

COVER LETTER

To the Members of the Planning Commission,
Please accept the following Project Narrative and Operational Plan for our proposed indoor cultivation facility. Our mission is to operate a state-of-the-art facility that prioritizes community safety, advanced odor mitigation, and environmental responsibility.

To ensure operational efficiency while navigating utility timelines, this project will be executed in two distinct phases.

Due to the extended lead times for the required electrical infrastructure upgrades (Utility Transformer), we are proposing an immediate Phase 1 Pilot Program. This allows us to begin operations responsibly using existing infrastructure while the permanent facility is prepared for Phase 2.

The hallmark of this project remains a "Building-within-a-Building" design. Whether utilizing the modular containment of

Phase 1 or the laboratory-grade rooms of Phase 2, we are committed to being a quiet, professional, and fully compliant neighbor.

Sincerely,

Clark Ritari

Sacred Lakes Cannabis

I. PROJECT NARRATIVE: ARCHITECTURAL & MECHANICAL CONTROLS

Phase 1: Initial Pilot Setup (Immediate Operations)

Phase 1 utilizes a low-impact, modular indoor cultivation and processing environment designed to operate within the building's current structural and utility footprint.

Modular Infrastructure: The layout utilizes approximately 400 sq. ft. of canopy space, consisting of either four (4)

10' x 10' specialized grow tents or two (2) 10' x 20' units.

Drying & Processing: A dedicated, separate tent will be utilized for the drying and curing process, featuring an independent carbon-scrubbed exhaust system.

Construction Impact: There will be no demolition or new structural work performed during this phase. All

equipment is non-permanent and operates entirely within the existing electrical capacity.

Exhaust & Noise Control: The system utilizes an existing roof-mounted exhaust discharge point.

Ultra-quiet

inline fans have been selected to ensure decibel levels remain well below local noise ordinance limits.

Phase 2: Full-Scale Build-Out (Final Configuration)

Phase 2 involves the transition from modular units to permanent, laboratory-grade cultivation cells.

Facility Layout: Establishment of two (2) dedicated grow rooms, each approximately 1,250 sq. ft. (2,500 sq. ft. total canopy).

Advanced Construction: Interior walls will be reconstructed using closed-cell spray foam insulation for thermal integrity and finished with non-porous FRP (Fiber-Reinforced Plastic) panels for a laboratory-grade seal.

Utility Upgrade: To support this phase, the property will undergo a utility service upgrade, including the installation of a new dedicated on-site transformer.

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II. ODOR MITIGATION STRATEGY (Applied to Both Phases)

We utilize a multi-stage approach to ensure zero odor migration to the building exterior:

1. Primary Containment: High-efficiency, activated charcoal (carbon) scrubbing at the source (within tents in Phase

1; within rooms/plenums in Phase 2).

2. Secondary Mitigation: A bipolar Ionization system with active detection is integrated into the central exhaust

line to neutralize residual organic compounds (VOCs).

3. Negative Pressure: Both phases maintain negative air pressure relative to the outdoors, ensuring no "burping" of

air occurs when exterior doors are used.

III. SECURITY & WASTE MANAGEMENT

Security Protocols: The facility will meet or exceed all state mandates, including 24/7 high-definition video

monitoring of all entry points and cultivation areas. Data is stored on secure servers with 90-day footage archiving.

Access Control: All entry points and grow areas are secured with commercial-grade electronic locks.

Waste Rendering: All plant waste is ground and mixed with 50% non-consumable solid waste to render it

"unusable and unrecognizable" before being tracked via the state monitoring system (Metr)."