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LANDSCAPE ARCHITECT

PLEINAIRE DESIGN GROUP
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C: KEVIN J. SMALL

PUBLIC AGENCIES

COUNTY OF SANTA BARBARA

PLANNING & DEVELOPMENT
624 WEST FOSTER ROAD
SANTA MARIA, CALIFORNIA
P: 805.934.6250

PROPERTY STATISTICS

1. APN#: 099-240-067
2. LOT SIZE: 3,170,297 SQ. FT. = 72.78 ACRES
3. PREMISES AREA: 2,999,705 SQ. FT. = 68.86 ACRES
4. CULTIVATION AREA: 2,009,086 SQ. FT. = 46.12 ACRES
5. NURSERY AREA: 174,240 SQ. FT. = 4 ACRES

PROJECT DESCRIPTION

PROJECT DESCRIPTION COPIED FROM PROJECT APPLICATION

PROJECT NOTES

THE PROJECT SHALL BE CONSISTENT WITH THE FOLLOWING DEVELOPMENT STANDARDS SET FORTH IN THE SANTA YNEZ VALLEY COMMUNITY PLAN:

DEVSTD BIO-SYV-3.1: DEVELOPMENT SHALL NOT INTERRUPT MAJOR WILDLIFE TRAVEL CORRIDORS. TYPICAL WILDLIFE CORRIDORS INCLUDE RIPARIAN HABITATS, RIVERS, STREAMS AND FLOODPLAINS, AND UN-FRAGMENTED AREAS OF GRASSLAND, OAK WOODLAND AND COASTAL SCRUB. CORRIDORS SHALL ALLOW FOR WILDLIFE MOVEMENT. WHERE PRACTICAL, OPTIONS FOR ROAD UNDER-CROSSINGS SHALL BE EXPLORED.

DEVSTD BIO-SYV-4.2: ONLY FULLY SHIELDED (FULL CUTOFF) NIGHT LIGHTING SHALL BE USED NEAR STREAM CORRIDORS. LIGHT FIXTURES SHALL BE DIRECTED AWAY FROM THE STREAM CHANNEL.

DEVSTD BIO-SYV-5.1: SITE DRAINAGE PLANS SHALL DIRECT POLLUTING DRAINAGE AWAY FROM THE STREAM CHANNEL OR INCLUDE APPROPRIATE FILTERS.

REVISION DATES

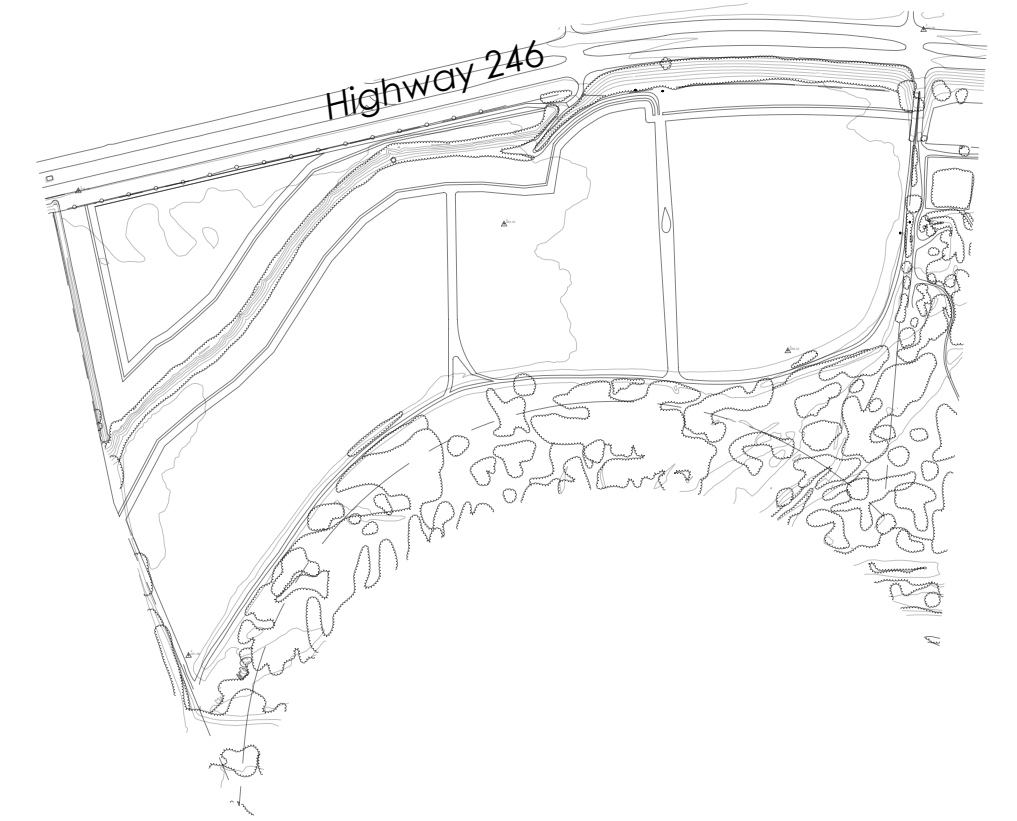
REV.	DATE	BY	APPROVED	COMMENTS
4	2020.03.30	A.O.	K.S.	P.C. COMMENTS
3	2020.02.21	A.O.	K.S.	P.C. COMMENTS
2	2020.02.12	A.O.	K.S.	P.C. COMMENTS
1	2019.11.06	A.O.	K.S.	P.C. COMMENTS

SANTA BARBARA WEST COAST FARMS, LLC.

DEVELOPMENT PLAN PERMIT APPLICATION

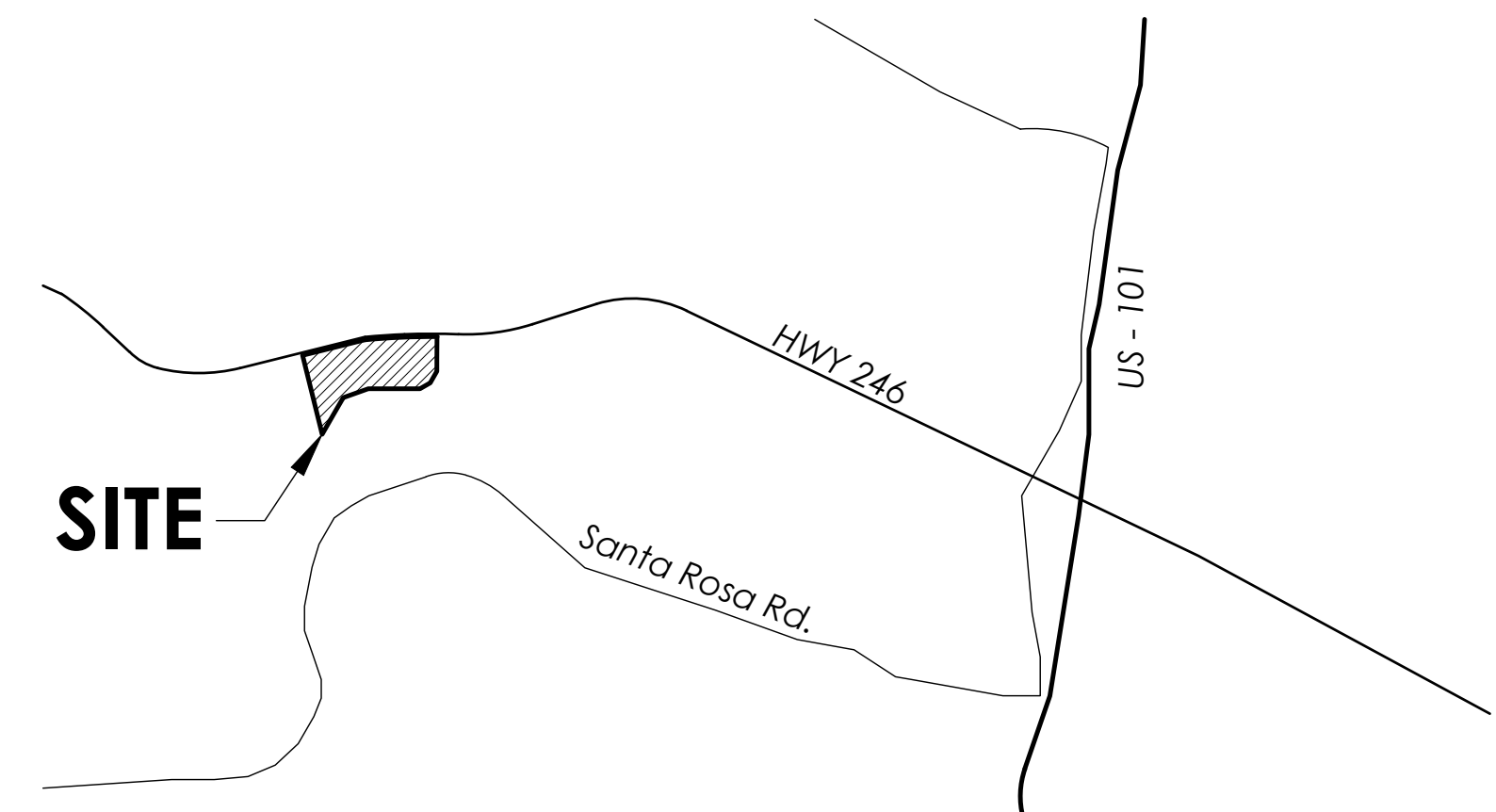
1800 WEST HIGHWAY 246
BUELLTON, CALIFORNIA 93427

SITE MAP



NORTH
N.T.S.

LOCATION MAP

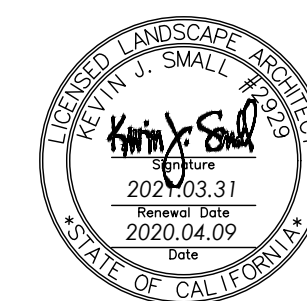


NORTH
N.T.S.

SHEET LEGEND

L-0.0 COVER SHEET	ARCHITECTURAL SHEETS FOR REFERENCE
L-1.0 PROPERTY DIAGRAM	A2.1 PROCESSING BUILDING PROPOSED FLOOR PLAN
L-1.1 PREMISES DIAGRAM	A2.2 STORAGE BUILDING PROPOSED FLOOR PLAN
L-1.2 LIGHTING PLAN	A5.1 PROCESSING BUILDING SECTIONS
L-1.3 FENCING & SECURITY PLAN	A5.2 STORAGE BUILDING SECTIONS
L-1.4 LANDSCAPE SCREENING PLAN	A6.0 RENDERED VIEWS
L-1.5 SCREENING ENLARGEMENT	A7.0 EXTERIOR MATERIALS & COLORS
L-1.6 SCREENING IRRIGATION & NOTES	
L-1.7 SCREENING IRRIGATION DETAILS	
L-1.8 BUILDING NOTES	
L-1.9 BUILDING PERSPECTIVE	
L-1.10 ODOR ABATEMENT SYSTEM	
L-1.11 NOISE PLAN	
L-1.12 DETAILS & NOTES	
L-1.13 TRANSPORTATION DEMAND MANAGEMENT PLAN	

L-0.0



PLEINAIRE
DESIGN GROUP

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APN#: 099-240-067
PROPERTY

PROPERTY LINE (P.L.)/
HIGHWAY 246 R.O.W.

EXISTING 20' WIDE ENTRANCE/EXIT TO PROPERTY
(PERMIT TO ENTER)
PROPOSED 20' WIDE SECURED GATED ENTRY/EXIT

EXISTING 30' WIDE ENTRANCE/EXIT TO PROPERTY
(PERMIT TO ENTER)
PROPOSED 16' WIDE SECURED GATED ENTRY/EXIT

EXISTING CALTRANS FENCING/R.O.W./P.L.
PROPOSED 6' CHAIN-LINK FENCING TO
START 16' SOUTH OF CALTRANS
FENCING/R.O.W./P.L.

10' - 15' LANDSCAPE BUFFER
TO START 1' SOUTH OF EXISTING CALTRANS FENCING

COMPOST AREA
90'X152' = 13,680 SQ. FT.

16' ROAD ENCOMPASSING OUTSIDE CULTIVATION
COMPOSED OF CLASS II ROAD BASE

25' ROAD ENCOMPASSING OUTSIDE CULTIVATION
COMPOSED OF CLASS II ROAD BASE

NOTE: NO WORK TO OCCUR
WITHIN CALTRANS R.O.W.

AT MOST SOUTHERN POINT OF THE
PROPERTY LINE TO THE TOP OF BANK OF
THE SANTA YNEZ RIVER IS
APPROXIMATELY 500'

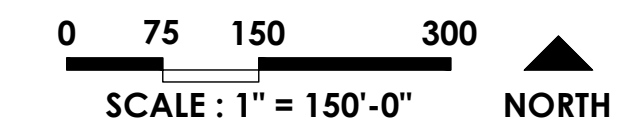
40'R - FIRE TRUCK TURNAROUND
20 PARKING SPACES
ENLARGEMENT ON SHEET 1.12
WELL: 100,000 GALLON STORAGE
(34.620514, - 120.240157)
REFER TO WELL REPORT ON SHEET 1.11

ODOR CONTROL PIPE (RED)
REFER TO SHEET 1.10 FOR MORE INFO.

LEGEND:

- CANNABIS OPERATION AREAS
- ODOR CONTROL PIPE
- PROPOSED LANDSCAPE SCREENING
- PROPOSED 6' CHAIN-LINK FENCE
- 50' SETBACKS FROM TOP & BOTTOM OF SLOPE

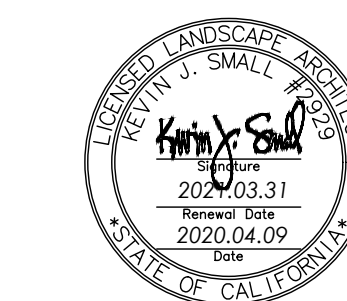
PROPERTY DIAGRAM



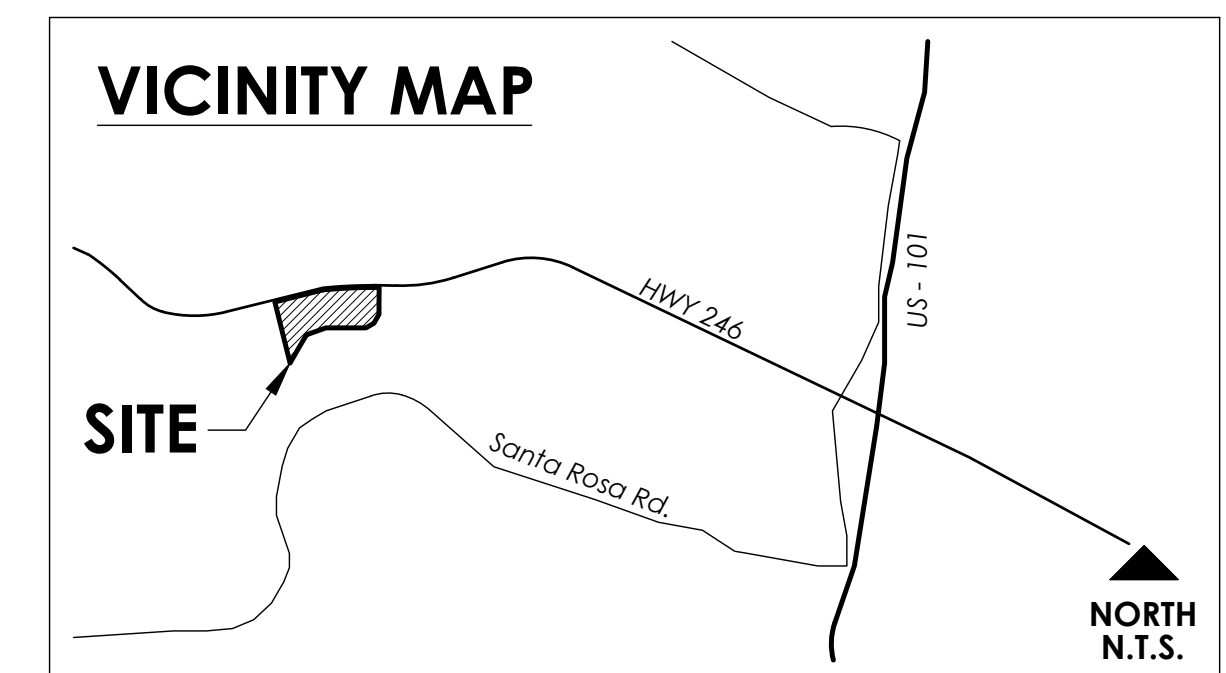
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1800 WEST HIGHWAY 246 // BUELLTON, CALIFORNIA 93427

SHEET 1.0



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APN#: 099-240-067
PROPERTY

AG SUPPORT STRUCTURE 1 & 2
16 PARKING SPACE PROVIDED
BUILDING #1: PROCESSING BUILDING
BUILDING #2: STORAGE BUILDING
REFER TO ARCHITECT PLANS FOR MORE INFO.

EXISTING 20' WIDE ENTRANCE/EXIT TO PROPERTY
(PERMIT TO ENTER)
PROPOSED 20' WIDE SECURED GATED ENTRY/EXIT

EXISTING 30' WIDE ENTRANCE/EXIT TO PROPERTY
(PERMIT TO ENTER)
PROPOSED 16' WIDE SECURED GATED ENTRY/EXIT

HIGHWAY 246

20 PARKING SPACES
ENLARGEMENT ON SHEET 1.12

OUTDOOR CANNABIS CULTIVATION
= 667,924 SQ. FT.

OUTDOOR CANNABIS CULTIVATION
= 1,341,162 SQ. FT.

OUTDOOR NURSERY AREA
174,240 SQ. FT. = 4 ACRES

COMPOST AREA
90'X152' = 13,680 SQ. FT.

APPROXIMATE SEPTIC SYSTEM AREA

50' SETBACK FROM TOP OF SLOPE (ORANGE)

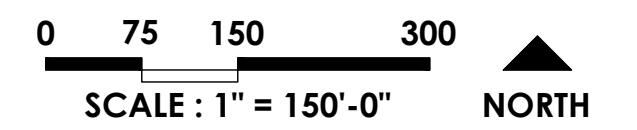
50' SETBACK FROM BOTTOM OF SLOPE (ORANGE)

PREMISES NOTES:

- ALL STRUCTURES ON SITE SHALL HAVE AN ODOR CONTROL SYSTEM RUNNING THROUGH THEM

TOTAL OUTDOOR CANNABIS CULTIVATION
= 2,009,086 S.F. = 46.12 ACRES

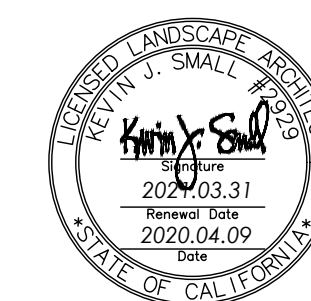
PREMISES DIAGRAM



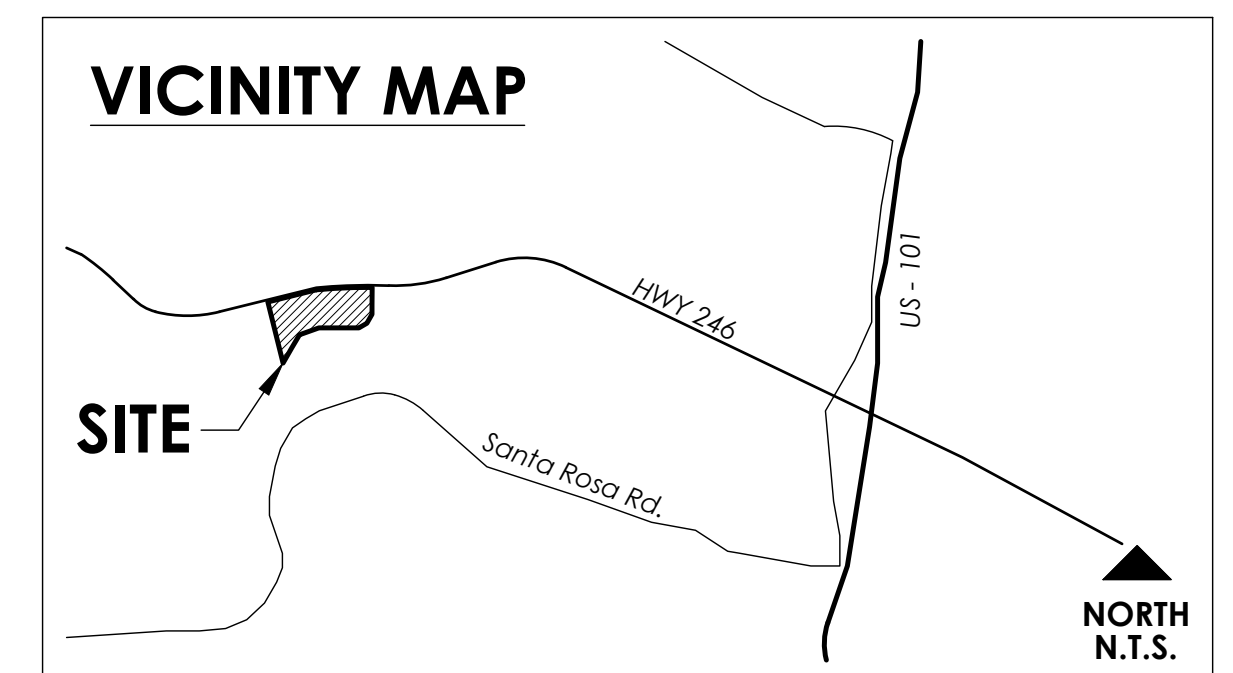
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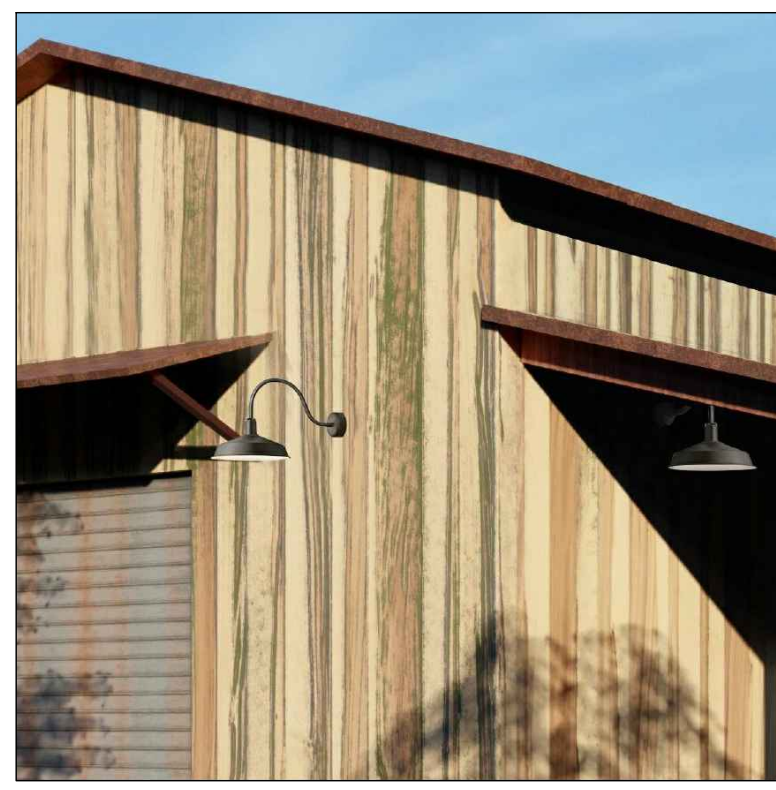
SHEET 1.1



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Proposed Lighting Fixture mounted on Building

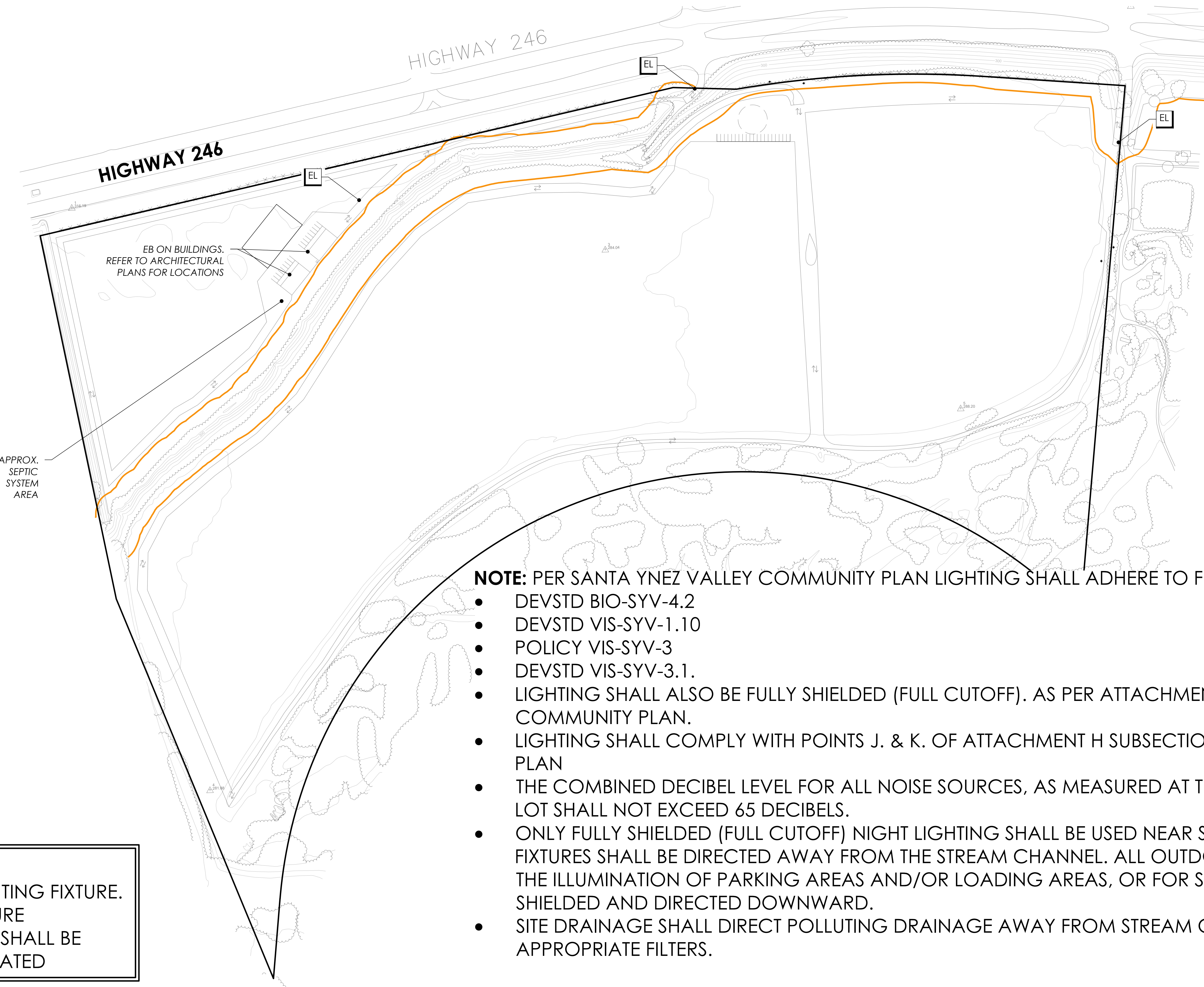


EB: Exterior Lighting Fixture



EL: Exterior Lighting Fixture mounted on pole

LEGEND:
 EB - EXTERIOR BUILDING LIGHTING FIXTURE.
 EL - EXTERIOR LIGHTING FIXTURE
 ALL SECURITY LIGHTING SHALL BE MOTION-SENSOR ACTIVATED

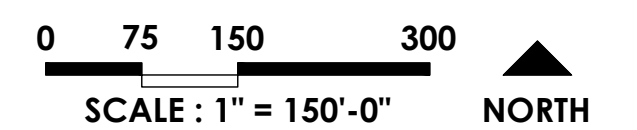


NOTE: REFER TO SHEET 1.12 FOR LIGHTING POLE DETAILS.

NOTE: PER SANTA YNEZ VALLEY COMMUNITY PLAN LIGHTING SHALL ADHERE TO FOLLOWING STANDARDS:

- DEVSTD BIO-SYV-4.2
- DEVSTD VIS-SYV-1.10
- POLICY VIS-SYV-3
- DEVSTD VIS-SYV-3.1.
- LIGHTING SHALL ALSO BE FULLY SHIELDED (FULL CUTOFF). AS PER ATTACHMENT H OF THE S.Y.V. COMMUNITY PLAN.
- LIGHTING SHALL COMPLY WITH POINTS J. & K. OF ATTACHMENT H SUBSECTION C OF S.Y.V. COMMUNITY PLAN
- THE COMBINED DECIBEL LEVEL FOR ALL NOISE SOURCES, AS MEASURED AT THE PROPERTY LINE OF THE LOT SHALL NOT EXCEED 65 DECIBELS.
- ONLY FULLY SHIELDED (FULL CUTOFF) NIGHT LIGHTING SHALL BE USED NEAR STREAM CORRIDORS. LIGHT FIXTURES SHALL BE DIRECTED AWAY FROM THE STREAM CHANNEL. ALL OUTDOOR LIGHTING USED FOR THE ILLUMINATION OF PARKING AREAS AND/OR LOADING AREAS, OR FOR SECURITY SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD.
- SITE DRAINAGE SHALL DIRECT POLLUTING DRAINAGE AWAY FROM STREAM CHANNEL OR INCLUDE APPROPRIATE FILTERS.

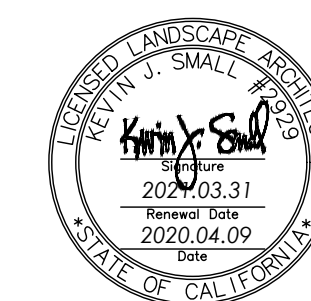
LIGHTING PLAN



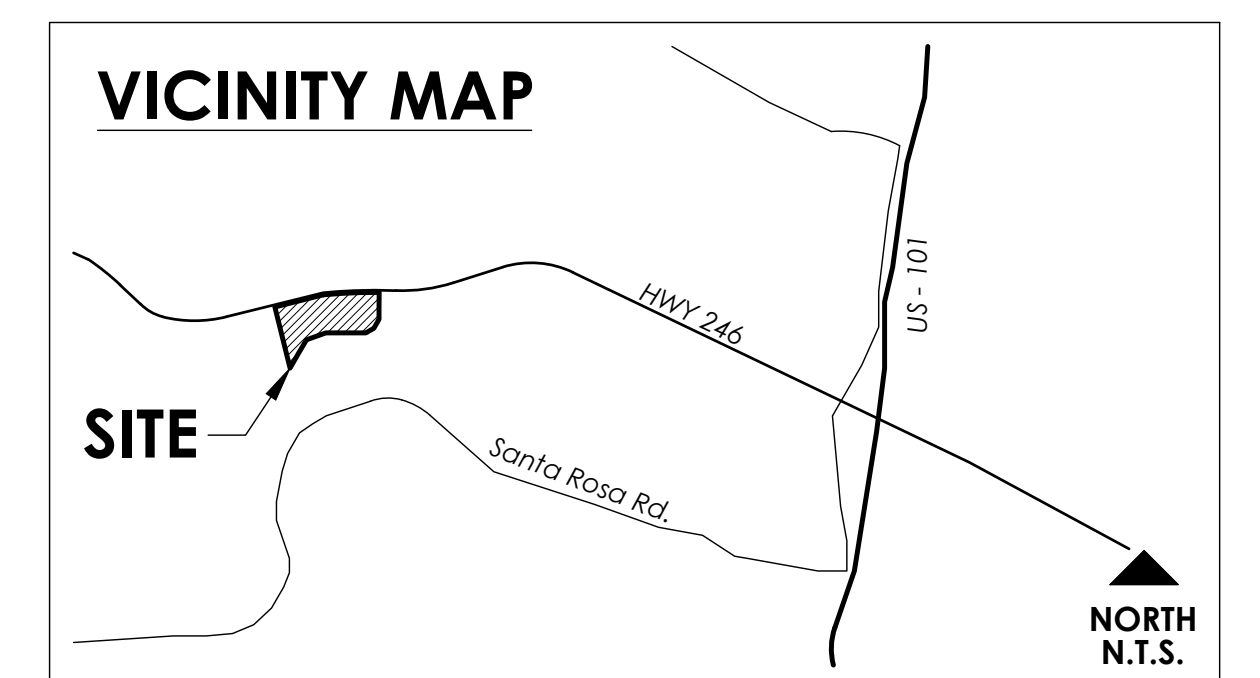
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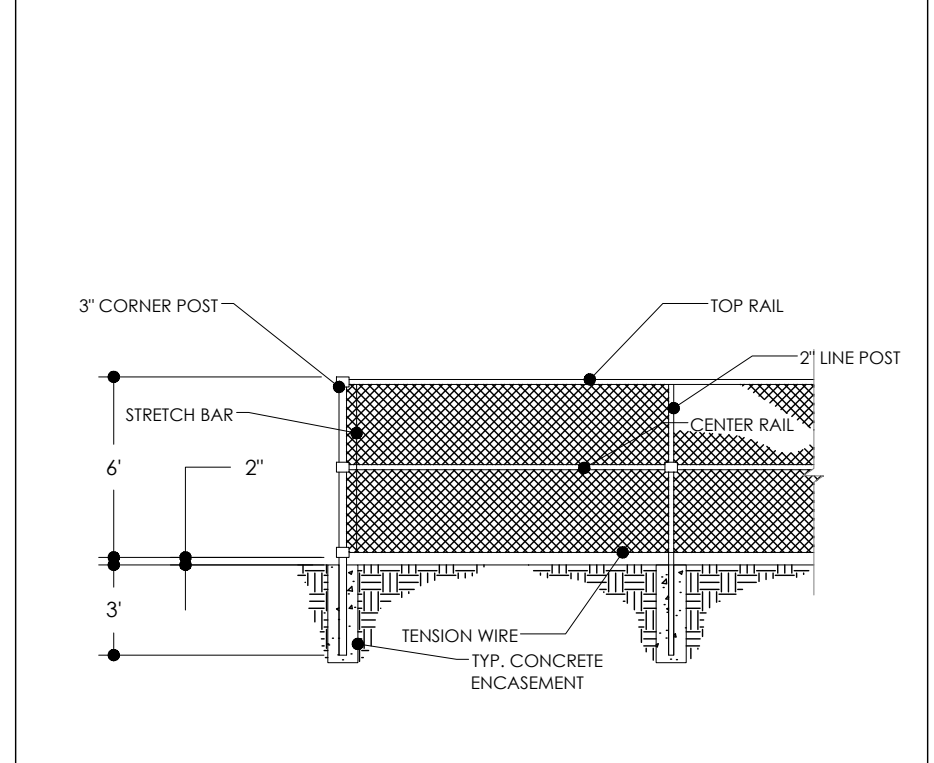
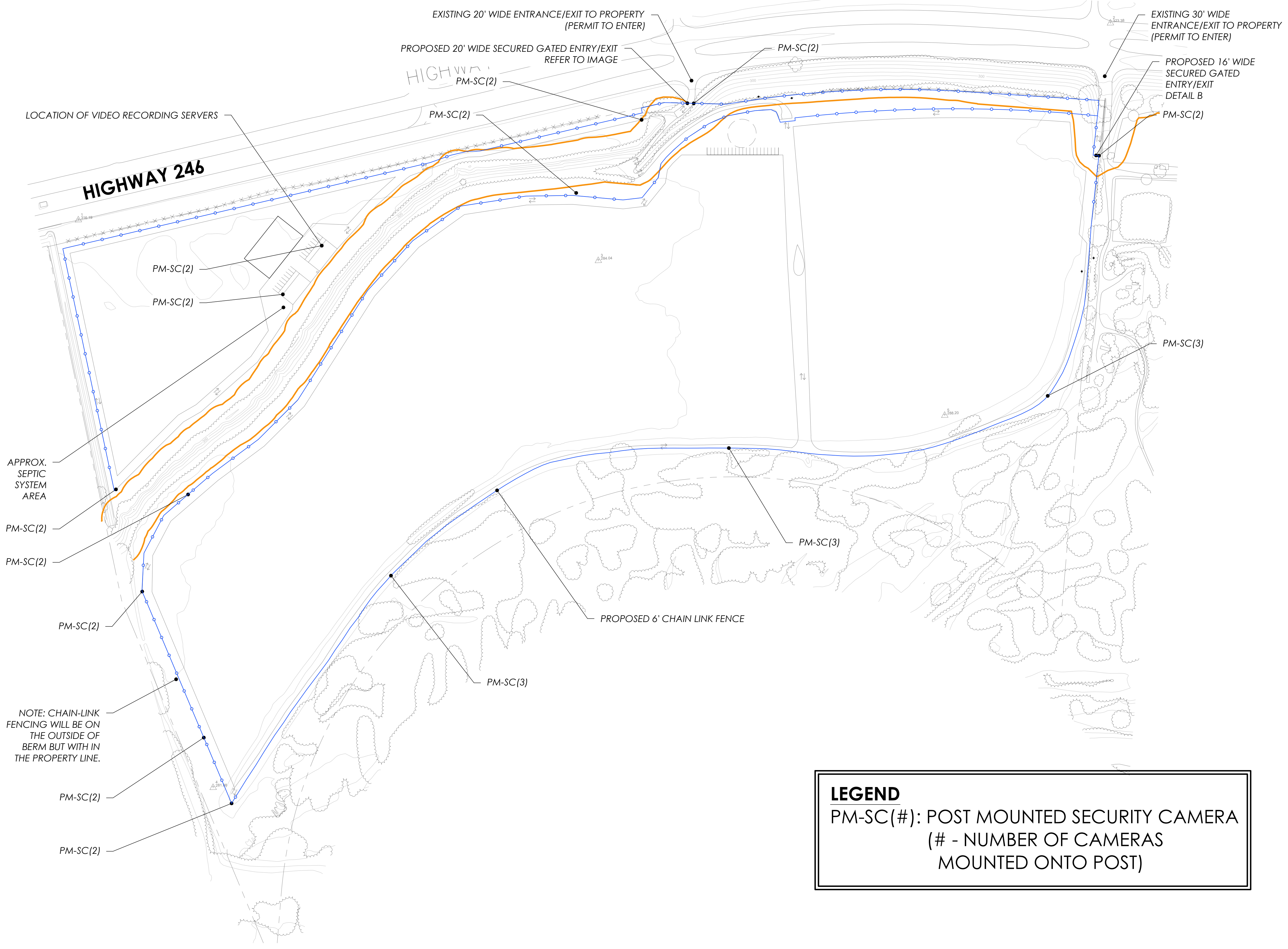
SHEET 1.2



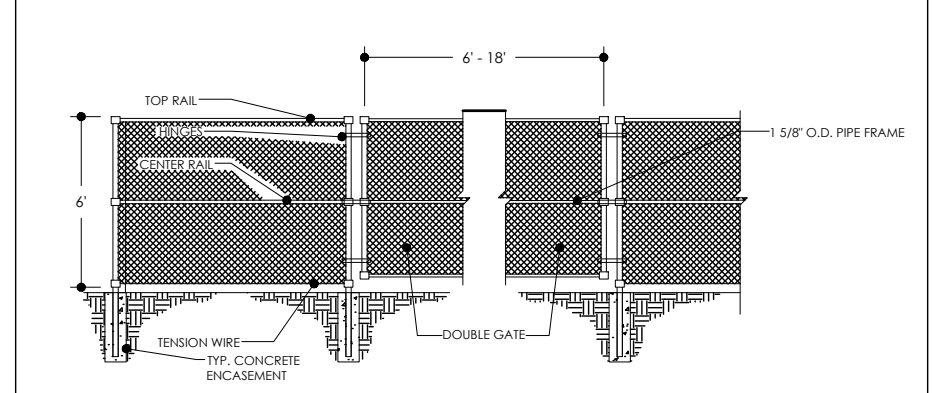
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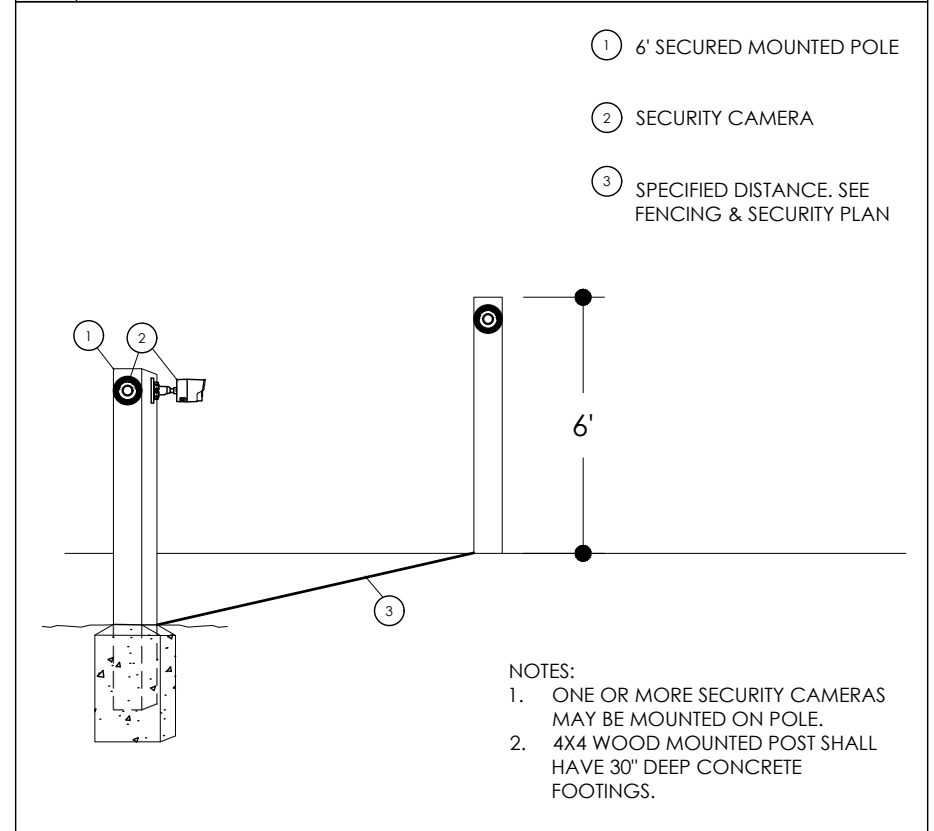


A CHAIN LINK FENCING



NOTES:
 1. DOUBLE GATE SHALL HAVE A LOCKING MECHANISM, DROP ROD, AND TRUSS ROD.
 2. ALL FENCE COMPONENT MATERIALS SHALL BE EITHER HOT DIPPED GALVANIZED STEEL OR IRON.

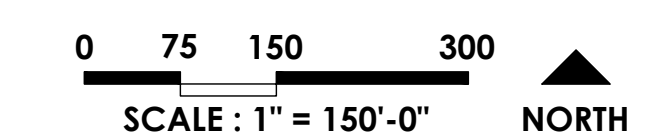
B SECONDARY: GATED ENTRY



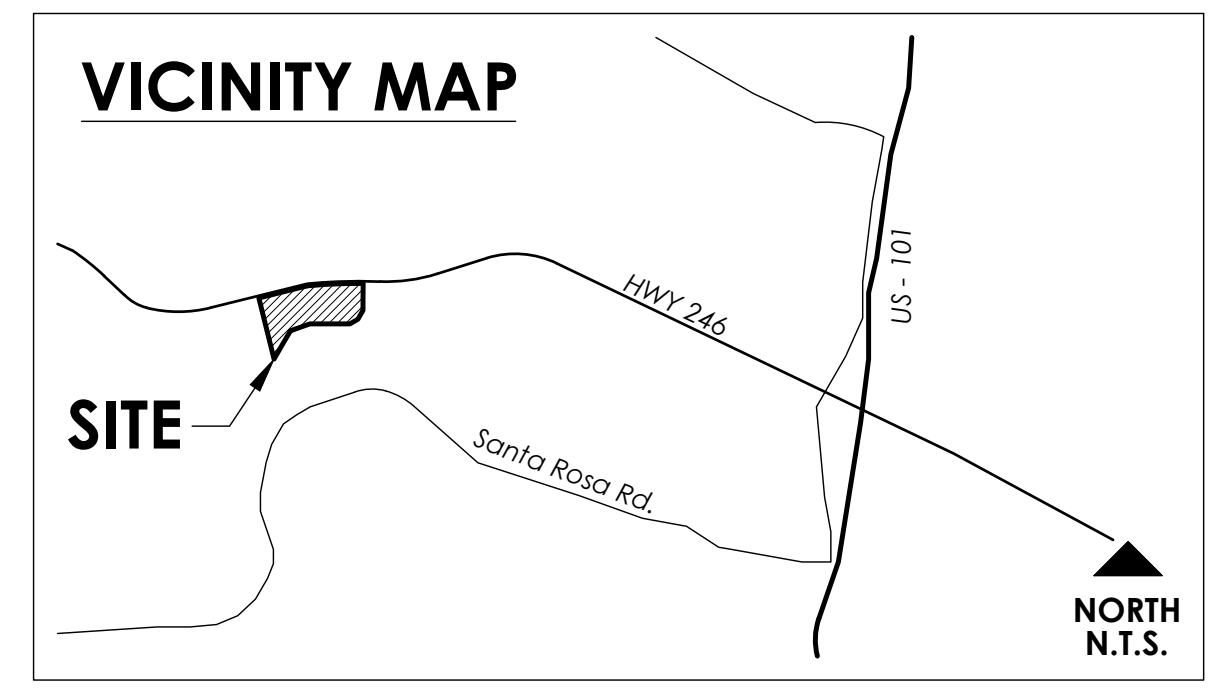
C SECURED MOUNTED POSTS

LEGEND
 PM-SC(#): POST MOUNTED SECURITY CAMERA
 (# - NUMBER OF CAMERAS MOUNTED ONTO POST)

FENCING & SECURITY PLAN



Main Gate: Secured Gated Entry/Exit



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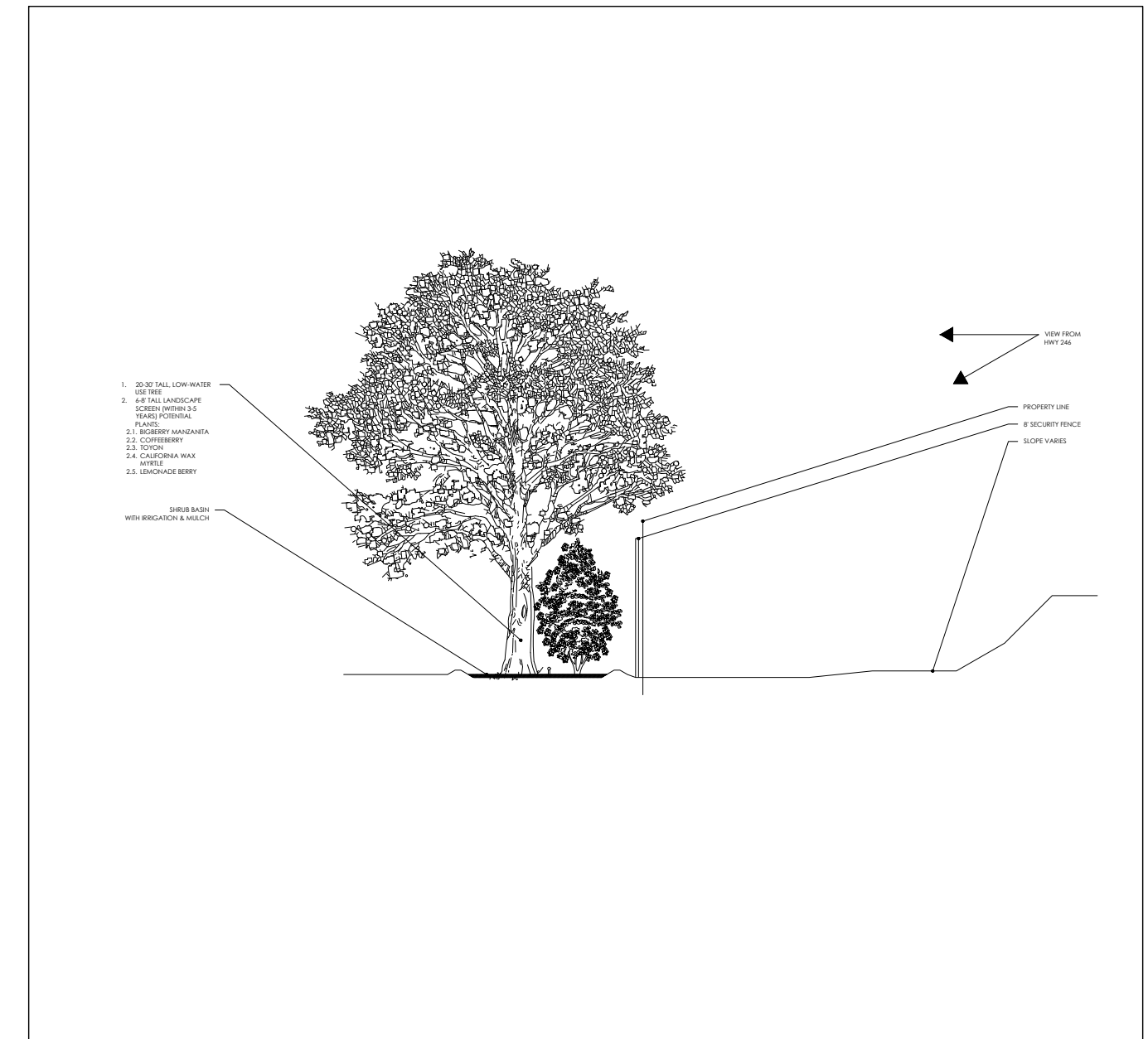
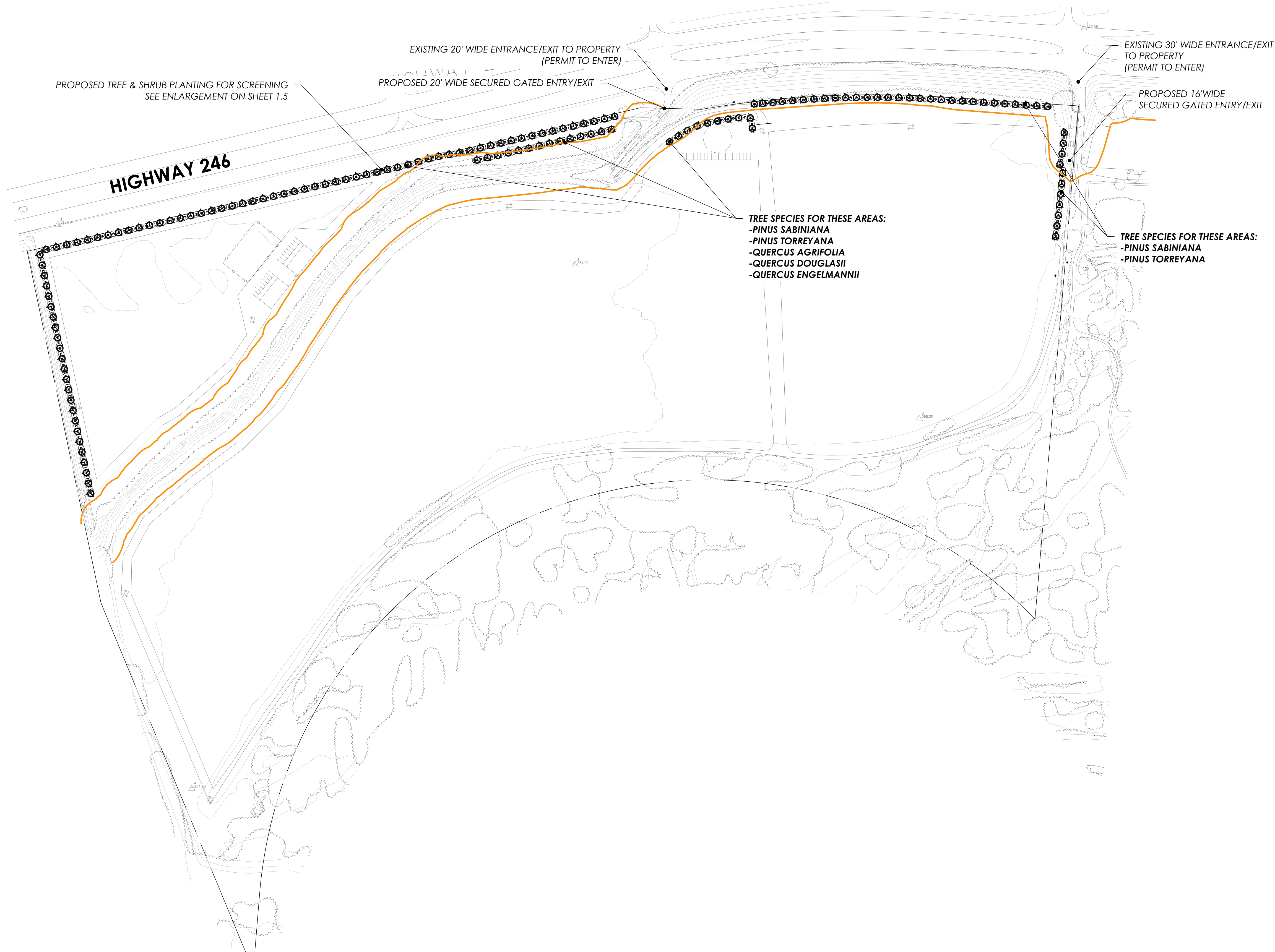
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SHEET 1.3

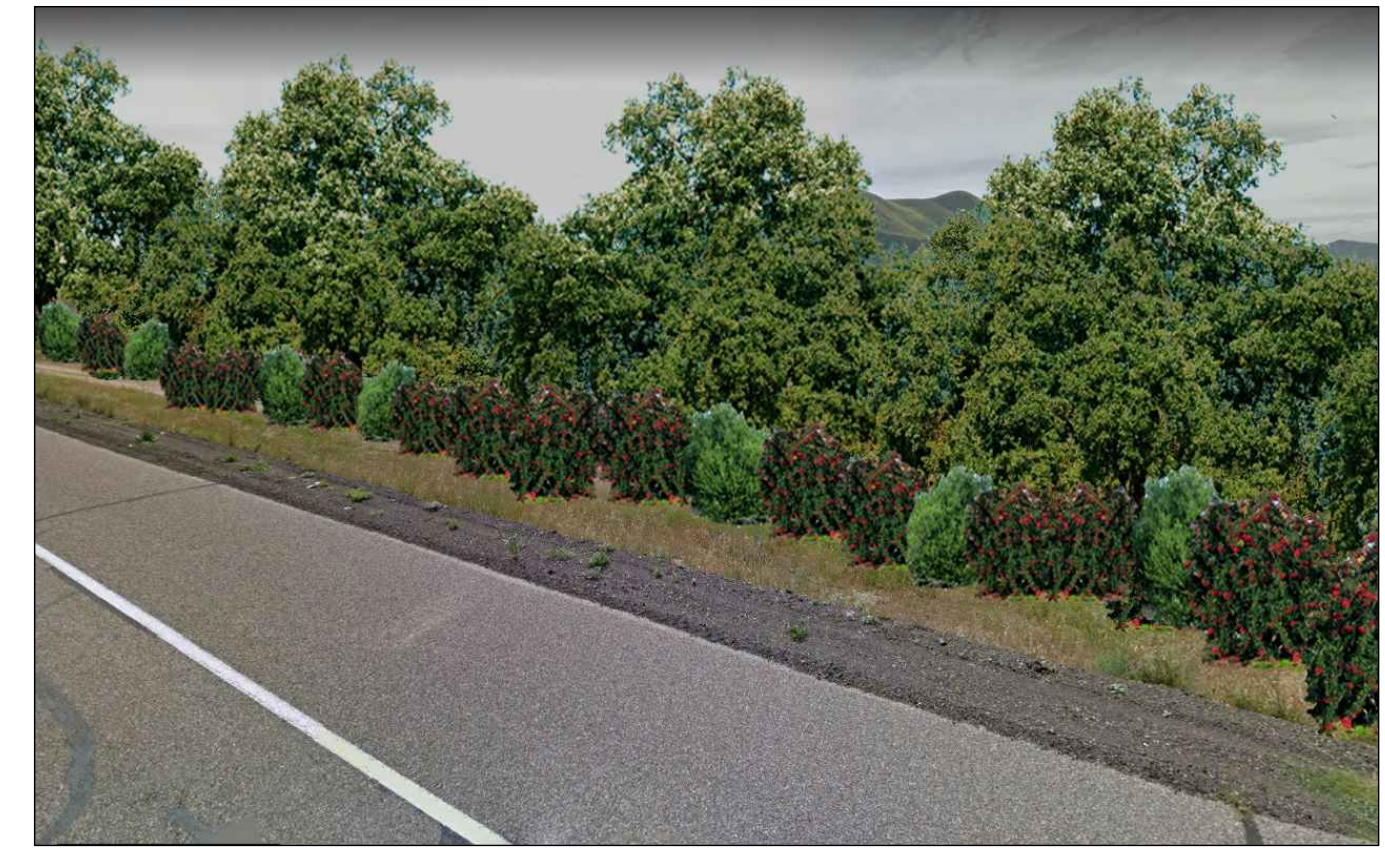


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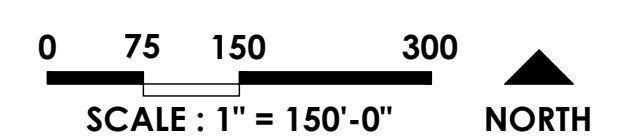


A FENCING & SCREEN PLANTING



Landscape Screening Perspectives

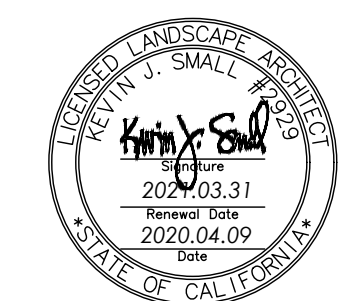
LANDSCAPE SCREENING PLAN



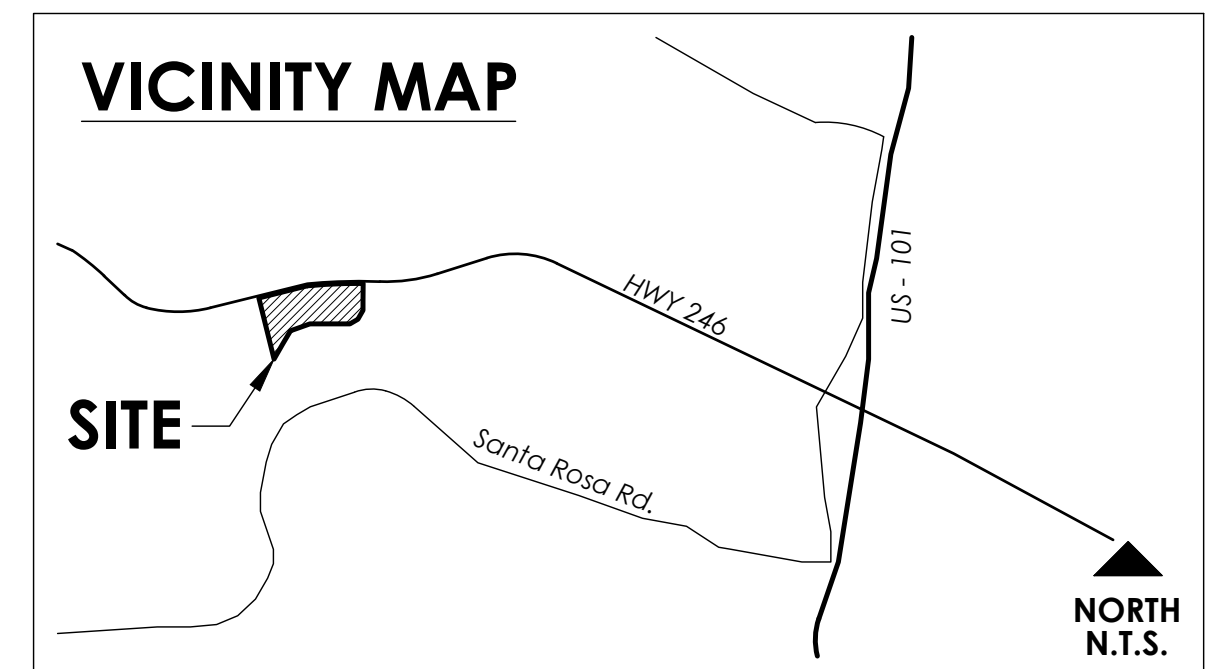
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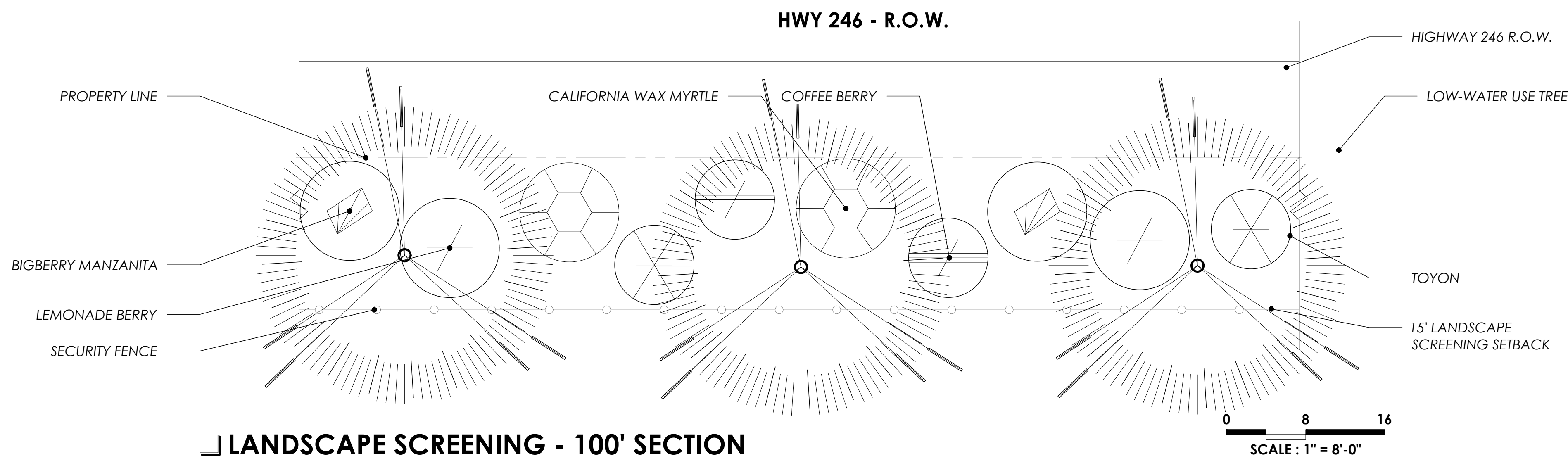
SHEET 1.4



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LANDSCAPE SCREENING - 100' SECTION

LANDSCAPE IRRIGATION SCREENING CALCS

1800 W Highway 246
2/21/2020

Landscape Screening Area	63,202	Sq. ft.
Total Landscape Screening Linear Feet	4,276	ft.
Landscape Screening per 100' Sections	43	Sections

Plant Legend:

Trees		Total # of Plants	
California Foothill Pine			
Torrey Pine			
Coast Live Oak	3	x 43 sec	128
Blue Oak			
Mesa Oak			
Shrubs			
Bigberry Manzanita	2	x 43 sec	86
Coffee Berry	2	x 43 sec	86
Toyon	2	x 43 sec	86
California Wax Myrtle	2	x 43 sec	86
Lemonade Berry	2	x 43 sec	86

Site Total:	15 Gal. Trees	128
	5 Gal. Shrubs	172
	1 Gal. Shrubs	258

40% of Total # of Shrubs
60% of Total # of Shrubs

NOTE: THE LANDSCAPING SCREENING SECTION IS A REPRESENTATION. ACTUALLY SCREENING SHALL BE PLANTED IN IRREGULAR MASSING AND WILL BE DONE UNDER THE SUPERVISION OF PROJECT LANDSCAPE ARCHITECT. FORTY-EIGHT HOUR NOTICED IS REQUIRED PRIOR TO PLANTING. CONTACT KEVIN J. SMALL; RLA 2929, AT (805) 349-9695.

TYPICAL PLANT LEGEND (PER 100' OF LANDSCAPE SCREENING)

TREES

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
T1	PINUS SABINIANA CALIFORNIA FOOTHILL PINE	PLANT PER DETAIL A	15 GAL.	V. LOW	3
T2	PINUS TORREYANA TORREY PINE	PLANT PER DETAIL A	15 GAL.	LOW	
T3	QUERCUS AGRIFOLIA COAST LIVE OAK	PLANT PER DETAIL A	15 GAL.	V. LOW	
T4	QUERCUS DOUGLASII BLUE OAK	PLANT PER DETAIL A	15 GAL.	V. LOW	
T5	QUERCUS ENGELMANNII MESA OAK	PLANT PER DETAIL A	15 GAL.	V. LOW	

SHRUBS

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
S1	ARCTOSTAPHYLOS GLAUCA BIGBERRY MANZANITA	PLANT PER DETAIL B	NOTE*	V. LOW	2
S2	FRANGULA CALIFORNICA COFFEE BERRY	PLANT PER DETAIL B	NOTE*	V. LOW	
S3	HETEROMELES ARBUTIFOLIA TOYON	PLANT PER DETAIL B	NOTE*	V. LOW	
S4	MORELLA CALIFORNICA CALIFORNIA WAX MYRTLE	PLANT PER DETAIL B	NOTE*	LOW	
S5	RHUS INTEGRIFOLIA LEMONADE BERRY	PLANT PER DETAIL B	NOTE*	V. LOW	

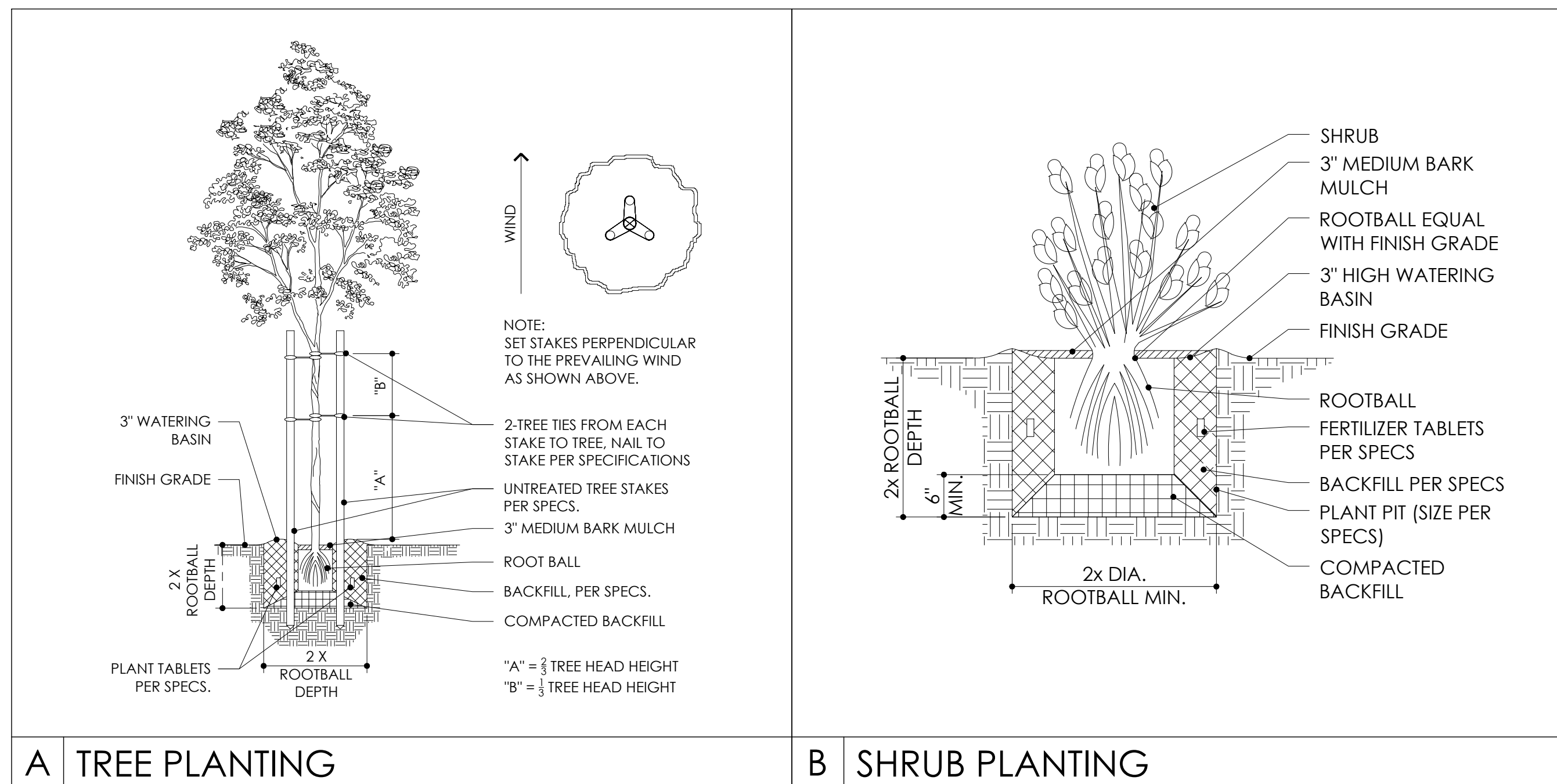
NOTE*: FOR SHRUB SIZES, 40% SHALL BE 5 GAL. & 60% SHALL BE 1 GAL.

PLANTING LEGEND NOTES

- ALL TREES ARE TO BE STAKED PER DETAIL A.
- ALL SHRUBS ARE TO BE PLANTED PER B.
- CONTRACTOR IS TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE AND SEPARATE SUN/SHADE AND TURF/GROUND COVER SYSTEMS. REFER TO IRRIGATION PLANS FOR SPECIFICS OF INSTALLATIONS.
- CONTRACTOR SHALL NOT DETOUR FROM ANY OF THE PLANT MATERIAL ON THE LIST UNLESS CONSULTING WITH THE LANDSCAPE ARCHITECT FIRST.
- CONTRACTOR SHALL INSTALL HEADER AT THE EDGE OF ALL TURF TO SHRUB AREAS. SEE DETAILS FOR MATERIAL.
- ALL SHRUB AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM SIZED FIR MULCH 1/2" TO 1" IN DIAMETER. TOP SURFACE OF MULCH SHALL BE A MINIMUM OF 1" BELOW ANY ADJACENT HARDSCAPE. "GORILLA HAIR" OR POST CONSTRUCTION WASTE WILL NOT BE ACCEPTED.
- ALL SLOPE AREAS 3:1 OR GREATER SHALL HAVE JUTE NETTING OR EQUIVALENT SLOPE STABILIZATION MATERIAL APPLIED ON TOP OF ANY APPLIED MULCH.
- ALL PLANT MATERIAL, COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.

GENERAL PLANTING NOTES

- REMOVE ALL DEBRIS, WEEDS, EXCESS MATERIAL AND ROCKS LARGER THAN 3" IN DIAMETER FROM PLANTING AREAS.
- CROSS RIP ALL TURF AND PLANTING AREAS TO A DEPTH OF 12" AND BLEND THE FOLLOWING AMENDMENT INTO THE TILLED SOIL TO A DEPTH OF 6".
 - PER 1000 SQUARE FEET:
 - 6 CUBIC YARDS NITROGEN AND IRON FORTIFIED ORGANIC SOIL AMENDMENT
 - 14 POUNDS 12-12-12 FERTILIZER
 - 15 POUNDS SOIL SULFUR
- EXCAVATE THE PLANTING PITS FOR TREES AND SHRUBS TWICE THE DIAMETER AND TWICE THE DEPTH OF THE ROOT BALL SCARIFY THE SIDES AND BOTTOM OF THE PIT. THE BACKFILL MIX FOR USE AROUND THE ROOT BALL SHALL CONSIST OF THE FOLLOWING:
 - PER CUBIC YARD OF SOIL:
 - 1/3 CUBIC YARD NITROGEN STABILIZED FIR BARK
 - 1 POUND 12-12-12 FERTILIZER
 - 1 1/2 POUNDS IRON SULFATE (20% IRON)
 - 2/3 CUBIC YARD TOPSOIL
- PLANT TABS SHALL BE AGRIFORM OR APPROVED EQUAL USED AT MANUFACTURER'S RECOMMENDED RATE FOR EACH PLANT SIZE.
- SOIL AMENDMENT AND BACKFILL MIX ARE PROVIDED FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE FOR IN HIS BID FOR A SOIL AGRONOMY REPORT BY AN APPROVED SOIL AGRONOMIST UPON COMPLETION OF THE ROUGH GRADING. ACTUAL SOIL AMENDMENTS AND BACKFILL MIX SHALL BE AS PER SOIL AGRONOMIST REPORT AND RECOMMENDATIONS.
- FINE PRUNE ALL SPECIMEN TREES AFTER PLANTING UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- ALL SPECIMEN TREES SHALL BE SELECTED AT THE SOURCE BY THE LANDSCAPE ARCHITECT.
- UPON COMPLETION, REMOVE ALL EXTRANEOUS MATERIAL AND DEBRIS, BROOM AND WASH CLEAN AREA.
- ACTUAL SYMBOLS SHALL HAVE PRIORITY OVER WRITTEN QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES AND NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.
- ALL PLANT MATERIAL, COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.
- ALL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER, PRIOR TO INSTALLATION.
- ALL FLOW LINES ESTABLISHED BY GRADING PLAN SHALL BE MAINTAINED BY FINISH GRADING. MAINTAIN 1.5% MINIMUM FLOW IN ALL PLANTER AREAS.
- LANDSCAPE DESIGNED IN A WAY THAT FULLY MATURE PLANTING WILL NOT OVERHANG INTO RIGHT-OF-WAY.
- LANDSCAPE TO BE MAINTAINED BY OWNER.
- LANDSCAPE TO BE MAINTAINED IN A MANNER TO NOT TO ENCROACH INTO CALTRANS RIGHT-OF-WAY.

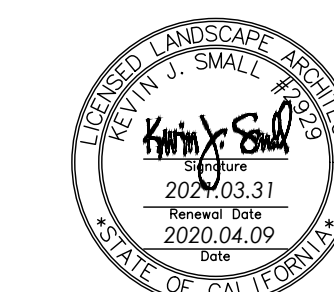


SCREENING ENLARGEMENT

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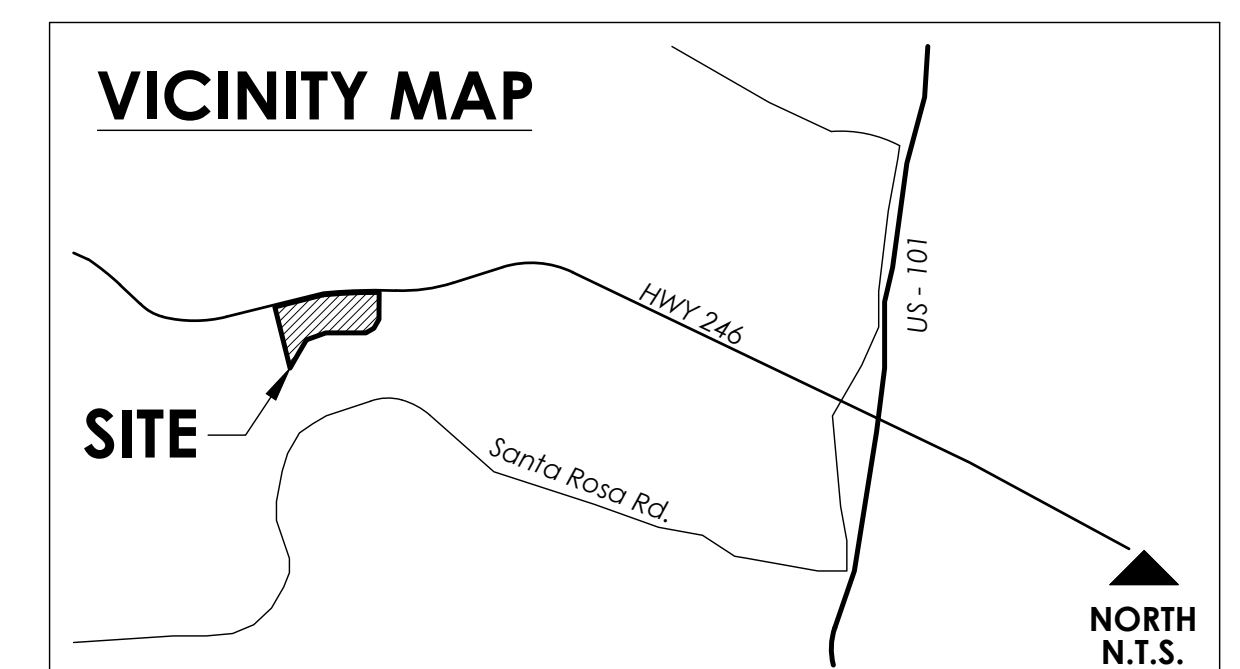
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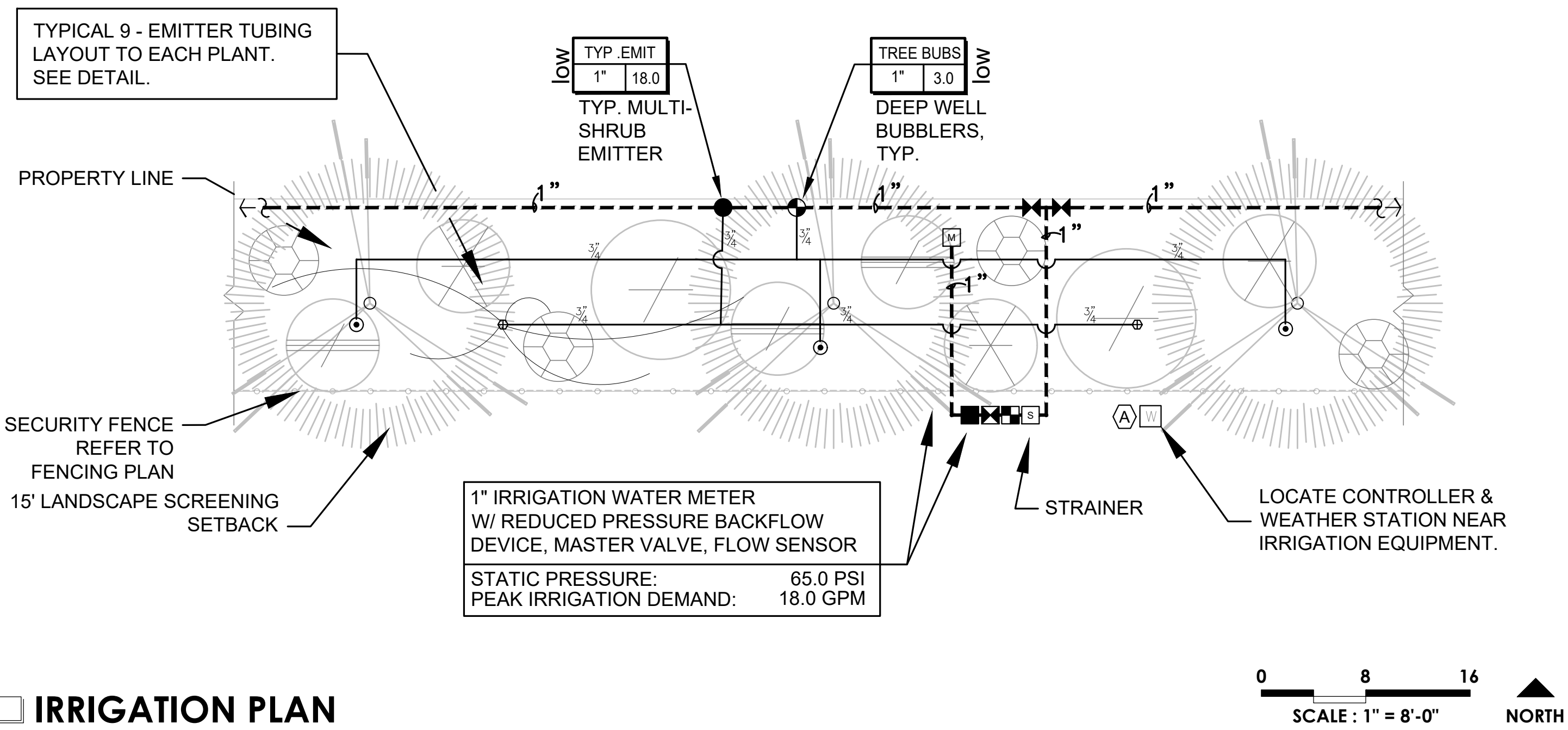


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TYPICAL IRRIGATION EQUIPMENT LEGEND (PER 100' OF LAND, SCREENING)

SYMBOLS	MANUFACTURER	ITEM	GPM	PATTERN	R	PSI
	TORO # DL2000 RGP 4-18-01	DRIPLINE @ 18" O.C. TURF	0.009	FLOOD	-	30
	RAINBIRD # RWS-B-1402	2-PER TREE DEEP ROOT WATER SYSTEM	1.0	360	-	30
	TORO # LF-20-PC	SHRUB EMITTER ON RISER	0.03	360	-	30
	TORO # T-PR25-9 W/ EMITTER T-DPJ08-A-RED	MULTI-OUTLET EMITTER (9), ONE EMITTER PER SURROUNDING PLANTS	0.29	360	-	30
CONTROLLER AND STATION NUMBER						
WITH low, med or high PLANT WATER REQUIREMENT						
VALVE SIZE / GPM FLOW						
	TORO # TPVF100	REMOTE CONTROL VALVE INSTALLED IN VALVE BOX				
	TORO # DZK-700-1-MF	DRIP MED. FLOW REMOTE CONTROL VALVE W/ STRAINER IN VALVE BOX				
	TORO # DZK-700-1-LF	DRIP LOW FLOW REMOTE CONTROL VALVE W/ STRAINER IN VALVE BOX				
	TORO # 075-SLSC	3/4" QUICKCOUPLING VALVE INSTALLED IN VALVE BOX				
	TORO # EVO-OD-4-SC	EVOLUTION SERIES CONTROLLER OUTDOOR 4 STATION W/ WIRELESS WEATHER STATION (ET & RAIN SENSOR)				
	TORO # EVO-WS	SMART CONNECT WIRELESS WEATHER SENSOR				
	NIBCO # T-113	GATE VALVE, LINE SIZE				
	TORO # T-FCH-H-FIPT	TYPICAL AUTOMATIC FLUSH VALVE, INSTALLED AT THE END OF LINE.				
	TORO # T-YD-500-34	AIR RELEASE VALVE				
	TORO # TFS-075	FLOW CONTROL SENSOR				
	GRISWOLD # 2230	PRESSURE REGULATING MASTER VALVE				
	FEBCO # 825 YA	REDUCED PRESSURE REGULATOR				
	HAYWARD # 72	200 MESH STAINLESS STEEL STRAINER 1" SIZE, LOCATE IN 18"X12" VALVE BOX				
WATER METER						
	PVC SCHEDULE 40	IRRIGATION MAIN, 1" TO 1-1/2" SIZE				
	PVC SCHEDULE 40	SPRINKLER LATERAL, USE SCHEDULE 40 UNDER PAVING.				
	PVC SCHEDULE 40	4" WIRE SLEEVE, PIPE SLEEVE TO BE TWICE THE SIZE OF LATERAL OR MAIN LINE.				

MWEO IRRIGATION NOTES

DESIGN & INSTALLATION REQUIREMENTS FOR THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO) EFFECTIVE DECEMBER 1, 2015

- DESIGN AND INSTALLATION SHALL INCLUDE THE FOLLOWING:
- AUTOMATIC IRRIGATION CONTROLLER USING ET OR SOIL MOISTURE SENSOR DATA AREA REQUIRED.
 - LANDSCAPE WATER METERS (DEDICATED OR PRIVATE) SHALL BE INSTALLED FOR ALL NON-RESIDENTIAL LANDSCAPE OF 1,000 SQUARE FEET BUT NOT MORE THAN 5,000 SQUARE FEET OR GREATER.
 - RESIDENTIAL OVER 5,000 SQUARE FEET.
 - RAIN, FREEZE AND WIND SENSORS ARE REQUIRED, AS NEEDED FOR LOCAL CLIMATE.
 - FLOW SENSORS THAT DETECT HIGH FLOW ARE REQUIRED FOR ALL NON-RESIDENTIAL LANDSCAPES AND RESIDENTIAL 5,000 SQUARE FEET.
 - PRESSURE REGULATING DEVICES ARE REQUIRED. LOW FLOW WILL NEED BOOSTER.
 - CHECK VALVE AND ANTI-DRAIN VALVES ARE REQUIRED WHERE LOW HEAD DRAINAGE COULD OCCUR.
 - NO OVERHEAD IRRIGATION WITHIN 24 INCHES OF ANY NON-PERMEABLE SURFACE.
 - LOW VOLUME (DRIP) IRRIGATION IS REQUIRED ON MULCHED PLANTING AREAS.
 - AREAS LESS THAN 10 FEET IN WIDTH IN ANY DIRECTION MUST BE IRRIGATED WITH SUBSURFACE IRRIGATION OR ANOTHER MEANS THAT PRODUCES NO RUNOFF.
 - ALL SPRINKLER HEADS MUST DOCUMENT A LOWER QUARTER DISTRIBUTION UNIFORMITY (DULQ) OF 65% OR HIGHER.
 - EMISSION DEVICES MUST HAVE MATCHED PRECIPITATION RATES.
 - SOIL MANAGEMENT REPORT THAT INCLUDES SOIL ANALYSIS: TEXTURE, INFILTRATION RATE, PH, SOLUBLE SALTS, SODIUM, % ORGANIC, RECOMMENDATIONS.

- SOIL PREPARATION:**
- PRIOR TO PLANTING COMPACTED SOIL SHALL BE TRANSFORMED TO A FRIABLE CONDITION.
 - INSTALLATION: COMPOST AT A MINIMUM RATE OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6 INCHES INTO SOIL.
- IRRIGATION AUDITS:**
- LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGN OR INSTALLED THE LANDSCAPE AND CONDUCTED IN A MANNER CONSISTENT WITH THE IA LANDSCAPE IRRIGATION AUDIT OR "WATERSENSE" LABELING AUDIT BY USEPA. 2. CERTIFICATE OF COMPLETION SUBMITTED TO LOCAL AGENCY FOR APPROVAL.

ASSIGNMENT OF RESPONSIBILITY

GENERAL: THE IRRIGATION SYSTEM IS DESIGNED TO PROVIDE FULL COVERAGE OF ALL PLANTING AREAS WITH MINIMUM OVERSPRAY ONTO PAVING, WALKS, WALLS AND EXISTING UTILITIES. THE IRRIGATION CONSULTANT DOES NOT ASSUME ANY MAINTENANCE OBLIGATIONS.

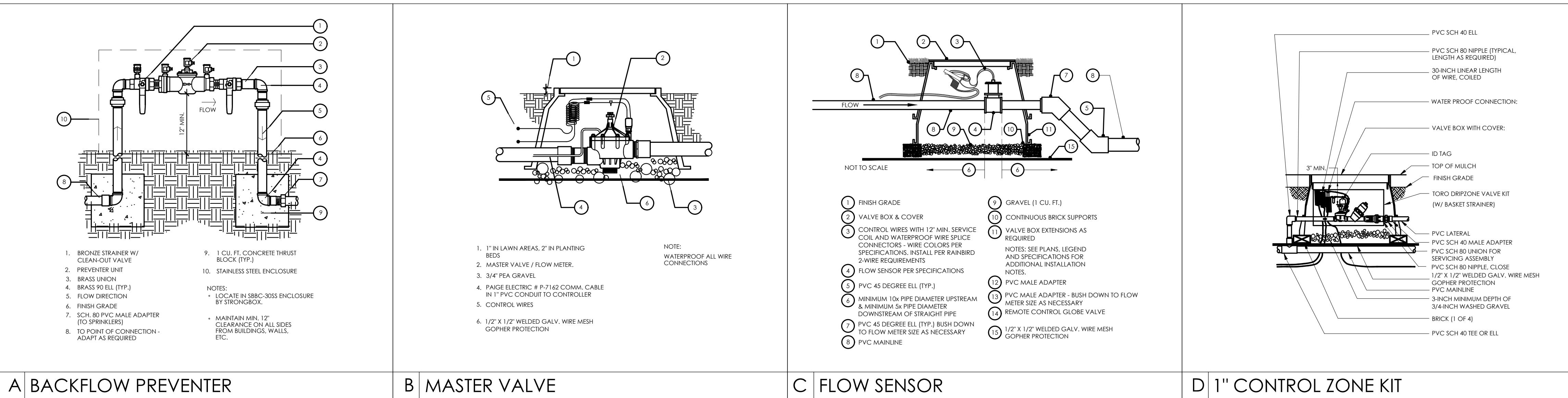
CONTRACTORS' RESPONSIBILITIES: THE CONTRACTORS SHALL ASSUME THE SOLE RESPONSIBILITY FOR THE CORRECT ALIGNMENT OF THE SPRINKLER HEADS, PROPER SETTINGS OF CONTROLLER ENCLOSURES AND ALL OTHER IRRIGATION SYSTEM COMPONENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADJUSTING THE WATERING CYCLES TO SUIT THE SEASONAL REQUIREMENTS, ADJUST THE WATERING CYCLES TO THE SOILS INFILTRATION RATE. NO RUN OFF SHALL OCCUR AT ANY TIME, THE INSTALLATION CONTRACTOR SHALL INSTRUCT THE MAINTENANCE CONTRACTOR IN THE USE AND ADJUSTMENT OF THE IRRIGATION SYSTEM, PERFORM ALL REVIEWS AND AUDITS AS CALLED OUT IN THE IRRIGATION MAINTENANCE NOTES AND SUBMIT WRITTEN REPORTS TO THE OWNER.

OWNERS RESPONSIBILITIES: THE OWNER SHALL BE SOLELY RESPONSIBLE FOR OBTAINING "AS BUILT" DRAWINGS AND CONTROLLER CHARTS FROM THE INSTALLATION CONTRACTOR. ANY DANGEROUS CONDITIONS THAT MAY OCCUR DURING THE CONSTRUCTION OR LATER MAINTENANCE PERIOD SHALL BE CORRECTED IMMEDIATELY. OWNER SHALL BE RESPONSIBLE FOR LANDSCAPING FOR THE LIFE OF PROJECT.

SUBSTITUTIONS: NO SUBSTITUTIONS OF MATERIALS SHALL BE ALLOWED DURING THE CONSTRUCTION OR LATER MAINTENANCE WITHOUT THE WRITTEN CONSENT OF THE IRRIGATION CONSULTANT. ALL REPLACEMENT COMPONENTS SHALL BE AS CALLED OUT ON THE DRAWINGS AND IN THE SPECIFICATIONS. THE CONSULTANT CAN NOT BE HELD RESPONSIBLE FOR ALTERATIONS OF THE IRRIGATION SYSTEM THAT WERE DONE WITHOUT HIS WRITTEN PERMISSION.

OBSTRUCTIONS

WHEN VERTICAL OBSTRUCTIONS (PROPS, STREET LIGHTS, TREES, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE SPRINKLER HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. (TYPICAL)

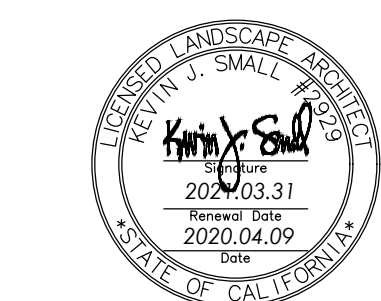


SCREENING IRRIGATION & NOTES

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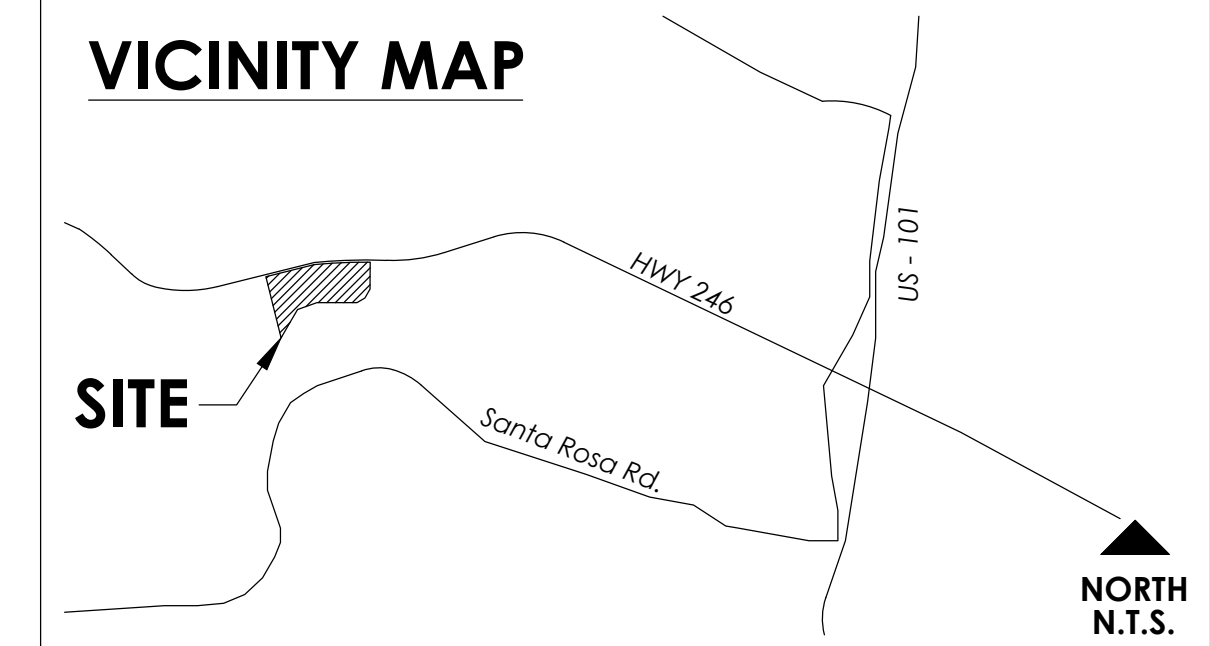
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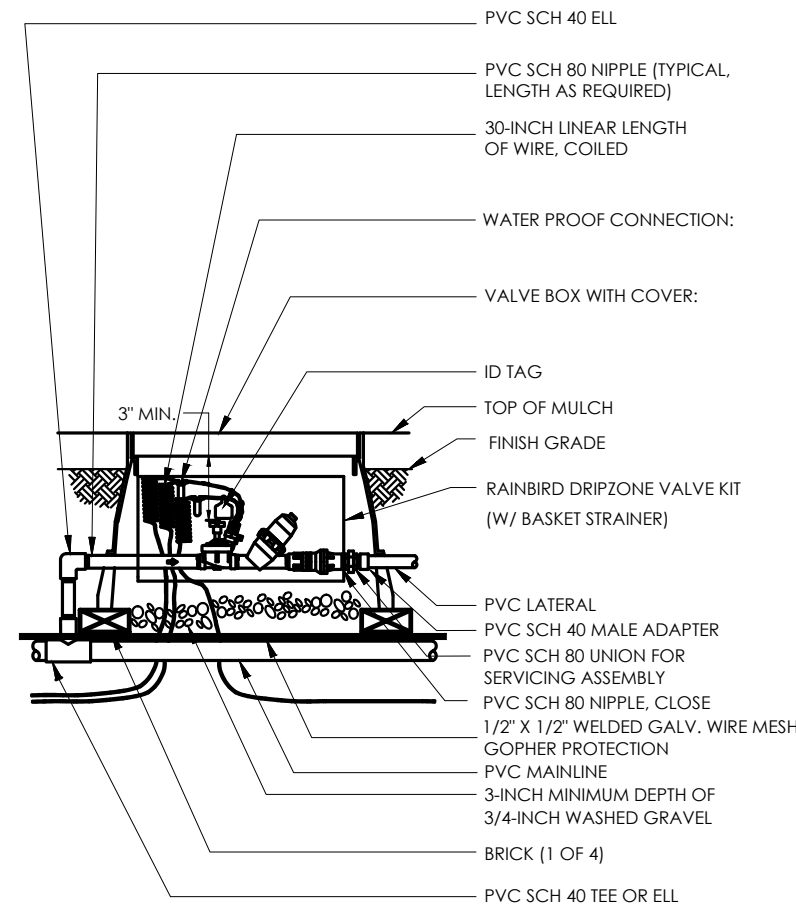
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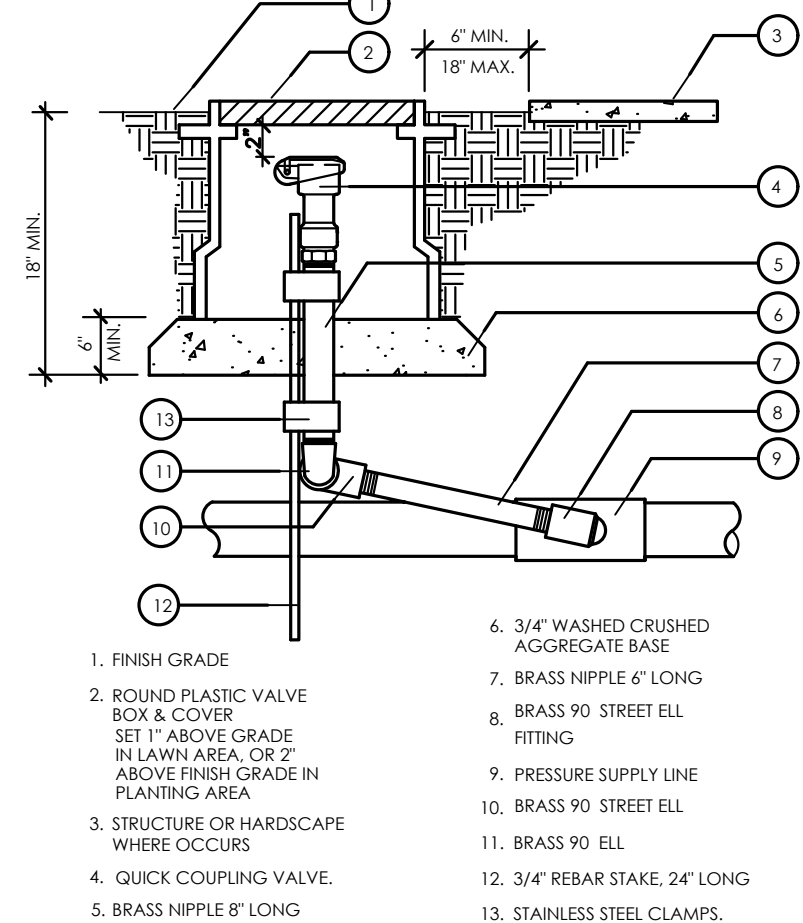
larry lewis
 irrigation consultant
 landscape architect #3906
 ph: 909.337.9733



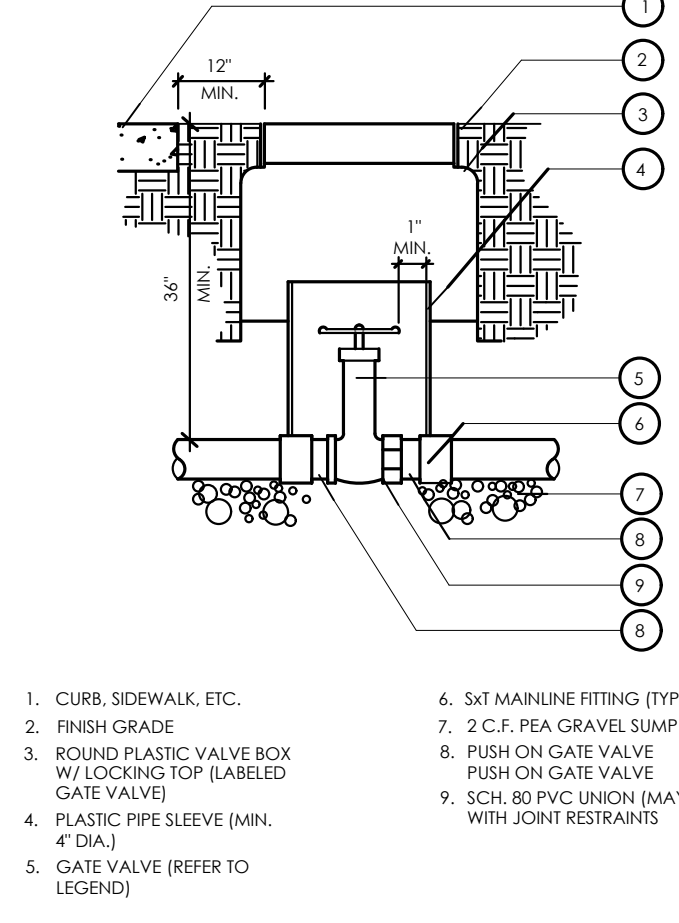
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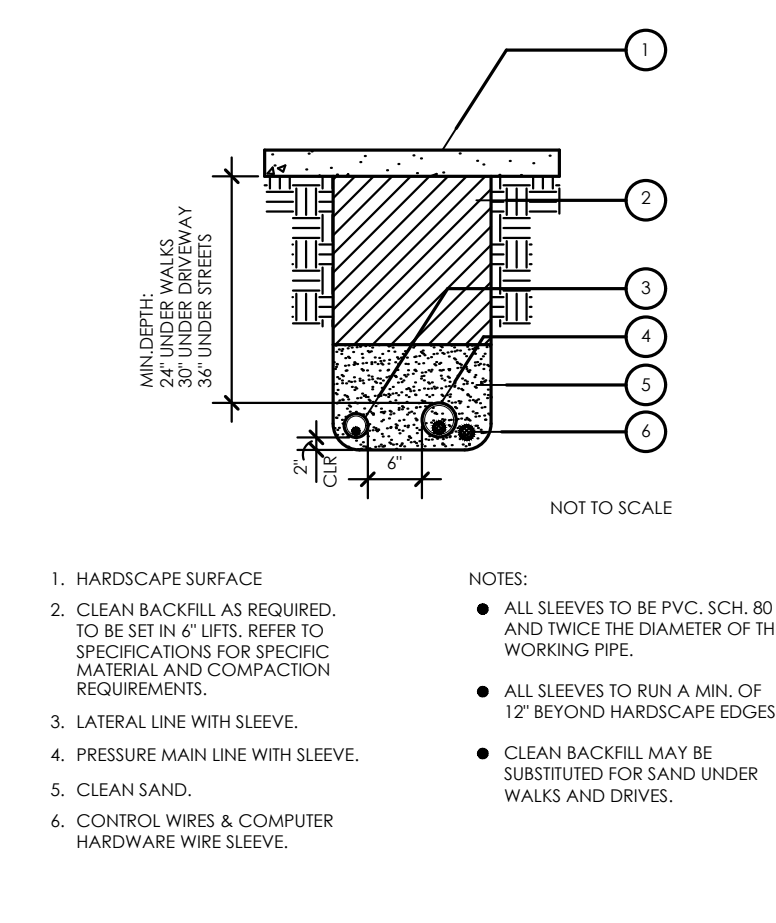
E | 1" CONTROL ZONE KIT



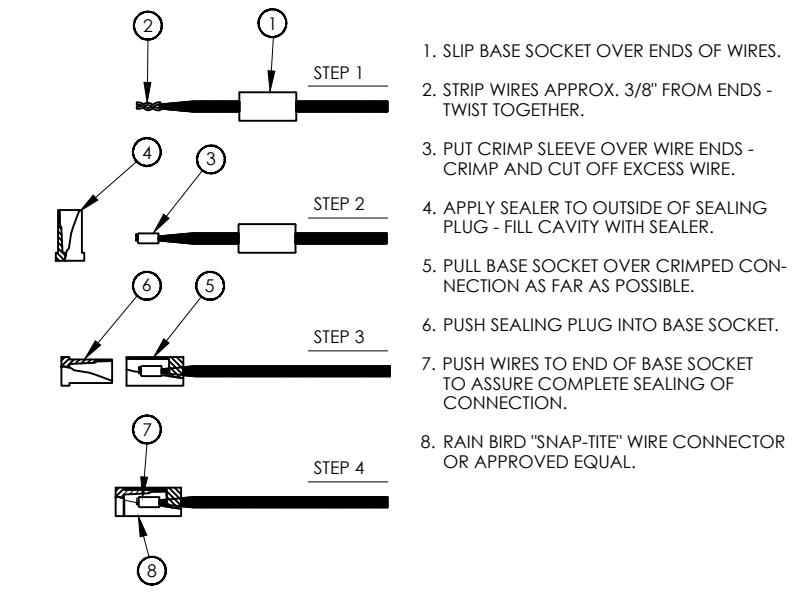
F | QUICK COUPLING VALVE



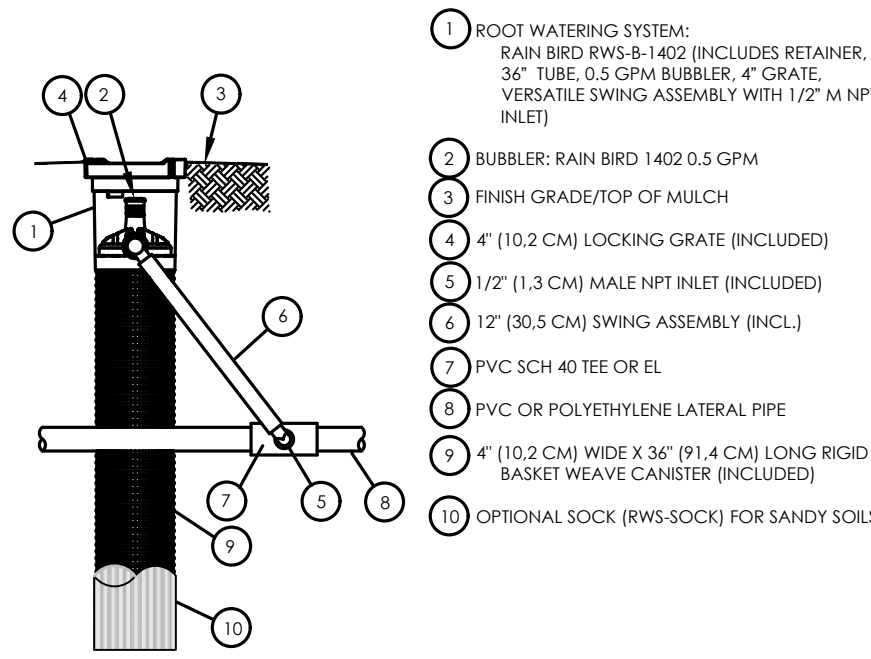
G | GATE VALVE



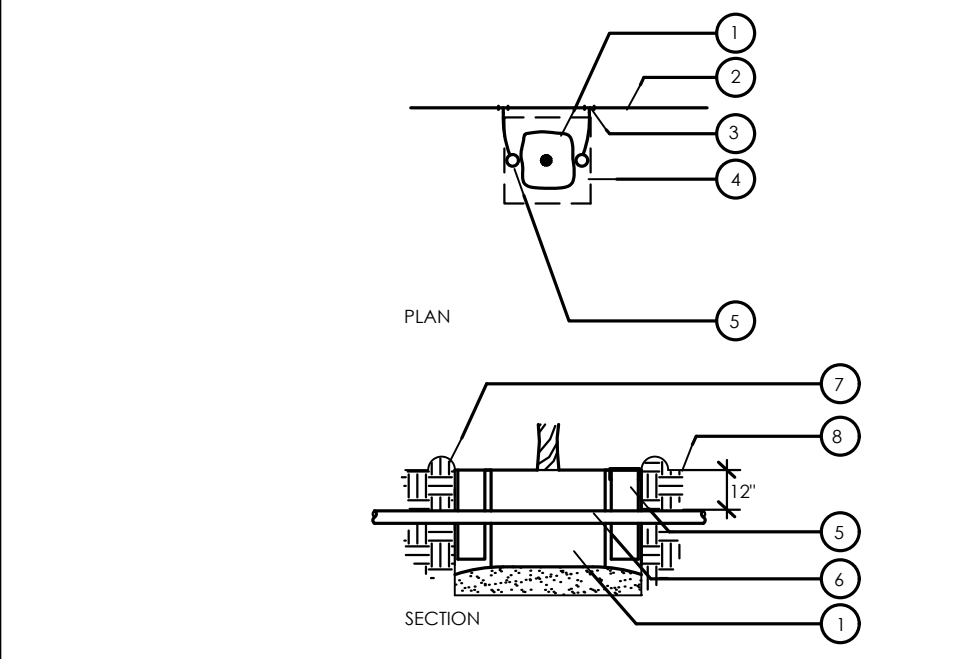
H | SLEEVING



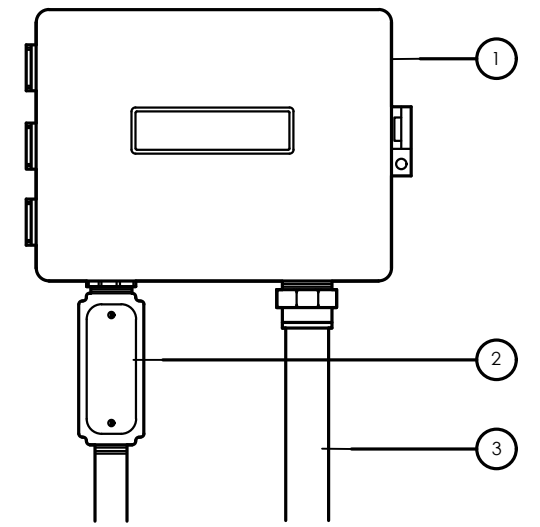
I | WIRE CONNECTIONS



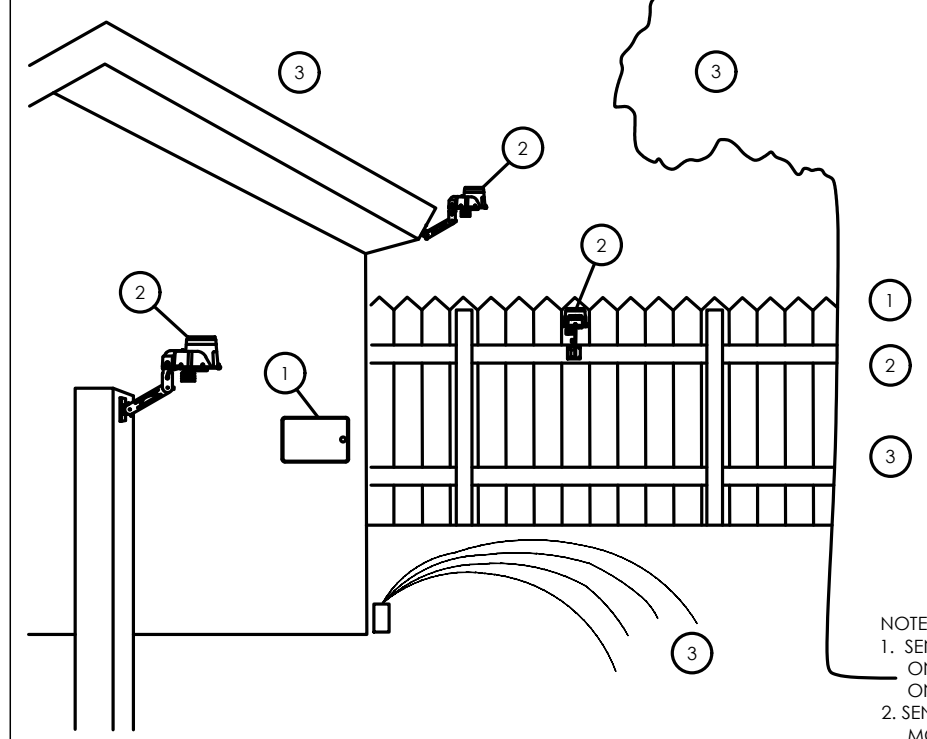
- NOTES:
- 1.4" GRATE IS ALSO AVAILABLE IN PURPLE (RWS-GRATE-P).
 2. INSTALL PRODUCT SO THAT THE GRATE IS EVEN WITH FINISH GRADE OR TOP OF MULCH.
 3. OPTIONAL SAND SOCK (RWS-SOCK) IS 3/4" IN LENGTH TO COVER MESH BASKET AREA AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
 5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING ID.



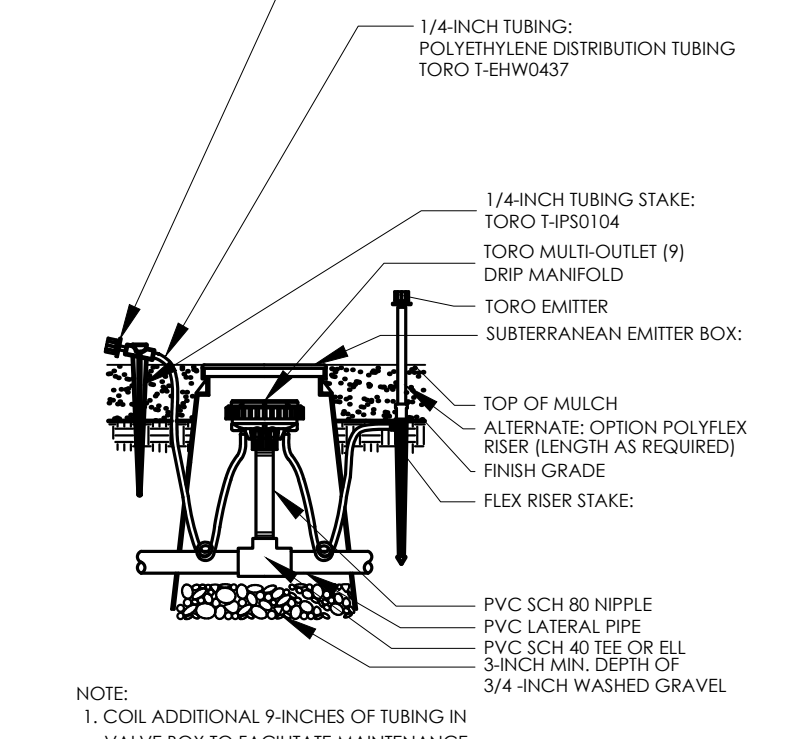
1. ROOTBALL
2. PVC LATERAL LINE
3. PVC TEE
4. PLANT PIT
5. ROOT WATER SYSTEM
6. PVC LATERAL LINES
7. 4" HIGH BASIN IN SHRUB AREAS
8. FINISH GRADE



1. AUTOMATIC CONTROLLER - MOUNT AS PER MANUFACTURER'S RECOMMENDATIONS
2. 110V POWER SUPPLY (TO BE PROVIDED BY ELECTRICAL CONTRACTOR)
3. DIRECT BURIAL WIRES IN GALVANIZED CONDUIT ABOVE GRADE TO AUTOMATIC VALVES IN FIELD



1. TORO EVOLUTION CONTROLLER
2. TORO SMART CONNECT SENSOR RECOMMENDED MOUNTING SITE
3. SITES NOT RECOMMENDED FOR MOUNTING SMART CONNECT WIRELESS SENSOR
- NOTE:
1. SENSOR MAY BE MOUNTED ON FENCE, FENCE POST OR ON EAVE OF HOUSE.
 2. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER EAVE OF HOUSE.



- NOTE:
1. COIL ADDITIONAL 9 INCHES OF TUBING IN VALVE BOX TO FACILITATE MAINTENANCE.

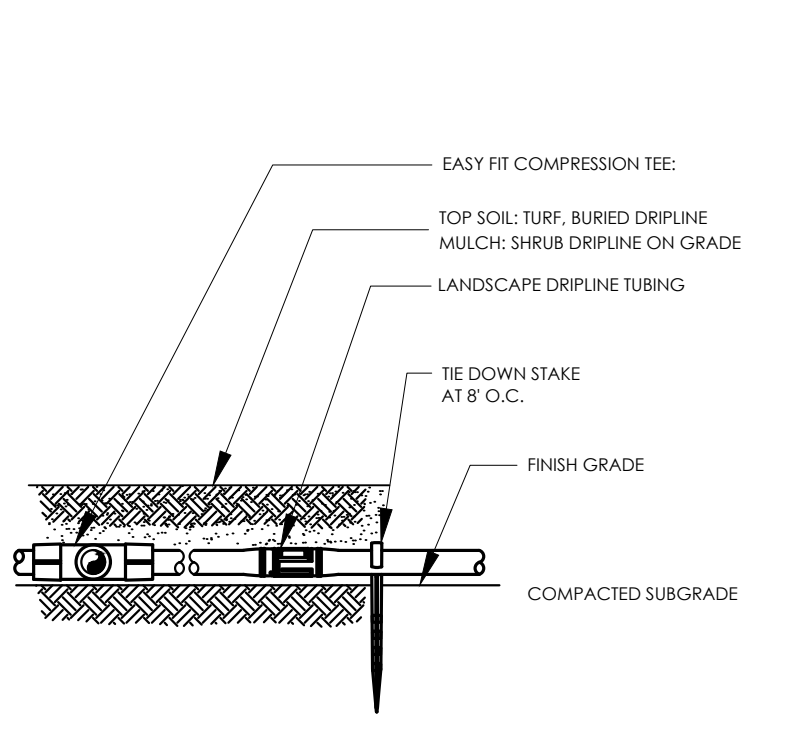
J | ROOT BALL WATERING SYSTEM

K | ROOT WATERING SYSTEM

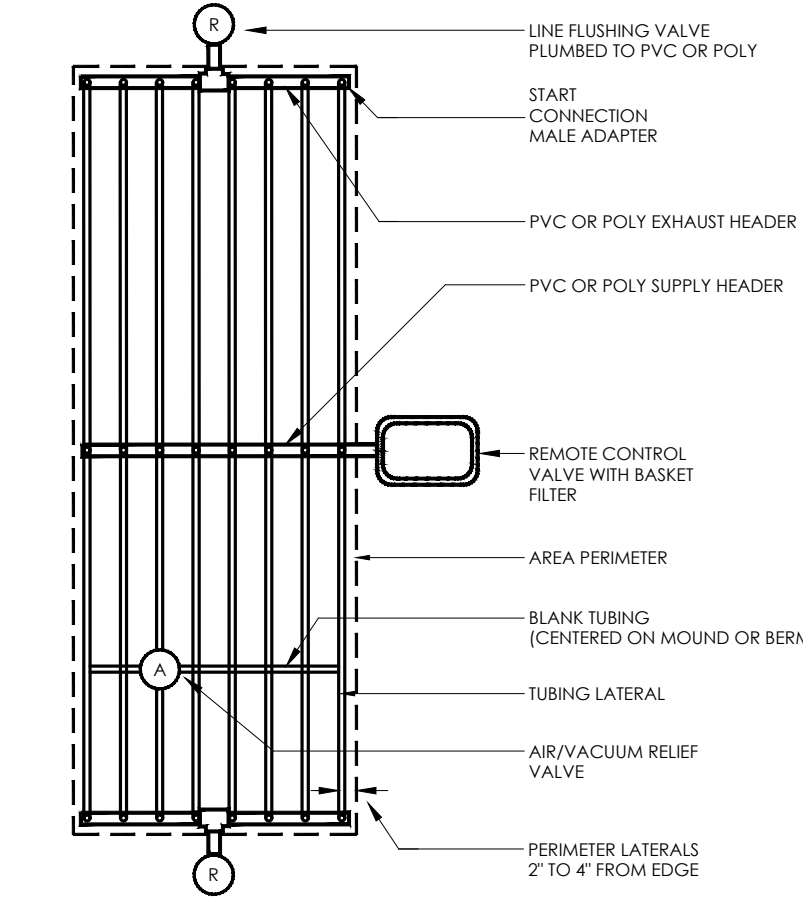
L | AUTOMATIC CONTROLLER WALL MOUNT

M | WIRELESS WEATHER SENSOR LOCATION

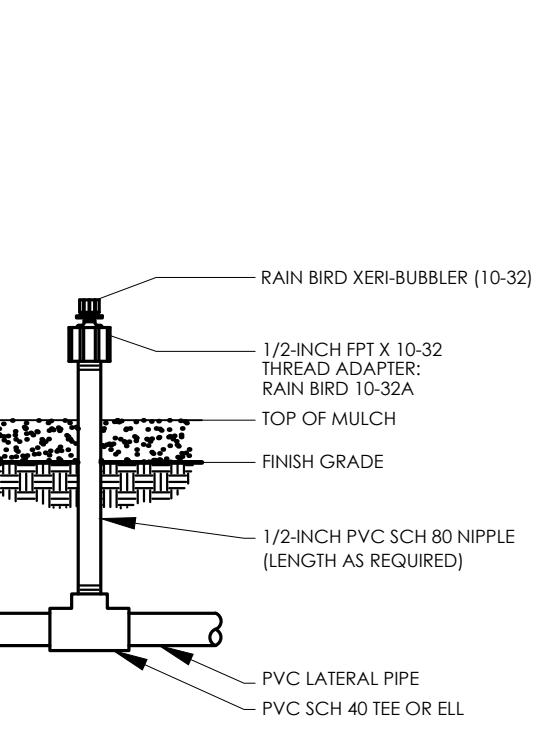
N | MULTI-OUTLET DRIP MANIFOLD IN VALVE BOX



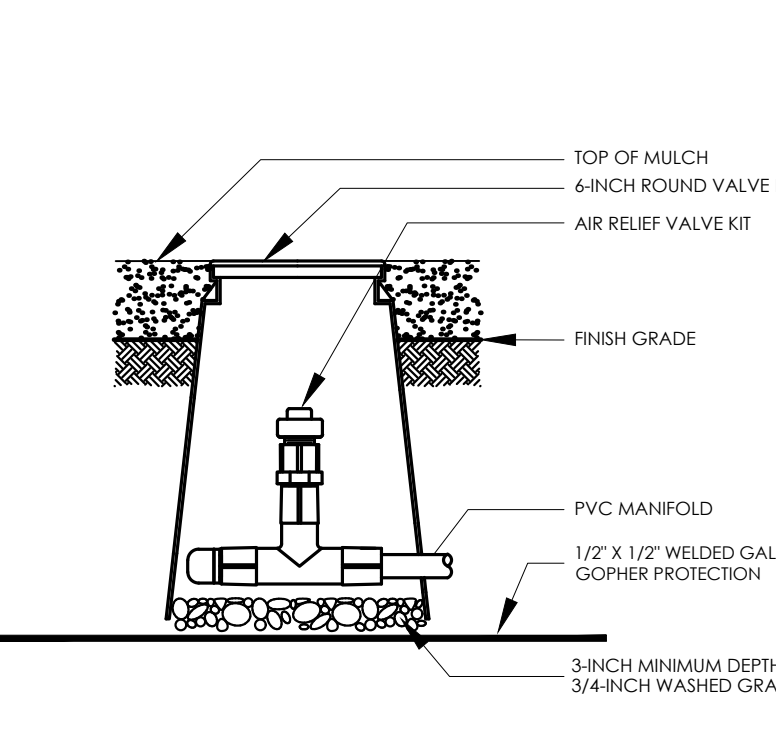
O | DRIPLINE ON GRADE



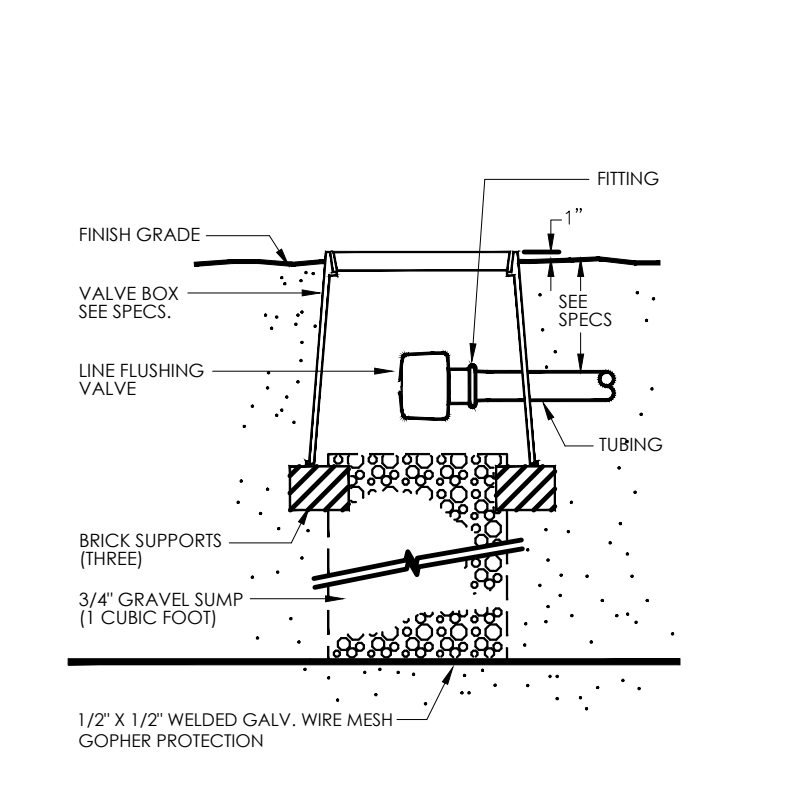
P | DRIPLINE CENTER FEED LAYOUT



Q | EMITTER ON A SCH 80 RISER / VINE



R | AIR RELIEF VALVE IN KIT



S | LINE FLUSHING VALVE

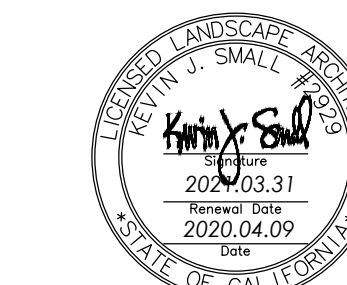
SCREENING IRRIGATION DETAILS

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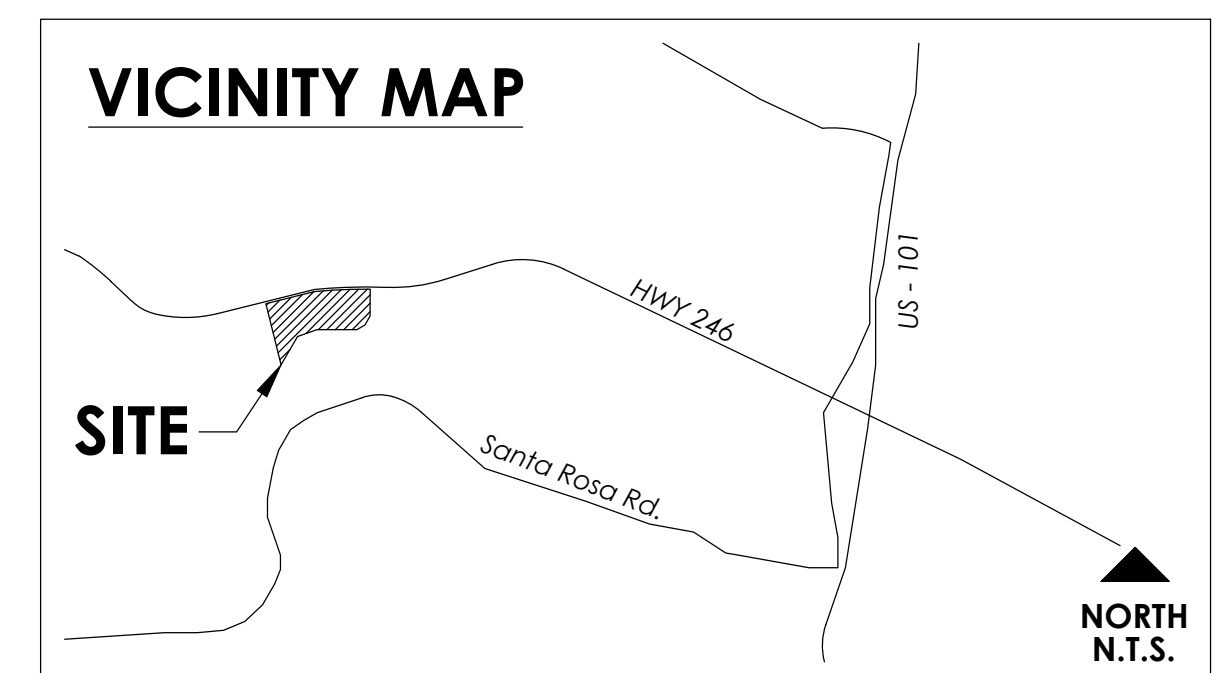
larry lewis
irrigation consultant
landscape architect #9068
ph: 909.337.9733



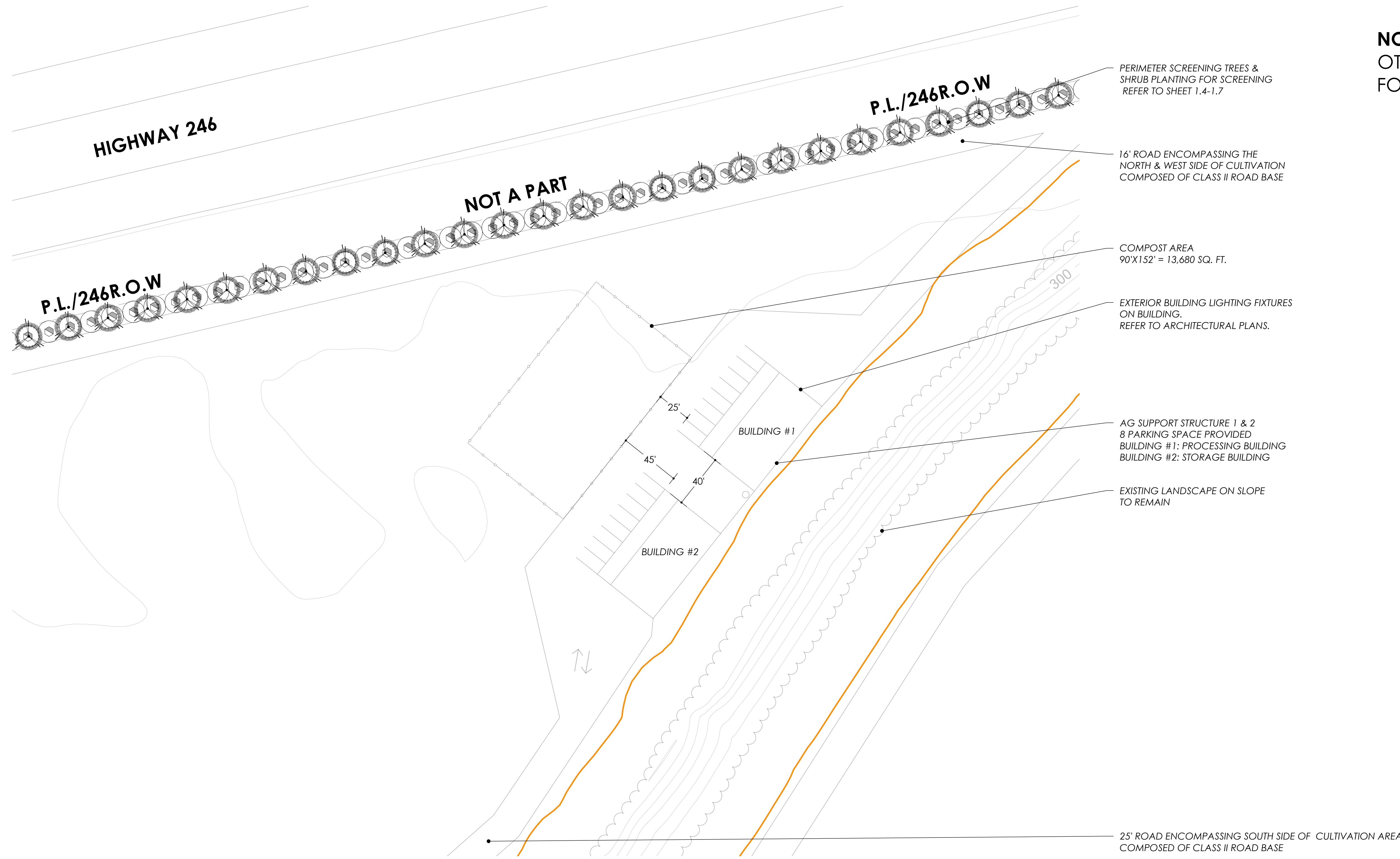
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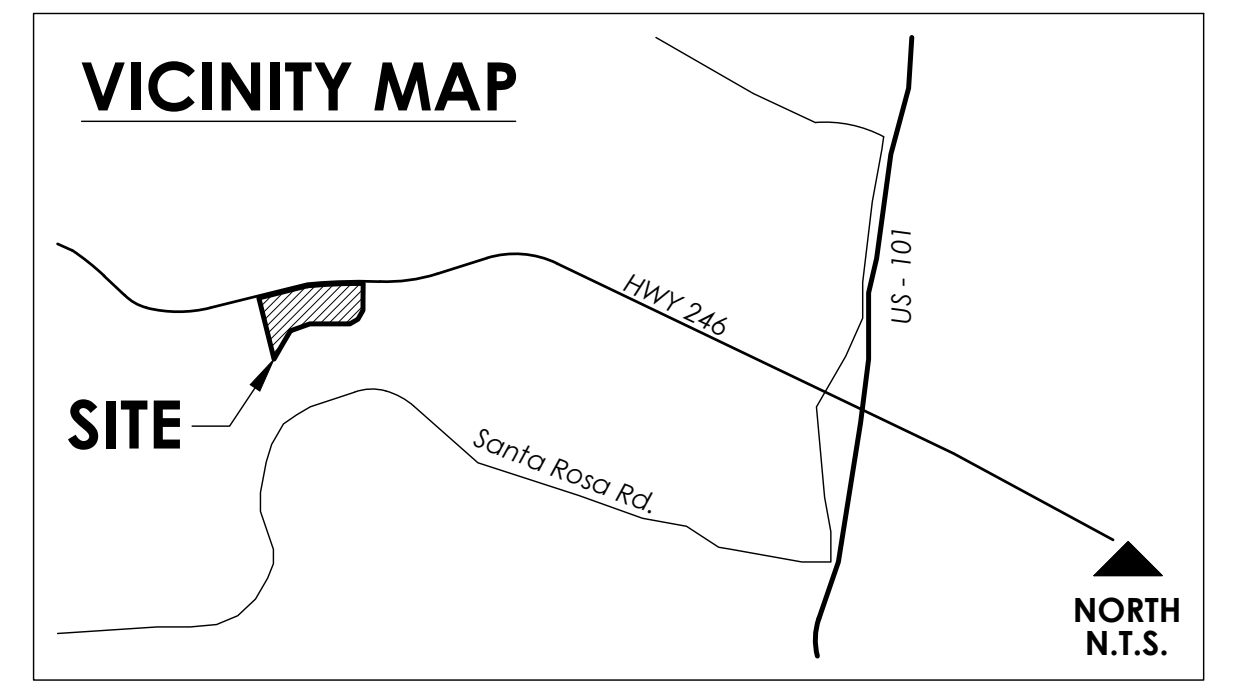
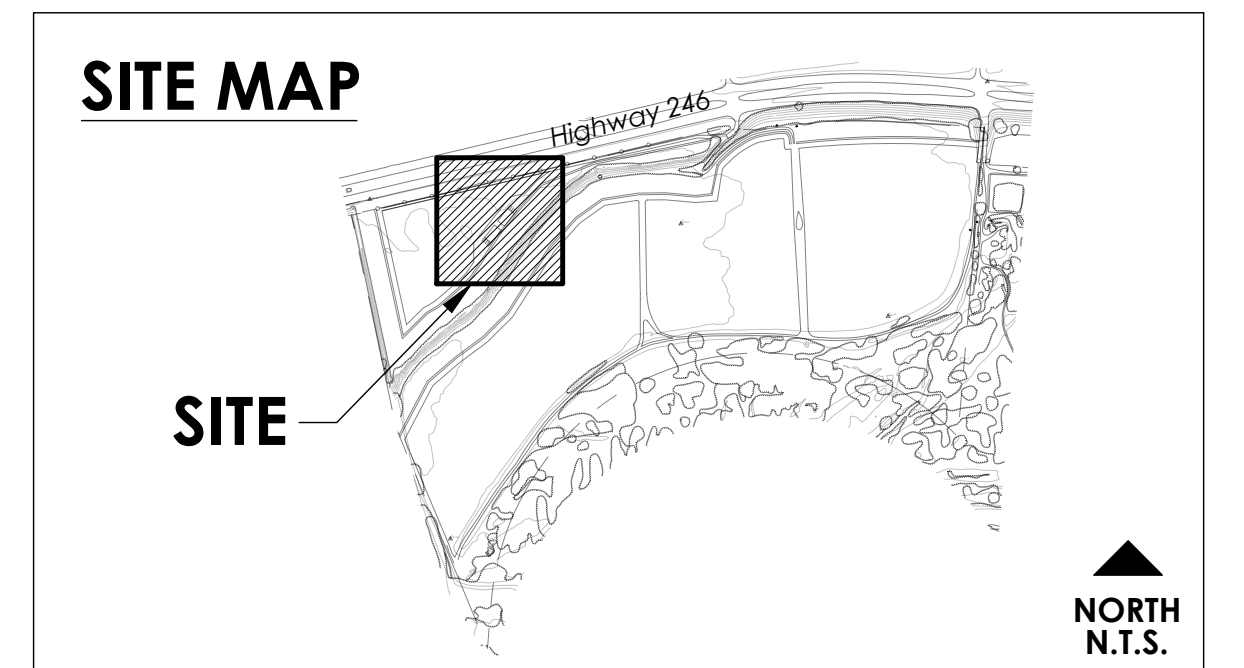
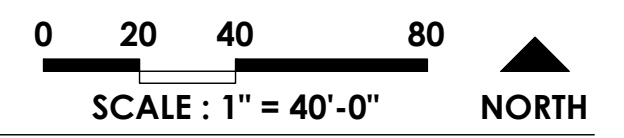
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NOTE: STEEL AG SUPPORT STRUCTURE BY OTHER. REFERENCE STRUCTURE SHEETS FOR MORE INFO.



AG SUPPORT STRUCTURE - ENLARGEMENT



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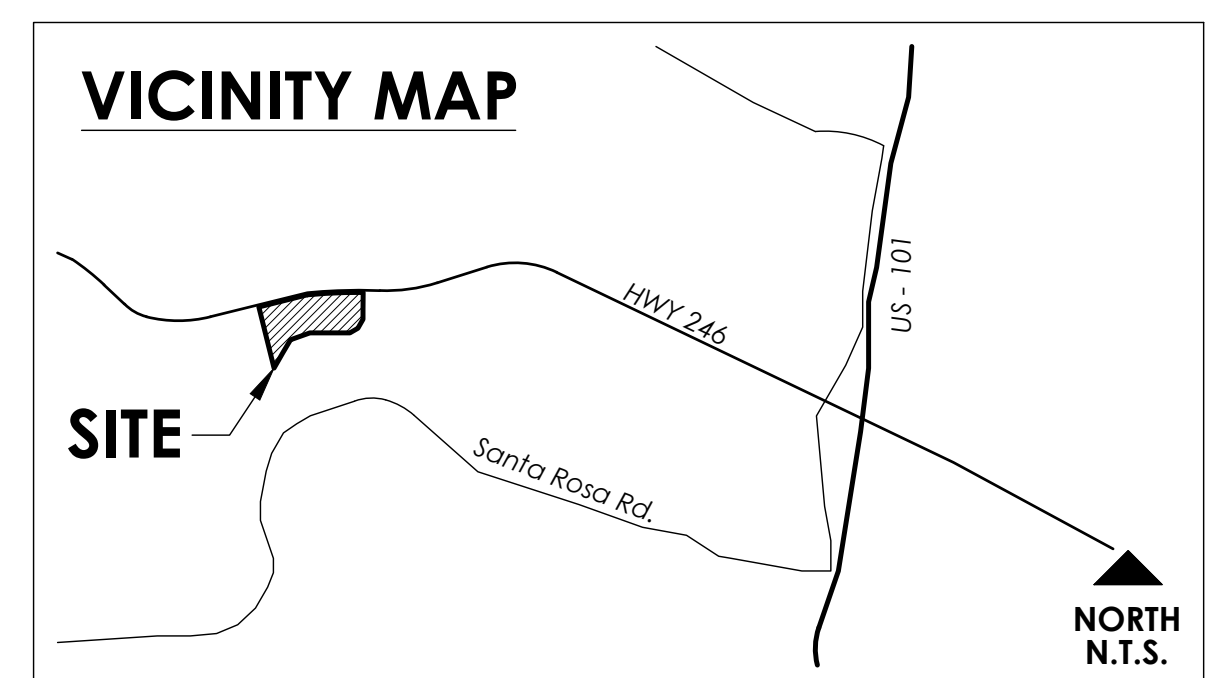
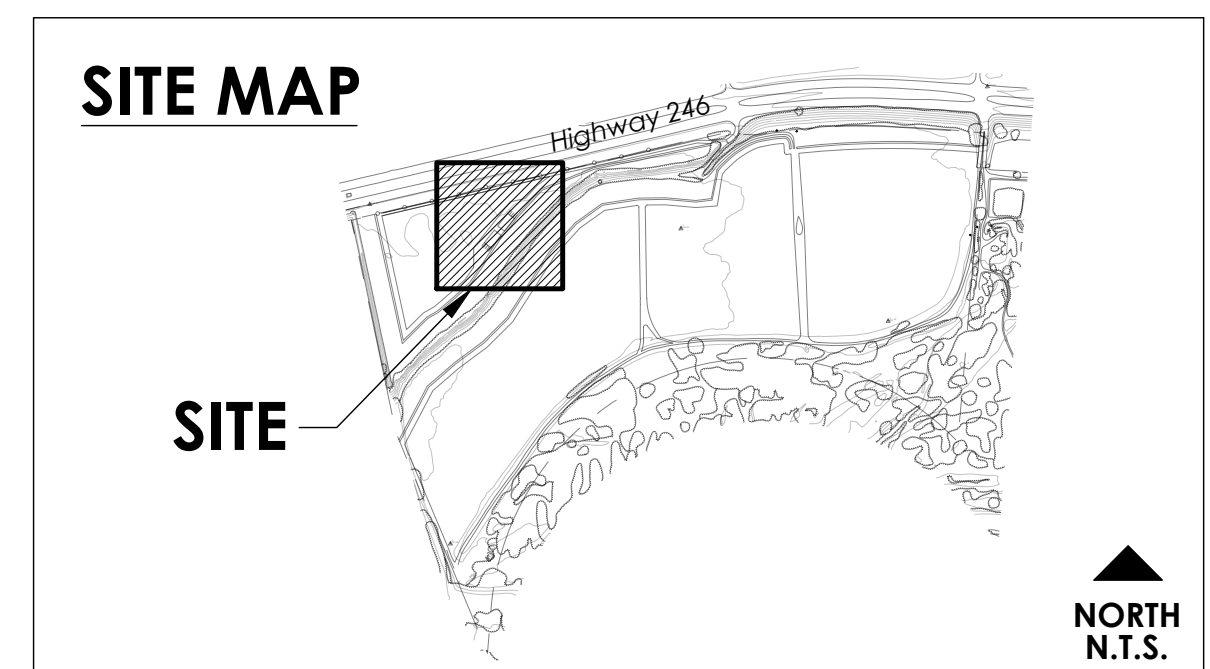


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□ BUILDING PERSPECTIVE

SCALE : N.T.S.



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www.byers-scientific.com



KEY FEATURES:

- Patent-pending Uniform Vapor-Distribution Technology ensures that a consistent and controllable level of product is dispersed via the perimeter piping
- Remote monitoring 24/7 by Byers Scientific staff on status of all machine operating parameters
- Rugged weather resistant enclosure capable of withstanding prolonged exposure to wind, rain and other elements
- UL Listed control panel is designed for site specific electrical requirements (e.g. 480 VAC, 3 Phase)
- Air filter replacement can be done safely from outside, no need to open/unlock door
- Product reservoir tank provides up to three weeks of uninterrupted operation before needing refill
- Key personnel receive email/SMS text notifications alerting of machine needs such as low tank level or air filter replacement
- Operational data are logged to provide evidence of compliance to local/state/federal agencies
- Optional weather station fully integrated with SCADA system available
- Utilizes Ecosorb® 607, a proprietary blend from OMI Industries that is specifically formulated for use in BS&M equipment
- Each system is custom designed and engineered for a client's site-specific characteristics
- Interior access via lockable 120-degree angle, gas assisted door for general machine maintenance such as product tank filling

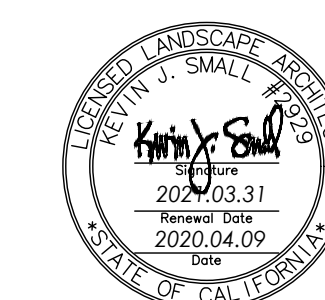
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ODOR ABATEMENT SYSTEM

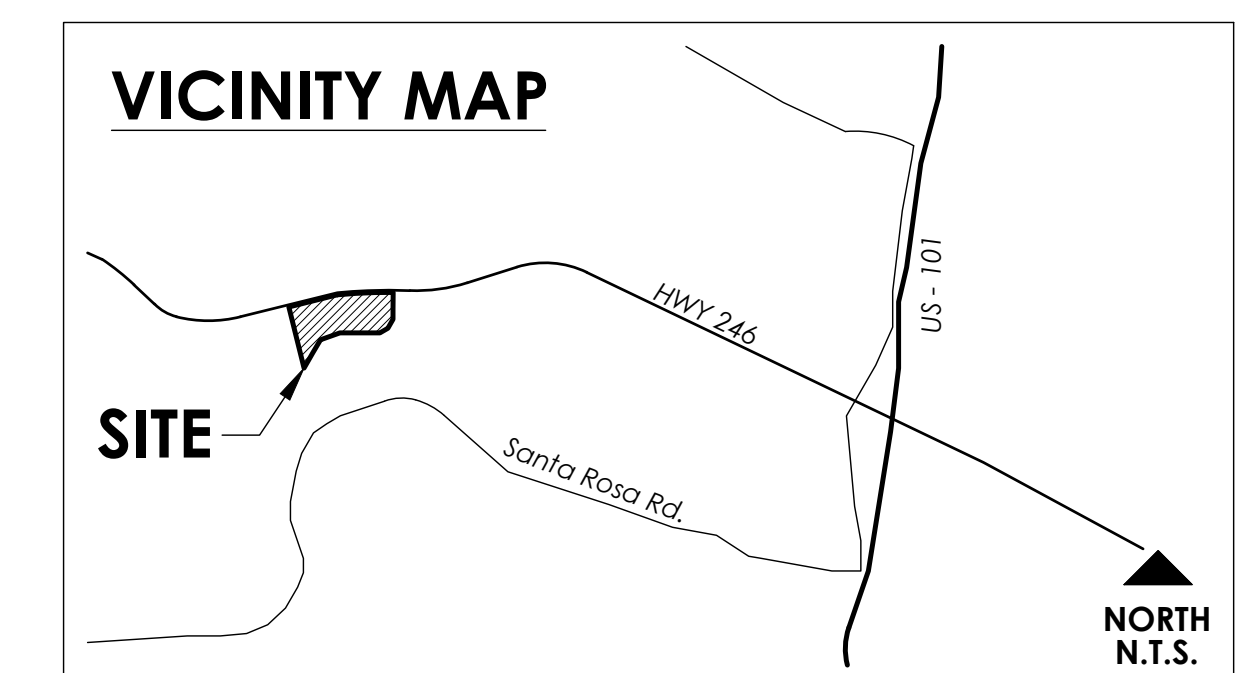
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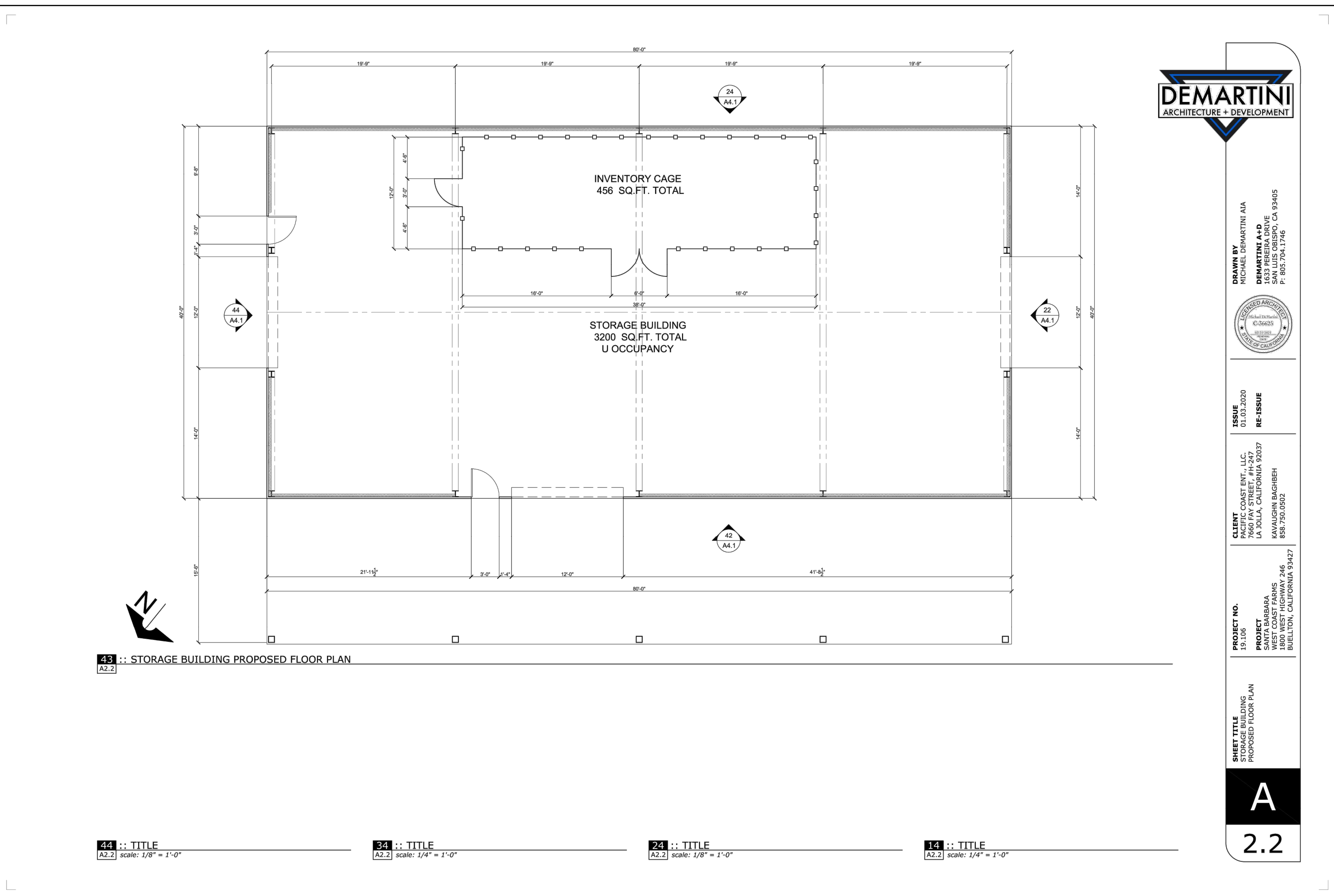
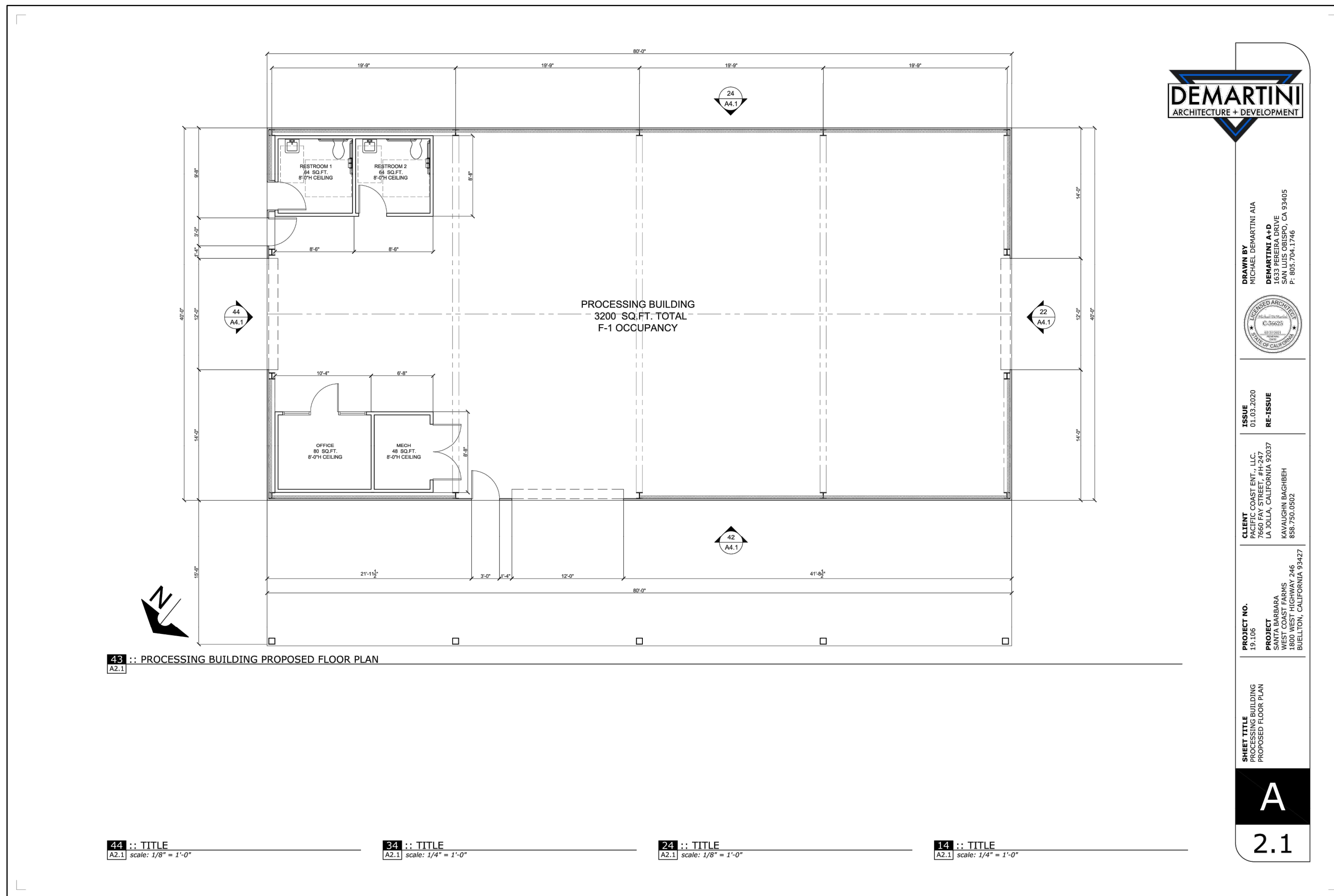
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NOISE PLAN

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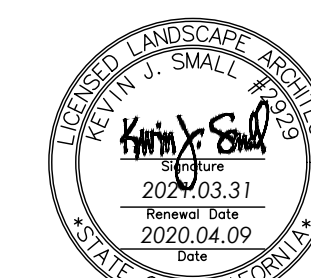
NOTE: THE NOISE PLAN SHALL DEMONSTRATE COMPLIANCE WITH THE FOLLOWING STANDARDS:

- a. BUILDING SHALL BE ADEQUATELY SOUNDPROOF SO THAT INTERIOR NOISE SHALL NOT EXCEED 65 DECIBELS BEYOND THE PROPERTY. THE PLAN SHALL IDENTIFY NOISE-GENERATING EQUIPMENT THAT WILL BE USED AND THE NOISE LEVEL ASSOCIATED WITH EACH.
- b. ENVIRONMENTAL CONTROL SYSTEMS SHALL BE LOCATED AND/OR SHIELDED TO AVOID GENERATING NOISE LEVELS ABOVE 65 DECIBELS HEARD BY SENSITIVE RECEPTORS, IN COMPLIANCE WITH THE SANTA BARBARA COUNTY NOISE ELEMENT.
- c. N/A
- d. THE COMBINED DECIBEL LEVEL FOR ALL NOISE SOURCES, AS MEASURED AT THE PROPERTY LINE OF THE LOT ON WHICH CANNABIS ACTIVITY IS LOCATED, SHALL NOT EXCEED 65 DECIBELS.
- e. THE USE OF GENERATORS FOR CULTIVATION IS PROHIBITED, EXCEPT FOR TEMPORARY USE IN THE EVENT OF A POWER OUTAGE OR EMERGENCY. THE NOISE PRODUCED BY A GENERATOR SHALL NOT BE AUDIBLE BY HUMANS FROM NEIGHBORING RESIDENCES.

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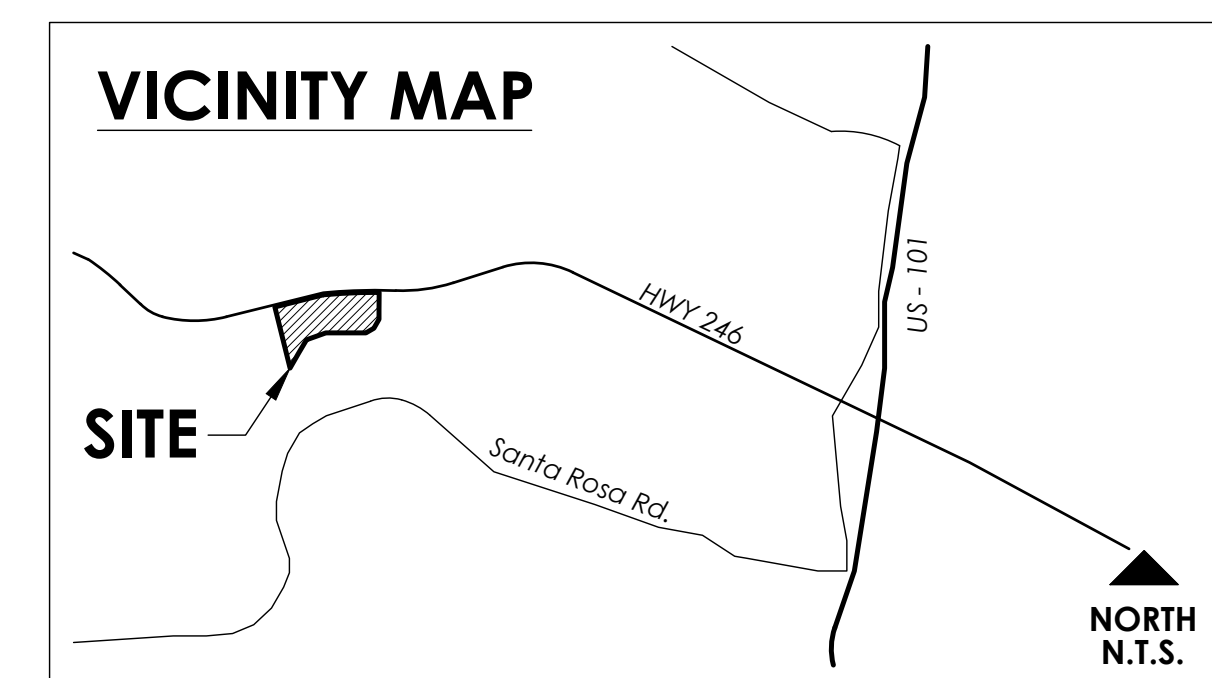
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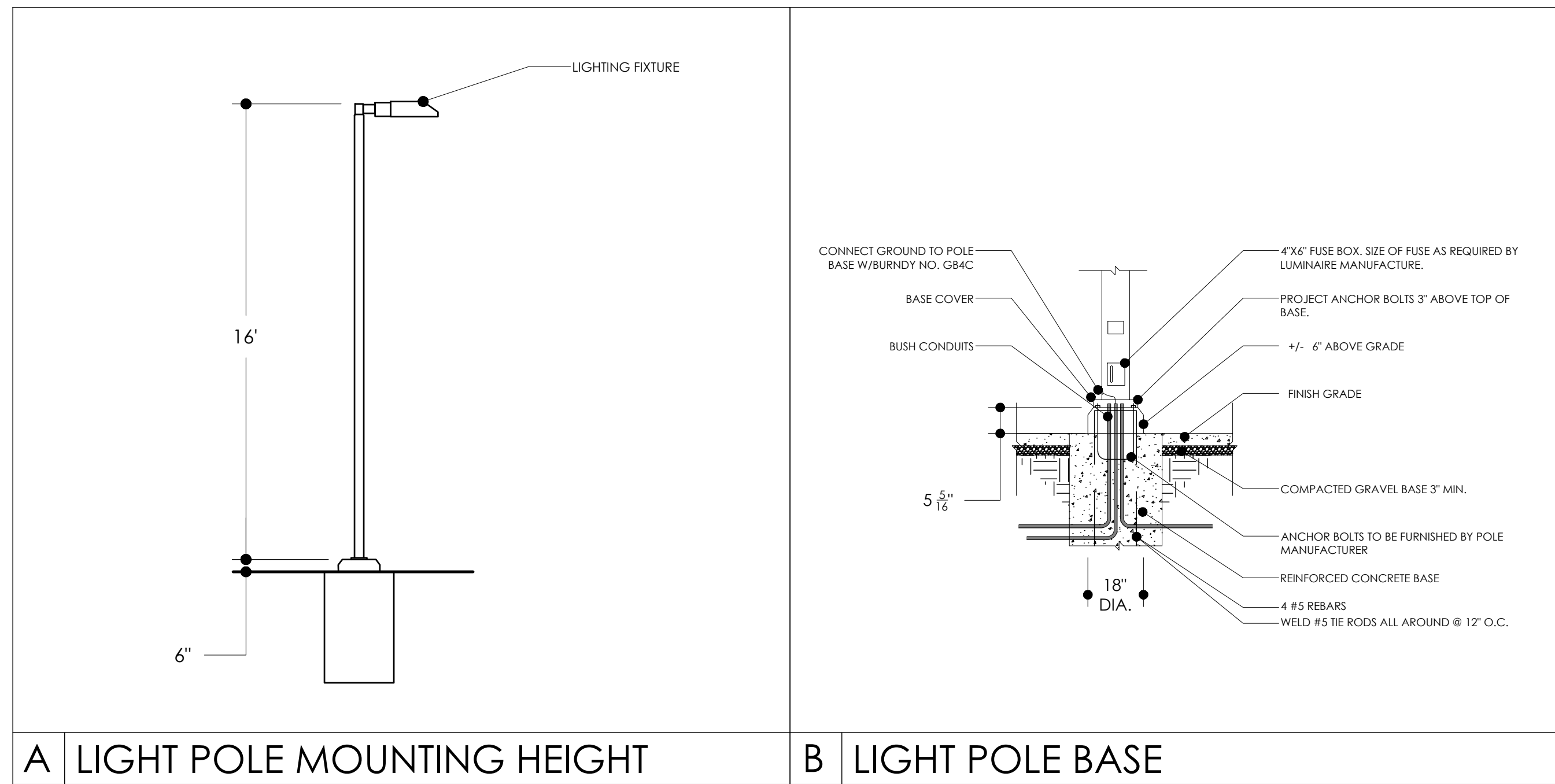


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A LIGHT POLE MOUNTING HEIGHT

B LIGHT POLE BASE

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ET₀): 45.6
 Project: 1800 W Highway 246, Buellton CA

Hydrozone # /Planting Description a	Plant Factor (PF)	Irrigation Method b	Irrigation Efficiency (IE) c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Water Use (ETWU) e	Total
Regular Landscape Areas								
Very Low	0.1	drip	0.81	0.12	-	-	-	-
Low - Screening	0.2	drip	0.81	0.25	63,202.00	15,605.43	441,196.78	-
Low	0.3	drip	0.81	0.37	-	-	-	-
Medium	0.5	drip	0.81	0.62	-	-	-	-
Non-irrigated	0	-	0.81	-	707,460.00	-	-	-
Totals					770,662.00	15,605.4	441,196.8	-
Special Landscape Areas								
Irrigated Crop				1.0	2,285,972.0	2,285,972.00	64,629,000.4	-
Totals					2,285,972.0	2,285,972.0	64,629,000.4	-
ETWU Total							65,070,197.2	-
Maximum Allowed Water Allowance (MAWA)							45,350,620.4	-

- a Hydrozone #/Planting Description
 E.g. 1.) front lawn
 2.) medium water use planting
- b Irrigation Method
 overhead spray
 or drip
- c Irrigation Efficiency
 0.75 for spray head
 0.81 for drip
- d ETWU (Annual Gallons Required)
 = Eto x 0.62 x ETAF x Area
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.
- e MAWA (Annual Gallons Allowed)
 = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations:
 Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas		Regular	
Total ETAF x Area (B+d)	2,301,577.43	Total ETAF x Area (B)	15,605.43
Total Area (A+c)	3,056,634.00	Total Area (A)	770,662.00
Sitewide ETAF (B+d) ÷ (A+c)	0.75	Average ETAF (B ÷ A)	0.02

LANDSCAPE AREA CALCS. FOR WATER USE ESTIMATE

1800 W Highway 246
 2/21/2020

Total area of Site (72.78 ac)	3,170,297	Sq. ft.
Landscape Screening	63,202	Sq. ft.
Cultivated area	2,183,326	Sq. ft.
20% of site built out with roads structures etc.	2,462,837	Sq. ft.
Balance of site undeveloped (non-irrigated)	707,460	Sq. ft.

Water source is by private on site well. Water use is an estimate based on information currently available

The free Adobe Reader may be used to view and complete this form. However, software must be purchased to complete, save, and raise a saved form.

File Original with DVR

State of California
 Well Completion Report
 No. e0263528

Page 1 of 1
 Owner's Well Number 4
 Date Work Began 03/13/2015
 Local Permit Agency Santa Barbara County Health Department
 Permit Number WP447

State Well Number/Site Number
 No. e0263528
 Date Work Ended
 Permit Date 3/16/15

Well Owner
 Name Cambell Ranches
 Mailing Address P.O. Box 625
 City Lompoc State CA Zip 93438

Well Location
 Address 1810 W Hwy 246
 City Buellton County Santa Barbara
 Latitude 34 37 13 N Longitude 120 14 24 W
 Datum Dec. List. Dec. Long.
 APN Book 099 Page 240 Parcel 087
 Township Range Section

Location Sketch
 (Sketch must be drawn by hand after form is printed)

Activity
 New Well
 Modification/Repair
 Deepen
 Other
 Destroy

Planned Uses
 Water Supply
 Domestic
 Public
 Irrigation
 Industrial
 Cathodic Protection
 Dewatering
 Heat Exchange
 Injection
 Monitoring
 Remediation
 Sparging
 Test Well
 Vapor Extraction
 Other

Water Level and Yield of Completed Well
 Depth to first water (Feet below surface)
 Depth to Static Water Level 12 (Feet) Date Measured 03/31/2015
 Estimated Yield 850 (GPM) Test Type
 Test Length 4.0 (Hours) Total Drawdown 92 (Feet)
 May not be representative of a well's long term yield.

Casings						Annular Material				
Depth from Surface (Feet)	Borehole Diameter (Inches)	Type	Material	Wall Thickness (Inches)	Outside Diameter (Inches)	Screen Type	Slot Size (Inches)	Depth from Surface (Feet)	Fill	Description
0	30	18	Blank	PVC	SDR21 10.6			0	25	Concrete
30	240	18	Screen	PVC	SDR21 10.6	Screen	0.040	25	250	Sand #12
240	250	18	Blank	PVC	SDR21 10.6					

Attachments
 Geologic Log
 Well Construction Diagram
 Geophysical Logs
 Soil/Water Chemical Analyses
 Other

Certification Statement
 I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.
 Name J. A. Plaine
 Person, Firm or Corporation
 123 Industrial Way Buellton CA 93427
 State CA
 Signed Date 4/20/15
 C-57 License Number 577455
 Date Signed C-57 License Number

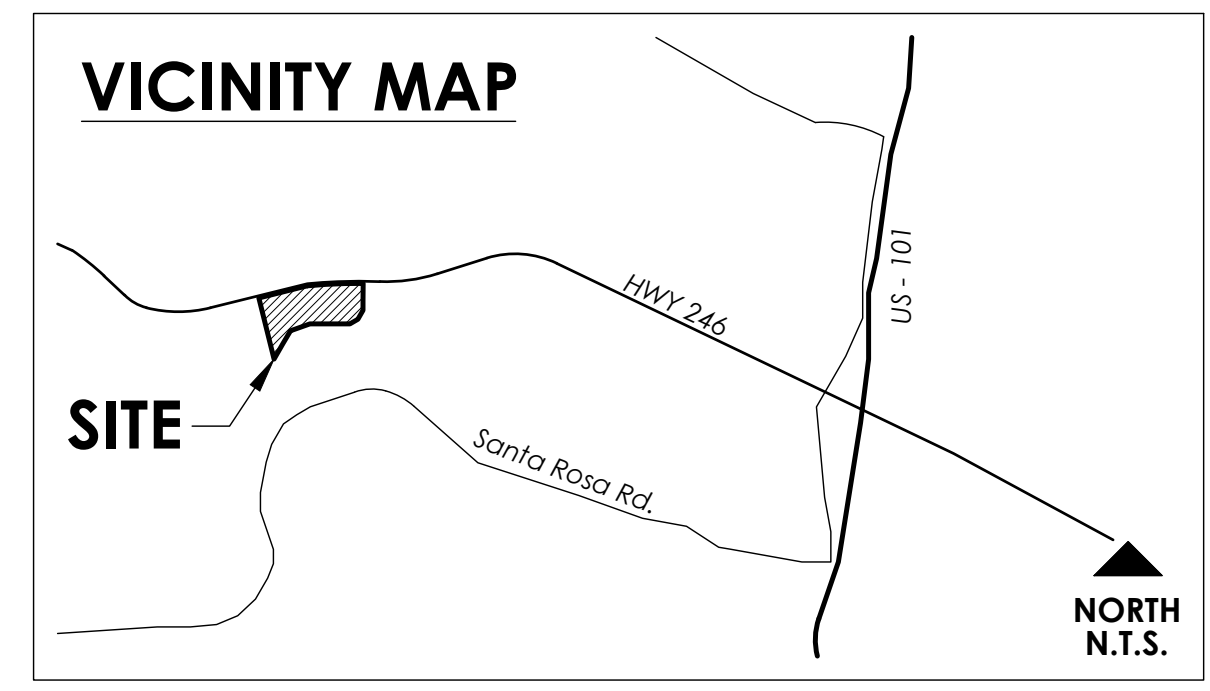
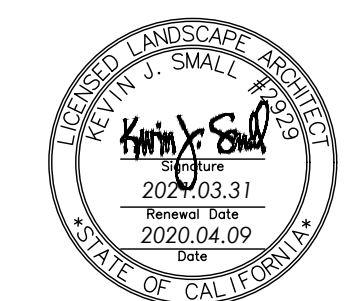
\\Kevin\1\Drawing File\Higgins Land\SB West Coast Farm\Construction\SB West Coast.dwg, 4/9/2020 5:01:50 PM, DWG To PDF.pcl

DETAILS & NOTES

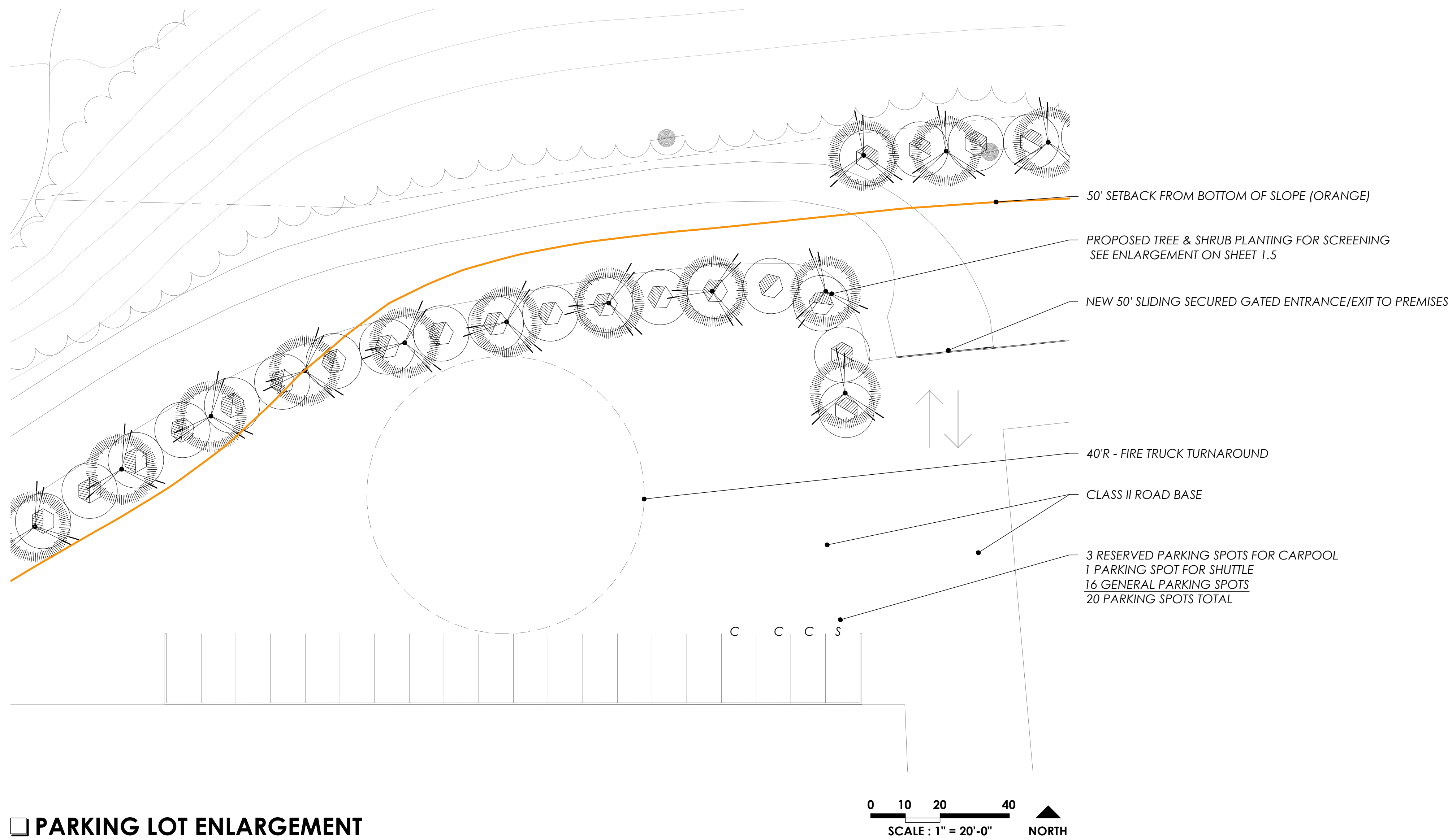
SANTA BARBARA WEST COAST FARMS, LLC.

1800 WEST HIGHWAY 246 // BUELLTON, CALIFORNIA 93427

SHEET 1.12



2020.04.09



PARKING LOT ENLARGEMENT

TRANSPORTATION ROUTE NOTES:

ALL TRAFFIC LEAVES AND ARRIVES VIA A DRIVEWAY CONNECTED DIRECTLY TO CA-246

GENERAL NOTES:

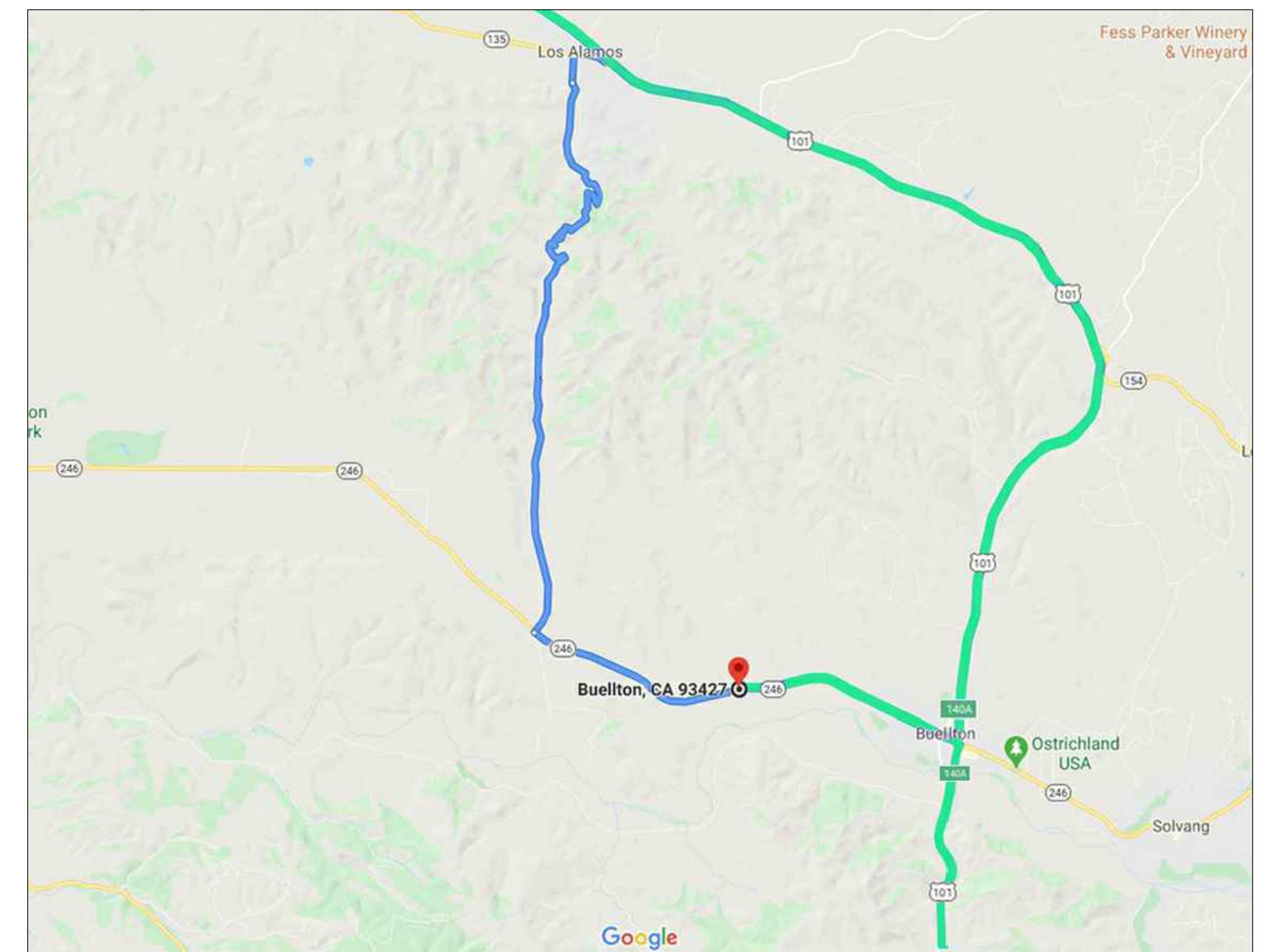
1. LOT LOCATION
 - 1.1. TWO PARKING AREAS ON SITE CONSTRUCTED WITH CLASS II ROAD BASE
 - 1.2. ONE MAIN PARKING LOT WITH 20 PARKING SPOTS, 3 RESERVED FOR CARPOOL, ONE FOR SHUTTLE PARKING
 - 1.3. ONE ADDITIONAL PARKING AREA NEAR ACCESSORY STRUCTURES WITH 8 PARKING SPOTS
2. TOTAL NUMBER OF EMPLOYEES
 - 2.1. 10 FULL TIME CULTIVATION STAFF ON SITE DURING CULTIVATION SEASON
 - 2.2. ADDITIONAL 10-20 TEMP LABORERS BROUGHT IN FOR TRANSPLANTING, HARVESTING, & PROCESSING ACTIVITIES
3. HOURS OF OPERATION
 - 3.1. 6:00 AM - 3:00 PM DAILY
4. TRIP ORIGINS & DESTINATIONS
 - 4.1. LABOR COMES FROM SURROUNDING AREAS VIA CA-246
 - 4.2. HARVESTED CANNABIS PROCESSED ON-SITE THEN SENT TO CA TYPE-7 VOLATILE MANUFACTURING FACILITY IN SAN DIEGO VIA US-101 AND I-5 SOUTH.
5. VEHICLE USAGE
 - 5.1. DURING HARVEST SEASON, ONE VEHICLE PER DAY SHALL BE USED FOR TRANSPORTING CANNABIS
 - 5.2. VEHICLE SIZE RANGING FROM A SPRINTER TO FULL-SIZE TRUCK (40-FOOT CONEX)

TRANSPORTATION DEMAND MANAGEMENT PLAN

SANTA BARBARA WEST COAST FARMS, LLC.

1800 WEST HIGHWAY 246 // BUELLTON, CALIFORNIA 93427

SHEET 1.13

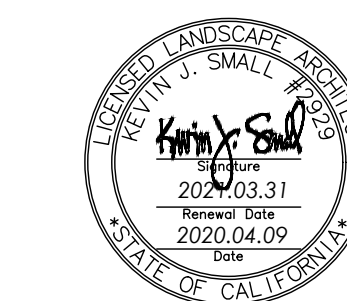


TRANSPORTATION ROUTE MAP

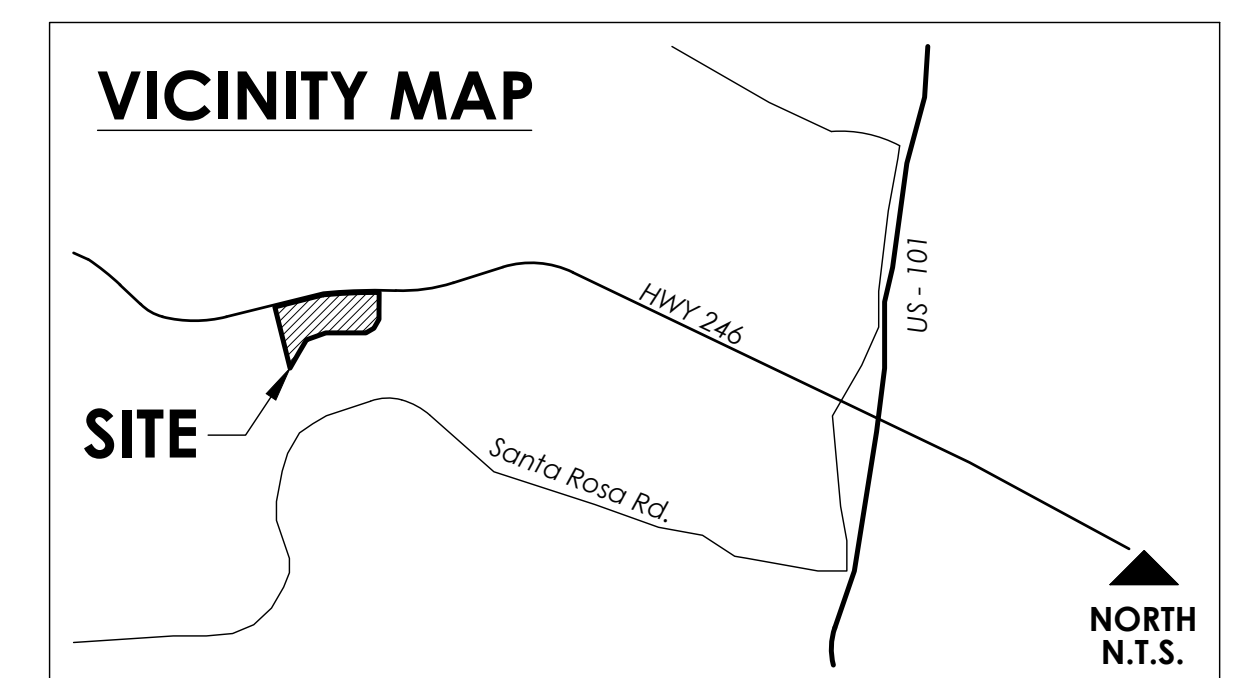


TRANSPORTATION ROUTE NOTES:

1. ROUTE 1 (GREEN) -
 - 1.1. TRAFFIC DEPARTS FROM PROJECT SITE VIA DRIVEWAY DIRECTLY CONNECTED TO CA-246. TRAFFIC SHALL TRAVEL EAST ON CA-246, THEN MERGE NORTH OR SOUTH ONTO U.S.-101.
 - 1.2. TRAFFIC ARRIVES TO PROJECT SITE VIA DRIVEWAY DIRECTLY CONNECTED TO CA-246. TRAFFIC SHALL EXIT U.S.-101, THEN HEAD WEST ON CA-246, THEN SOUTH ONTO DRIVEWAY.
2. ROUTE 2 (BLUE) -
 - 2.1. TRAFFIC DEPARTS FROM PROJECT SITE VIA DRIVEWAY DIRECTLY CONNECTED TO CA-246. TRAFFIC SHALL TRAVEL WEST ON CA-246, THEN NORTH ON DRUM CANYON ROAD, AND THEN EAST ON CA-135 MERGING ONTO U.S.-101.
 - 2.2. TRAFFIC ARRIVES TO PROJECT SITE VIA DRIVEWAY DIRECTLY CONNECTED TO CA-246. TRAFFIC SHALL EXIT U.S.-101, THEN HEAD WEST ON CA-135, THEN SOUTH ON DRUM CANYON ROAD, AND THEN EAST ON CA-246.



PLEINAIRE
DESIGN GROUP
3201 Lightening St., Suite 201 // Santa Maria, CA 93455
805.340.9695 // www.pleinaire.com
2020.04.09



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