

## Villalobos, David

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**From:** Mcroberts, Ingrid@DOT <Ingrid.Mcroberts@dot.ca.gov>  
**Sent:** Wednesday, June 3, 2020 9:35 AM  
**To:** Peterson, Stephen  
**Cc:** Lehr, Kathryn  
**Subject:** Re: Castlerock Family Farms (2200 W Hwy 246, Buellton, CA) - Caltrans Review

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

Hello Stephen,

Thank you for the opportunity to review the updated STDMP which includes updated information on the average daily trips (ADT) for employees and ag production trips. These trips appear to be consistent with other similar cannabis projects. Based on the information provided to us as of June 2, 2020, Caltrans has no conditions for the project. If the project or property use significantly changes in the future Caltrans will reassess whether conditions are needed at that time. Please refer to my previous email dated March 20, 2020 for other comments.

Caltrans appreciates the opportunity to review and comment on the Castlerock Family Farm Cannabis Cultivation Project. We look forward to continued coordination with the County on this and similar projects. If you have any questions, or need further clarification on the items discussed above please let me know.

Thank you,  
Ingrid McRoberts  
Associate Transportation Planner  
IGR-Santa Barbara County  
District 5 ATP Project Lead  
Caltrans, District 5  
(805) 549-3131

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**From:** Peterson, Stephen <speterson@co.santa-barbara.ca.us>  
**Sent:** Tuesday, June 2, 2020 11:35 AM  
**To:** Mcroberts, Ingrid@DOT <Ingrid.Mcroberts@dot.ca.gov>  
**Subject:** RE: Castlerock Family Farms (2200 W Hwy 246, Buellton, CA) - Caltrans Review

**EXTERNAL EMAIL.** Links/attachments may not be safe.

Hi Ingrid,

Just wanted to check in and see if you could provide us with a condition/or no conditions letter(or email is fine too) for the Castlerock project. Our staff report will be finalized on Friday of this week. I'd like to include any comments or conditions you have into the document.

I've again attached the Project Plans which include the updated STDMP on Sheet 8.

Thank you very much,

Stephen

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**From:** Peterson, Stephen  
**Sent:** Friday, May 22, 2020 10:27 AM  
**To:** 'Mcroberts, Ingrid@DOT' <Ingrid.Mcroberts@dot.ca.gov>  
**Subject:** RE: Castlerock Family Farms (2200 W Hwy 246, Buellton, CA) - Caltrans Review

Hi Ingrid,

Sheet 8 of this plan set features an updated STDMP that has more complete ADT projections.

Thank you!

Stephen

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**From:** Mcroberts, Ingrid@DOT <[Ingrid.Mcroberts@dot.ca.gov](mailto:Ingrid.Mcroberts@dot.ca.gov)>  
**Sent:** Friday, May 22, 2020 9:26 AM  
**To:** Peterson, Stephen <[speterson@co.santa-barbara.ca.us](mailto:speterson@co.santa-barbara.ca.us)>  
**Subject:** Re: Castlerock Family Farms (2200 W Hwy 246, Buellton, CA) - Caltrans Review

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Hello Stephen,

Have you received any updated plans that reflect the daily trips (ADT) other than my email?

I ask the ADT question because I recently noted projects have a wide range of ADT's. Has the applicant based the ADT's on their plan data, or are they just using my assumption?

Thank you,  
Ingrid McRoberts  
Associate Transportation Planner  
IGR-Santa Barbara County  
District 5 ATP Project Lead  
Caltrans, District 5  
(805) 549-3131

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**From:** Peterson, Stephen <[speterson@co.santa-barbara.ca.us](mailto:speterson@co.santa-barbara.ca.us)>  
**Sent:** Thursday, May 21, 2020 4:58 PM  
**To:** TROY WHITE <[twhite@twlandplan.com](mailto:twhite@twlandplan.com)>; Mcroberts, Ingrid@DOT <[Ingrid.Mcroberts@dot.ca.gov](mailto:Ingrid.Mcroberts@dot.ca.gov)>  
**Cc:** Lehr, Kathryn <[klehr@co.santa-barbara.ca.us](mailto:klehr@co.santa-barbara.ca.us)>  
**Subject:** RE: Castlerock Family Farms (2200 W Hwy 246, Buellton, CA) - Caltrans Review

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Hi Ingrid,

We are taking the Castlerock Cannabis Project to the Planning Commission on June 24 and are preparing the Staff Report now. I just wanted to follow up and see if we should be expecting any further comments from Caltrans on this one. I

provided the STDMP to you on April 13. You had one question on April 20 and Troy White answered it that same day. Since then we haven't heard anything further. Just wanted to check in on this as we move forward with finalizing the staff report.

Thank you,  
Stephen



**Stephen Peterson**  
**Senior Planner**

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624 W. Foster Road  
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<http://www.countyofsb.org/plndev/home.sbc>

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**From:** TROY WHITE <[twhite@twlandplan.com](mailto:twhite@twlandplan.com)>

**Sent:** Monday, April 20, 2020 1:24 PM

**To:** Mcroberts, Ingrid@DOT <[Ingrid.Mcroberts@dot.ca.gov](mailto:Ingrid.Mcroberts@dot.ca.gov)>

**Cc:** Peterson, Stephen <[speterson@co.santa-barbara.ca.us](mailto:speterson@co.santa-barbara.ca.us)>; Lehr, Kathryn <[klehr@co.santa-barbara.ca.us](mailto:klehr@co.santa-barbara.ca.us)>

**Subject:** Re: Castlerock Family Farms (2200 W Hwy 246, Buellton, CA) - Caltrans Review

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That average works for us, yes.

Troy A. White, AICP  
PRINCIPAL

TW LAND PLANNING & DEVELOPMENT, LLC

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On Mon, Apr 20, 2020 at 9:43 AM Mcroberts, Ingrid@DOT <[Ingrid.Mcroberts@dot.ca.gov](mailto:Ingrid.Mcroberts@dot.ca.gov)> wrote:

Hello Stephen,

Thank you fro the STDMP, one item that was not address is the number of daily delivery's to the project location. I stated our assumption of 1.5 daily deliveries per day, is that a correct assumption?

Thank you,  
Ingrid McRoberts  
Associate Transportation Planner

IGR-Santa Barbara County  
District 5 ATP Project Lead  
Caltrans, District 5  
(805) 549-3131

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**From:** Peterson, Stephen <[speterson@co.santa-barbara.ca.us](mailto:speterson@co.santa-barbara.ca.us)>  
**Sent:** Monday, April 13, 2020 4:28 PM  
**To:** Mcroberts, Ingrid@DOT <[Ingrid.Mcroberts@dot.ca.gov](mailto:Ingrid.Mcroberts@dot.ca.gov)>; TROY WHITE <[twhite@twlandplan.com](mailto:twhite@twlandplan.com)>  
**Cc:** Lehr, Kathryn <[klehr@co.santa-barbara.ca.us](mailto:klehr@co.santa-barbara.ca.us)>  
**Subject:** RE: Castlerock Family Farms (2200 W Hwy 246, Buellton, CA) - Caltrans Review

**EXTERNAL EMAIL.** Links/attachments may not be safe.

Hi Ingrid,

I hope all is well with you. We appreciate your collaboration in reviewing the Castlerock Family Farms Cannabis Cultivation Project. I imagine things are quite busy for your team now as you have transitioned to telecommuting as we have here at the County.

I have attached the project's STDMP for your review. Also, in your previous email you mentioned looking forward to reviewing finalized project plans. Just wanted to let you know that the plans as previously submitted to you are finalized and no further revisions are anticipated.

This project is on appeal and we are looking to schedule it on a Planning Commission agenda soon, so we would appreciate receiving a letter from you at your earliest opportunity.

Thank you,  
Stephen



**Stephen Peterson**  
**Senior Planner**

Planning & Development  
Cannabis Program  
624 W. Foster Road  
Santa Maria, CA 93455  
805-934-6265

[speterson@co.santa-barbara.ca.us](mailto:speterson@co.santa-barbara.ca.us)

<http://www.countyofsb.org/plndev/home.sbc>

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**From:** Mcroberts, Ingrid@DOT <[Ingrid.Mcroberts@dot.ca.gov](mailto:Ingrid.Mcroberts@dot.ca.gov)>  
**Sent:** Friday, March 20, 2020 4:41 PM  
**To:** TROY WHITE <[twhite@twlandplan.com](mailto:twhite@twlandplan.com)>  
**Cc:** Peterson, Stephen <[speterson@co.santa-barbara.ca.us](mailto:speterson@co.santa-barbara.ca.us)>; Lehr, Kathryn <[klehr@co.santa-barbara.ca.us](mailto:klehr@co.santa-barbara.ca.us)>  
**Subject:** RE: Castlerock Family Farms (2200 W Hwy 246, Buellton, CA) - Caltrans Review

**Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.**

Hello Troy and Stephen,

This correspondence is regarding Castlerock Family Farm Cannabis Cultivation Project located at 2200 West Highway 246 (APN 099-230-034, -011) in Santa Barbara County.

Based on the information contained in emails provided to us as of March 20, 2020 (summarized below) Caltrans does not have further early comments on this project. We look forward to further reviewing the finalized project plans including a Site Transportation Demand Management Plan.

The property is zoned for agricultural use, has been used as such for some time, and is seeking to change from one crop to another. The proposed project includes approximately 22.95 acres of outdoor cannabis cultivation, hoop houses, a nursery, and processing of product grown only on-site. In addition to the existing non cannabis related structures on the property (residential and agricultural use) several new structures and associated infrastructure are proposed. The project will employ five full-time workers, and there will be a maximum of 25 employees during peak demand time. Harvests would occur approximately two to three times per year. Hours of operation would be from 6:00 AM to 8:00 PM in the summer, and 7:00 AM to 6:00 PM in the winter. The project is not seeking to make any improvements (gates, lighting, fencing, signage, etc.) within the Caltrans ROW and has an existing permitted access off of Hwy 246.

Based upon similarly proposed cannabis projects in the area, it is assumed there will be approximately 1.5 daily delivery truck trips to the site for pick-up of product and delivery of crop production related items.

Caltrans supports local planning efforts that are consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety. We accomplish this by working with local jurisdictions to achieve a shared vision of how the transportation system should and can accommodate interregional and local travel.

We support the applicant's commitment to decreasing vehicle miles travelled (VMT) by encouraging employees to use public transit, carpooling, and ridesharing, these measures aid in accomplishing local and State goals, and are consistent with the Caltrans *Strategic Management Plan* and State planning priorities.

Caltrans appreciate the opportunity to review and comment on the Castlerock Family Farm Cannabis Cultivation Project. We look forward to continued coordination on this project. If you have any questions, or need further clarification on the items discussed above please let me know.

Thank you,  
Ingrid McRoberts

Associate Transportation Planner  
IGR-Santa Barbara County  
District 5 ATP Project Lead  
Caltrans, District 5  
(805) 549-3131

---

**From:** TROY WHITE [<mailto:twhite@twlandplan.com>]  
**Sent:** Friday, March 20, 2020 9:46 AM  
**To:** Mcroberts, Ingrid@DOT <[Ingrid.Mcroberts@dot.ca.gov](mailto:Ingrid.Mcroberts@dot.ca.gov)>  
**Cc:** Stephen Peterson <[speterson@co.santa-barbara.ca.us](mailto:speterson@co.santa-barbara.ca.us)>  
**Subject:** Re: Castlerock Family Farms (2200 W Hwy 246, Buellton, CA) - Caltrans Review

**EXTERNAL EMAIL.** Links/attachments may not be safe.

Hi Ingrid:

I hope this email finds you well. I imagine that you might now be working from home.

I researched the Caltrans ROW (see attached) and our proposed project facilities are nowhere near the Caltrans Hwy 246 ROW.

Please kindly advise.

Thanks,

**Troy A. White, AICP**  
**PRINCIPAL**

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On Wed, Mar 18, 2020 at 1:42 PM TROY WHITE <[twhite@twlandplan.com](mailto:twhite@twlandplan.com)> wrote:

Hi Ingrid:

Thank you for the follow-up.

In this case, the preliminary plans were prepared by a licensed engineer, Scott Smith, P.E. at Coast Engineering & Survey, Inc.

I would like to clarify with you if plans prepared by a civil engineer/ surveyor are indeed required where no Caltrans Encroachment Permit is being sought, site access already exists, and where it is clear all project development is set back generously away from the state highway. We have not obtained ROW information from Caltrans as the nearest existing residence is over 800' from the highway and the nearest cannabis activity is approx. 1,600' from the highway.

The property has been under active ag. production since at least 1928 (based on a review of UCSB Aerial archives). I've attached a 1961 aerial showing the approx. cultivation areas in relation to the Hwy 246.

The property has been more recently cultivated with cannabis and cilantro. Cannabis production was suspended in 2018 in order to work with the County on the subject Land Use Permit.

We will not be accepting product from off-site to process.

Please do not hesitate to call/email to discuss further.

Best,

**Troy A. White, AICP**  
**PRINCIPAL**

**TW LAND PLANNING & DEVELOPMENT, LLC**

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e: [twhite@twlandplan.com](mailto:twhite@twlandplan.com)

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On Wed, Mar 18, 2020 at 12:46 PM Mcroberts, Ingrid@DOT <[Ingrid.Mcroberts@dot.ca.gov](mailto:Ingrid.Mcroberts@dot.ca.gov)> wrote:

Hi Troy,

I hope you are keeping healthy as well, at this point we continue to be in the office, but that could change later today, but will not affect my ability to complete work

I need to look at your project a little closer, I will provide you with comments on Friday, I do not want to be hasty with your review. It is located in close proximity to several other proposed cannabis projects and will take access from the same intersection.

The plans should clearly indicate the right of way line, and be prepared by a licensed engineer. Please let me know if that has occurred. Information on obtaining Caltrans District 5 Right of Way Maps can be found at: <https://dot.ca.gov/programs/right-of-way/rw-maps-surveys-records>

You stated that this was a previous Ag site. What was grown on this site, and when was that production stopped?

Also, will you be accepting product to process from off-site locations?

Thank you,  
Ingrid McRoberts  
Associate Transportation Planner  
IGR-Santa Barbara County

District 5 ATP Project Lead  
Caltrans, District 5  
(805) 549-3131

---

**From:** TROY WHITE [mailto:[twhite@twlandplan.com](mailto:twhite@twlandplan.com)]  
**Sent:** Wednesday, March 18, 2020 12:00 PM  
**To:** Mcroberts, Ingrid@DOT <[Ingrid.Mcroberts@dot.ca.gov](mailto:Ingrid.Mcroberts@dot.ca.gov)>  
**Cc:** Stephen Peterson <[speterson@co.santa-barbara.ca.us](mailto:speterson@co.santa-barbara.ca.us)>  
**Subject:** Re: Castlerock Family Farms (2200 W Hwy 246, Buellton, CA) - Caltrans Review

**EXTERNAL EMAIL. Links/attachments may not be safe.**

Hi Ingrid:

Good morning. I hope this email finds you all safe and well.

I can appreciate that COVID-19 is playing havoc with business-as-usual permit processing, but would kindly ask for an update as to the status of your review of the Castlerock cannabis project (2200 W Hwy 246, Buellton, CA), which does not require any improvements to Highway 246.

Please kindly advise ASAP.

Thanks,

**Troy A. White, AICP**  
**PRINCIPAL**

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On Fri, Mar 13, 2020 at 11:13 AM TROY WHITE <[twhite@twlandplan.com](mailto:twhite@twlandplan.com)> wrote:

Hi Ingrid,

We have an approved Land Use Permit from the County of Santa Barbara for the Castlerock Family Farms II, LLC Cannabis Cultivation/ Processing/ Nursery Project (2200 W Hwy 246, Buellton, CA).

The property is accessed off of Highway 246 and been developed and actively cultivated/ ranned since at least 1928.

The project consists of a request by Castlerock Family Farms II LLC (operator) to allow approximately 22.95 acres of outdoor cannabis cultivation, a nursery, and processing/ packaging. The project site is served by private water wells and private septic systems. Electrical services are by PG&E. Hoop structures will be utilized for outdoor cultivation. A



total of four (4) existing dwelling units would remain on the property. Two (2) other existing dwelling units would be demolished, while a final existing dwelling unit would be converted back to an agricultural office. A number of as-built non-cannabis agricultural structures (water storage tanks, pole barns, covered corrals, etc) are included with the permit.

The following cannabis structures are proposed under this permit: Structure #23 (Barn #4; 6,260 SF, ancillary drying/ processing), Structure #25 (Barn #3; 3,960 SF; ancillary drying/ processing), Structure #26 (New Harvest Storage; 320 SF), Structure #27 (New Harvest Storage; 320 SF), Structure #28 (New Harvest Storage; 320 SF), Structure #29 (New Harvest Storage; 320 SF), Structure #30 (New Pesticide/Chemical/Tool Storage; 320 SF), Structure #31 (New Processing/Packaging; 320 SF), Structure #32 (New Nursery; 320 SF), Structure #33 (New Nursery; 320 SF), Structure #34 (New Nursery; 320 SF), Structure #35 (New Nursery; 320 SF), and Structure #36 (New Farm Office; 160 SF). The cannabis premises will be fenced with 6' - 8' tall no-climb deer fencing. Lighting and security cameras will be installed consistent with local Sheriff and State requirements.

Cannabis business hours will be approximately 6:00 AM - 8:00 PM in the summer and 7:00 AM - 6:00 PM in the winter. The average number of employees on-site will be approximately 5 persons; with a total of approximately 25 persons anticipated during peak demand times (at planting/ harvest time approx. 2-3 grows/yr). The cannabis staffing is anticipated to be consistent with previous/ historic row crop and ranching staffing levels.

No improvements or fencing/landscaping is proposed anywhere near the Caltrans ROW. The intersection of the 2220 Hwy 246 driveway/road with Hwy 246 is fully improved with an existing WB deceleration lane to allow a left/SB entry into the property. The NB driveway apron is fully improved, allowing WB left turns and EB right turns.

I've attached Vicinity Aerial Map as well as the Site Plan.

The project has been appealed to Planning Commission and County staff would like any comments from Caltrans on the project in advance of the hearing. Please kindly advise ASAP so that the PC hearing can be scheduled.

Please do not hesitate to call/email to discuss further.

Thanks,

**Troy A. White, AICP**  
**PRINCIPAL**

**TW LAND PLANNING & DEVELOPMENT, LLC**  
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