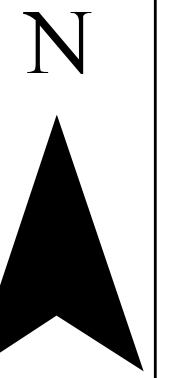


Site Transportation Management Plan Map

Santa Rita Valley AG
Site Transportation Management Plan
 7680 W Hwy 246
 Buellton, CA
 APN: 099-230-012
 Owner: Sebastiano Sterpa



Transportation Information

Access to 7680 West Highway 246 (APN: 099-230-012) is by means of an encroachment from an unnamed private road at the northwest corner of the property. The unnamed road connects to Highway 246. Both to the east and west the highway passes through Existing Developed Rural Neighborhood - (EDRN). Access for cultivation activities is available by way of Drum Canyon Road.

Employee and Worker Information

Due to the relatively small area to be cultivated, approximately 30 acres, a limited number of agricultural workers will access the site. During harvest periods of approximately 3 weeks the workforce required is between 40-50 people with 4-5 required for other times. It is expected that the number of workers will be reduced from historic worker numbers used in previous cultivations associated with row crop cultivations. A strawberry field requires 2-3 workers per acre with harvesting occurring 2-3 times a week during harvest. Tomato yield is 30,360 pounds per acre. Strawberry yield is 57,000 pounds per acre. Applicant will grow 3,600 plants per acre and anticipates a yield of 8,100 pounds per acre. Additionally, harvest for berries is generally spread over 7 months with crews required throughout. Harvest for cannabis is expected to take place only two to three times a year and requires far fewer workers. In addition to the agricultural workers 2-3 security personnel will monitor the property. Unlike the agricultural workers who will work daylight hours, security will work by 24 hour coverage for approximately 2 months prior to harvest and during harvest.

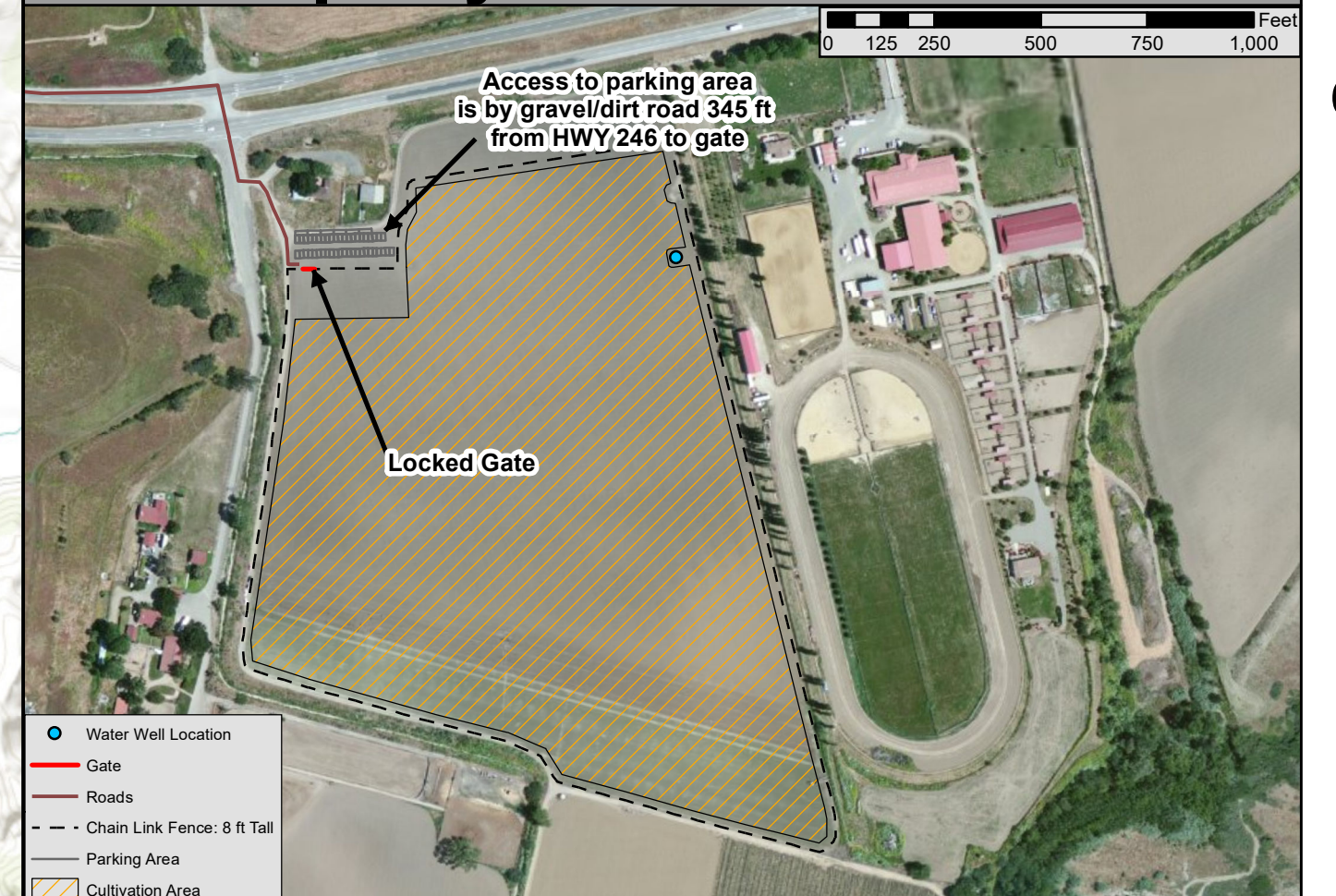
Expected Normal Hours of Operation: 6 AM - 6 PM
 Expected Harvest Hours of Operation: 6 AM - 6 PM

Parking Information

A paved parking area, with road base geogrid pavers, approximately 44 spaces and 6 vanpool spaces, will be provided outside the fenced area. During harvest, workers will be transported to the site by van pool. Limited parking will be allowed inside the fenced area - approximately 10 spaces and 3 vanpool spaces. Inside the parking area will also be paved with road base geogrid pavers.

Workers who elect to bicycle to work will be allowed to store bicycles inside the fenced area. Employees, contractors, or consultants will receive an incentive such as, bonus pay, to carpool. The driveway from the front gate is 10' wide or greater with road base geogrid pavers. The driveway from the existing asphalt to the parking and loading area outside the gate will also be paved with road base geogrid pavers

Property Detail

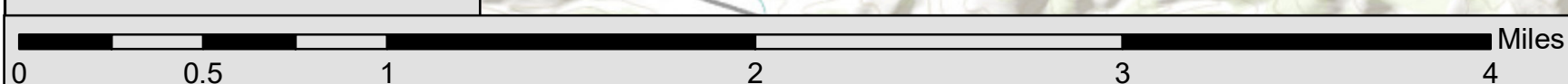


Drum Canyon Rd to Los Alamos
 10 Miles

HWY 246 to City of Lompoc
 12.3 Miles

HWY 246 to Drum Canyon Rd
 2.3 Miles

- Roads
- Cultivation Area
- Lompoc City Limits



Santa Rita Valley AG, Site Transportation Management Plan
 7680 W Hwy 246, Buellton, CA