLACEMENT OF POTS, THE PLACEMENT OF IRRIGATION LINES, AND THE PLANTING OF SEEDS AND/OR CLONES.

THE HARVEST PERIOD WILL CONSIST OF THE CUTTING OF MATURE CANNABIS FLOWER (AND RELATED VEGETATIVE MATTER) IN THE FIELD.

THE PROJECT APPLICANT IS ANTICIPATING THREE (3) HARVESTS PER YEAR. IN GENERAL, THE APPLICANT ANTICIPATES THE FOLLOWING AGRICULTURAL CYCLES/ STAFFING LEVELS:

##### CULTIVATION:

##### HARVEST 1

MID-FEB - MID-MAR: DISK/ PREP SOIL/ INSTALL IRRIGATION/ INSTALL HOOPS/ PLANTING (WEATHER DEPENDENT); 4 WEEKS; 10-20 EMPLOYEES)  
MID-MAR - MID-MAY: VEGETATIVE GROWTH/ WEEDING/SUN LEAVE REMOVAL/IRRIGATION ADJUSTMENTS (2 MONTHS; 1-5 EMPLOYEES)  
MID-MAY - MID-JUN: HARVEST (4 WEEKS; 10-20 EMPLOYEES)

##### HARVEST 2

MID-MAY - MID-JUN: DISK/ PREP SOIL/INSTALL IRRIGATION/ PLANTING (4 WEEKS; 10-20 EMPLOYEES)  
MID-JUN - MID-AUG: VEGETATIVE GROWTH/ WEEDING/SUN LEAVE REMOVAL/IRRIGATION ADJUSTMENTS (2 MONTHS; 1-5 EMPLOYEES)  
MID-AUG - MID-SEPT: HARVEST (4 WEEKS; 10-20 EMPLOYEES)

##### HARVEST 3

MID-AUG - MID-SEPT: DISK/ PREP SOIL/INSTALL IRRIGATION/ INSTALL HOOPS/ PLANTING (4 WEEKS; 10-20 EMPLOYEES)  
MID-SEPT - MID-NOV: VEGETATIVE GROWTH/ WEEDING/SUN LEAVE REMOVAL/IRRIGATION ADJUSTMENTS (2 MONTHS; 1-5 EMPLOYEES)  
MID-NOV - MID-DEC: HARVEST/ WINTERIZATION (4 WEEKS; 10-20 EMPLOYEES)

SEASONAL STAFFING DURING THE PLANTING/HARVEST PERIODS WILL RANGE BETWEEN 10-15 EMPLOYEES. STAFFING AT OTHER TIMES OF YEAR WILL RANGE BETWEEN 1-5 EMPLOYEES.

##### PROCESSING/ PACKAGING:

PROCESSING/ PACKAGING WILL OCCUR OFF SITE. ON-SITE CANNABIS PLANTS WILL BE REMOVED FROM THE FIELD AND WILL BE PLACED WITHIN TOTES, WHICH WILL THEN BE PLACED ON FLATBED TRUCKS AND/OR TRAILERS AND REMOVED FROM THE FIELD. HARVESTED CANNABIS WILL BE DELIVERED TO AN OFF-SITE PROCESSING LOCATION DURING BUSINESS HOURS.

#### 4) TRIP GENERATION ESTIMATES

ONE TO FIVE (1-5) EMPLOYEES WILL BE PERMANENTLY STATIONED ON SITE.

##### EMPLOYEE TRIP ORIGINS/ DESTINATIONS:

THE APPLICANT ANTICIPATES THAT PERMANENT STAFF WILL BE BASED IN BUELLTON (0-10 MILE RADIUS), WHILE SEASONAL STAFF WILL BE BASED IN EITHER LOMPOC, BUELLTON/SOLIWANG, AND/OR SANTA MARIA (0-35 MILE RADIUS).

##### TRANSPORTATION ROUTES:

MAIN CARPOOL SITE - PARK-N-RIDE PUBLIC PARKING LOT (AVE OF FLAGS, SOUTH OF HWY 246, X-ST: BEAR CREEK TO 2200 W. HWY 246)  
TO/ FROM PROJECT CULTIVATION SITE:  
11 MILES

LOMPOC CARPOOL SITE - LOMPOC PUBLIC PARKING LOT (OCEAN AVE AND J ST TO 2200 W. HWY 246)  
TO/ FROM PROJECT CULTIVATION SITE:  
17 MILES

SANTA MARIA/ ORCUTT CARPOOL SITE - ORCUTT WEST PARK-N-RIDE (CLARK AVE/ FOXENWOOD WAY TO 2200 W. HWY 246)  
TO/ FROM PROJECT CULTIVATION SITE:  
31 MILES  
ALTERNATIVE ROUTE:  
26 MILES

##### CULTIVATION:

THROUGHOUT THE THREE PROPOSED GROW SEASONS/ HARVESTS, APPROXIMATELY 1-5 PERMANENT STAFF WILL COMMUTE TO THE SITE APPROX. 5-7 TIMES/ WEEK. PERMANENT STAFF ARE ANTICIPATED TO CARPOOL TO THE SITE IN 1-2 PERSONAL VEHICLES

DURING PLANTING AND HARVEST PERIODS, THE 1-5 PERMANENT STAFF WILL BE SUPPLEMENTED BY APPROXIMATELY 10-15 ADDITIONAL SEASONAL STAFF TO ASSIST WITH LABOR-INTENSIVE EFFORTS. SEASONAL STAFF ARE ANTICIPATED TO CARPOOL TO THE SITE FROM THE PUBLIC PARKING LOT IN BUELLTON IN 2-3 PERSONAL VEHICLES.

##### TRANSPORT/ DISTRIBUTION:

CANNABIS WILL BE TRANSFERRED TO TRUCKS, TRAILERS, AND/OR VANS AND TRANSPORTED FROM THE SITE TO AN OFF-SITE FACILITY. APPROXIMATELY 1 TRIP/DAY, FOLLOWING ON-SITE HARVESTING, TO/ FROM THE SITE TO AN OFF-SITE FACILITY.

##### TRIP GENERATION ESTIMATES W/ CARPOOL:

CULTIVATION - PLANTING:  
PERMANENT STAFF: 2 VEHICLES/DAY X 2 TRIPS = 4 AVERAGE DAILY TRIPS (ADT)  
SEASONAL STAFF: 3 VEHICLES/DAY X 2 TRIPS = 6 ADT  
SUPPLY DELIVERIES: 1 VEHICLE/DAY X 2 TRIPS = 2 ADT  
TOTAL: 12 ADT

##### CULTIVATION - VEGETATIVE GROWTH/ IRRIGATION:

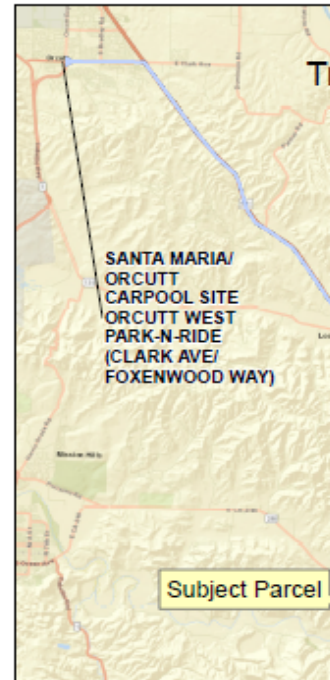
PERMANENT STAFF: 2 VEHICLES/DAY X 1 TRIPS = 2 ADT  
TOTAL: 2 ADT

##### CULTIVATION - HARVEST:

PERMANENT STAFF: 2 VEHICLES/DAY X 2 TRIPS = 4 ADT  
SEASONAL STAFF: 3 VEHICLES/DAY X 2 TRIPS = 6 ADT  
TOTAL: 10 ADT

##### DISTRIBUTION:

TRANSPORT/ DISTRIBUTION: 1 VEHICLE/DAY X 2 TRIPS = 2 ADT  
TOTAL: 2 ADT



# SITE TRANSPORTATION DEMAND MANAGEMENT PLAN (STDMP)

- STDMP is adequate and meets LUDC requirements.
- Project does not require access through an EDRN.