

# NOJOQUI FARMS - BUELLTON, CALIFORNIA

## LAND USE PERMIT SUBMITTAL - ASSESSOR PARCEL #083-430-014

### CASE # 19LUP-00000-00530

### AUGUST 1, 2022

**541**  
**ARCHITECTURE INC**  
 2958 NW 19TH STREET  
 REDMOND, OREGON 97756  
 541 788 5234



#### PROJECT DIRECTORY

**CLIENT**  
 NOJOQUI FARMS

P. 805 819 1672  
 CONTACT: SHANNON CONN

**ARCHITECT**

541 ARCHITECTURE INC  
 2958 NW 19TH STREET  
 REDMOND, OREGON 97756  
 P. 541 788 5234  
 CONTACT: JEFF WELLMAN

**PLANNING AGENT**

SUZANNE ELLEDGE PLANNING & PERMITTING  
 1625 STATE STREET, STE. 1  
 SANTA BARBARA, CALIFORNIA 93101  
 P. 805 966 2758  
 CONTACT: LAUREL FISHER PEREZ

#### SCOPE OF WORK

REQUEST FOR A CANNABIS LAND USE PERMIT TO ALLOW FOR 22.17 TOTAL ACRES OF CANNABIS OPERATIONS INCLUDING 21.87 ACRES OF OUTDOOR CANNABIS CULTIVATION (20.67 ACRES OF OUTDOOR CULTIVATION UNDER HOOPS, AND 1.20 ACRES OF NURSERY), AND 0.30 ACRES OF PROCESSING BUILDING. EXISTING STRUCTURES TO BE USED FOR THE CANNABIS OPERATION INCLUDE ONE 3,240 SQUARE FOOT AGRICULTURAL BARN TO BE USED AS AN OFFICE AND CANNABIS COLD STORAGE, AND ONE 2,500 SQUARE FOOT MACHINE SHED FOR FARM EQUIPMENT STORAGE AND OFFICE USE. EXISTING NON-CANNABIS RELATED STRUCTURES ON-SITE CONSIST OF ONE 3,288 SQUARE FOOT MAIN RESIDENCE AND GARAGE, AND ONE 4,600 SQUARE FOOT HAY SHELTER. ONE PROPOSED 10,000 SQUARE FOOT PROCESSING BUILDING TO BE USED FOR ALL ACTIVITIES ASSOCIATED WITH DRYING, CURING, TRIMMING, STORING, PACKAGING, AND LABELING OF NONMANUFACTURED CANNABIS PRODUCTS WILL BE PHASED INTO THE PROJECT FOLLOWING BUILDING PERMIT ISSUANCE, WITHIN TWO YEARS OF LAND USE PERMIT ISSUANCE. FLASH FREEZER TRUCKS WILL BE USED IN THE INTERIM HARVEST PERIODS WHILE THE NECESSARY PERMITS ARE OBTAINED FOR THE PROCESSING BUILDING. THE FOLLOWING STRUCTURES SHALL BE REMOVED PRIOR TO LAND USE PERMIT ISSUANCE: ONE 1,070 SQ. FT. EMPLOYEE MOBILE HOME, ONE 1,482 SQ. FT. MOBILE HOME, ONE 2,880 SQ. FT. SHADE STRUCTURE, AND FOUR SHEDS. ONE EXISTING 30,000-GALLON, 12-FOOT-HIGH WATER TANK IS LOCATED IN THE SOUTHEAST PORTION OF THE OPERATION AREA AND WILL SERVICE BOTH IRRIGATION AND DOMESTIC USES. THE PROPERTY UTILIZES AN EXISTING SEPTIC SYSTEM, AND THREE EXISTING OFFSITE WELLS. A NEW COMPOST AREA IS PROPOSED IN THE NORTHWEST PORTION OF THE PROPERTY. THE CULTIVATION AREAS WILL BE COMPLETELY ENCLOSED BY A 7-FOOT-HIGH WOOD RAIL POST SECURITY FENCE. TWO TREES ARE PROPOSED FOR REMOVAL TO ACCOMMODATE ACCESS TO THE EMPLOYEE PARKING AREA AND LOADING AREA. 47 NEW 15-GALLON AND 197 NEW 5-GALLON LANDSCAPE SCREENING TREES ARE PROPOSED.

THE OPERATION WILL EMPLOY UP TO FIVE YEAR-ROUND EMPLOYEES AND UP TO 19 SEASONAL WORKERS DURING HARVEST PERIODS. THREE HARVESTS WILL OCCUR EACH YEAR BETWEEN THE MONTHS OF MAY THROUGH JUNE, JULY THROUGH AUGUST, AND OCTOBER THROUGH NOVEMBER. EACH HARVEST WILL LAST 21 DAYS. OPERATION WILL BE FROM 7:00 AM TO 4:00 PM MONDAY THROUGH SATURDAY. NO GENERATORS ARE PROPOSED. LESS THAN 50 CUBIC YARDS OF GRADING IS PROPOSED. THE ODOR ABATEMENT PLAN DETAILING THE PROPOSED ACTIVATED CARBON FILTRATION SYSTEM IS LOCATED ON SHEET A114.

ACCESS TO THE PROPERTY WILL CONTINUE TO BE FROM HIGHWAY 101 VIA A 24-FOOT-WIDE ASPHALT ROAD. THE PROPERTY WILL CONTINUE TO BE SERVED BY COUNTY FIRE AND COUNTY SHERIFF. THE PROJECT IS LOCATED ON A 53-ACRE PARCEL ZONED AG-II-40, AND SHOWN AS ASSESSOR'S PARCEL NUMBER 083-430-014, LOCATED AT 1889 US HIGHWAY 101, THIRD SUPERVISORIAL DISTRICT.

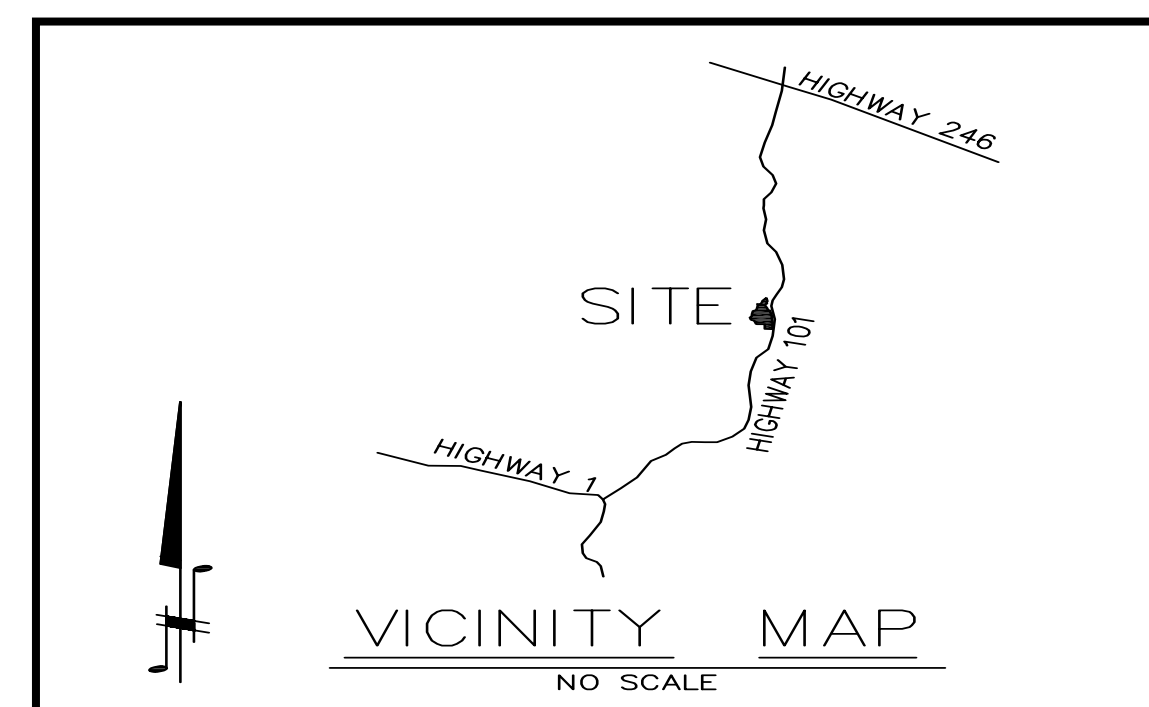
#### PROJECT INFORMATION

ZONING: AG - II - 40  
 COMP PLAN: A-114  
 AG PRESERVE: NO AG PRESERVE # (NOT IN WILLIAMSON ACT)  
 ACERAGE: 53.00 ACRES  
 GRADING: LESS THAN 50 CUBIC YARDS OF GRADING PROPOSED UNDER THIS APPLICATION  
 SLOPE: AVERAGE SLOPE 4%  
 HIGH FIRE ZONE: NO  
 FLOOD ZONE: NORTHERN PORTION ZONE A, (FEMA PANEL # 06083C1065G, EFFECTIVE ON 12/04/2012)



PROJECT ACERAGE TABLE

| Area  | Acreage      |
|---|--------------|
| Area A - Hoops                                  | 3.45         |
| Area B - Hoops                                  | 4.86         |
| Area C - Hoops                                  | 4.86         |
| Area D - Hoops                                  | 4.26         |
| Area F - Hoops                                  | 2.53         |
| Area G - Hoops                                  | 0.71         |
| Area H - Nursery                                | 1.20         |
| Processing Building                             | 0.30         |
| <b>Total Cannabis Area</b>                      | <b>22.17</b> |
| <b>TOTAL CANNABIS AREA EXCLUDING PROCESSING</b> | <b>21.87</b> |



| DRAWING INDEX |   |
|---------------|---|
| G000          | COVER SHEET   |
| G001          | SURVEY  |
| A101          | EXISTING CONDITIONS PLAN  |
| A102          | PROPOSED SITE PLAN  |
| A103          | STDM PLAN   |
| A104          | PROPOSED NOISE PLAN   |
| A105          | NOT USED  |
| A106          | PROPOSED LIGHTING PLAN  |
| A107          | PROPOSED FENCING PLAN   |
| A108          | NOT USED  |
| A109          | BUILDING FLOOR PLANS & ELEVATIONS   |
| A110          | EXISTING BUILDING FLOOR PLANS   |
| A110A         | EXISTING BUILDING FLOOR PLANS   |
| A111          | WILDLIFE MOVEMENT PLAN  |
| A112          | WATER IRRIGATION PLAN   |
| A112A         | EXISTING WATER WELL PLAN  |
| A113          | FEMA FLOOD PLAN   |
| A114          | ODOR ABATEMENT PLAN   |
| A115          | SHEETS NOT USED - FOR LANDSCAPE SCREENING SEE SEPARATE ATTACHMENT "VIEWS 1-9" |
| A116          |   |
| A117          |   |
| A118          |   |
| L1            | CONCEPTUAL PLANTING PLAN  |
| L2            | CONCEPTUAL IRRIGATION PLAN  |

#### NOJOQUI FARMS

**1889 US-101**  
**BUELLTON, CA 93427**

PROJECT NO.: 19011  
 DRAWN: JSW  
 DATE: AUGUST 1, 2022  
 LAND USE PERMIT SUBMITTAL  
 REVISION: DESCRIPTION

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SHEET TITLE:  
**COVER SHEET**

SHEET NO.:  
**G000**

LAND USE PERMIT SUBMITTAL



**NOJOQUI FARMS**

**1889 US-101  
 BUELLTON, CA 93427**

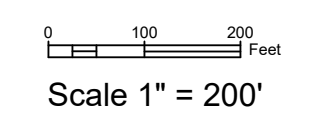
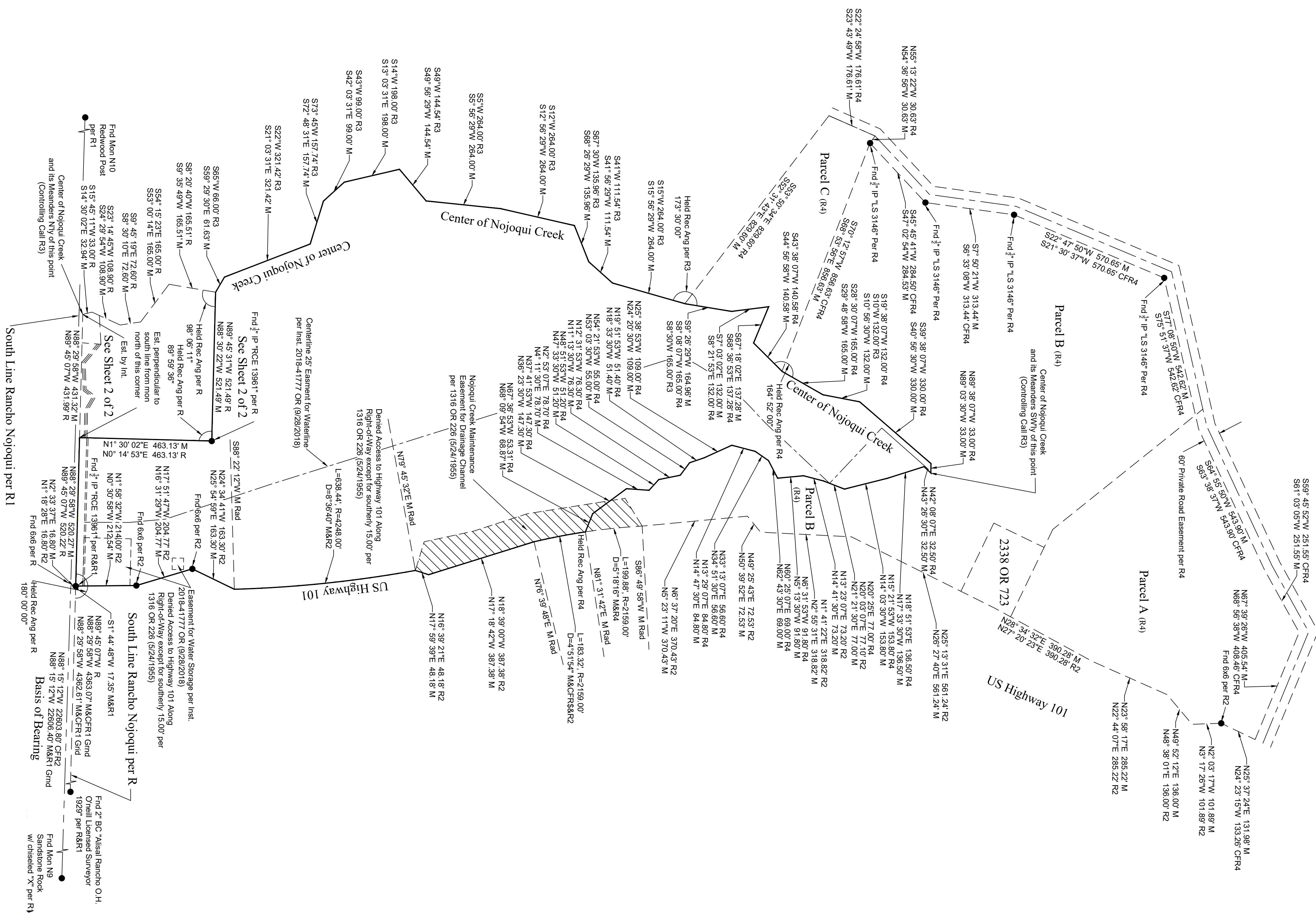
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SHEET TITLE:  
**SURVEY**

SHEET NO.:  
**G001**



**1**  
**G001**  
 SURVEY  
 1" = 100'-0"

**Record of Survey**

of a portion of the Rancho Nojoqui per the Patent dated September 11, 1869 and recorded in Book A of Patents Page 779 in the office of the County Recorder, Santa Barbara County, State of California

**Basis of Bearings**

Between Monuments N9 and N10 of the Rancho Nojoqui labeled as N88° 15' 12"W in Book 175 of Records of Survey, Pages 83-86

**Surveyor's Statement**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act as the request of Sunburst Church in May, 2021.

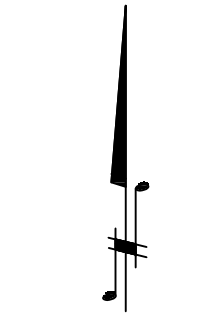
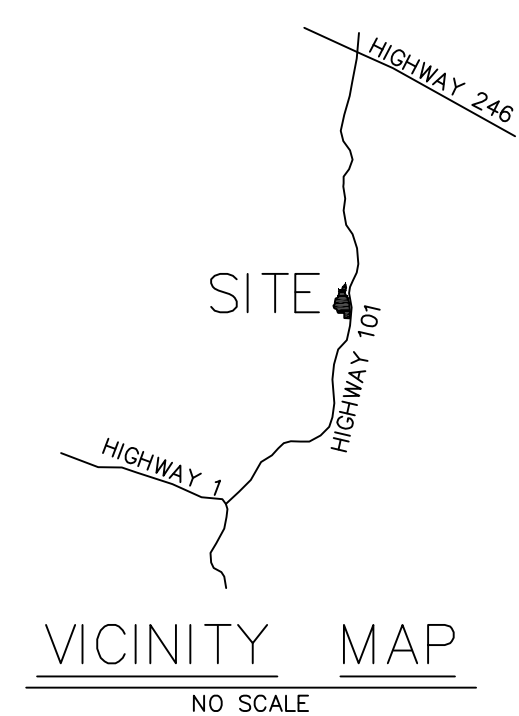
**PRELIMINARY**

Jon McKellar  
 PLS 7578



**Legend**

- Found monument as noted
- R 68 RS 90
- R1 175 RS 83-86
- R2 CDOT ROW Map 05 SB 101 PM 52.8 & 53.3
- R3 2085 OR 942
- R4 8 PM 2
- Ang Angle
- CF Calculated From
- Est Established
- INT Intersection
- IP Iron Pipe
- M Measured
- Mon Monument
- Rad Radial
- Res Record





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SHEET TITLE:  
**EXISTING CONDITIONS PLAN**

SHEET NO.:  
**A101**

| EXISTING BUILDING SUMMARY                |             |                 |                       |
|--|-------------|-----------------|-----------------------|
| EXISTING BUILDING TYPE                   | BUILDING SF | BLDG DIMENSIONS | PERMIT #              |
| MAIN RESIDENCE/GARAGE                    | 3,288 SF    | 50' X 66'       | LAND USE RIDER #31317 |
| HAY SHELTER                              | 4,600 SF    | 50' X 92'       | LAND USE RIDER #31317 |
| AG BARN/SHADE COVER                      | 3,240 SF    | 54' X 60'       | #95-LUN-226           |
| MACHINE SHED                             | 2,500 SF    | 38' X 65'       | LAND USE RIDER #31317 |
| EX. EMPLOYEE MOBILE (TO BE REMOVED) HOME | 1,070 SF    | 15' X 72'       | 94-LUN-103            |
| BARN (TO BE REMOVED)                     | 6,440 SF    | 70' X 92'       | LAND USE RIDER #31317 |
| HOOP HOUSES (4 total exempt)             | 12,000 SF   | 30' X 100'      |                       |
| EX. MOBILE HOME (TO BE REMOVED)          | 1,482 SF    | 26'X57'         | No Permit             |
| EX. SHED #1 (TO BE REMOVED)              | 240 SF      | 20'X12'         | No Permit             |
| EX. SHED #2 (TO BE REMOVED)              | 49 SF       | 7'X7'           | No Permit             |
| EX. SHED #3 (TO BE REMOVED)              | 120 SF      | 10'X12'         | No Permit             |
| EX. SHED #4 (TO BE REMOVED)              | 96 SF       | 8'X12'          | No Permit             |
| EX. HORSE SHELTER (TO BE REMOVED)        | 324 SF      | 18'X18'         | No Permit             |
| SHADE STRUCTURE (TO BE REMOVED)          | 2,880 SF    | 72'X40'         | No Permit             |
| EX - ADA RESTROOM BLDG.                  | 96 SF       | 8' X 12'        |                       |
| EX - CONEX CONTAINER (TO BE REMOVED)     | 320 SF      | 8' X 40'        | No Permit             |



**SITE PLAN LEGEND**

- INDICATES AREA OF EXISTING AGRICULTURAL FIELD
- INDICATES AREA OF EXISTING LANDSCAPE SCREEN TREES
- INDICATES AREA OF EXISTING 30,000 GAL. WATER STORAGE TANK USED FOR CANNABIS IRRIGATION
- INDICATES EXISTING WATER PUMP
- INDICATES EXISTING AG. WELL
- INDICATES STRUCTURE TO BE REMOVED
- INDICATES EXISTING FENCE LINE
- INDICATES CANNABIS PROPERTY BOUNDARY

**EXISTING CONDITIONS PLAN**

**PROJECT EXISTING DETAILS**



A. WOOD RAIL FENCING B. HOOP HOUSE ELEV. C. AG. STORAGE BARN TO BE REMOVED D. EXISTING AG STORAGE BARN E. MACHINE SHED F. HAY SHELTER G. SHED #1 TO BE REMOVED H. SHED #2 TO BE REMOVED I. SHED #3 TO BE REMOVED J. SHED #4 TO BE REMOVED K. HORSE SHELTER TO BE REMOVED



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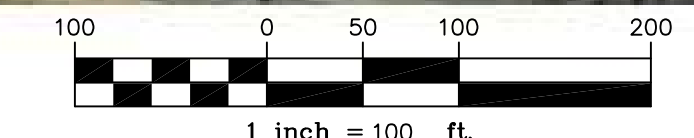
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SHEET TITLE:  
**PROPOSED SITE PLAN**

SHEET NO.:  
**A102**

**SITE LEGEND**

- INDICATES PROPOSED AG. FACILITIES BUILDING
- INDICATES SEPTIC & COMPOST AREA
- INDICATES EXISTING HOOP HOUSES (PROPOSED NURSERY AREA)
- INDICATES NEW EMPLOYEE PARKING AREA (COMPACTED GRAVEL SURFACE)
- PROPOSED PINE SCREEN TREES
- PROPOSED TOYON SCREEN TREES
- EXISTING WOOD 3-RAIL FENCE W/ NO-CLIMB WIRE
- NEW WOOD 3-RAIL FENCE MAXIMUM OF 8 FEET
- INDICATES NEW 8'H CHAIN LINK SECURITY FENCE WITH ACCESS CONTROL
- INDICATES NEW 12' WIDE COMPACTED GRAVEL SERVICE ROAD
- INDICATES OUTDOOR ROW CROP
- INDICATES SECURE ACCESS GATE
- INDICATES DIRT PEDESTRIAN PATHWAY
- INDICATES EXISTING FIRE HYDRANT
- INDICATES EXISTING LOCATION OF ACCESSIBLE RESTROOM
- INDICATES NEW PORTABLE TOILET FACILITY WITH WASH STATION
- INDICATES ELECTRICAL, LOW-VOLTAGE & LIGHTING CONTROL ROOM (LOCATED INSIDE PROPOSED FACILITY BUILDING)
- INDICATES SECURITY ROOM (LOCATED INSIDE PROPOSED FACILITY BUILDING)
- INDICATES RIDE SHARE PARKING SPACES (4) TOTAL
- INDICATES PROPOSED OUTDOOR HOOP HOUSE
- INDICATES SECURITY GATE LOCATIONS
- INDICATES AREA OF EXISTING WATER STORAGE TANK
- INDICATES EXISTING WATER PUMP
- INDICATES EXISTING IRRIGATION WELL
- INDICATES EXISTING WELL EASEMENT
- INDICATES CREEK BANK
- INDICATES RIPARIAN SETBACK
- INDICATES EXISTING ADA RESTROOM
- INDICATES 50' CANNABIS SETBACK
- INDICATES 10'X50' FIELD LOADING AREA
- INDICATES EXISTING TREES AT ENTRANCE ROAD TO REMAIN



**NOTE: RIPARIAN SETBACK IS MEASURED FROM EDGE OF RIPARIAN.**

**WATER WELL COORINDATES**

|  |                                  |
|--|----------------------------------|
| ADDRESS: 1889 HWY 101  | <b>MAIN WELL</b>                 |
| CITY: BUELLTON   | ZIP: 93427 COUNTY: SANTA BARBARA |
| WELL LOCATION:<br>34.551693 degrees N; -120.194668 degrees W |                                  |
| ADDRESS: 1889 HWY 101  | <b>MOONSHINE 1</b>               |
| CITY: BUELLTON   | ZIP: 93427 COUNTY: SANTA BARBARA |
| WELL LOCATION:<br>34.5585 degrees N; -120.1968 degrees W     |                                  |
| ADDRESS: 1889 HWY 101  | <b>MOONSHINE 2</b>               |
| CITY: BUELLTON   | ZIP: 93427 COUNTY: SANTA BARBARA |
| WELL LOCATION:<br>34.5580 degrees N; -120.1963 degrees W     |                                  |

**EXISTING & PROPOSED BUILDING SUMMARY**

| BUILDING TYPE             | BUILDING SF       | BLDG DIMENSIONS      | BUILDING USE  |
|---------------------------|-------------------|----------------------|---|
| EX - MAIN RESIDENCE       | 3,288 SF          | 50' X 66'            | NOT UTILIZED FOR CANNABIS USE                           |
| EX - HAY SHELTER          | 4,600 SF          | 50' X 92'            | NOT UTILIZED FOR CANNABIS USE                           |
| EX - AG BLDG.1            | 2,160 SF          | 54' X 40'            | OFFICE/COOLER STORAGE                                   |
| EX - AG BLDG.2            | 1,080 SF          | 54' X 20'            | OFFICE/COOLER STORAGE                                   |
| EX - MACHINE SHED         | 2,500 SF          | 25' X 100'           | FARM TRACTOR STORAGE                                    |
| NEW PROCESSING BUILDING   | 10,000 SF         | 100' X 100'          | DRY/CURE/PRODUCT STAGING                                |
| <b>*NEW HOOP HOUSES</b>   | <b>952,657 SF</b> | <b>VARIOUS SIZES</b> | Land Use and Development Code Section 56-42.140(C), 1.0 |
| WATER STORAGE TANK        | 625 SF            | 25' X 25'            | AG. WATER STORAGE 30,000gal                             |
| FIRE WATER STORAGE TANK   | 625 SF            | 25' X 25'            | FIRE WATER STORAGE 30,000gal                            |
| EX - ADA RESTROOM BLDG.   | 96 SF             | 8' X 12'             |   |
| <b>TOTAL SF BUILDINGS</b> | <b>24,974 SF</b>  |                      |   |

**1 PROPOSED SITE PLAN**  
 1" = 100'-0"

**CANNABIS PROJECT SUMMARY**

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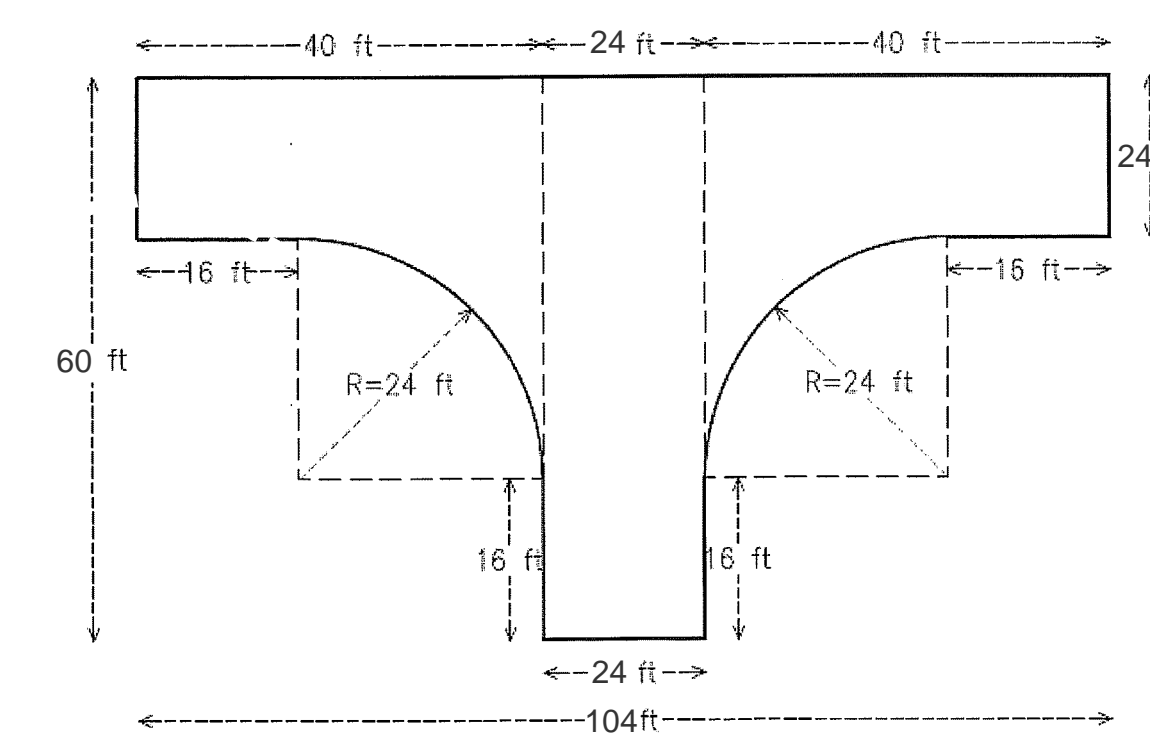
SHEET TITLE:  
**SITE TRANSPORTATION DEMAND MANAGEMENT PLAN**

SHEET NO.:

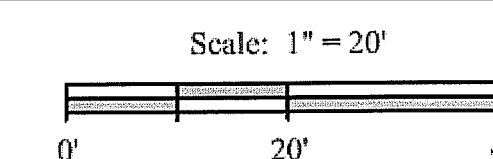
# A103

**GENERAL NOTES**

A. ONE HAMMERHEAD TURN AROUND AREA IS PROPOSED ON SITE FOR EASE OF FIRE TRUCK MANUEVRABILITY.



**HAMMERHEAD TURNAROUND DETAIL**



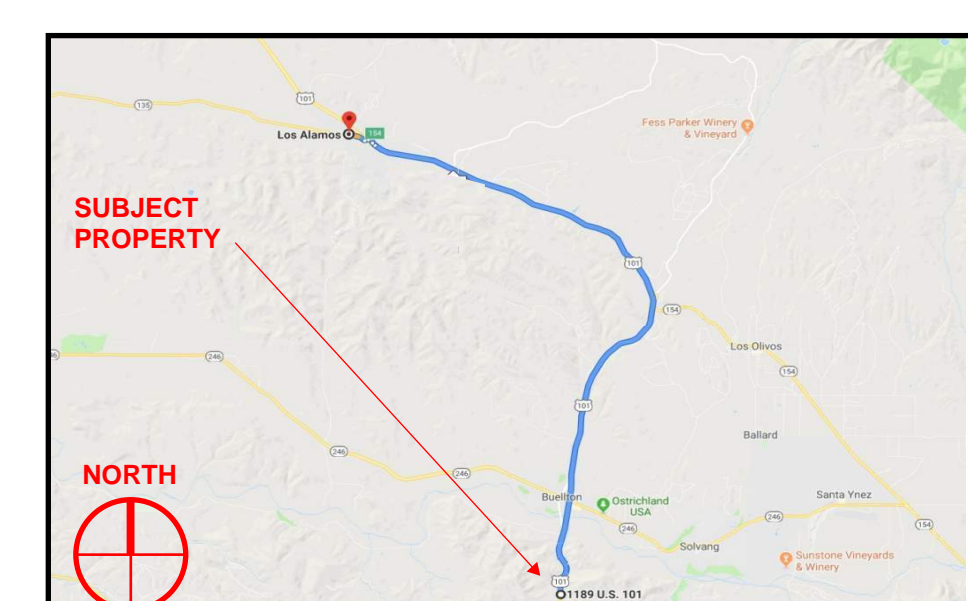
|  |  |
|--|--|
|  | RIDE SHARE (CARPOOL SPACE)                   |
|  | ACCESSIBLE PARKING SPACE - BUILDING ENTRANCE |
|  | 15 GENERAL PARKING SPOTS                     |
|  | 4 CARPOOL PARKING SPOTS                      |
|  | 1 HANDICAP PARKING SPOT                      |
|  | 20 PARKING SPOTS                             |

**SITE TRANSPORTATION DEMAND MANAGEMENT PLAN**

**TDM PROGRAM NOTES**

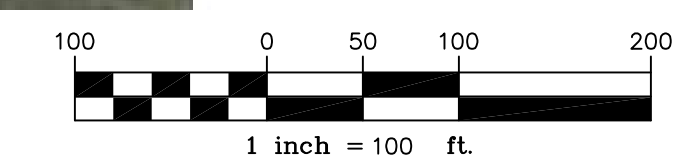
- A. FIVE FULL TIME EMPLOYEES WILL WORK YEAR-ROUND AT THE HOURS OF 7AM - 4PM MONDAY - SATURDAY. DURING HARVEST PERIODS THERE WILL BE A MAXIMUM OF 19 SEASONAL FARM WORKERS ON-SITE. THE FARM WORKERS WILL BE ENCOURAGED TO RIDE SHARE TO THE FARM. FOUR OF THE 20 PARKING SPACES PROPOSED FOR THE PROJECT ARE RESERVED FOR RIDE SHARE PARKING AND ONE ACCESSIBLE PARKING SPACE IS PROVIDED.
- B. AT EMPLOYEE PARKING AREA PROVIDE THE FOLLOWING SECTION: 4 INCHES OF COMPACTED AGGREGATE BASE OVER COMPACTED SUBGRADE
- C. A REWARDS PROGRAM WILL BE IMPLEMENTED FOR CARPOOLERS: PRIZE DRAWINGS, CASH INSENTIVES AND GIFT CARDS ISSUED FOR LOCAL RESTAURANTS AND FUEL CARDS. REWARDS DRAWINGS WILL OCCUR ON FRIDAYS EVERY OTHER WEEK.
- D. THREE HARVEST PERIODS WILL OCCUR EACH SEASON, HARVEST DURATIONS ARE ESTIMATED AT 21 DAYS.
- E. A CARPOOL MONITORING LOG WILL BE ESTABLISHED BY THE FARM MANAGER AND WILL BE SUBMITTED TO THE JURSDICTION HAVING AUTHORITY UPON THEIR REQUEST

**TRAVEL ROUTE PLAN**



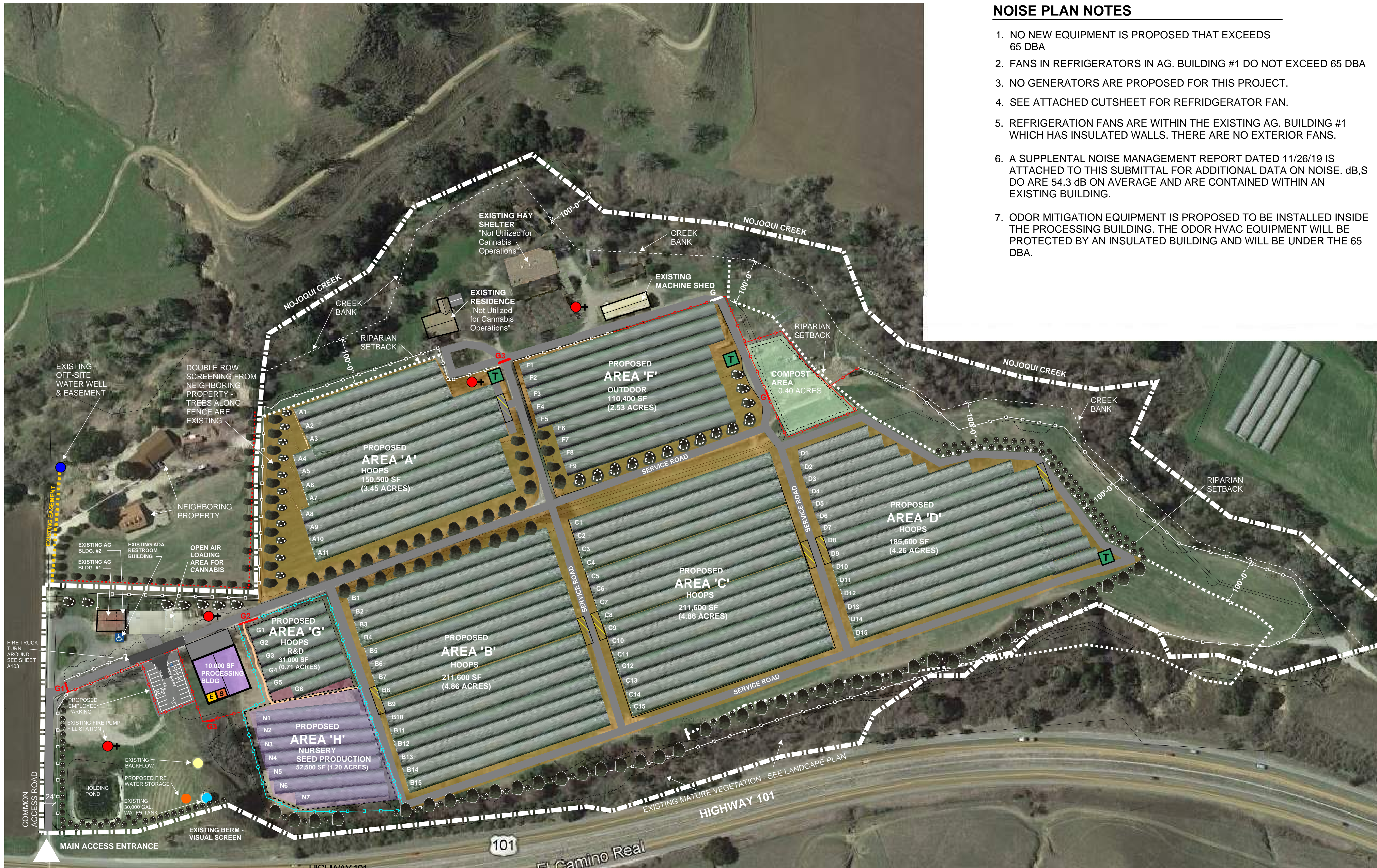
**PARKING AND ACCESS NOTES**

- A. MAIN ACCESS IS FROM HWY 101 ONTO ACCESS DRIVE THAT LEADS TO A EMPLOYEE AND VISITOR PARKING LOT. PARKING WILL BE OF COMPACTED GRAVED SURFACE.
- B. TOTAL PARKING SPACES = 20 SPACES WITH 4 CARPOOL SPACES. (INDICATED WITH "C" ON PLAN)
- C. PARKING SPACE DIMENSIONS WILL BE 9' WIDE AND 20' IN LENGTH.



**TRIP ESTIMATES**

- 1. TRIP ESTIMATES ARE AS FOLLOWS:
  - A. EMPLOYEES (1 TRIP IN/1 TRIP OUT PER DAY, 6 DAYS PER WEEK) INCLUDES VAN/CARPOOLS.
  - B. DELIVERIES (ESTIMATED 1 TRIP IN/ 1 TRIP OUT 3 DAYS PER WEEK ON AVERAGE)
- 2. EMPLOYEE DIRECTION OF TRAVEL WILL BE FROM THE NORTH (BUELLTON TO LOS ALAMOS)



**NOISE PLAN NOTES**

1. NO NEW EQUIPMENT IS PROPOSED THAT EXCEEDS 65 DBA
2. FANS IN REFRIGERATORS IN AG. BUILDING #1 DO NOT EXCEED 65 DBA
3. NO GENERATORS ARE PROPOSED FOR THIS PROJECT.
4. SEE ATTACHED CUTSHEET FOR REFRIDGERATOR FAN.
5. REFRIGERATION FANS ARE WITHIN THE EXISTING AG. BUILDING #1 WHICH HAS INSULATED WALLS. THERE ARE NO EXTERIOR FANS.
6. A SUPPLEMENTAL NOISE MANAGEMENT REPORT DATED 11/26/19 IS ATTACHED TO THIS SUBMITTAL FOR ADDITIONAL DATA ON NOISE. dB,S DO ARE 54.3 dB ON AVERAGE AND ARE CONTAINED WITHIN AN EXISTING BUILDING.
7. ODOR MITIGATION EQUIPMENT IS PROPOSED TO BE INSTALLED INSIDE THE PROCESSING BUILDING. THE ODOR HVAC EQUIPMENT WILL BE PROTECTED BY AN INSULATED BUILDING AND WILL BE UNDER THE 65 DBA.

**541**  
**ARCHITECTURE INC**  
 2958 NW 19TH STREET  
 REDMOND, OREGON 97756  
 541 788 5234



**NOJOQUI FARMS**

**1889 US-101  
 BUELLTON, CA 93427**

PROJECT NO.: 19011  
 DRAWN: JSW  
 DATE: AUGUST 1, 2022  
 LAND USE PERMIT SUBMITTAL  
 REVISION: DESCRIPTION:

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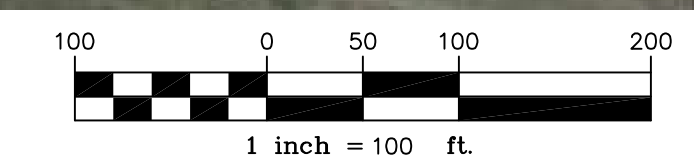
**LAND USE PERMIT SUBMITTAL**

SHEET TITLE:  
**NOISE PLAN**

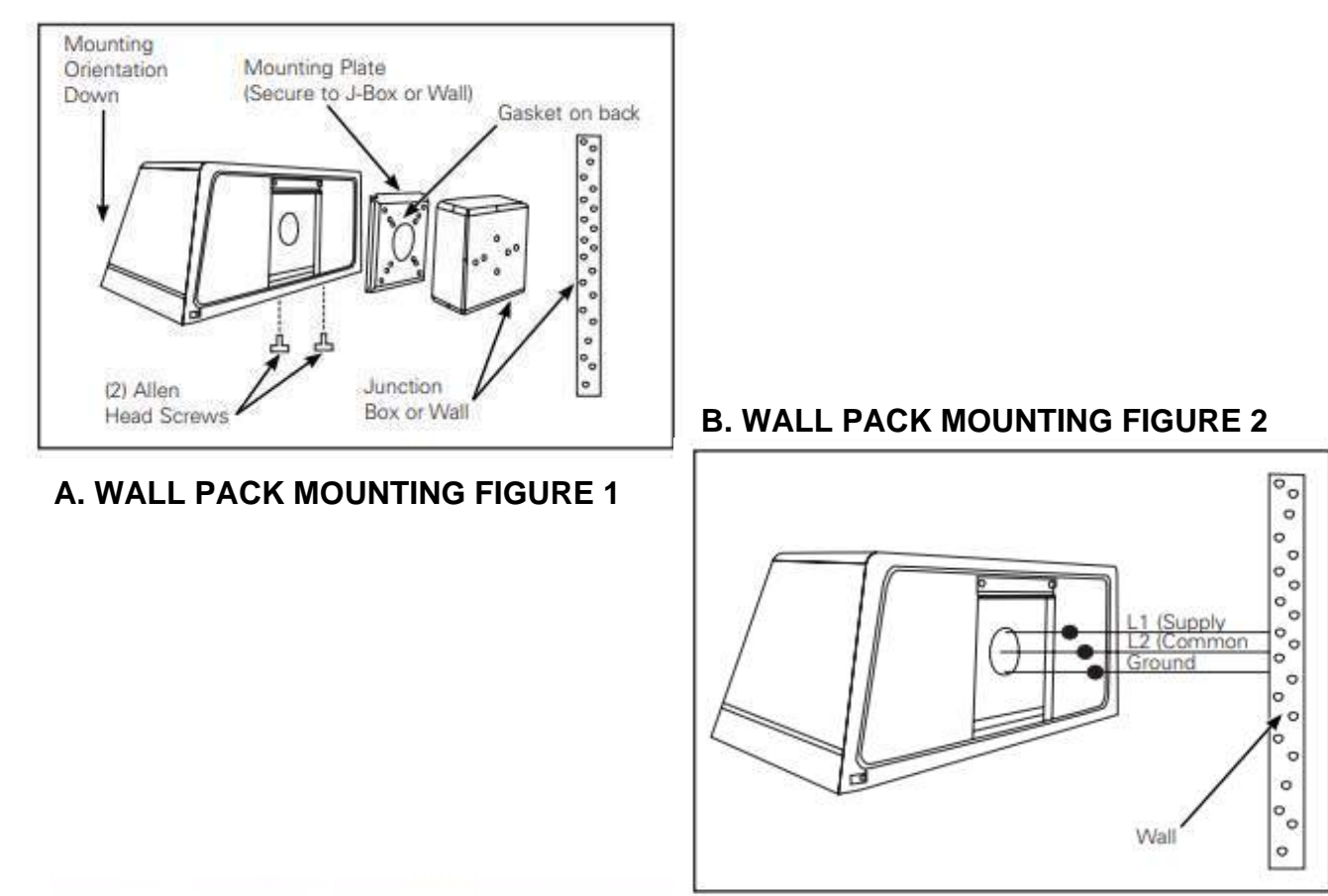
SHEET NO.:  
**A104**

**1 NOISE PLAN**

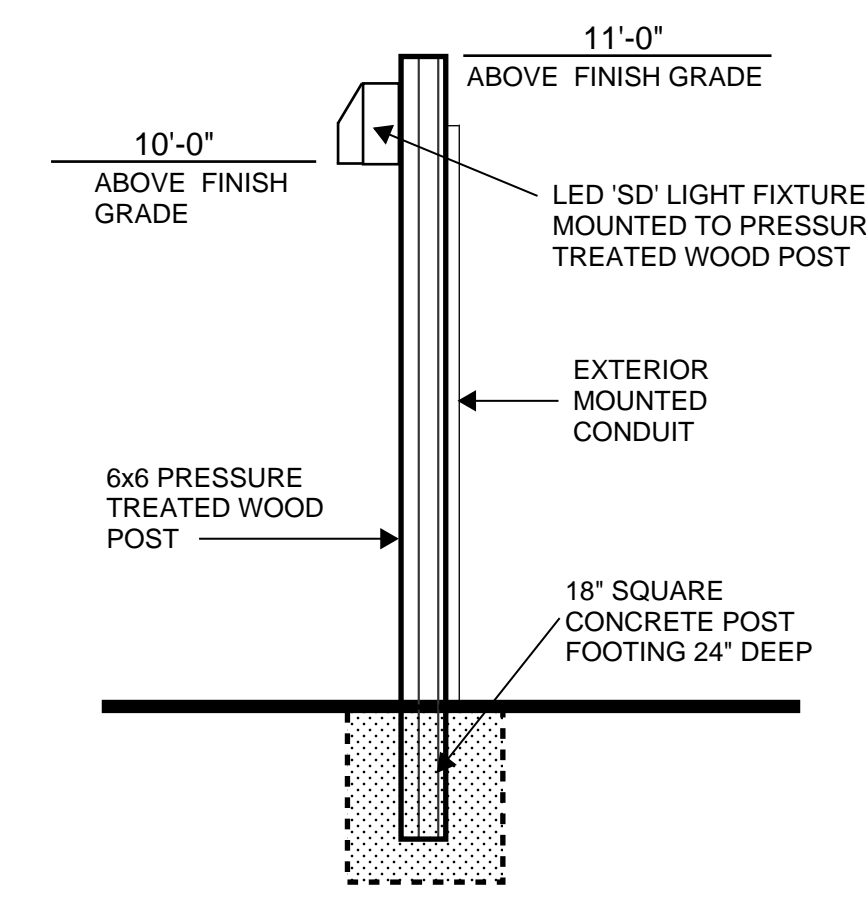
A104 1" = 100'-0"



## B. FIXTURE INSTALLATION DETAILS



## A. SITE LIGHTING & SECURITY DETAILS



**'SD' LED FIXTURES**

A. WALL MOUNTED W/ FULL CUT-OFF SHIELD AND MOTION SENSOR - HGT. 10'

B. "SD1" WILL BE POST MOUNTED PER DETAIL A - HGT. 10'



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SHEET TITLE:  
**LIGHTING PLAN**

SHEET NO.:  
**A106**

## 1 LIGHTING PLAN

### EXTERIOR LIGHT FIXTURE SCHEDULE

| Luminaire Schedule |      |      |                 |        |      |  |
|--------------------|------|------|-----------------|--------|------|--|
| QTY.               | TYPE | LAMP | Mounting Height | Lumens | LLF  | Description                                  |
| 4EA                | SD   | 250W | 10'             | 8,000  | 1.00 | DRK. BRONZE LITHONIA TWR1 - WALL PACK SERIES |
| 4EA                | SD1  |      | 10'             |        |      |  |

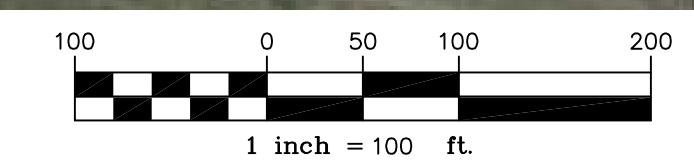
NOTE: EXTERIOR LIGHTING CONTROL IS MOTION SENSOR ACTIVATED

### SITE LIGHTING LEGEND

- SD OR SD1 (1) SD & (1) SD1 - 250 WATT LED - BUILDING SURFACE MOUNT MCGRAW-EDISON OR APPROVED EXTERIOR **FULL-CUTOFF** STYLE LED SITE LUMINAIRE WITH SPILL LIGHT ELIMINATOR DISTRIBUTION AND MOTION SENSOR.
- INDICATES NEW PORTABLE TOILET FACILITY WITH WASH STATION
- INDICATES ELECTRICAL, LOW-VOLTAGE & LIGHTING CONTROL ROOM
- INDICATES SECURITY ROOM

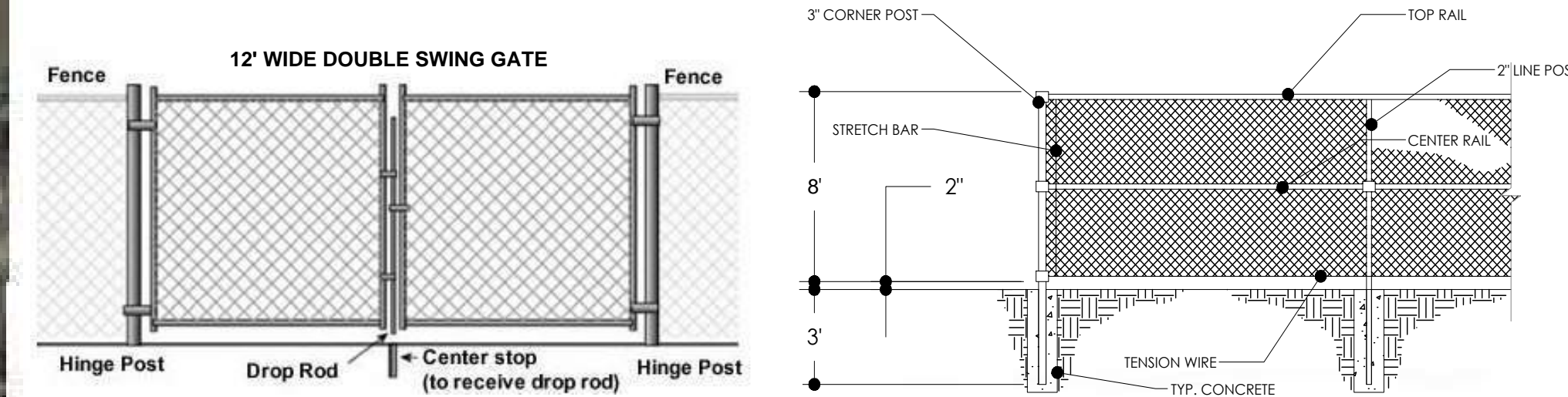
### LIGHTING NOTES

- ALL POWER FOR EXTERIOR LIGHTING AND SECURITY CAMERAS WILL BE PULLED FROM THE SUB-PANELS IN ELECTRICAL, LOW VOLTAGE AND LIGHTING ROOM INDICATED ON THE PLAN. EXTERIOR ELECTRICAL RATED PVC CONDUIT WILL BE BURIED BELOW GROUND IN ELECTRICAL TRENCHES TO EACH LIGHT/CAMERA LOCATION.
- NO LIGHTS ARE USED FOR ANY ASPECT OF THE PROPOSED CULTIVATION PLAN WITH THE EXCEPTION OF PROPOSED FACILITIES BUILDING.
- LIGHT FIXTURES CONTAIN LIGHT SHIELDS AND DIRECTED DOWNWARD.
- SEE LIGHTING CUTSHEETS FOR MORE INFORMATION ON FIXTURES.
- ALL LIGHTING FIXTURES TO NOT EXCEED 3,000 KELVIN.



# SITE FENCING LEGEND

- EXISTING WOOD 3-RAIL FENCE W/ NO-CLIMB WIRE
- NEW WOOD 3-RAIL FENCE MAXIMUM OF 8 FEET
- INDICATES PROPOSED 8' H CHAIN LINK SECURITY FENCE AND 12' GATE AROUND NURSERY AREA
- INDICATES NEW PORTABLE TOILET FACILITY WITH WASH STATION
- INDICATES ELECTRICAL, LOW-VOLTAGE & LIGHTING CONTROL ROOM
- INDICATES SECURITY ROOM
- INDICATES TYPICAL FIELD GATE LOCATION
- INDICATES MAIN ENTRANCE SECURITY GATE WITH PUSH BUTTON ACCESS CONTROL



## CHAIN LINK FENCING DETAILS (NURSERY)

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## NOJOQUI FARMS

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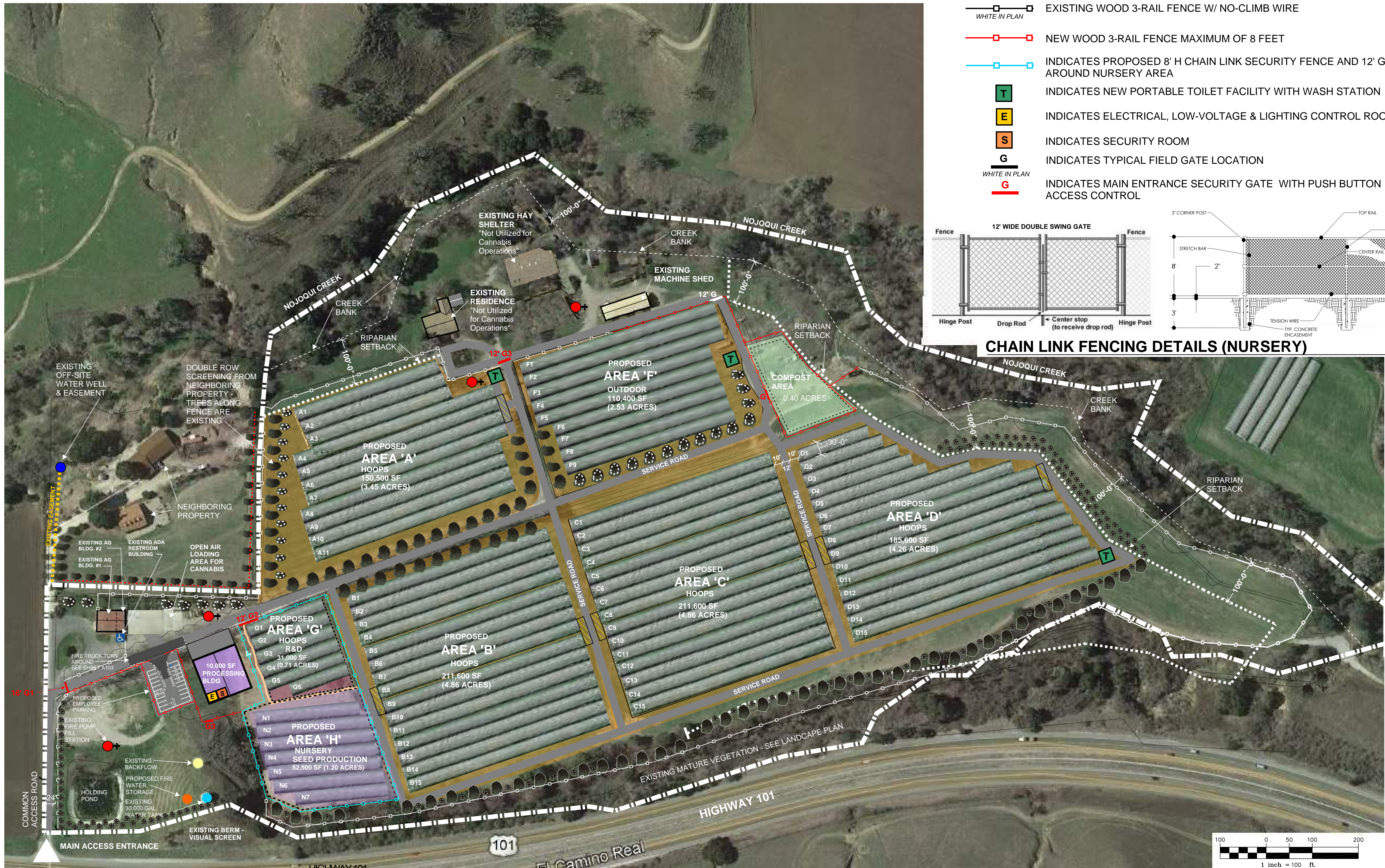
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SHEET TITLE:  
**FENCING PLAN**

SHEET NO.:  
**A107**



### FENCING PLAN

#### FENCING PLAN NOTES

- EXISTING SECURITY GATE CONSISTS OF A 5' H X 16' WIDE ORNAMENTAL IRON GATE WITH ELECTRIC PUSH BUTTON ACCESS CONTROL.
- EXISTING SECURE FENCING CONSISTS OF 6' H WOOD RAIL FENCE WITH METAL MESH. THE AREA OF PROPOSED FENCING WILL MATCH THE EXISTING FENCING.
- ALL INTERIOR FIELD GATES ARE METAL TUBE GATES WITH LOCKING CHAIN LATCHES.

### PROJECT FENCING DETAILS

**A. EXISTING WOOD RAIL FENCING**  
 (7' TOTAL HEIGHT WITH METAL MESH BETWEEN RAILS & ADDED EXTENSIONS WITH 2 STRANDS OF BARBED WIRE TOP) MAX HEIGHT OF 8'

**B. PROPOSED WOOD RAIL FENCING**  
 (7' H FENCE WITH WOVEN MESH TO MATCH EXISTING & ADDED EXTENSIONS W/ 2 STRANDS OF BARBED WIRE TOP) MAX HEIGHT OF 8'

**C. G1- SECURITY ENTRANCE GATE**  
 (5' H X 16' W IRON - 12' EXTENTION WILL BE ADDED TO GATE)

**D. G3- TYPICAL FIELD GATE**  
 (EXISTING GATES AT FENCE LINE BTWN. FIELDS AND STRUCTURES WILL BE OUTFITTED W/ AN AUTOMATED ELECTRIC EYE) - NEW FIELD GATES WILL MATCH EXISTING. GATES ARE 12' WIDE TYPICAL

**E. 8' H CHAIN LINK FENCING**  
 (IMAGE OF PROPOSED 8' HIGH SECURITY FENCING AROUND NURSERY AREA) - SEE ARCHITECTURAL DETAIL ABOVE ON THIS SHEET

**F. G2- CHAIN LINK SECURE GATE**  
 (IMAGE OF PROPOSED 12' WIDE SECURE DOUBLE SWING GATE AT NURSERY W/ PUSH BUTTON ACCESS CONTROL)





**NOJOQUI FARMS**

**1889 US-101  
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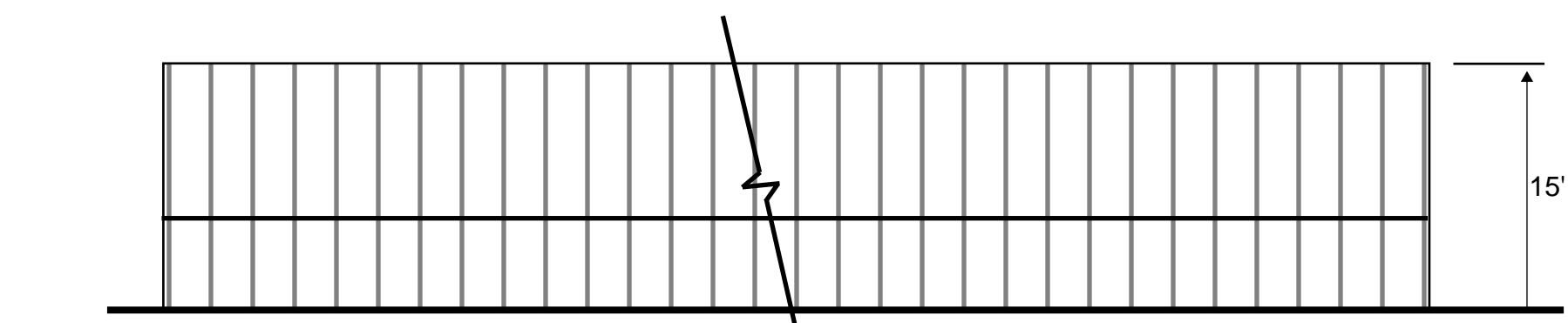
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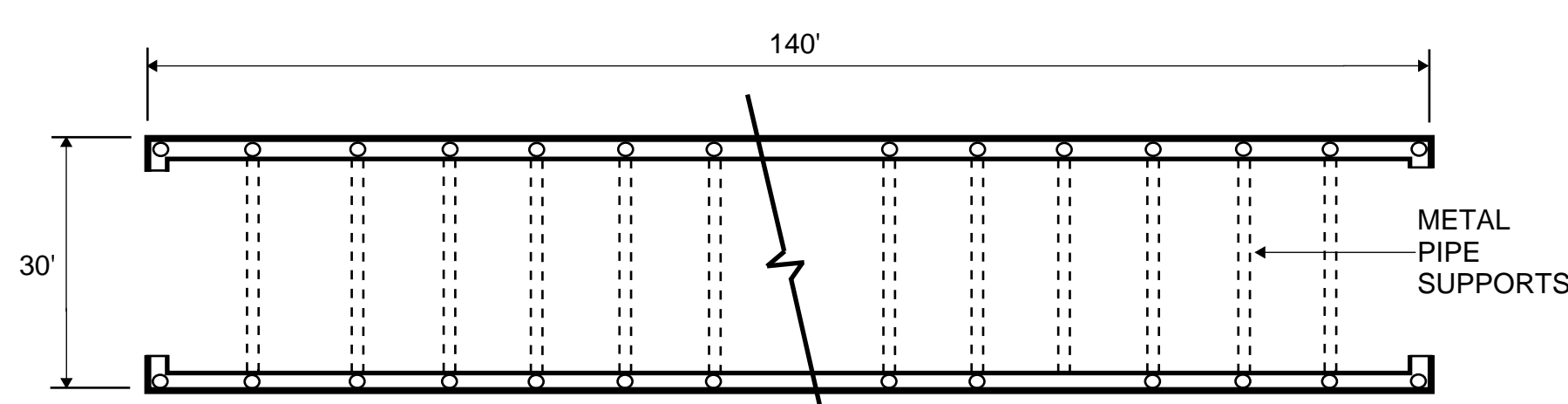
SHEET TITLE:  
**BUILDING FLOOR PLANS  
 & ELEVATIONS**

SHEET NO.:  
**A109**

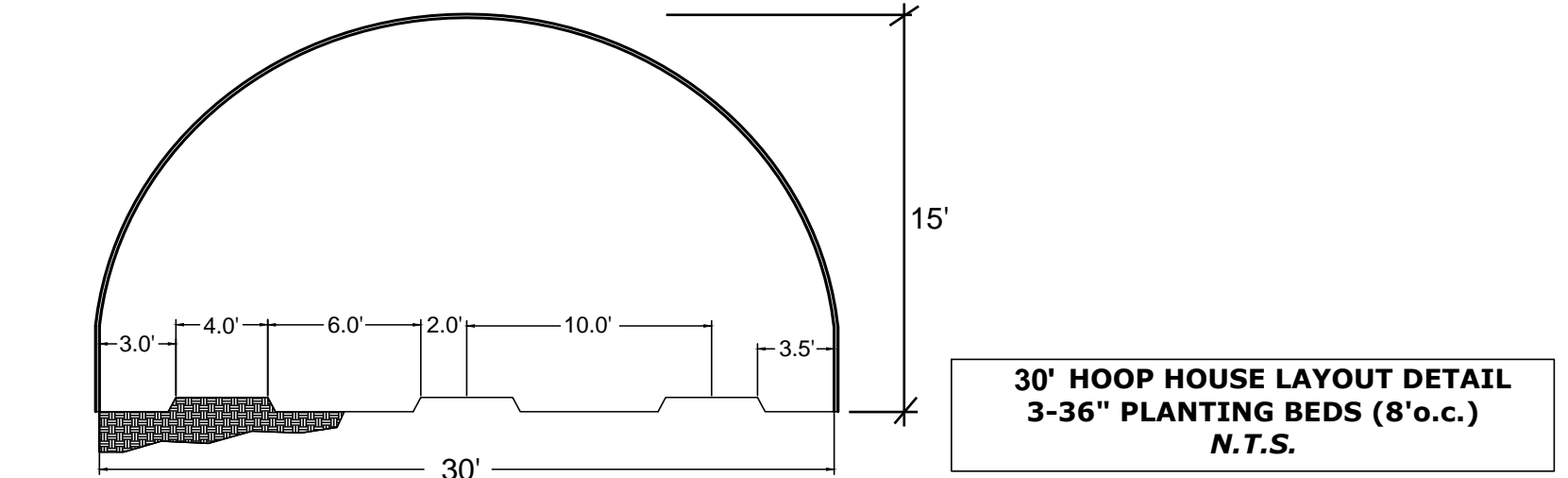
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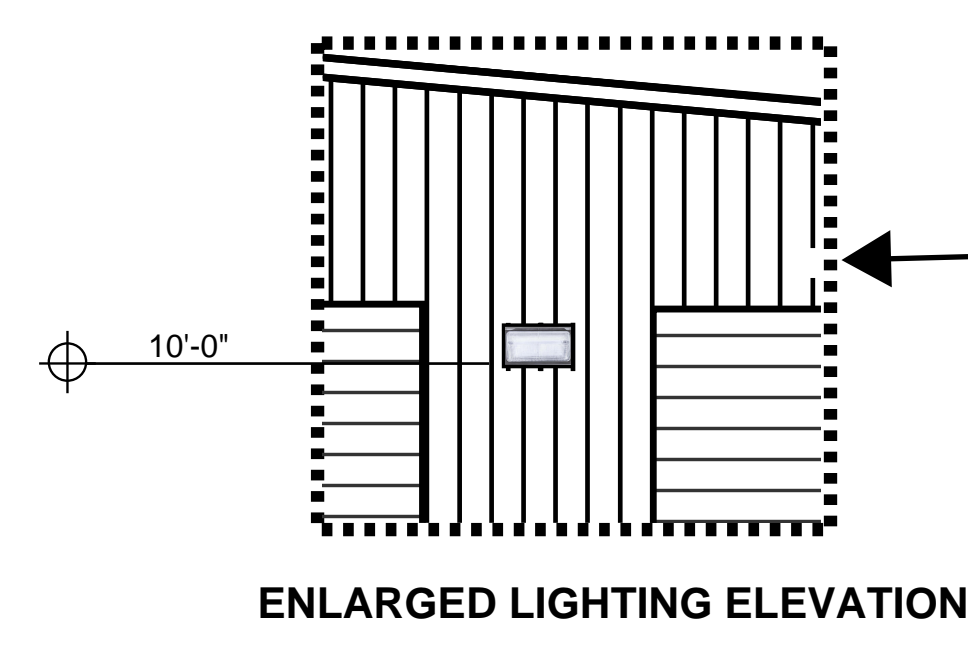
**5 EXISTING/NEW HOOPHOUSE SIDE ELEVATIONS**  
 A110 NTS



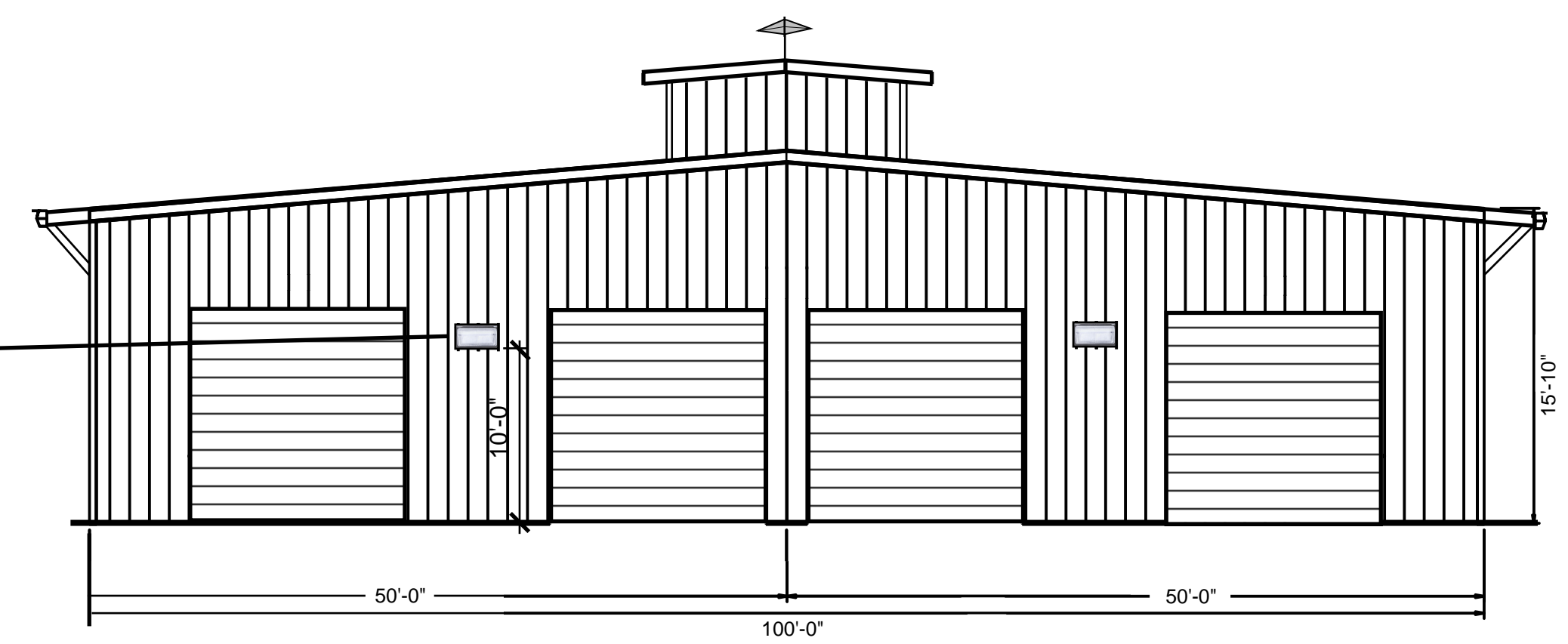
**6 EXISTING/NEW HOOPHOUSE FLOOR PLAN**  
 A110 NTS



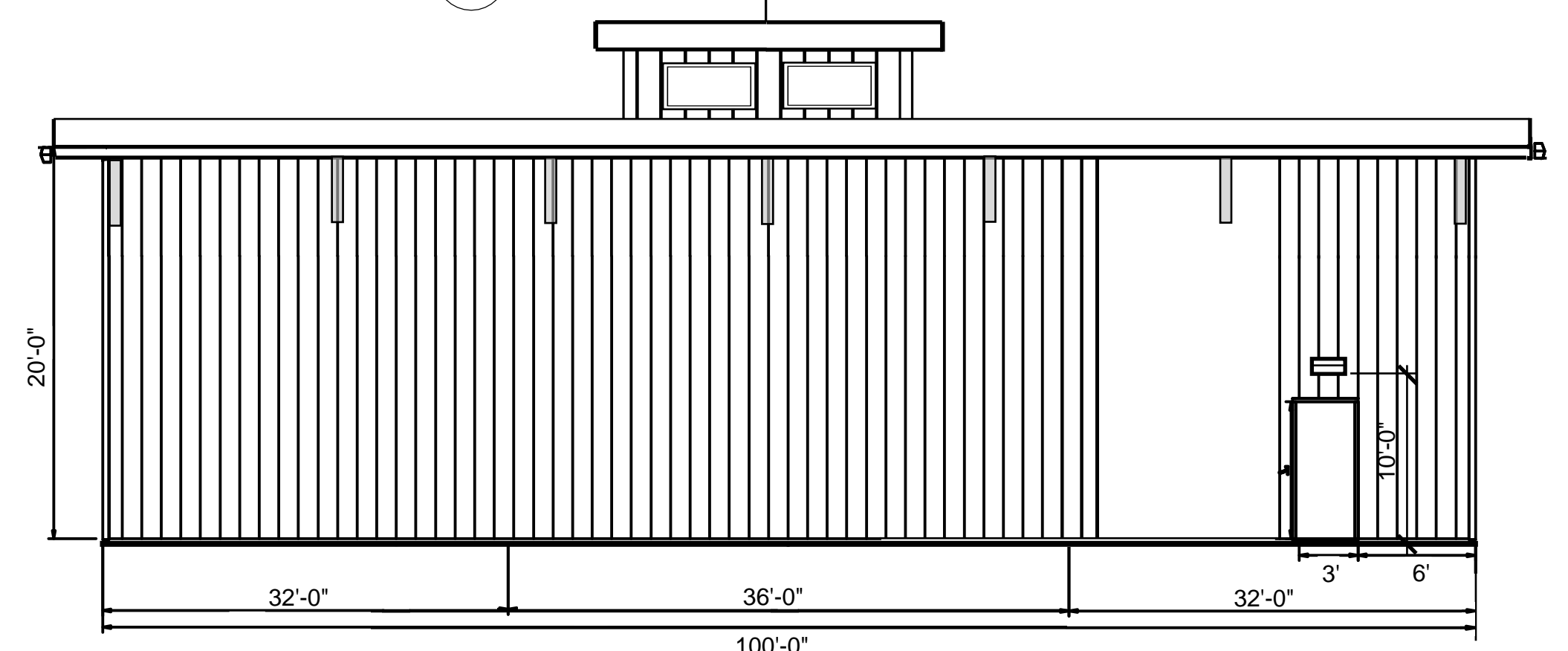
**7 EXISTING/NEW HOOPHOUSE FRONT/REAR ELEVATIONS**  
 A110 NTS



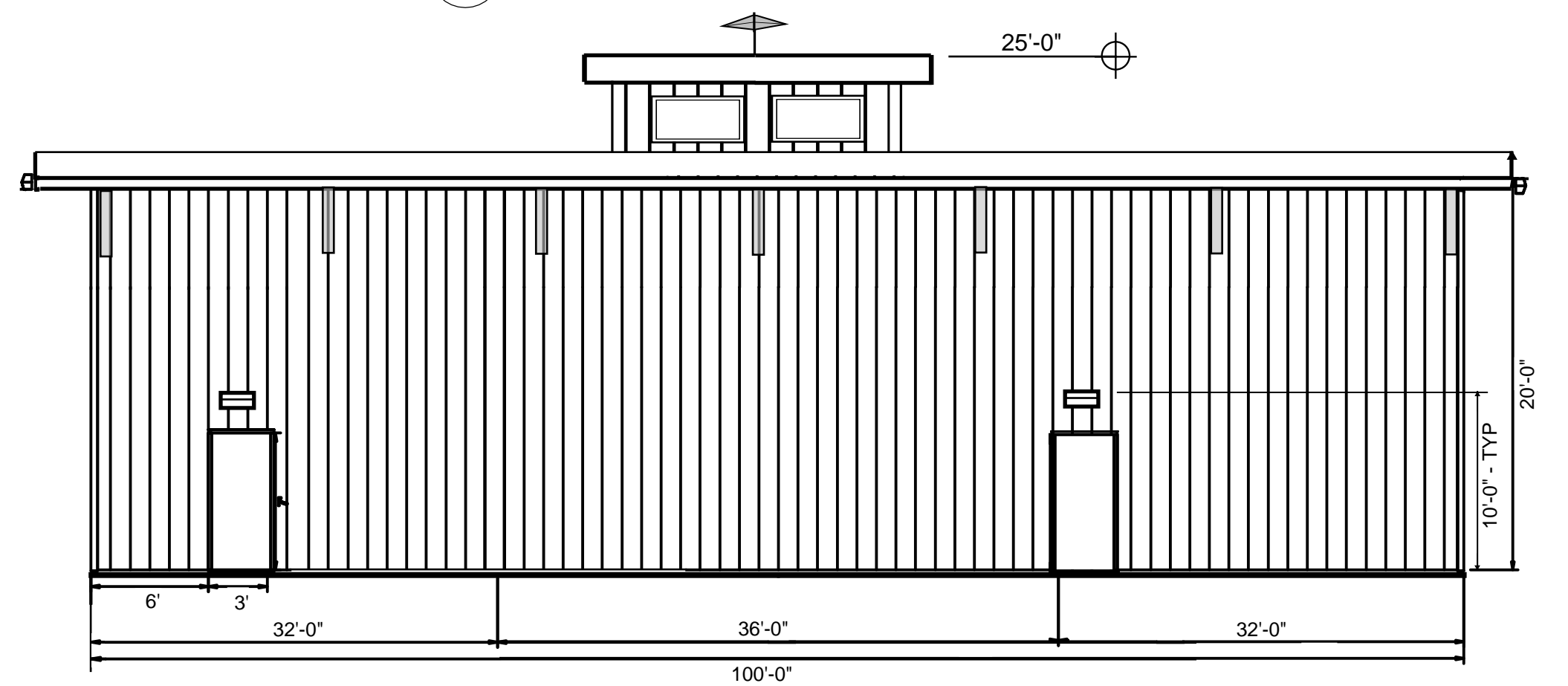
**ENLARGED LIGHTING ELEVATION**



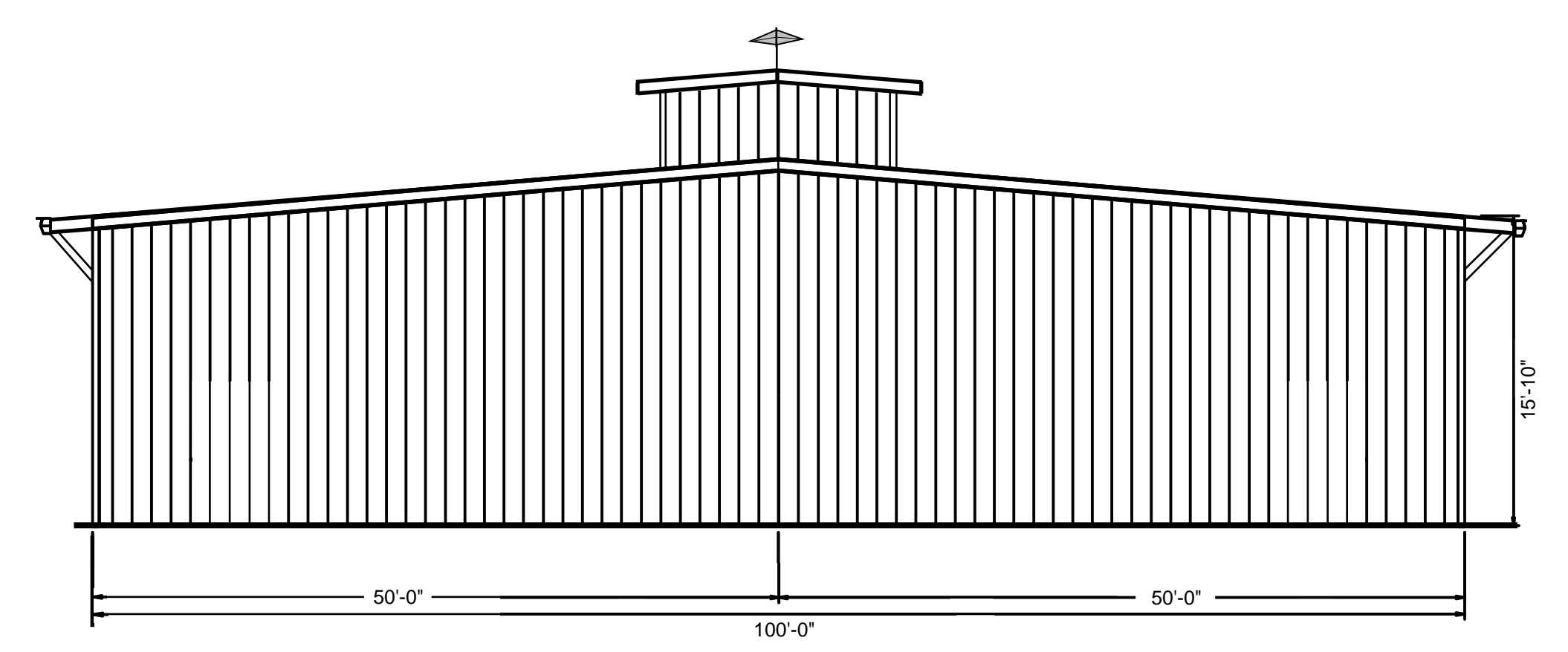
**1 PROCESSING BUILDING FRONT ELEVATION - WEST**  
 A110



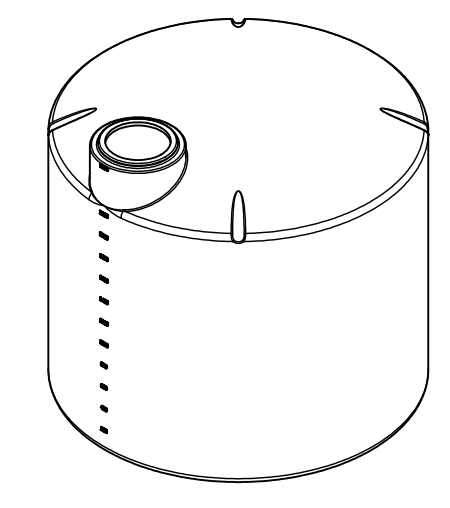
**2 PROCESSING BUILDING SIDE ELEVATION - NORTH**  
 A110



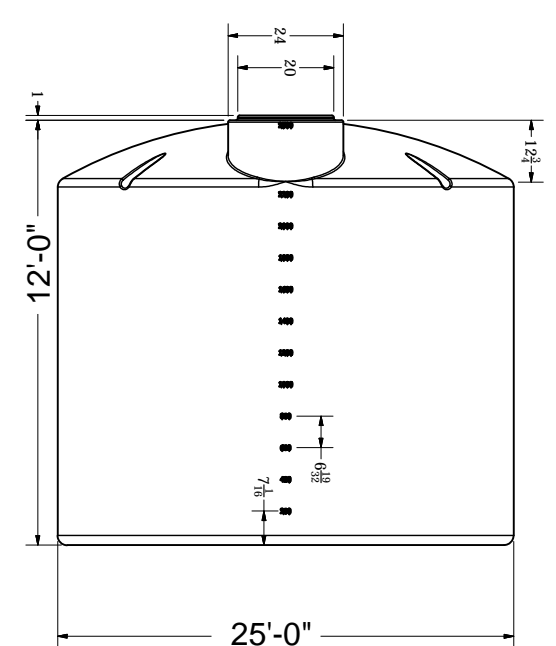
**3 PROCESSING BUILDING SIDE ELEVATION - SOUTH**  
 A110



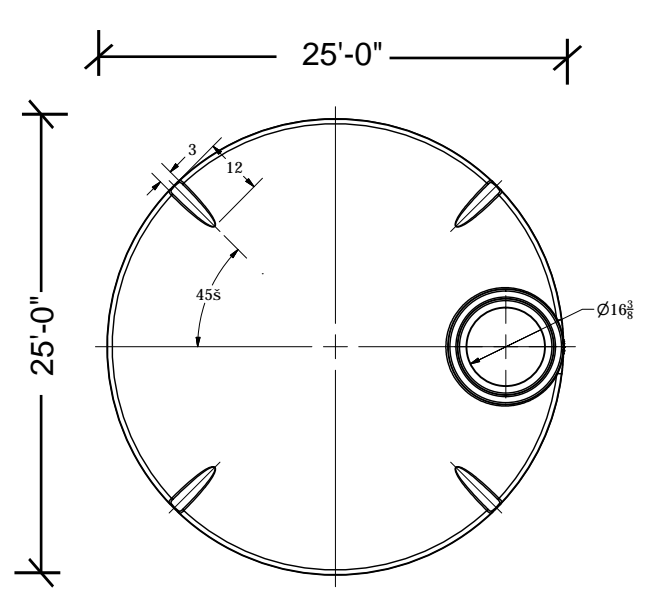
**4 PROCESSING BUILDING REAR ELEVATION - EAST**  
 A110



**C. ISOMETRIC**

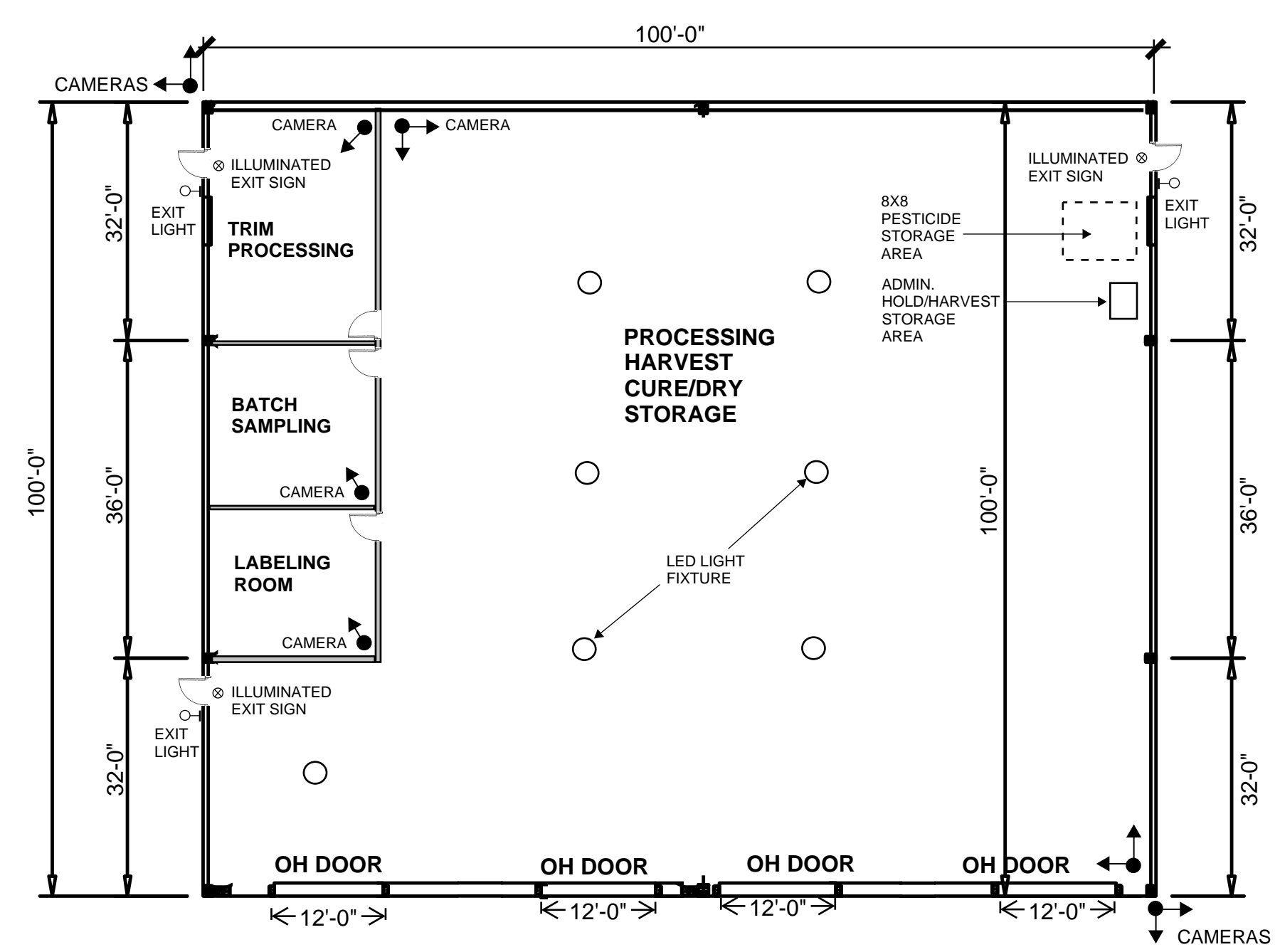


**B. ELEVATION**



**A. PLAN (30,000 GALLON STORAGE CAPACITY)**

**8 PROPOSED FIRE WATER STORAGE TANK**  
 A110



**8 PROPOSED PROCESSING BUILDING FLOOR PLAN**  
 A110



**NOJOQUI FARMS**

**1889 US-101  
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SHEET TITLE:  
**EXISTING BUILDING  
 FLOOR PLANS**

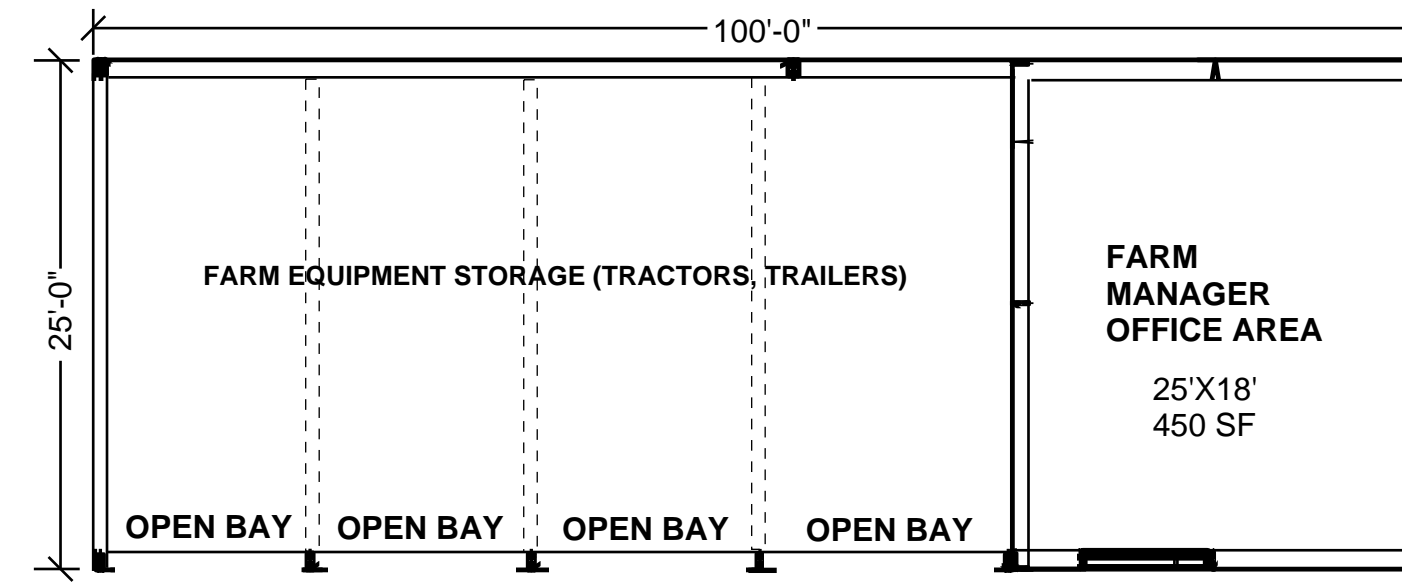
SHEET NO.:  
**A110**

LAND USE PERMIT SUBMITTAL - APN#099-240-072



18'-0"

**1**  
 A110 **EXISTING MACHINE SHED EAST ELEVATION**  
 NTS

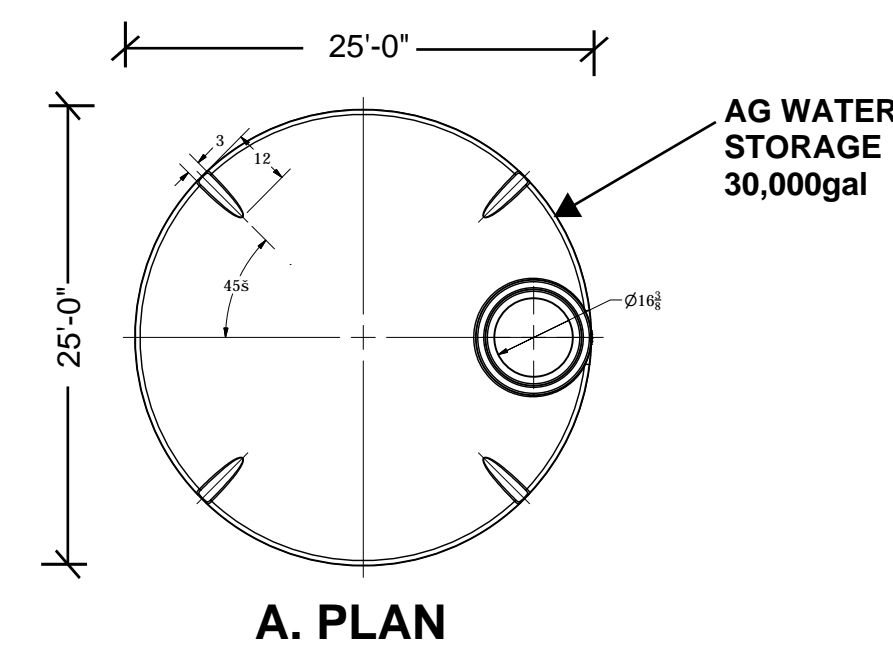


**1**  
 A110 **EXISTING MACHINE SHED**  
 NTS



12'-0"

**2**  
 A110 **WATER TANK WEST ELEVATION**  
 NTS

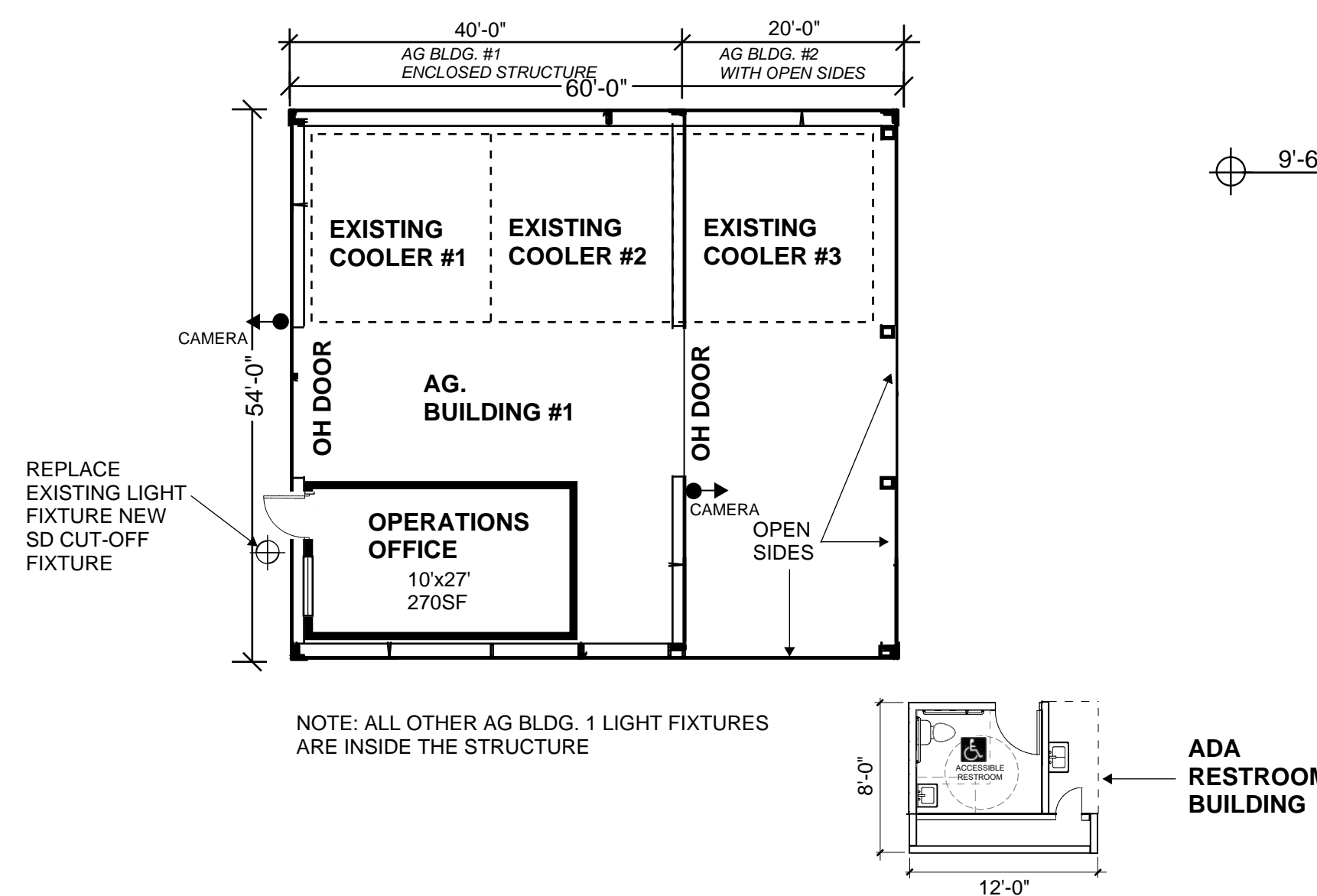


**2**  
 A110 **WATER TANK PLAN**  
 NTS



16'-6"

**3**  
 A110 **EXISTING AG. BUILDING #1 - SOUTH ELEVATION**  
 NTS



**3**  
 A110 **EXISTING AG. BUILDING 1 & ADA RESTROOM FLOOR PLAN**  
 NTS



**EXISTING ADA RESTROOM ELEVATION**

9'-6"



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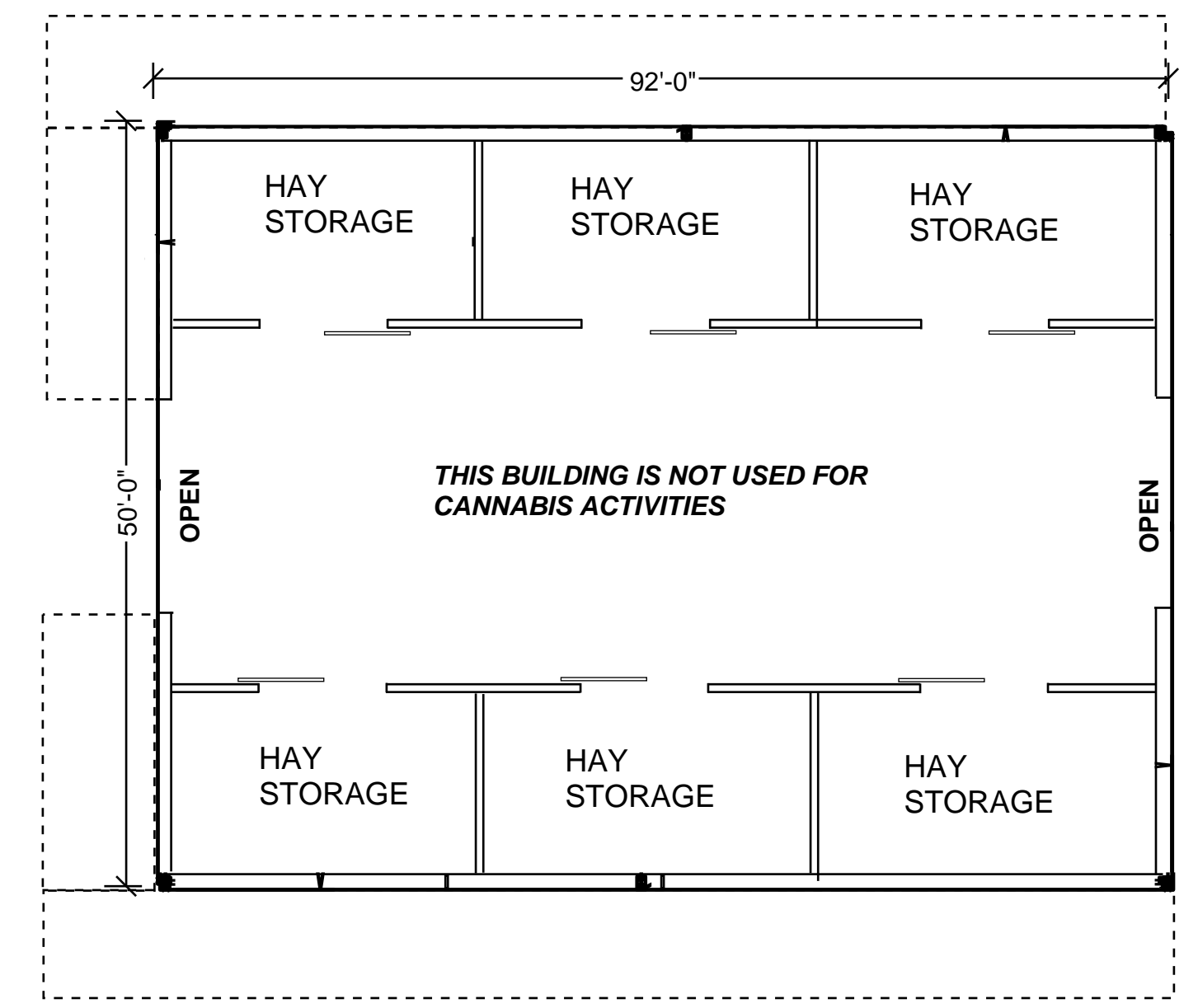
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SHEET TITLE:  
**EXISTING BUILDING  
 FLOOR PLANS**

SHEET NO.:  
**A110A**




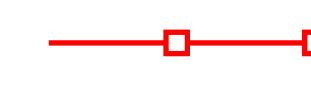





**2**  
 A110A NTS **EXISTING HAY SHELTER BUILDING SOUTH ELEVATION**  
 "NOT UTILIZED FOR CANNABIS OPERATIONS"



**1**  
 A110A NTS **EXISTING HAY SHELTER BUILDING**



**SITE FENCING LEGEND**

-  EXISTING WOOD 3-RAIL FENCE W/ NO-CLIMB WIRE  
WHITE IN PLAN
-  NEW WOOD 3-RAIL FENCE MAXIMUM OF 8 FEET
-  INDICATES NEW PORTABLE TOILET FACILITY WITH WASH STATION
-  INDICATES ELECTRICAL, LOW-VOLTAGE & LIGHTING CONTROL ROOM
-  INDICATES SECURITY ROOM
-  INDICATES TYPICAL FIELD GATE LOCATION  
WHITE IN PLAN
-  INDICATES MAIN ENTRANCE SECURITY GATE WITH PUSH BUTTON ACCESS CONTROL

**PROJECT FENCING DETAILS**



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SHEET TITLE:  
**WILDLIFE MOVEMENT PLAN**

SHEET NO.:  
**A111**

**1 WILDLIFE MOVEMENT PLAN**  
 1" = 100'-0"

**WILDLIFE MOVEMENT PLAN NOTES**

1. THE CULTIVATION AREA WILL BE COMPLETELY ENCLOSED BY A 6-FT-HIGH WOOD RAIL FENCE. THE FENCE IS DESIGNED TO ACCOMMODATE FOR PASSAGE OF SMALLER WILDLIFE AND SAFE PREVENTION OF ENTRY BY LARGER MAMMALS, SUCH AS DEER, AND BE NON-DISRUPTIVE, WILDLIFE-FRIENDLY FENCING. THE PARKING AREA WILL BE ENCLOSED BY A PROPOSED 6-FT-HIGH WOOD RAIL FENCE TO MATCH THE EXISTING FENCING. WIRE MESH IS A 2"x4" "NO-CLIMB" RECTANGULAR PATTERN.

**BIOLOGICAL RESOURCE PROTECTION MEASURES**

1. MAINTAIN A 100-FOOT BUFFER FROM THE EDGE OF RIPARIAN HABITAT TO GROUND DISTURBING ACTIVITIES.
2. AVOID GROUND DISTURBING ACTIVITIES WITHIN 72 HOURS AFTER RAIN EVENTS.
3. WITH INPUT FROM BIOLOGIST, INSTALL A SILT FENCE ALONG THE TOP-OF-BANK BUFFER OF NOJOQUI CREEK.
4. STOCKPILE COMPOST AND OTHER MATERIALS 100 FEET OR MORE FROM RIPARIAN EDGE.
5. AVOID CHANGES OR IMPACTS TO THE EXISTING "HOLDING POND" OR SURROUNDING UPLAND.



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SHEET TITLE:  
**WATER & IRRIGATION PLAN**

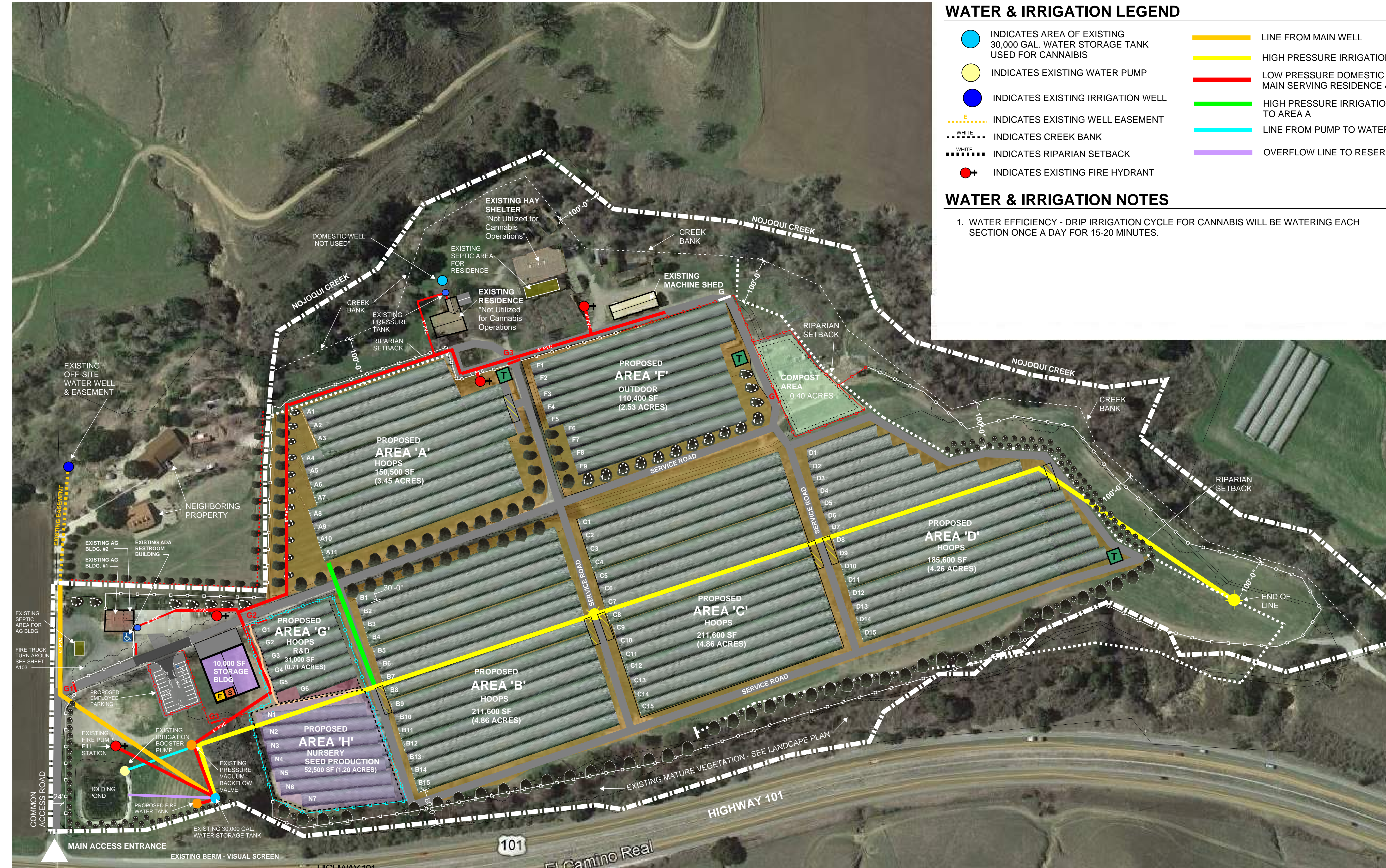
SHEET NO.:  
**A112**

**WATER & IRRIGATION LEGEND**

- INDICATES AREA OF EXISTING 30,000 GAL. WATER STORAGE TANK USED FOR CANNABIS
- INDICATES EXISTING WATER PUMP
- INDICATES EXISTING IRRIGATION WELL
- ⋯ INDICATES EXISTING WELL EASEMENT
- INDICATES CREEK BANK
- ⋯ INDICATES RIPARIAN SETBACK
- + INDICATES EXISTING FIRE HYDRANT
- LINE FROM MAIN WELL
- HIGH PRESSURE IRRIGATION MAIN
- LOW PRESSURE DOMESTIC GRAVITY MAIN SERVING RESIDENCE & HYDRANTS
- HIGH PRESSURE IRRIGATION LINE TO AREA A
- LINE FROM PUMP TO WATER TANK
- OVERFLOW LINE TO RESERVOIR

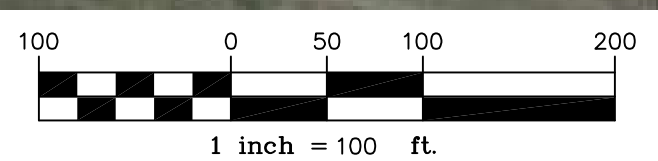
**WATER & IRRIGATION NOTES**

1. WATER EFFICIENCY - DRIP IRRIGATION CYCLE FOR CANNABIS WILL BE WATERING EACH SECTION ONCE A DAY FOR 15-20 MINUTES.

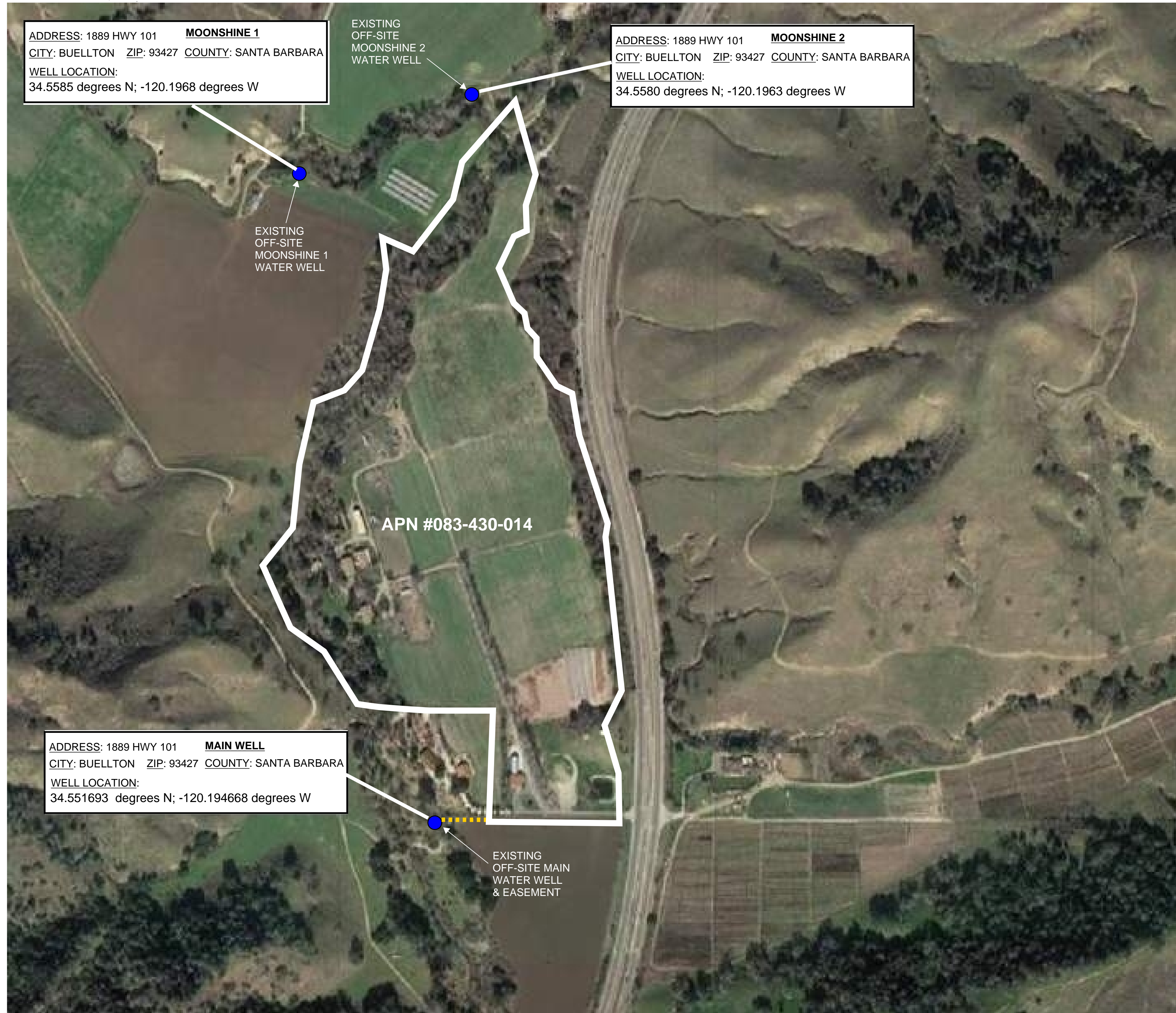


**1 WATER & IRRIGATION PLAN**  
 1" = 100'-0"

**WATER & IRRIGATION DETAILS**



1 A112 1" = 100'-0"



**SITE LEGEND**

- INDICATES EXISTING IRRIGATION WELL
- ..... INDICATES EXISTING WELL EASEMENT TO MAIN WELL

**541**  
**ARCHITECTURE INC**  
 2958 NW 19TH STREET  
 REDMOND, OREGON 97756  
 541 788 5234



**NOJOQUI FARMS**

**1889 US-101  
 BUELLTON, CA 93427**

PROJECT NO.: 19011  
 DRAWN: JSW  
 DATE: AUGUST 1, 2022  
 LAND USE PERMIT SUBMITTAL

REVISION: DESCRIPTION:

**LAND USE PERMIT SUBMITTAL**

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SHEET TITLE:  
**EXISTING WATER  
 WELL PLAN**

SHEET NO.:  
**A112A**

**1**  
 A112A NTS  
**EXISTING WATER WELL LOCATION PLAN**

# National Flood Hazard Layer FIRMette

120°11'53"W 34°33'56"N



## FHOG

|  |                                |
|--|--------------------------------|
|  | LWRW %DHDRGHDVLRQ %<br>#Q3 S S |
|  | LWK%RUFVK #Q3 S S S            |
|  | SODVRA, DRG                    |

|  |  |
|--|--|
|  | \$DDO &COPDRG-EDJG \$JFV<br>R DDDO PROPHDRGZWKDLDH<br>G&KOW WDCRIRV R JZWKQD<br>DJDV R OHW WDCRQ VDCRHOH |
|  | WVUH &CQ WLRV \$DDO<br>&COPDRG-EDJG #QH  |
|  | \$JH ZWK&G &GDRG&WGHWR<br>JMH &H RMV #QH   |
|  | \$JH ZWKDRG& WGHWRHMH #QH  |

|  |   |
|--|---|
|  | \$JHR DQ,ED DRG-EDJG #QH<br>(HFWLHV)      |
|  | \$JHR G&WUEGDRG-EDJG #QH                  |
|  | &CDDO &OYUW RU &VR&EJ<br>JMH LNH RU DRG&O |

|  |   |
|--|---|
|  | JURV &RVLQ ZWK&CDDO &CCH<br>DWHU GUDHCHDVLQ |
|  | &DWD JDD&W<br>%DHDRGCHDVLRLQH %             |
|  | LEW R &VX                                   |
|  | -JULGLWLRV&C&JL                             |
|  | &DWD JDD&W %D&LQH                           |
|  | JRLOH%&LQH<br>JLRLDK, FJ&VUH                |

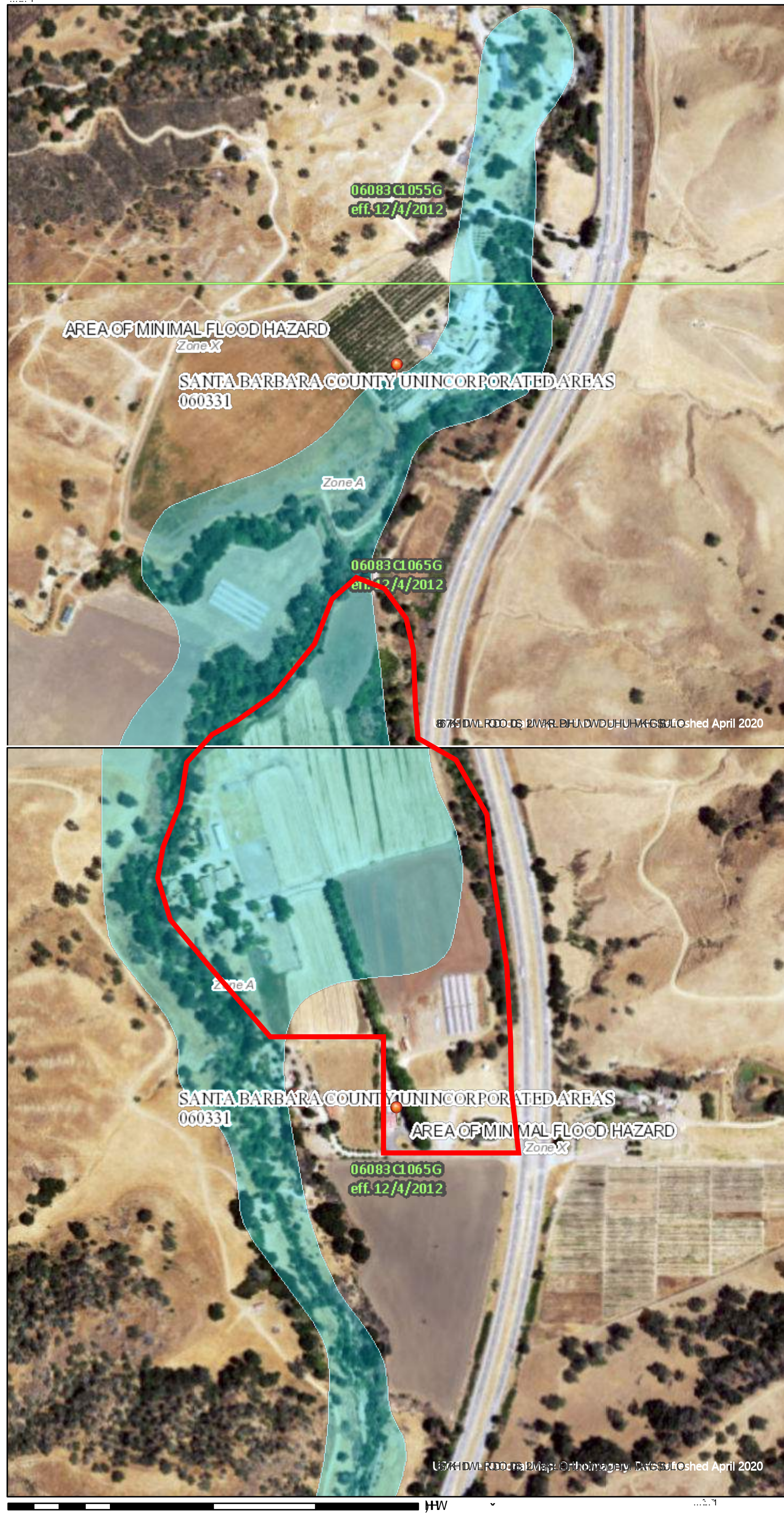
|  |                    |
|--|--------------------|
|  | LJLWDD DWD&L,ODEH  |
|  | RLJLWDD DWD&L,ODEH |
|  | &E&S-G             |

7KLS, QLVSDHGRWHBLSLV DDC&JL, BMH  
SLQV V&D&W, G&W&K&XU D&S GRV, QW UFB  
DDW&RULWDLV, YHJ&S&W, O&R&DVLQ

7KLV B&F&DLV ZWK&V WDC&JG/IRU W&K&HR  
QLJWDD I&R&G&B/LI LW LV QW Y&L&QV G&RULB&G&ORZ  
7KH&D&B&V&R&F&DLV ZWK&V &D&B&S  
D&F&D&R WDC&JG

7KH I&R&G&D&JG, Q&B&L&Q&L V G&L Y-G&L U&H&W&I&R&W&K  
D&W&R&L W&D&L V H&J&Z&E V U&L V H&V S&R&L G&G&B 7KLV B&S  
ZV H&R&U W&G&R Q V D&S GRV, QW  
U&H&O&H&V F&D&R&R&J G&R&E&F&O&V W&B&H&O&V W&R&W&K V G&D&H&D&S  
W&L R 7KH Y&D&S H&I&R&W&L Q&R&U&B&L Q&B R&O&H&R&U  
B&H&R&V&S&U&V G&B&G&D&V D&R&H U W&L R

7KLV B&L&B&L V Y&R&G&L W&H&R&R&U R&H R W&H&R&O&R&Z&B&S  
H&O&H&W G&R&Q W D&B&D&U, E&D&B&L&B&U I&R&G&R&H&O&B&O&V  
O&H&B&S W&D&H&E&U B&S&R&E&N&L&R&O&D&V H&R&Q&L W&L G&D&V L&L&H&U V  
J&S&D&O O&H&U D&S G&H&F&V L Y&G&V H D&S L&B&H V I&R&U  
X&B&B&G&D&S X&R&G&U&L J&G&D&H V F&D&D&R W&H&X&G&I&R&U  
U&H&O&D&R&U S&U&R&H V



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541 788 5234



## NOJOQUI FARMS

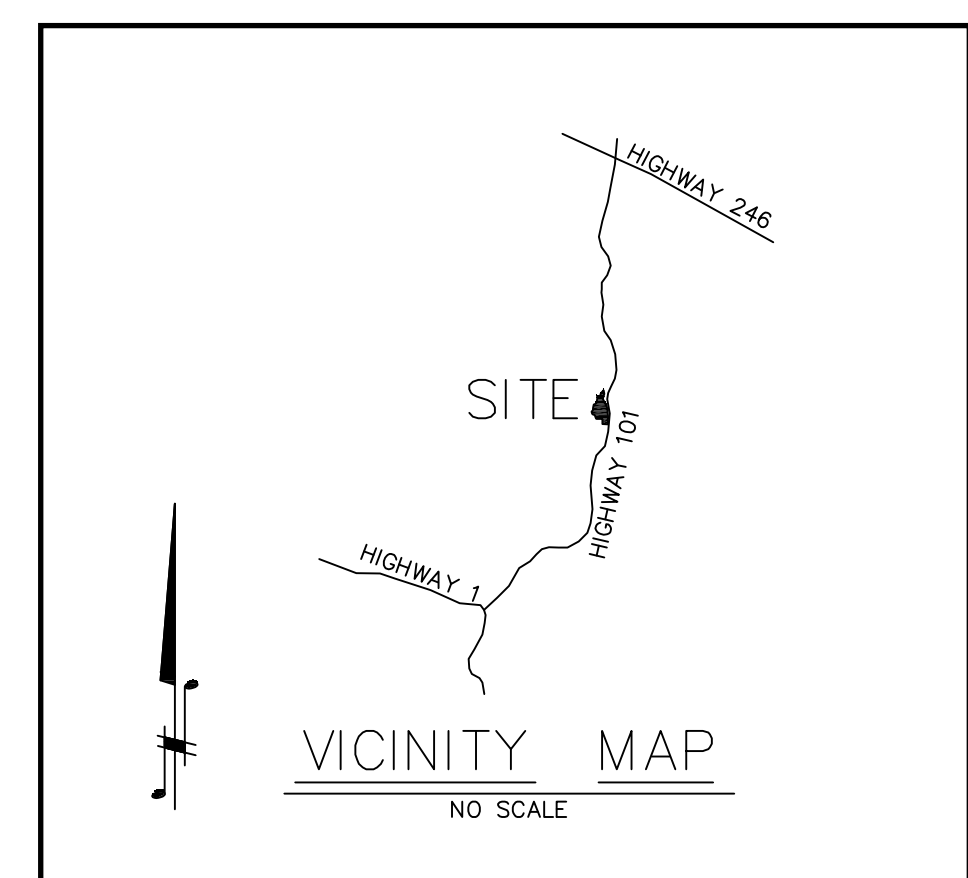
1889 US-101  
BUELLTON, CA 93427

PROJECT NO.: 19011  
DRAWN: JSW  
DATE: AUGUST 1, 2022  
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SHEET TITLE:  
FEMA FLOOD PLAN

SHEET NO.:  
**A113**



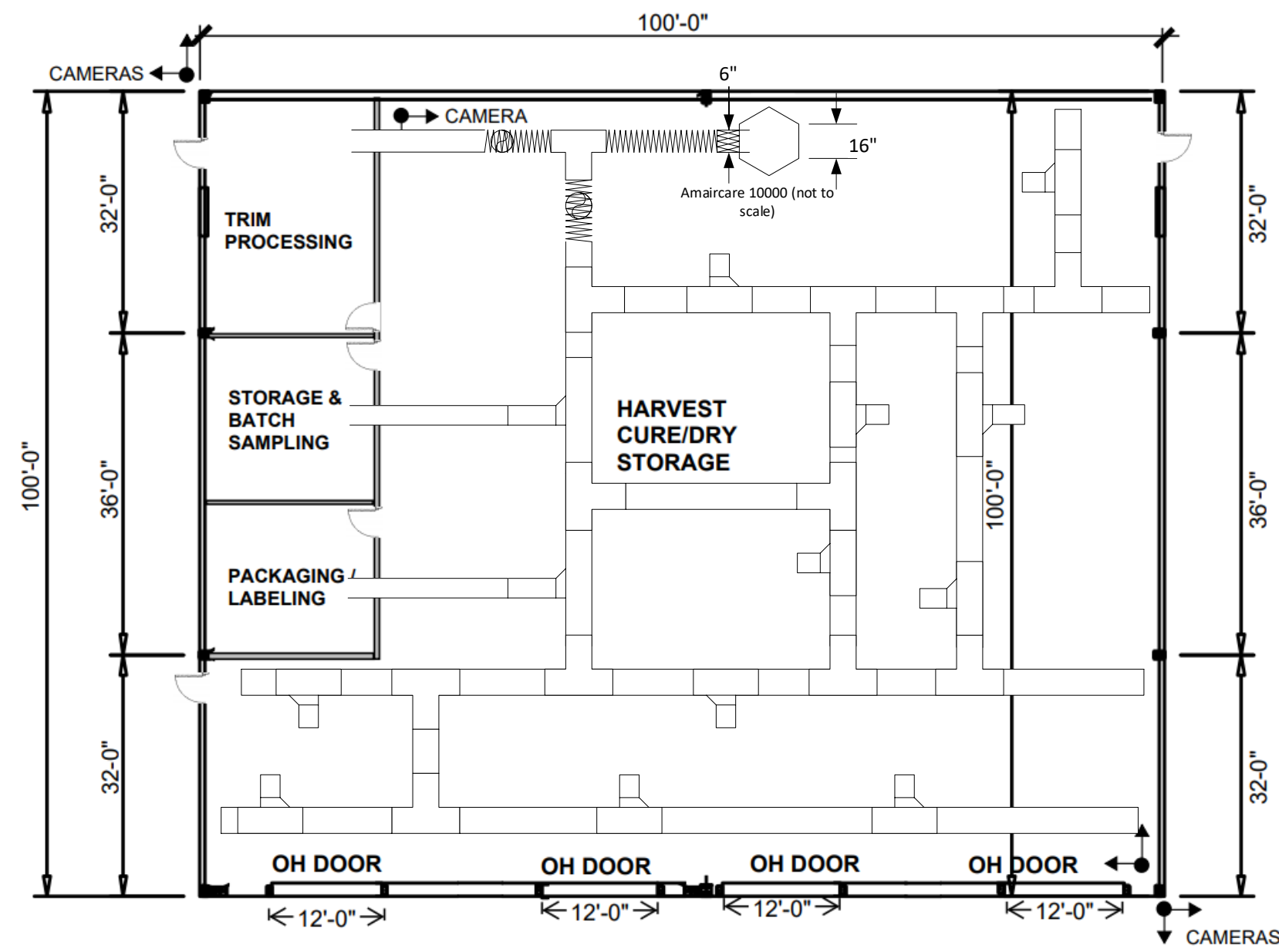
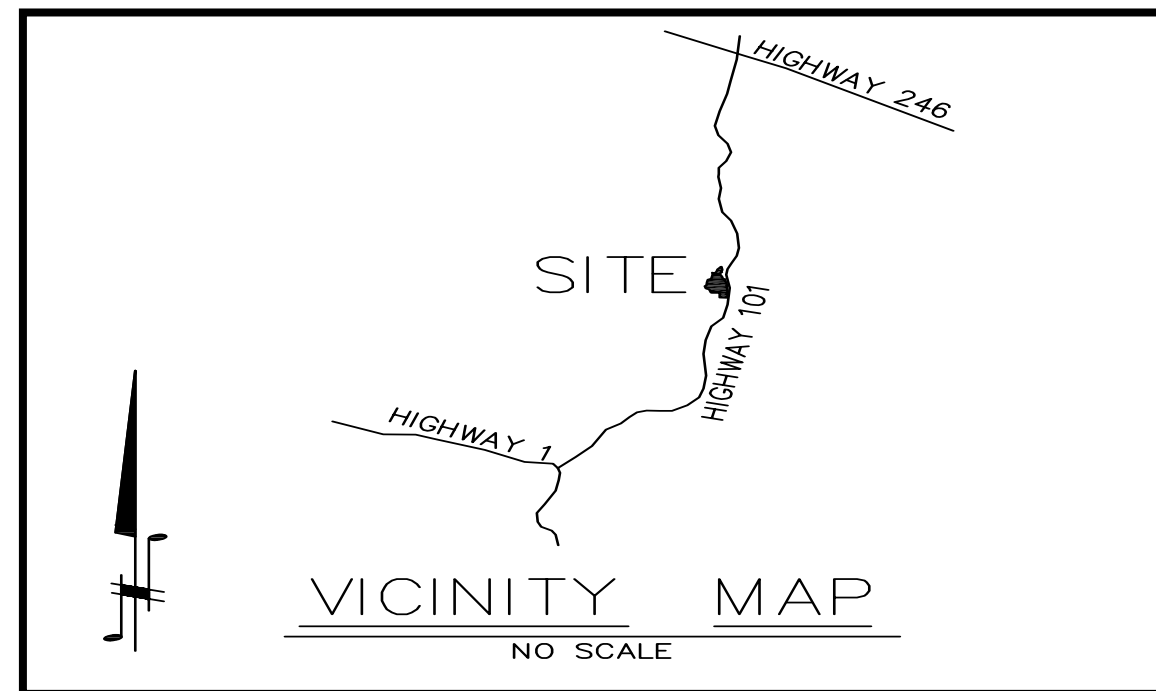
LAND USE PERMIT SUBMITTAL



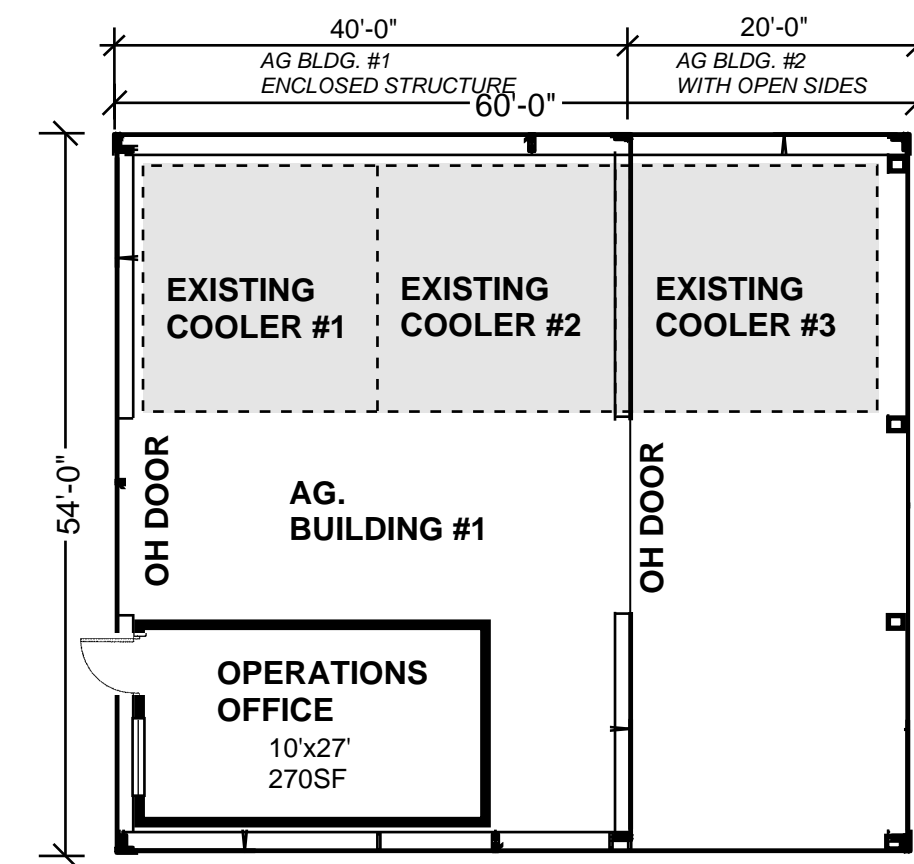
**1 AERIAL SITE / DISTANCE PLAN**  
A114 NTS

**PROJECT LOCATION INFORMATION**

- SUBJECT PROPERTY IS LOCATED AT 1889 US 101 IN BUELLTON, CA. THE NEAREST RESIDENCE/FARM IS LOCATED IMMEDIATELY TO THE WEST WHICH IS APPROXIMATELY .06 MILES FROM THE PROPOSED CANNABIS ACTIVITIES.
- THE RESIDENCE TO THE NORTH IS APPROXIMATELY .70 MILES AWAY FROM THE PROPOSED CANNABIS ACTIVITIES.
- THE RESIDENCE TO THE SOUTH IS APPROXIMATELY .51 MILES AWAY FROM THE PROPOSED CANNABIS ACTIVITIES.



**2 HARVEST STORAGE BUILDING - CONCEPTUAL HVAC PLAN**  
A114



**3 AG BLDG. 1 & 2 - ODOR MITIGATION PLAN**  
A114

**ODOR MITIGATION MEASURES & HVAC SUMMARY**

**Activated Carbon Filtration Odor Abatement Plan**

Amaircare 10000 Specifications are attached as specified

- Floor plan showing odor controlling equipment and layout**  
Attached is a floor plan showing where the carbon filtration units will be installed to control odor.
- Description of each odor emitting activity**  
Most of the odor emitting activities will consist of harvest processes that happen within the harvesting, processing, packing building. A secondary source of odor emitting activity will be the cannabis storage within the existing coolers in Ag Building #1 and #2.
- Description of the phases of odor emitting processes**  
The harvesting will occur three times per year for the duration of 21 days (per Project Description) the number of volatile organics being produced and emitted into the air. Plants will emit lower levels of odor during the growing process and higher levels towards the end of the cycle when the plants mature.
- Description of equipment and methods being used to control odors**  
The equipment being used to control odor within these facility's is an activated carbon filtration system that will be installed inside building out of the way of operations. The location for this unit will depend on best place with power and accessibility for maintenance. This unit does not need to be installed where the odors are occurring because it will have ducts that will be installed going to and from high odor emitting locations or the overall HVAC system of the building if applies. If ducting is already in place for current operations, this system can be tied into current HVAC layout. This unit is capable of controlling cannabis odor for large areas at high efficiency. The company that manufactures and supplies these units is Amaircare. We have picked this unit to best accommodate different size growing operations and applications within a cannabis facility. Listed is the system that will be used to optimally control odor within the operations. This unit is the Amaircare 10000 heavy duty VOC 30lb carbon filtration system. Odors from the stored cannabis within Ag Building #1 and #2 will be abated via the existing coolers.
- Approved odor control system**  
This system is approved to treat cannabis operations. Its also within the guidelines of the odor abatement plan of Santa Barbara County.
- Local contact for the property**  
Name: Shannon Conn  
Phone: 805 819 1672

**ODOR EMITTING FREQUENCY**

1. THE FARM WILL PROVIDE THREE HARVESTS ANNUALLY WITH A 21 DAY HARVEST PERIOD PER HARVEST (PER PROJECT DESCRIPTION).

**ODOR MITIGATION CENTRAL AIR FILTRATION SPEC SHEET**

**6000V, 6500, 8500 & 10,000 Central Air Filtration Systems**

**Independent Operation**  
Keeps working whether the furnace is running or not.

**Continuous Air Flow**  
• Continuous supply of clean air  
• Promotes more even air temperatures in the home

**Customizable Installations**  
To suit the available space, Amaircare central systems can be installed free-standing or adapted to hang from a wall or ceiling. They can also be ducted to an HRV to filter the supplied outdoor air.

**Three-Stage Filtration**  
Removes PARTICULATES, V.O.C.s (Volatile Organic Compounds) and ODORS.

**Easy-to-Change Filters**  
Easy-access cover panels, and simple filter fastening system.

**Durable Metal Cabinet**  
Greater protection for filters and internal components.

**No Harmful By-Products**  
Emits no toxins such as OZONE.

**Specifications (All models)**  
**MATERIALS:** 18 gauge cold rolled steel  
**FINISH:** Powder coated baked enamel  
**MOTOR/FAN(S)**  
• Class "B" insulated motor  
• Designed for continuous operation  
• Run tested for 50,000 hours  
• Service: 120 Volt, 60 Hz or 230 Volt 50/60 Hz  
• U.L. and C.S.A. approved  
**CONTROL:** Variable speed

**Model 6000V**  
**FILTER LIFE**  
**Stage 1:** Foam Prefilter: 6-12 months  
**Stage 2:** HEPA filter: 2-5 years  
**Stage 3:** V.O.C. filter: 6-12 months  
**DIMENSIONS:** 17.25" W 28"L 18.5"H  
**COLOR:** White  
**WEIGHT:** 58 lbs.  
**AIR FLOW (C.F.M.):** 200-600  
**HEPA SURFACE AREA:** 100 sq.ft.  
**POWER CONSUMPTION:** 160 Watts  
**INTAKE:** 10" duct fitting  
**OUTFLOW:** 8" duct fitting

**Tri-HEPA Systems**  
**FILTER LIFE**  
**Stage 1:** Carbon Prefilter: 3-6 months  
**Stage 2:** HEPA filter: 2-5 years  
**Stage 3:** V.O.C. filter: 6-12 months  
**DIMENSIONS:** 17.25" W 28"L 50"H  
**HEPA SURFACE AREA:** 300 sq. ft.  
**INTAKE:** 10" X 12" duct fitting  
**OUTFLOW:** 10" X 12" duct fitting  
**COLOR:** Grey

**Model 6500**  
**WEIGHT:** 120 lbs.  
**AIR FLOW (C.F.M.):** 400-650  
**POWER CONSUMPTION:** 250 Watts

**Model 8500**  
**WEIGHT:** 125 lbs.  
**AIR FLOW (C.F.M.):** 600-850  
**POWER CONSUMPTION:** 350 Watts

**Model 10000**  
**WEIGHT:** 130 lbs.  
**AIR FLOW (C.F.M.):** 700-1000  
**POWER CONSUMPTION:** 600 Watts

Amaircare products available at:

**maircare®**  
Cleaning the air you breathe.

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**BUELLTON, CA 93427**

PROJECT NO.: 19011  
DRAWN: JSW  
DATE: AUGUST 1, 2022  
LAND USE PERMIT SUBMITTAL  
REVISION: DESCRIPTION

LAND USE PERMIT SUBMITTAL

SHEET TITLE:  
**ODOR ABATEMENT PLAN**

SHEET NO.:  
**A114**





PREPARED FOR  
NOJOQUI FARMS, LLC

PREPARED BY  
LINEAR LANDSCAPE ARCHITECTURE

JOE DOODASIA  
1819 MYRTLE AVE  
SAN DIEGO, CA 92103  
P | 688-205-6628  
01 SUB: APRIL 14 2021  
02 SUB: JULY 29 2021  
03 SUB: JAN 12 2022  
04 SUB: APRIL 5 2022  
05 SUB: MAY 11 2022

**L-1**  
SHT  
01 OF 2

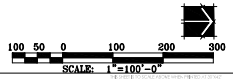


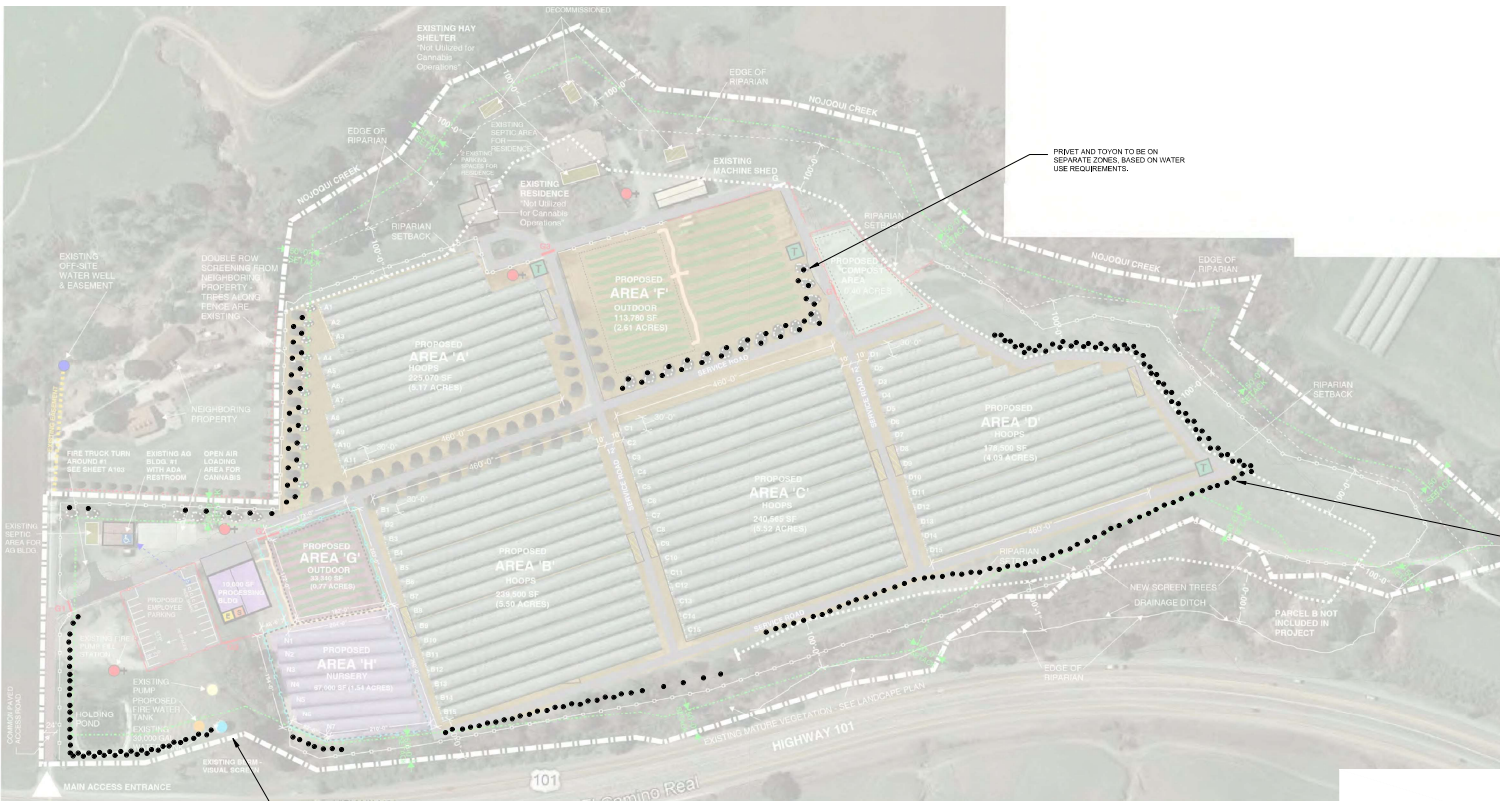
**PLANT SCHEDULE**

| TREES  | QTY | BOTANICAL NAME          | COMMON NAME     | CONTAINER | MATURE SIZE (HxW) | WUCOLS | SIZE @ 1 YEARS (HxW) |
|--------|-----|-------------------------|-----------------|-----------|-------------------|--------|----------------------|
|        | 47  | Pinus muricata          | Blarup Pine     | 15 gal    | 40 x 25           | MEDIUM | 20 x 15              |
| SHRUBS | QTY | BOTANICAL NAME          | COMMON NAME     | CONTAINER | MATURE SIZE (HxW) | WUCOLS | SIZE @ 1 YEARS (HxW) |
|        | 175 | Heteromeles arbutifolia | Toyon           | 5 GAL     | 6'-40" X 10x15    | LOW    | 15 X 10-12           |
|        | 24  | Ligustrum japonicum     | Japanese Privet | 5 GAL     | 12x8              | MEDIUM | 8x5                  |

**LANDSCAPE NOTES**

- ALL TREES TO BE STAGED
  - ALL SLOPE AREAS 3:1 OR GREATER SHALL HAVE JUTE NETTING OF EQUAL SLOPE STABILIZATION MATERIAL
  - PROVIDE INSTALLATION OF AN AUTOMATIC IRRIGATION SYSTEM THAT COMPLIES WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) EFFECTIVE DECEMBER 1, 2019
- LANDSCAPE SCREENING**  
LANDSCAPE SCREENING HAS BEEN DESIGNED AND WILL BE INSTALLED TO REASONABLY SCREEN THE PROPERTY IN LESS THAN 5 YEARS IN COMPLIANCE WITH THE COUNTY ORDINANCE REQUIREMENTS.
- EXISTING TREES**  
ALL EXISTING TREES ALONG THE HWY 101 CORRIDOR SHALL REMAIN UNLESS OTHERWISE NOTED





IRRIGATION MAINLINE & VALVES FOR LANDSCAPE - CONNECT TO WELL-SOURCED HOLDING TANKS

PRESET AND TOWN TO BE ON SEPARATE ZONES, BASED ON WATER USE REQUIREMENTS.

LOW FLOW BUBBLERS TO BE INSTALLED AT EACH NEW TREE/SHRUB

**WATER USE CALCULATIONS\*\***

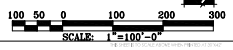
| WATER EFFICIENT LANDSCAPE WORKSHEET       |                      |                   |                   |                            |   |                                  |
|---|----------------------|-------------------|-------------------|----------------------------|---|----------------------------------|
| Irrigation Point of Connection (P.O.C.) 1 |                      |                   |                   |                            |   |                                  |
| Hydro zone #                              | Planting Description | Plant Factor (PF) | Irrigation Method | Irrigation Efficiency (IE) | ETAF (PF/IE)                              | Estimated Total Water Use (ETWU) |
| <b>REGULAR LANDSCAPE AREAS</b>            |                      |                   |                   |                            |   |                                  |
| 1   | LOW WATER            | 0.20              | BUBBLERS          | 0.75                       | 0.27                                      | 4944                             |
| 2   | MEDIUM WATER         | 0.50              | BUBBLERS          | 0.75                       | 0.67                                      | 1968                             |
|   |                      |                   |                   |                            | <b>TOTAL</b>                              | <b>6932</b>                      |
| <b>SPECIAL LANDSCAPE AREAS</b>            |                      |                   |                   |                            |   |                                  |
|   |                      |                   |                   |                            | 1.00                                      | 0                                |
|   |                      |                   |                   |                            | <b>TOTAL</b>                              | <b>0</b>                         |
|   |                      |                   |                   |                            | <b>ETWU TOTAL</b>                         | <b>73990</b>                     |
|   |                      |                   |                   |                            | <b>MAXIMUM WATER ALLOWANCE (MAWA)</b>     | <b>86919</b>                     |
|   |                      |                   |                   |                            | <b>IRRIGATION EFFICIENCY (IE) AVERAGE</b> | <b>75.4</b>                      |

| MAXIMUM APPLIED WATER ALLOWANCE (MAWA)                         |                       | Hydrozone Category         | PI-Plant Factor           |
|--|-----------------------|----------------------------|---------------------------|
| ETAF =   | 45.6 (0.27)           | RESIDENTIAL                | 0.7-1.0                   |
| LA =   | 6932 (0.27)           | NON-RESIDENTIAL            | 0.4-0.6                   |
| SLA =  | 0 (0.5)               |                            | 0.1-0.3                   |
| ETAF =   | 0 (0.27)              |                            | 0.0                       |
| MAWA = (E)(0.62)(0.55) x LA + (P) x SLA                        |                       |                            |                           |
| MAWA = 45.6 (0.62)(0.55) x 6932 + (0) = 20919.44 gal per year  |                       |                            |                           |
| <b>MAXIMUM APPLIED WATER ALLOWANCE = 20919.44 gal per year</b> |                       |                            |                           |
| ETAF   |                       | Irrigation Method Code     |                           |
| TOTAL ETAF x AREA  | TOTAL AVERAGE SIZEMAN | IE - Irrigation Efficiency |                           |
| 2617.07  | 6932                  | 1.00                       | Filter Pipe for Proso/Spa |
| 2617.07  | 6932                  | 0.85                       | Drop/Subsurface           |
|  |                       | 0.75                       | Subsurface                |
|  |                       | 0.75                       | Wells                     |
|  |                       | 0.75                       | Overhead Spray            |

**IRRIGATION NOTES**

**IRRIGATION - WATER CONSERVING FEATURES**  
IRRIGATION IS REQUIRED FOR THE PROPOSED SCREEN VEGETATION. A IRRIGATION SYSTEM WITH LOW FLOW BUBBLERS AND SOIL MOISTURE MONITORS WILL BE INSTALLED FOR ALL NEW PLANTING. THE IRRIGATION SYSTEM WILL BE ACTIVE FOR A MIN. 2 YEARS OR UNTIL THE PLANTINGS ARE FULLY ESTABLISHED

\*\*NOTE-ALL LANDSCAPE TO BE IRRIGATED FROM EXISTING WELLS  
\*\*NOTE- EACH BUBBLER = 20 SF OF IRRIGATED AREA



# NOJOQUI FARMS - LANDSCAPE SCREENING VIEWS

View 1:



**VIEW 1 - EXISTING CONDITION**



**VIEW 1 - WITH TOYON SCREEN TREES**

View 3A:



**VIEW 3A - EXISTING CONDITION**



**VIEW 3A - WITH A MIX OF PINE & TOYON SCREEN TREES**

View 4:



**VIEW 4 - EXISTING CONDITION**



**VIEW 4 - WITH A MIX OF PINE & TOYON SCREEN TREES**

View 5:



**VIEW 5 - EXISTING CONDITION**



**VIEW 5 - WITH A MIX OF PINE & TOYON SCREEN TREES**

View 7A:



**VIEW 7A - EXISTING CONDITION**



**VIEW 7A - WITH A MIX OF PINE & TOYON SCREEN TREES**

View 8:



**VIEW 8 - EXISTING CONDITION**



**VIEW 8 - WITH A MIX OF PINE & TOYON SCREEN TREES**



View 9:



**VIEW 9 - EXISTING CONDITION**



**VIEW 9 - WITH A MIX OF PINE & TOYON SCREEN TREES**