

COVER LETTER

Case # PL202600049

To the Members of the Bloomington Planning Commission,

Please accept the following Project Narrative and Operational Plan for our proposed indoor cultivation facility located in Bloomington, MN. Our mission is to operate a state-of-the-art, low-impact facility that prioritizes community safety, odor mitigation, and environmental responsibility.

The hallmark of this project is our "Building-within-a-Building" design. By utilizing advanced negative pressure zones and high-performance building materials, we will engineer a facility that ensures minimal odor migration and maximum biosecurity. We are committed to being a quiet, professional, and compliant neighbor while contributing to the local economy.

We look forward to working with the City of Bloomington to ensure this facility exceeds all local and state standards.

Sincerely,

Clarence Ritari
Owner Sacred Lakes Cannabis

I. PROJECT NARRATIVE: ARCHITECTURAL & MECHANICAL CONTROLS

1. Advanced Odor Mitigation Strategy

The facility utilizes a **negative pressure system** to ensure minimal odor migration to the building exterior:

- **Primary Containment (Sealed Central Corridor):** All cultivation rooms have return air vents that lead to a main plenum. which creates and maintains negative pressure in conjunction with the sealed rooms, the hallway serves as an air buffer and is equipped with high-capacity 99.9% **HEPA Clean Air air scrubbers**. These units continuously recirculate and scrub the air, neutralizing all VOCs and odors.
- **Tertiary Containment (Building Envelope):** The entire building is maintained under negative air pressure relative to the outdoors, using a magnehelic ensures no "burping" of air occurs when exterior doors are used

2. Specialized Construction & Thermal Integrity

To achieve a laboratory-grade seal, the interior will undergo the following upgrades:

- **Demolition & Framing:** Interior walls will be removed and reconstructed to create independent, airtight cultivation cells.
- **Insulation & R-Value:** New walls will be insulated with **closed-cell spray foam**. This provides a high R-value for energy efficiency and acts as a critical air and vapor seal to prevent odor seepage through wall cavities.
- **Sanitary Finishes:** All grow and drying rooms will be finished with sheetrock and faced with **FRP (Fiber-Reinforced Plastic)** panels. This creates a non-porous, antimicrobial, and washable surface.

II. SECURITY & WASTE MANAGEMENT

1. Security Protocols

The facility will maintain a rigorous security posture in compliance with state regulations:

- **Access Control:** All entry points and grow rooms are secured with commercial-grade electronic locks requiring authentication.
- **24/7 Surveillance:** High-definition video monitoring covers all interior and exterior points, with 90-day footage archiving on a secure server.
- **Intrusion Detection:** The building is protected by a monitored alarm system with motion sensors and door/window tamper alerts.

2. Waste Management Plan

Our waste protocols ensure no regulated material leaves the facility in a recognizable state:

- **Rendering:** All plant waste (trimmings, root balls) is ground and mixed with 50% non-consumable solid waste (paper/cardboard) to render it "unusable and unrecognizable."

- **Disposal & Tracking:** Waste is stored in locked, monitored containers and tracked via the statewide monitoring system (Metrc) until final disposal.

Case # PL202600049

III. STANDARD OPERATING PROCEDURES (SOPs)

1. Vegetative Room (Veg)

- **Climate:** Maintain 68-78F and 50-70% humidity.
- **Maintenance:** 18/6 light cycle. Plants are "topped" to promote even canopies.
- **IPM:** Applications of **organic natural oils** (neem, peppermint, rosemary) are applied to leaves to prevent pests.

2. Flowering Room (Grow)

- **Schedule:** Flowering cycle will be strictly maintained at **no more than 62 days**.
- **Environment:** Transition to 12/12 light cycle. Humidity is lowered to *45%-60% to prevent mold.
- **Containment:** Continuous monitoring of negative pressure to ensure the hallway air scrubbers are effectively capturing all scents.

3. Drying Room (Dry)

- **Construction:** Identical to grow rooms (Sealed, FRP-faced, Spray foam).
- **Method:** "Low & Slow" drying at 60F and 60% humidity for 10-14 days.
- **Sanitation:** Rooms are deep-cleaned and sanitized between every harvest cycle.