



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 1/9/2019
TO: 5th District Legislative Assistant, Air Pollution Control Board, Agricultural Commissioner, Assessor, Building Division, Cal Fire/County Fire, Environmental Health, Public Works, Sheriff, CA Fish and Wildlife, RWQCB, U.S. Fish and Wildlife, AB52
FROM: Jan DiLeo (jdileo@co.slo.ca.us)

PROJECT NUMBER & NAME: DRC2018-000231 KALLEN_ADAMS

PROJECT DESCRIPTION: Proposed Conditional Use Permit for 3 acres outdoor and 22,000 square-foot indoor cannabis cultivation, alongside a cannabis nursery, cannabis manufacturing, and non-storefront retail (delivery) to be located at 5114 Dresser Ranch Pl. Paso Robles, CA.

APN(s): 035-051-004

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- ☐ NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit
 ☐ Tree Permit
 ☐ Minor Use Permit
☒ Conditional Use Permit/Development Plan
 ☐ Plot Plan
☐ Curb, Gutter & Sidewalk Waiver
 ☐ Other
 ☐ Site Plan
☐ Surface Mining/Reclamation Plan
 ☐ Zoning Clearance
☐ Amendment to approved land use permit
 ☐ Variance

Department Use Only
Do Not Mark
(Staff Apply Label Here)

APPLICANT INFORMATION Check box for contact

person assigned to this project

☒ Landowner Name JANA N. ADAMS (DECEASED)/ RICHARD HILL ADAMS Daytime Phone 949-500-4975
 Mailing Address 23195 LA CADENA DRIVE, STE. 103, LAGUNA HILLS, CA Zip Code 92653
 Email Address: RHADAMS@ARCA-MONEY.COM

☒ Applicant Name RANCHOROCK HOLDINGS LLC. / JASON KALLEN Daytime Phone 310-940-9988
 Mailing Address 1514 CLARK LANE, REDONDO BEACH, CA Zip Code 90278
 Email Address: _____

☒ Agent Name CAMERON WEBB Daytime Phone 310-940-9988
 Mailing Address 1514 CLARK LANE, REDONDO BEACH, CA Zip Code 90278
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 32.49 ACRES Assessor Parcel Number(s): 035-051-004
 Legal Description: _____

Address of the project (if known): 5110-5114 LINNE RD (COMMONLY 5114 LINNE RD), PASO ROBLES, CA 93446

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: LINNE ROAD EAST FROM PASO ROBLES, LEFT ON DRESSER RANCH PL.

Describe current uses, existing structures, and other improvements and vegetation on the property:

SECONDARY RESIDENCE & A SMALL FULL TIME RESIDENCE FOR CARETAKER

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): CANNABIS CULTIVATION & MANUFACTURING
60-70,000sqft STRUCTURE(S) & 130,680sqft OUTDOOR

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature *Richard Hill Adams* Date 12-14-2018

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: ☒ Commercial ☐ Industrial ☐ Residential ☐ Recreational ☐ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): _____

Describe existing and future access to the proposed project site: _____

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☒ No

If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: SINGLE FAMILY RESIDENCE W/HORSE FACILITIES South: HUER HEURO RIVERBED

East: DRESSER RANCH PLACE - SINGLE FAMILY HOME West: SINGLE FAMILY HOME W/HORSE FACILITY

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 60-70K sq. feet 5 %

Landscaping: _____ sq. feet _____ %

Paving: <10K sq. feet <1 %

Other (specify) OUTDOOR CULTIVATION 130,680sqft = 9.25%

Total area of all paving and structures: approx. 80,000 ☒ sq. feet ☐ acres

Total area of grading or removal of ground cover: APPROX. 2 (BUILDING/PARKING) feet ☒ acres

Number of parking spaces proposed: 30-45 Height of tallest structure: APPROX. 25 FEET

Number of trees to be removed: 0

Type: _____

Setbacks: Front MIN 50FT Right MIN 50FT Left MIN 50FT Back MIN 50FT

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other _____

☐ Community System - List the agency or company responsible for provision: _____

Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Proposed sewage disposal: ☒ Individual on-site system ☐ Other _____

☐ Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CDF

For commercial/industrial projects answer the following:

Total outdoor use area: <5 ☐ sq. feet ☒ acres

Total floor area of all structures including upper stories: 60-70K sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____ sf

Total of area of the lot(s) minus building footprint and parking spaces: _____ sf



ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site: **APPROX.**
Level to gently rolling, 0-10% slopes: 20 acres
Moderate slopes - 10-20%: 10 acres
20-30%: 1.5 acres
Steep slopes over 30%: <1 acres
- Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
If yes, please describe: HUER HUERO RIVERBED
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
- Has a drainage plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
If yes, please explain: _____
- Has a grading plan been prepared? ☐ Yes ☒ No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
If yes, please list: PROPERTY IS ELEVATED SO VISIBILITY FROM LINNE IS VERY LIMITED

Water Supply Information

1. What type of water supply is proposed?
☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
☐ Residential ☒ Agricultural - Explain _____
☒ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? APPROX. 5,500 GALLONS
4. How many service connections will be required? NA
5. Do operable water facilities exist on the site?
☒ Yes ☐ No If yes, please describe: WATER WELL
6. Has there been a sustained yield test on proposed or existing wells?
☒ Yes ☐ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? ☒ Yes ☐ No
Chemical? ☒ Yes ☐ No
Physical ☒ Yes ☐ No
Water analysis report submitted? ☒ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☒ Well Driller's Letter ☐ Water Quality Analysis(☐ OK or ☐ Problems)
☐ Will Serve Letter ☒ Pump Test _____ Hours / 30 GPM
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
☐ Yes ☒ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? >300 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
☐ Yes ☒ No
4. Has a piezometer test been completed?
☐ Yes ☒ No If 'Yes', please attach.
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
☒ Yes ☐ No (*a waste discharge permit is typically needed when you exceed 2,500 gallons per day*)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? ☐ Yes ☒ No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ GPD
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
☒ Domestic ☐ Industrial ☒ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: TBD
3. Where is the waste disposal storage in relation to buildings? TBD OF FINAL SITE PLAN
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

Community Service Information

1. Name of School District: PASO ROBLES JOINT UNIFIED SCHOOL DISTRICT
2. Location of nearest police station: 900 PARK STREET, PASO ROBLES, CA
3. Location of nearest fire station: 900 PARK STREET, PASO ROBLES, CA
4. Location of nearest public transit stop: TURTLE CREEK & AIRPORT ROAD
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? ☐ Yes ☒ No

Historic and Archeological Information

1. Please describe the historic use of the property: RESIDENCE/EQUESTRIAN/AGRICULTURE
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? ☒ Yes ☐ No
If yes, please include two copies of the report with the application. INCLUDED

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: MON-SUN Hours of Operation: 7AM-6PM
2. How many people will this project employ? 25-37
3. Will employees work in shifts? ☒ Yes ☐ No
If yes, please identify the shift times and number of employees for each shift _____
7AM-3PM (10-20) / 10AM-6PM (10-20)
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
☐ Yes ☒ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☒ No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? ☐ Yes ☒ No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☒ Yes ☐ No If yes, please attach a copy.
9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 19 Between 4:00 to 6:00 p.m. 20

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☒ Yes ☐ No

If yes, please specify what you are proposing: CARPOOLING INCENTIVES

11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
☐ Yes ☒ No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☒ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☒ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): NA
2. Will the development occur in phases? ☒ Yes ☐ No
If yes describe: PHASE 1: OUTDOOR PHASE 2: GREENHOUSE/STRUCTURES
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☒ Yes ☐ No If yes, explain: 2ND GREENHOUSE 30,000+sqft
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: TBD

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
CARPOOL, KITFOX,
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property?

☐ Yes ☒ No

If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
CANNABIS APPLICATION SUPPLEMENT

PLN-2018
12/8/2017

The following information is required in addition to the Land Use Permit Application.

Cannabis Activities Proposed

- | | | |
|-------------------------------------------------|------------------------------------------------|------------------------------------------------------------|
| <input checked="" type="checkbox"/> Cultivation | <input checked="" type="checkbox"/> Nursery | <input checked="" type="checkbox"/> Manufacturing Facility |
| <input type="checkbox"/> Testing Facility | <input checked="" type="checkbox"/> Dispensary | <input checked="" type="checkbox"/> Distribution Facility |

For Cultivation and Nurseries ONLY

Approved Cooperative/Collective Registration number. *Note: If you do not hold an approved cooperative/collective registration, you cannot apply for cultivation until 2019.*

Approved registration number: CCM2016- 00285

What is the applicant on the approved registration? *Note: The applicant name on the registration must match the applicant name on the land use permit.*

Name of applicant: RanchoRock Holdings LLC. / Jason Kallen

Are you planning on cultivating on the same site that a registration was approved for?

- ☐ Yes ☒ No

What type of State cultivation license are you seeking?

- | | | | |
|-------------------------------------------------|---------------------------------------------------|--------------------------------------------|---------------------------------------------|
| <input type="checkbox"/> Type 1 | <input checked="" type="checkbox"/> Type 2 | <input checked="" type="checkbox"/> Type 3 | <input checked="" type="checkbox"/> Type 4 |
| <input type="checkbox"/> Type 5 | <input checked="" type="checkbox"/> Microbusiness | <input checked="" type="checkbox"/> Indoor | <input checked="" type="checkbox"/> Outdoor |
| <input checked="" type="checkbox"/> Mixed-light | | | |

Designate the total square footage of your cultivation canopy area(s). This is not necessarily the maximum canopy size allowed by the tier of license for which you are applying, but the amount of canopy area you intend to produce. If you intend to have multiple canopy area locations, include only the total square footage of the total canopy. **INDOOR: 22,000sqft OUTDOOR: 130,680sqft**
INDOOR+OUTDOOR = 152,680sqft TOTAL MATURE CANOPY.
NURSERY/VEG: 20,000sqft TOTAL CANOPY+NURSERY/VEG. = 172,680sqft.

Check one or more of the following that apply and attach a detailed diagram of your designated canopy area. Include specific dimensions, in feet and inches, in the diagram. If you have only a single canopy area, clearly indicate that. If you are designating multiple canopy areas, clearly identify the square footage and dimensions of each area and how it is separated from other canopy areas. Note that if you are designating multiple canopy areas you must separate each area by a physical boundary such as an interior wall. Vertically stacked canopy areas must be identified as such in the detailed diagram submitted by applicants.

I have designated the specific area and dimensions of my newly designated canopy area(s):

CANNABIS APPLICATION SUPPLEMENT

- ☐ On my floor plan submitted with the application
☒ On an additional document submitted with my application

Record your estimates of electrical usage in kilowatt-hours (kWh). To determine how many kWh a piece of equipment uses, take the following steps:

- Determine the wattage of the device by checking manufacturer specifications
- Multiply this number by the number of hours each month the device will be in use to determine watt-hours.
- Divide each month's watt-hours by 1,000 to determine kWh. Round to three decimal places.
- Repeat this for each piece of equipment and the total amounts for each month.
- Estimates should assume the business is in full production for each month.

Describe all sources of electrical power and the total annual kWh expected to be drawn from each. For example, if the operation uses on-site power generation from a source such as solar panels, document the amount of power you expect to use from that source in addition to any other sources.

Source or utility name	Expected kWh drawn annually
PG&E	700,000
Total Annual kWh:	700,000 kWh

Clearly identify the measurement unit you are using to estimate or report your water usage. If you are using multiple units, you may use additional columns to record that information. If you are using reclaimed water, identify that as a source. If you are utilizing more sources of water than may be included on this form, you may include that information on a separate page submitted with this application.

Estimate the total water used in the production of marijuana by month. If recording estimates for multiple sources, estimate these amounts separately.

Source	ON-SITE WELL		
Month and Year			
1	.4183		
2	.4483		
3	.4783		
4	.5083		
5	.5983		
6	.6133		
7	.6133		
8	.6133		
9	.6133		
10	.6283		
11	.2833		
12	.2833		
Totals	6.1 acre ft.		

CANNABIS APPLICATION SUPPLEMENT

Do you plan on using pesticides?

☐ Yes ☒ No

List of pesticides anticipated to be used: _____

For Manufacturing ONLY

What type of State manufacturing license are you seeking? *Note: Volatile manufacturing is prohibited.*

☒ Type 6 ☐ Type 7 ☒ Type N ☒ Type P
☒ Microbusiness

What type of products do you plan on manufacturing?

☒ Oils ☒ Edibles ☒ Topicals ☒ Other TINCTURES, OTHER CANNABIS DERIVATIVES

Will the facility be utilizing a closed-loop extraction system?

☒ Yes ☐ No

(If extracting) What types of extraction will you be performing?

☐ Butane ☐ Propane ☐ Hexane ☒ Carbon Dioxide
☒ Ethanol ☒ Mechanical ☐ None
☒ Other OTHER NON-VOLATILE AS ALLOWED

For Distribution ONLY

What type of State distribution license are you seeking? **IF FULL DISTRIBUTION BECOMES AVAILABLE WE PLAN ON OBTAINING A TYPE 11.**

☒ Type 11 ☒ Type 11 – Transport Only

Will you be operating a storage-only business?

☐ Yes ☒ No

How many vehicles do you anticipate transporting/distributing product?

☒ 1-5 ☐ 6-10 ☐ 11+ ☐ N/A Storage Only/Other

CANNABIS APPLICATION SUPPLEMENT

For Dispensaries ONLY

What type of State dispensary license are you seeking? *Note: Dispensaries are not allowed to have storefronts open to the public.*

☒ Type 9 – non-storefront dispensary ☐ Type 10 ☐ Microbusiness

Will you be delivering to other jurisdictions?

☒ Yes ☐ No

How many vehicles do you anticipate delivering product?

☒ 1-5 ☐ 6-10 ☐ 11+ ☐ N/A Storage Only/Other

How many deliveries per day do you anticipate delivering product?

☒ <10 ☐ 11-50 ☐ 51-100 ☐ >100 ☐ N/A Storage Only/Other

Operations Overview

RANCHOROCK HOLDINGS, LLC.

5114 LINNE ROAD, PASO ROBLES CA

1. Project Background and Description -

Rancho Rock Farms proposes the property of 5114 Linne Road to be the site for a commercial cannabis business that includes outdoor cultivation, greenhouse cultivation, nursery, manufacturing facility and delivery service. (Details for each activity are included below). The site is approx. 32.5 acres located in the city of Paso Robles within the county of San Luis Obispo and is zoned AG. The adjacent properties are large privately owned parcels of land that are vacant or residences with recreational horse activity. The property is 1,000ft clear of any and all sensitive land use concerns. The closest wine tasting room is approx. 1/2 mile away, facility to facility. There are no schools within 3 miles of the site. The closest licensed childcare facility is 3.43 miles away. There are no rehabilitation centers nearby. The site is perfectly situated at a higher elevation and set back far from the main road to have minimal viewing from the adjacent properties as well as to minimize any odor issues. RanchoRock Farms also plans on hosting occasional weekend educational classes at the farm.

2. Project Activities –

Outdoor Cultivation (3 acres):

Outdoor cultivation will require 10 staff members during growing season.

Cultivation staff will be responsible for making sure only organic standards are used, plants are watered, have correct nutrition and are pest free. Make sure that cultivation areas are kept clean and that all odor mitigation processes are being used.

Staff will be responsible to make sure all plants are labeled for the state compliant track and trace program.

Shifts: 5 employees 7am-3pm; 5 employees 10am-6pm

Odor mitigation is controlled and minimized with the outdoor cultivation setbacks along with being elevated and buffered from surrounding properties. The installment of a mister system located along the property suspended on telephone poles approximately 25' above ground this will control odor escaping property line. The option to install hoop houses will further control any odor generated from the outdoor cultivation.

Greenhouse - State Maximum Indoor/Mixed Light Grow:

Green houses will be located at the west side of the property. All county setbacks are met.
(Noted on site plan)

The greenhouse is a brand new ground up development.

The Greenhouse is approx. 35,000 sq ft.

Indoor/Greenhouse cultivation will require 5 staff members.

Hours of operation will be 7am -4pm

Staff will be responsible for making sure all plants are watered, fed and that lighting cycle is being kept. At night the staff will be responsible for closing the greenhouse to block lights from being seen by adjacent properties.

Staff will be responsible to make sure all plants are labeled for the state compliant track and trace program.

Odor mitigation will be controlled by the automated climate controls and consist of minimally 5 twelve inch carbon filters that will scrub all the air volume within greenhouse every 5 min. The property setbacks and elevation provide another natural level of odor control.

Nursery

Nursery is planned to be located within the greenhouse vegetation zones. Nursery/Vegetation areas within greenhouse will service the cloning and vegetation for nursery, greenhouse, and outdoor cultivations.

Staffing:

This is the same staff used for outdoor / greenhouse cultivation.

Staff will be responsible to make sure plants are watered fed and kept pest free. Once plants are ready to move to flowering cycle staff will be responsible for moving them to green house or outdoor cultivation area.

Staff will be responsible to make sure all plants are labeled for the state compliant track and trace program.

Manufacturing:

Staffing for the manufacturing and operations will be 10.

Hours of operation will be 9am-6pm

A new metal building of approx.. 100 x 100 will be constructed for non-volatile extraction to use in creating concentrates such as raw oil, distillate, as well as other products. Processing, packaging (of onsite grown cannabis) and office area to run the delivery service as well as the overall business operations will also take place in new building.

(Pictures of the building are included in main application)

The building will be located on the west side of the site. (Noted on the site plan)

Standard fluorescent and incandescent lighting will be used in building and will not cause any type of light pollution.

Security lights will be used on perimeter of the building and will consist of downward directed fixtures with LED 100w bulbs. They will be on motion detection or timers. They will be located at approximately 10' in height. Light fixtures will be installed as depicted on conceptual image included.

An additional 10 seasonal staff members will be brought in for the harvest season. The harvest staff will be responsible for harvesting, trimming, and additional duties relating to the final product of cannabis.

Dispensary/Delivery:

The Dispensary (Delivery service) will be operated out of the manufacturing building. Orders will be taken, packaged and prepped

Staffing for the delivery will be 2.

Hours of operation will be 9am-6pm.

(Over time with growth of business more drivers may need to be added, we do not anticipate more then 3 drivers to be needed in the long run)

Logistics:

Parking will be on the southeast side of the property immediately upon entrance of the electric gate (noted on site plan)

Employees will be the majority of the traffic brought to the site. **On an average day there will be 17 employees on site.** The goal is to limit the amount of vehicles on site to the bare minimum.

A carpooling incentive will consist of monetary payment.

Personnel will move between the activities by foot and /or ATV's when required.

Supply deliveries will be minimized to once or twice a week (if need be) and will only be delivered between hours of operations M-F.

Staffing & Proposed Hours of Operation Breakdown

- Office/Management/Delivery
 - 6 Staff
 - 9am-6pm
- Manufacturing/Processing:
 - 5 Staff
 - 9am-6pm
- Cultivation (Greenhouse/Outdoor/Nursery):
 - 15 Staff
 - 7am-4pm
- Possible Seasonal Personnel
 - 10 Staff
 - As needed

NEIGHBORHOOD COMPATIBILITY PLAN

1. **Proposed Location:** 5114 Linne Road, Paso Robles, CA 93446. The subject property consists of one parcel totaling approximately 32.5 acres of AG zoned land.

2. **Name and Address of Property Owner :**

Richard Hill Adams.

3. **Name and Address of School Closest to Proposed Location :**

There are no schools within approx. 3 miles of the property.

4. **Name and Address of Existing alcohol related establishment closest to the proposed location:**

Sculpterra Winery – 5015 Linne Rd., Paso Robles, CA 93446

5. **Description of neighborhood around the proposed location.**

The subject property is approx. 32.5 acres within an Agricultural zoned area, surrounded by large Agricultural zoned lots consisting of vineyards, cattle and horse ranches. The site is situated at a much higher elevation than the surrounding properties to minimize view and impact to neighbors.

GOOD NEIGHBOR

RanchoRock Farms seeks to be an asset and a beneficial resource for the surrounding community. As a good neighbor, we will seek neighborhood and other necessary input, through every phase of our operation, beginning with the build out and construction phase. We will meet with representatives from the Building Department, Fire Marshal's Office, Parking & Traffic Enforcement, Public Works Agency, and the Police Department to evaluate and abate any potential public safety/nuisance violations.

We also believe that being a good neighbor requires that we work to improve the neighborhood. Some of the public improvements we plan to address are:

- Drainage Improvements
- Landscape Improvements
- Code Compliance

Finally, we will take all efforts to mitigate noise, odor, and pollution. We will also address any and all nuisances, as well as limiting foot and car traffic to and within the property. RanchoRock Farms will establish a community and security boards to ensure proper communication channels are established between the business and the surrounding stakeholders of the neighborhood. Through those boards if there arises a need to speak with a representative of RanchoRock Farms, for any reason, there will always be someone with decision making abilities available.

RanchoRock Farms guarantees an open door policy for complaints and is committed to maintaining meaningful and respectable relationships to surrounding businesses and households. We welcome any individual or group who wish to be educated on the cannabis industry or the RanchoRock Farms business model. If so, please contact RanchoRock Farms.

anthony.l.ramsier@gmail.com

cam@vaidyacompany.com

Odor Management Plan

RanchoRock Farms is a proposed commercial cannabis business located on an ideal property due to its location and geographic features. Our proposed commercial cultivation and manufacturing facility is within AG zoning and all adjacent properties are large privately owned parcels that are either vacant or private horse ranches and beyond these neighbors are other agricultural based facilities (wineries). The property is ideal for mitigating odor and view as it sits at a much higher elevation than the immediate adjacent properties as well as the buffer created by the large amount of surrounding land. The entire north, east and west sides are lined in old growth trees that range in size and are approximately 40'-60'. The trees act as a barrier to control smell by acting as a natural air filter and stopping the wind movement at the plant level which will lessen odor drift. The trees, the higher elevation as well as a second tier of elevation blocks the view of the cultivation site from the neighbors located beyond these property lines. We also plan on installing a negative ion misting system along the borders to reduce the possibility of any odors traveling to the closest neighbor's property.

Greenhouse:

RanchoRock Farms will use a new ground up construction greenhouse. This greenhouse will have all state of the art environmental controls to pressurize different zones and charcoal air scrubbers inside the greenhouse to remove the odor generated within the structure. Odor mitigation will consist of multiple twelve-inch carbon filters per greenhouse that will scrub the air volume within that greenhouse along with misting vapor units and pneumatic control systems.

Outdoor:

RanchoRock Farms will minimize and control odor by the strategic placement of the cultivation. With maximizing the required setbacks but also placing the cultivation between the greenhouse and the second large tiered elevation the outdoor will be blocked by these barriers. This along with the existing tree line and higher elevation of the property itself blocks the view and greatly controls the odor. We also plan on a negative ion misting system being installed around the outdoor cultivation furthering the reduction and control of odors and the utilization of hoop houses can also help control the smell generated from cannabis cultivation.

Manufacturing Facility:

RanchoRock Farms will use environment controls to pressurize the facility as well as charcoal air scrubbers inside the manufacturing building to remove all odors generated within the building. Odor mitigation will consist of 6 to 8 twelve-inch carbon filters that will scrub the air volume within that structure.

Odor Management Plan

Carbon Filter Technical Data:

- Max Exhaust CFM: 1260 cfm / 2100 m³/h @ 0.1 sec contact time
- Max Recirculating (Scrubbing) CFM: 2520 cfm / 4200 m³/h
- Recommended Min Airflow: 630 cfm / 1056 m³/h
- Prefilter: Yes
- Flange: 10", 12", 14"
- Dimensions: (with pre-filter)
 - Outside Diameter: 42cm / 16.5"
 - Height: 150cm / 60"
- Total Weight: 71kg / 156lbs
- Carbon Weight: 56kg / 123lbs
- Carbon Bed Depth: 6.5cm / 2.56"
- Max Operating Temp: 80°C
- Pressure drop at max cfm: 180pa / .75"wg



Parking Plan

At the RanchoRock Farms cultivation facility, we will have a designated parking area located along the eastern property line. This area will be on average 150 feet wide and 150 feet long. It will be covered in gravel to reduce dust in the area. We estimate this area can accommodate 30-45 cars, which is well above our estimated visits per day. This being said, we will have seasonal workers at different times throughout the year and feel this area will be more than adequate to handle the extra parking demand.

Signage Plan

RanchoRock Farms would like to hang a 28" x 56" white or black metal sign with the farms logo and branding on it by the end of our driveway, next to Dresser Ranch Rd to mark our location. This sign will also have 6' numbers designating the street address. We also plan to have other signs as needed to mark our memberships to various organizations such as the California Certified Organic Farmer membership.

Traffic Analysis



June 28, 2018

Mr. Anthony Ramsier
Managing Member
RanchoRock Holdings LLC
2304 Vanderbilt Lane, Unit 3
Redondo Beach, CA 90278

SUBJECT: 5114 LINNE ROAD – PASO ROBLES, CALIFORNIA
TRAFFIC GENERATION LETTER
(RICK ENGINEERING COMPANY JOB NUMBER 18320)

Dear Mr. Ramsier:

The following letter has been prepared to quantify the expected traffic generation and anticipated trip distribution along the adjacent County roadways for the above-referenced project, located at 5114 Linne Road within San Luis Obispo County. **Attachment A** shows the conceptual site plan.

The project consists of developing a cannabis cultivation, extraction and dispensary (delivery service) operation within a 32.5 acre site. This also includes a 35,000 square foot greenhouse. Access to the site is from Dresser Ranch Place via Linne Road approximately 2 miles east of the city limits of Paso Robles.

Linne Road is a low volume rural two-lane undivided roadway, running east-west between the City of Paso Robles east to Geneseo Road. The alignment of Linne Road is generally north-south within the project area. The posted speed limit is 55 mph and on-street parking is prohibited. US 101 lies approximately 5 miles west of the project site and State Route 46 is about 5 miles north of the project site. Based on current traffic counts collected along Linne Road fronting the project site, the roadway currently carries a weekday average daily traffic volume of 961 ADT. This traffic data shows the peak hours of Linne Road occur from 7:00-8:00 AM and between 4:00 and 5:00 PM. **Attachment B** contains the May 2018 traffic count data collected by Metro Traffic Data Inc.

PROJECT TRAFFIC GENERATION

Since there are no published trip generation rates for this specific land use in the ITE (Institute of Transportation Engineer)'s *Trip Generation* publication, the trips were estimated based on proposed project information provided by the client. The project proposes to have 27 employees during typical operations and up to 37 employees during harvest operations (Oct-Nov).

Based on the above information, the typical project operations are estimated to generate 84 ADT with 13 trips during the AM peak hour and 16 trips during the PM peak hour (peak hour of Linne Road). During harvest operations (occurring each year for approximately two months during the fall), the project is estimated to generate 116 ADT with 19 trips during the AM peak hour and 20 PM peak hour trips. Trip generation rates and calculations for the project are summarized in **Table 1**.

Table 1
RANCHO ROCK FARMS TRIP GENERATION

		Daily Trips		AM Peak Hour Trips					PM Peak Hour Trips				
		Driveway Rate	ADT	Peak Hour Rate	In/Out Split	In	Out	Total	Peak Hour Rate	In/Out Split	In	Out	Total
Typical Operations (Dec-Sep)													
Employees	27 Daily	3.02	82	0.48	87/13	11	2	13	0.51	29/71	4	10	14
Delivery Vehicles	1 Daily	-	2	0.50	50/50	0	0	0	0.50	50/50	1	1	2
Total Typical Project Trips	-	-	84	-	-	11	2	13	-	-	5	11	16
Harvest Operations (Oct-Nov)													
Employees	37 Daily	3.02	112	0.48	87/13	15	2	17	0.51	29/71	5	13	18
Delivery Vehicles	2 Daily	-	4	0.50	50/50	1	1	2	0.50	50/50	1	1	2
Total Harvest Project Trips	-	-	116	-	-	16	3	19	-	-	6	14	20

Note:

ADT, AM peak and PM peak volumes estimated based on information provided by client about typical peak operations and ITE Trip Generation Manual Land Use 110 (General Light Industrial)

PROJECT TRIP DISTRIBUTION

Based on the traffic counts collected at the intersection of Linne Road and Dresser Ranch Place on May 17, 2018, all of the existing traffic entering or exiting Dresser Ranch Place is to/from the west toward the City of Paso Robles. This is also the most direct route to US 101. Trips generated by the project are likely to generally follow this pattern, however as a place of employment will potentially draw from residential areas to the east. Therefore the trip distribution is assumed to be 90% to/from the west and 10% to/from the east.

Assignment of estimated project trip generation and distribution results for typical non-harvest operations results in 12 trips to/from the west in the AM peak hour and 14 to/from the west in the PM peak hour.

CONCLUSIONS

Based on the estimated quantity and distribution of project-generated traffic, the proposed project does not appear to have the potential to create a significant transportation environmental impact under CEQA. The majority of trips would travel through the City of Paso Robles, for which the City's *Transportation Impact Analysis Guidelines* state that a Transportation Impact Analysis (TIA) may be required should the project have "the potential to generate 50 net new passenger vehicle trips during the morning or evening peak hour." Since the project is well below this threshold, and Linne Road in the County is low volume (less than 1,000 ADT), a TIA would be unwarranted for either the jurisdictions of the County of San Luis Obispo or the City of Paso Robles.

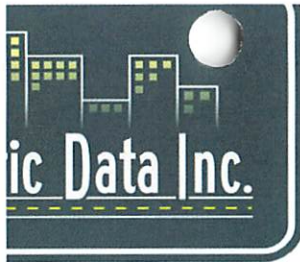
Should you have any questions, please contact either Nate Stong or myself at (619) 291-0707.

Sincerely,
RICK ENGINEERING COMPANY

Mark Jugar, P.E., T.E., PTOE
T:\18320\Traffic\Reports\18320 TripGen Letter.docx
Attachments







Report Prepared For:
Rick Engineering Company
5620 Friars Road
San Diego, CA 92110

ic Data Inc.
erent - Suite 20
CA 93230

3 Phone/Fax
iffdata.com

Day Volume Count Report

Location No. 1

Road Name Linne Rd

Nearest Cross St N of Dresser Ranch Pl

Survey Date 5/11/18 thru 5/17/18

Latitude 35.600560°

Longitude -120.603565°

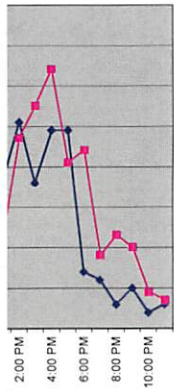
Peak Day 43232

Number of Lanes 2

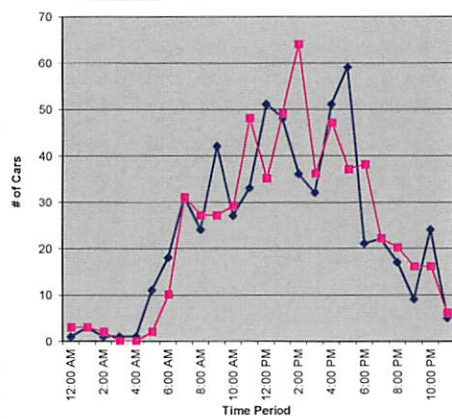
Comments

Hour	11-Fri	12 Sat	13 Sun	14 Mon	15 Tue	16 Wed	17 Thu	Total
12:00 AM	1	4	7	1	1		5	21
1:00 AM	2	6	11	2	1		1	26
2:00 AM	2	3	3	2	1	1	1	13
3:00 AM	2	1	0	2	2	3	4	14
4:00 AM	3	1	0	4	5	6	6	25
5:00 AM	13	13	2	14	17	18	11	88
6:00 AM	29	28	10	31	38	36	39	211
7:00 AM	84	62	38	87	105	90	79	545
8:00 AM	57	51	37	57	51	58	63	374
9:00 AM	49	69	63	49	53	57	48	388
10:00 AM	35	56	73	39	73	71	48	395
11:00 AM	32	81	75	34	69	66	55	412
12:00 PM	60	86	70	68	61	68	65	478
1:00 PM	57	97	85	56	64	71	51	481
2:00 PM	98	100	59	71	52	80	74	534
3:00 PM	91	68	63	73	91	74	60	520
4:00 PM	113	98	72	98	82	73	68	604
5:00 PM	90	96	59	66	95	79	87	572
6:00 PM	58	59	40	50	71	60	49	387
7:00 PM	30	44	19	29	23	34	30	209
8:00 PM	29	37	25	27	38	24	33	213
9:00 PM	30	25	11	16	20	16	13	131
10:00 PM	13	40	11	3	6	10	4	87
11:00 PM	13	11	3	5	6	4	6	48
Total	991	1136	836	884	1025	1004	900	6776
Percentages	14.63%	16.77%	12.34%	13.05%	15.13%	14.82%	13.28%	100.00%

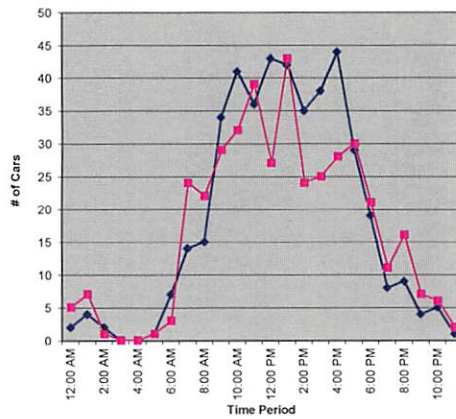
Day, May 11, 2018



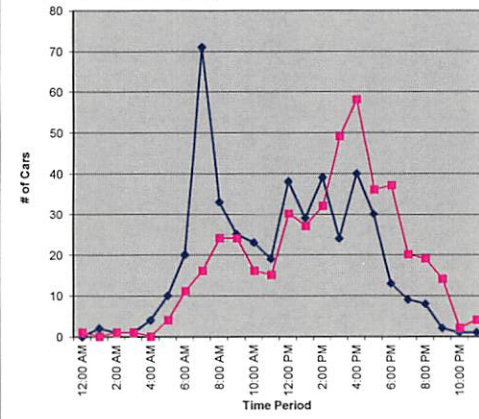
Saturday, May 12, 2018



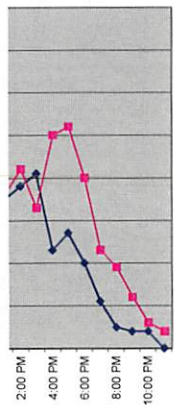
Sunday, May 13, 2018



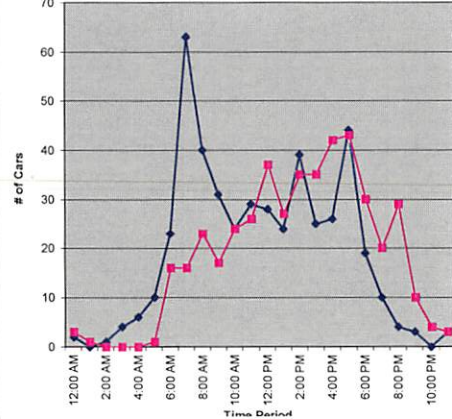
Monday, May 14, 2018



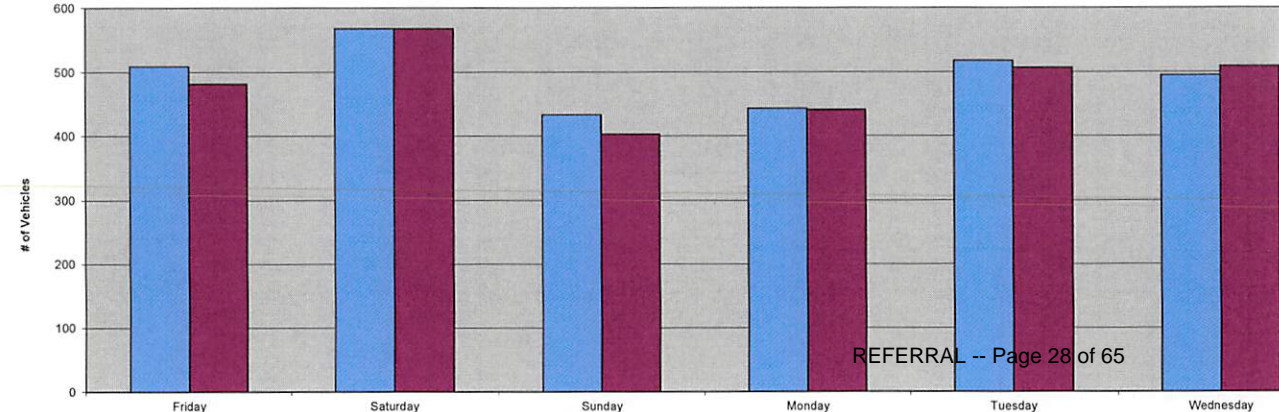
Wednesday, May 16, 2018



Thursday, May 17, 2018



Daily Totals



Water Management

Water Management and Conservation Plan

RanchoRock Farms will be using an on-site permitted well for its irrigation needs.. A water quality test, and a well completion report is included.

Below is the breakdown for water demand for the different cultivation activities and our planned conservation practices.

Greenhouse

Demand: 2.5-acre ft. per year

Conservation: RanchoRock Farms will use Best Management Practices (BMP) for greenhouse water conservation. We will be engaging with agricultural specialists to design our irrigation systems around state of the art and efficient technologies.

Greenhouse cultivation is the best water conservation tool available and we will also be monitoring all water use data to minimize our water usage.

Outdoor (3acres)

Demand: 1.2-acre ft. per acre per year

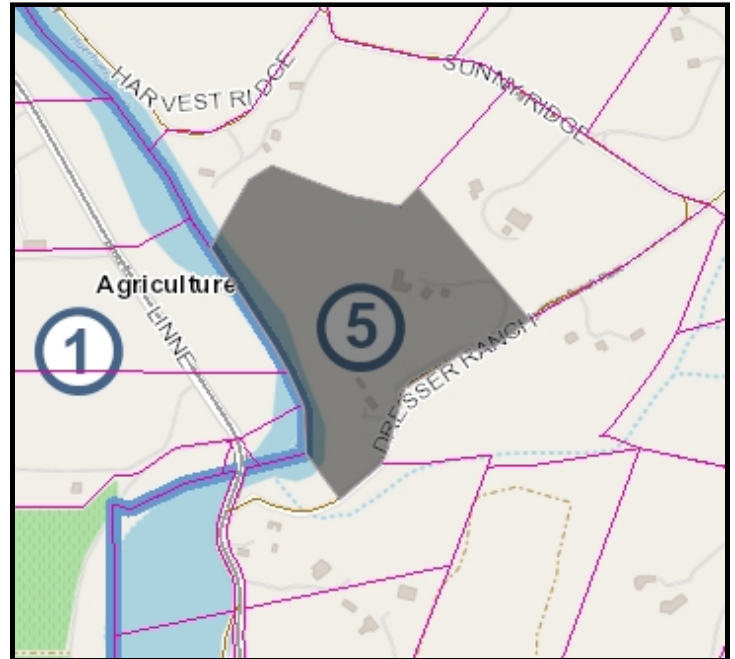
Conservation: RanchoRock Farms will be using plastic covered raised beds with flow controlled dripline as well as covering the plants with hoop houses to minimize the evaporative effects of the outdoor environment. Growing with in the hoop house is a very good water conservation tool. We will also be monitoring all water use data to minimize our water use.

Total water demand for the project: approx. 6.1 acre feet



Parcel Information

APN: 035-051-004
Assessee: ADAMS JANA N
Care Of:
Address: PO BOX 3972 PASO ROBLES
CA 93446
Description: DRSR SB 1 LT 21
Site Address:
05110 LINNE RD
Tax Rate Area Code: 104001
Estimated Acres: 31.85
Community Code: NCELPO
Supervisor District: Supdist 5
Avg Percent Slope: 17

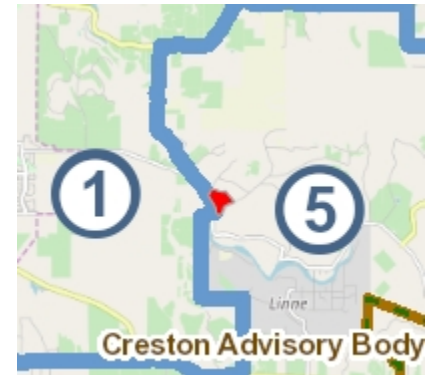


Selected Parcel

Land Use Information

Land Uses Combining Designations

AG	Flood Hazard Area
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Parcel location within San Luis Obispo County

Permit Information

Permit	Description	Application Date
DRC2018-00231	Land Use	12/17/2018 9:14:41 AM
PRE2018-00062	Pre-Application	5/11/2018 8:29:42 AM
PMT2014-02725	PMTR - Residential Permit	4/2/2015 12:54:37 PM
84375	PMTR - Residential Permit	10/17/1990 12:00:00 AM
PMT2002-22101	Determination	8/23/1990 12:00:00 AM



72958

PMTR - Residential Permit

9/22/1989 12:00:00 AM

Clerk Recorder Documents

2002-R-031308

2002-R-024286

1998-R-003560

1993-R-030493

1993-R-030492

1989-R-057871

1983-R-C36924



Interactive Data Viewer



Legend

SLO County Parcels

Roads

CalTrans

Maintained by SLO CO

Private Maintenance

Federal or State Maintenance

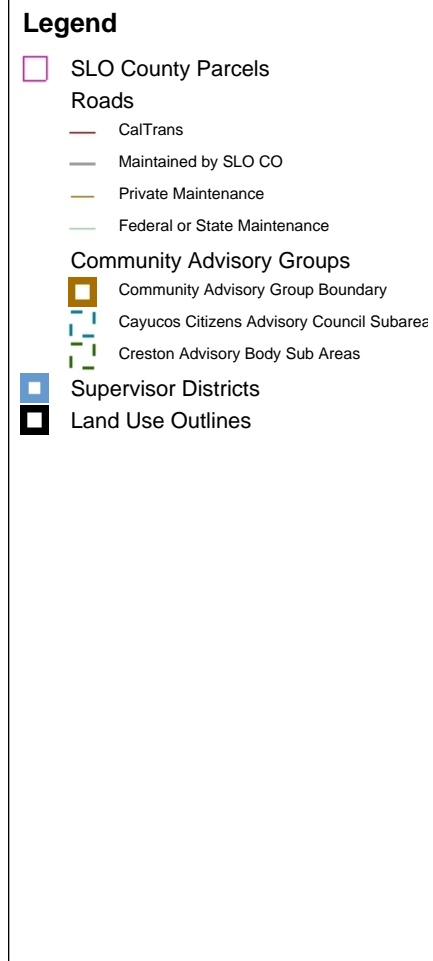
-752.33 0 376.17 752.33 Feet 1:4,514



The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only

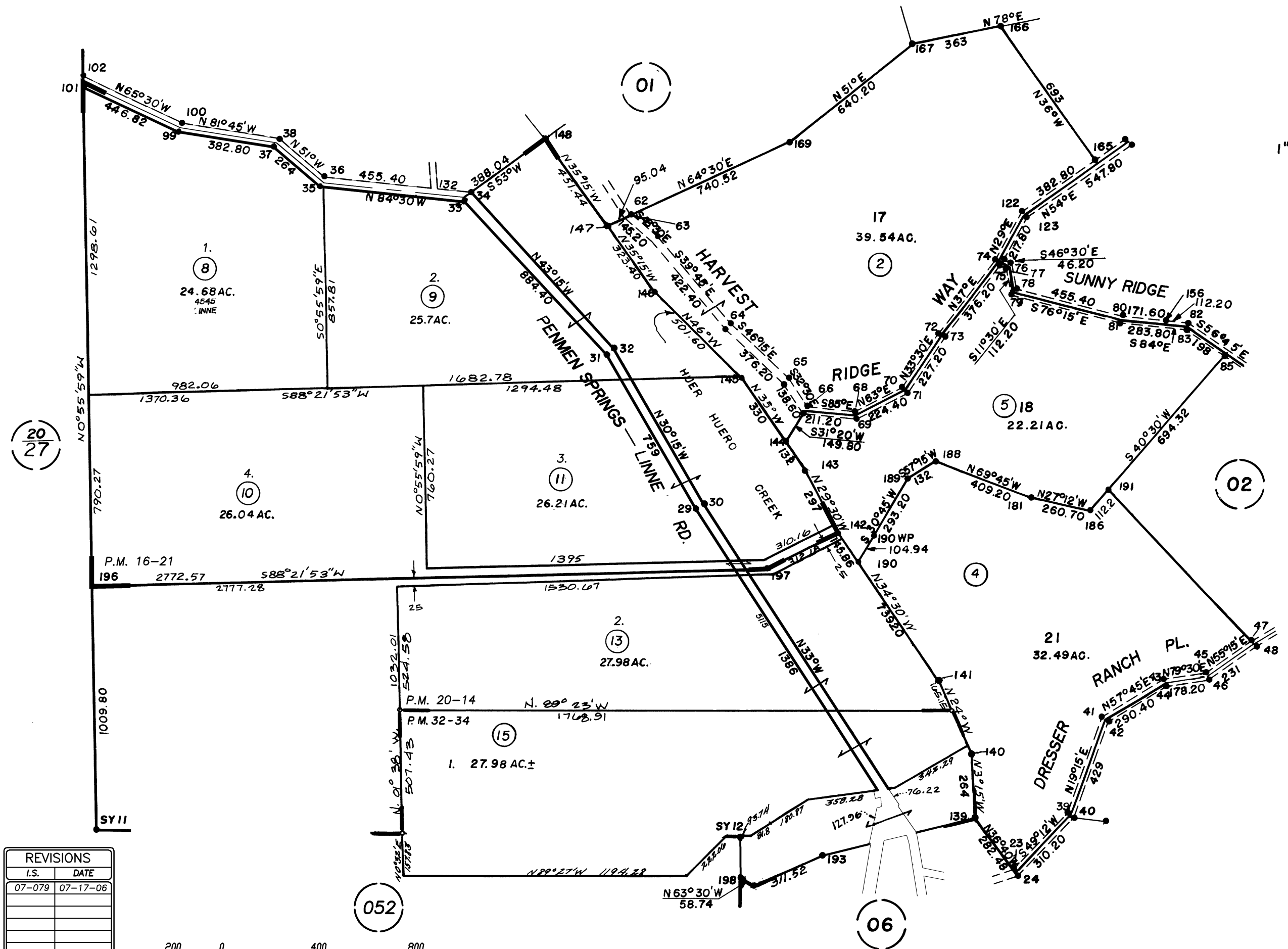
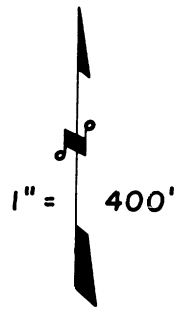




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Map for Reference Purposes Only





REVISIONS	
I.S.	DATE
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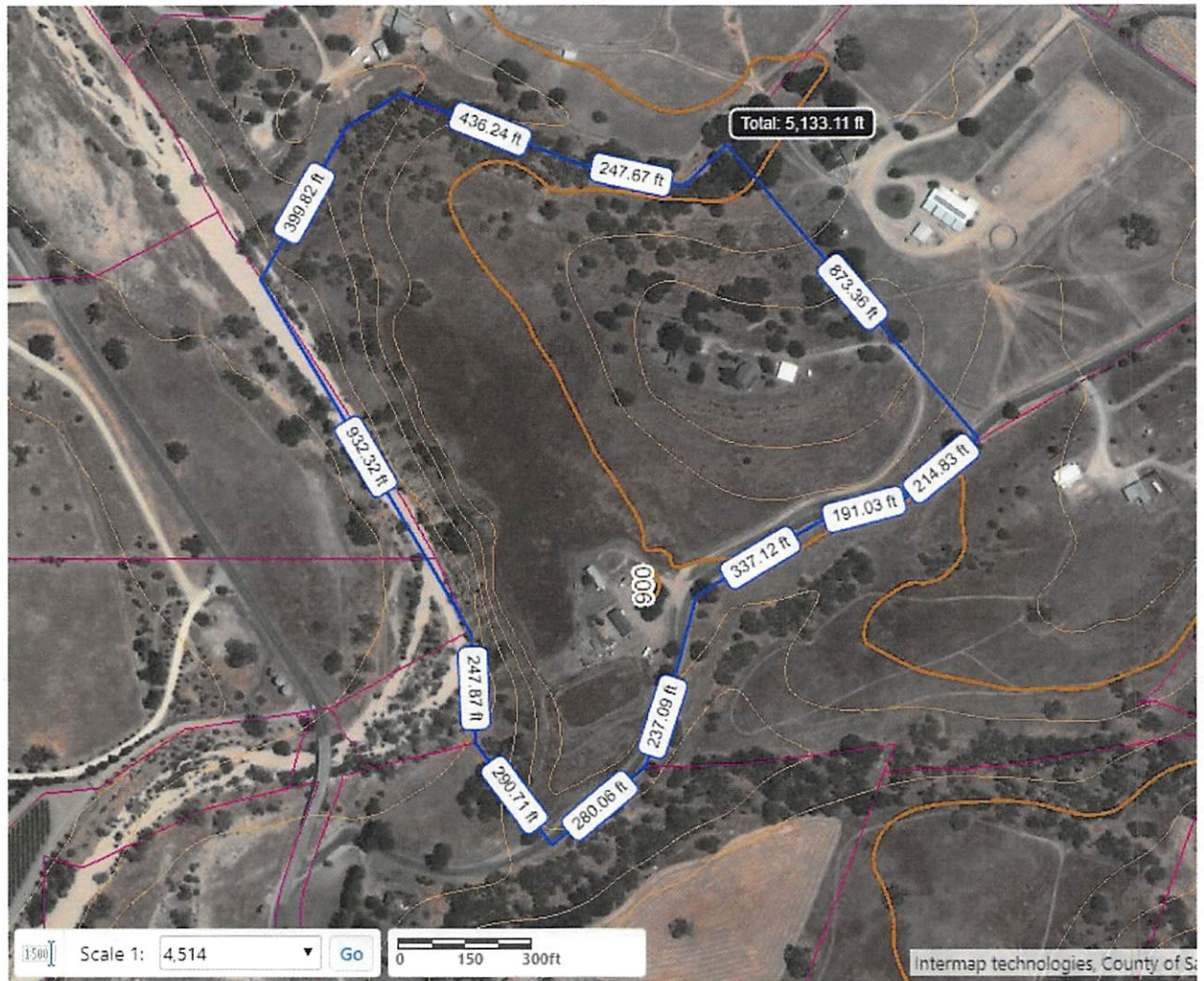
GB
07-17-06

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

Site Plan

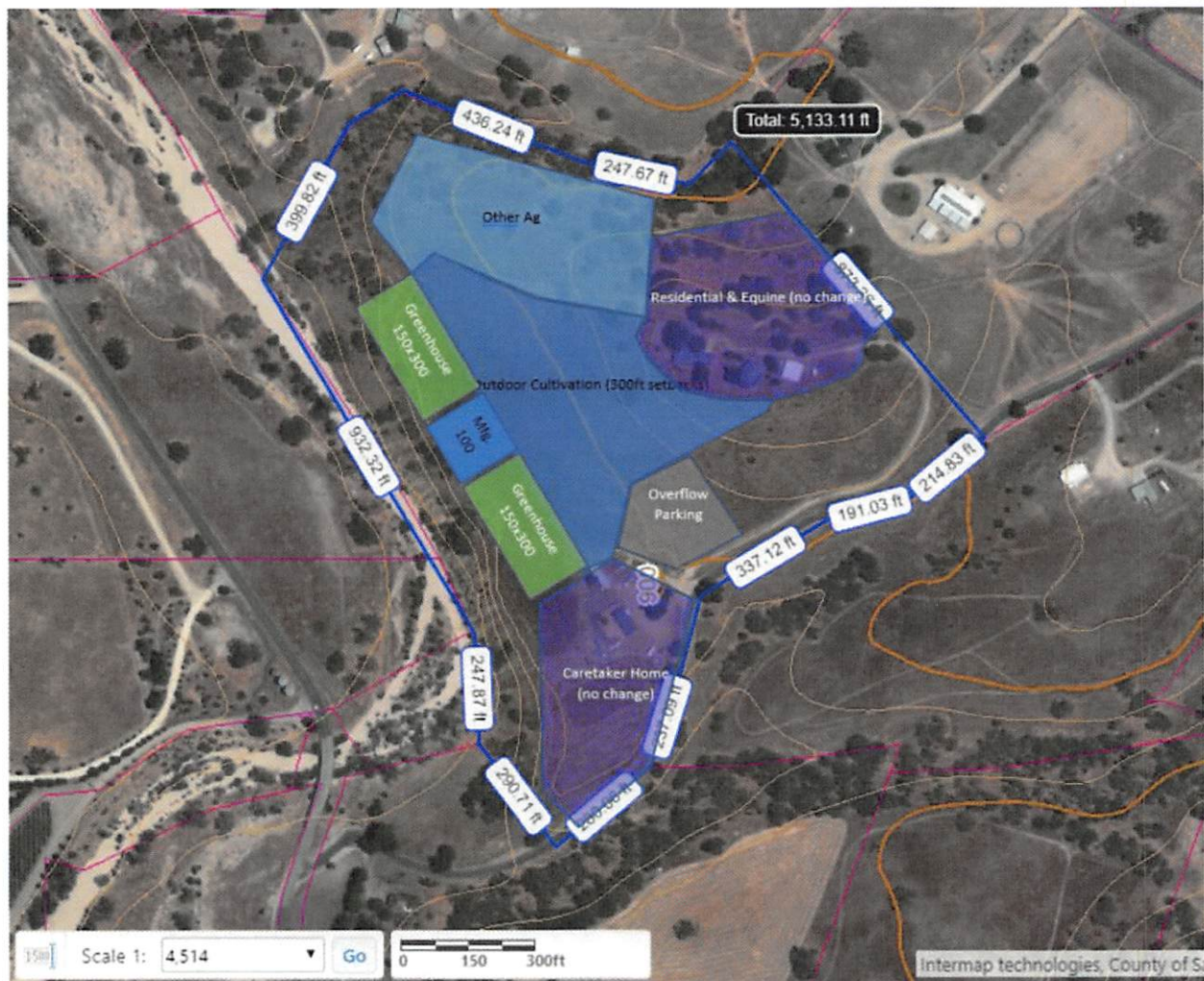


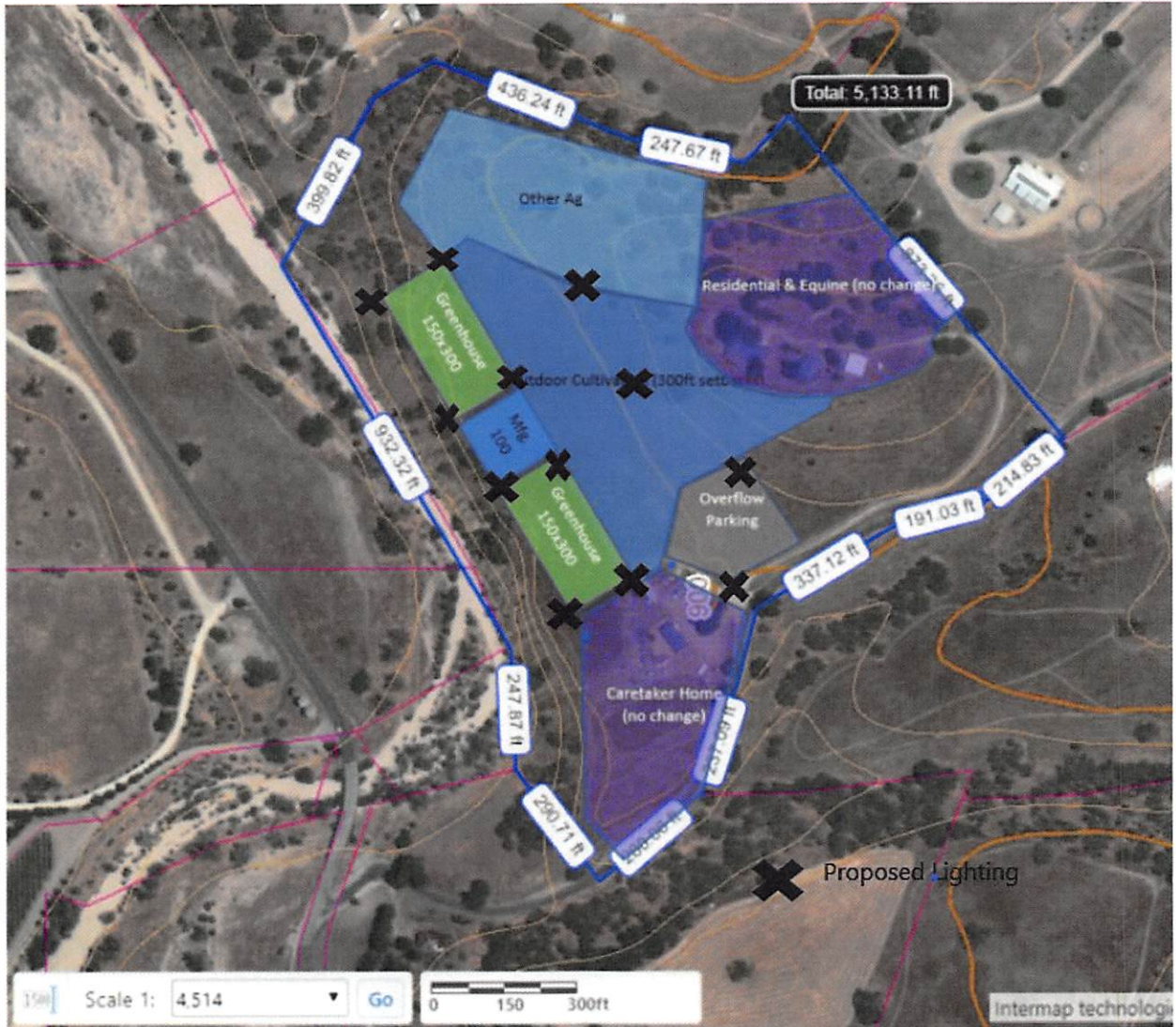


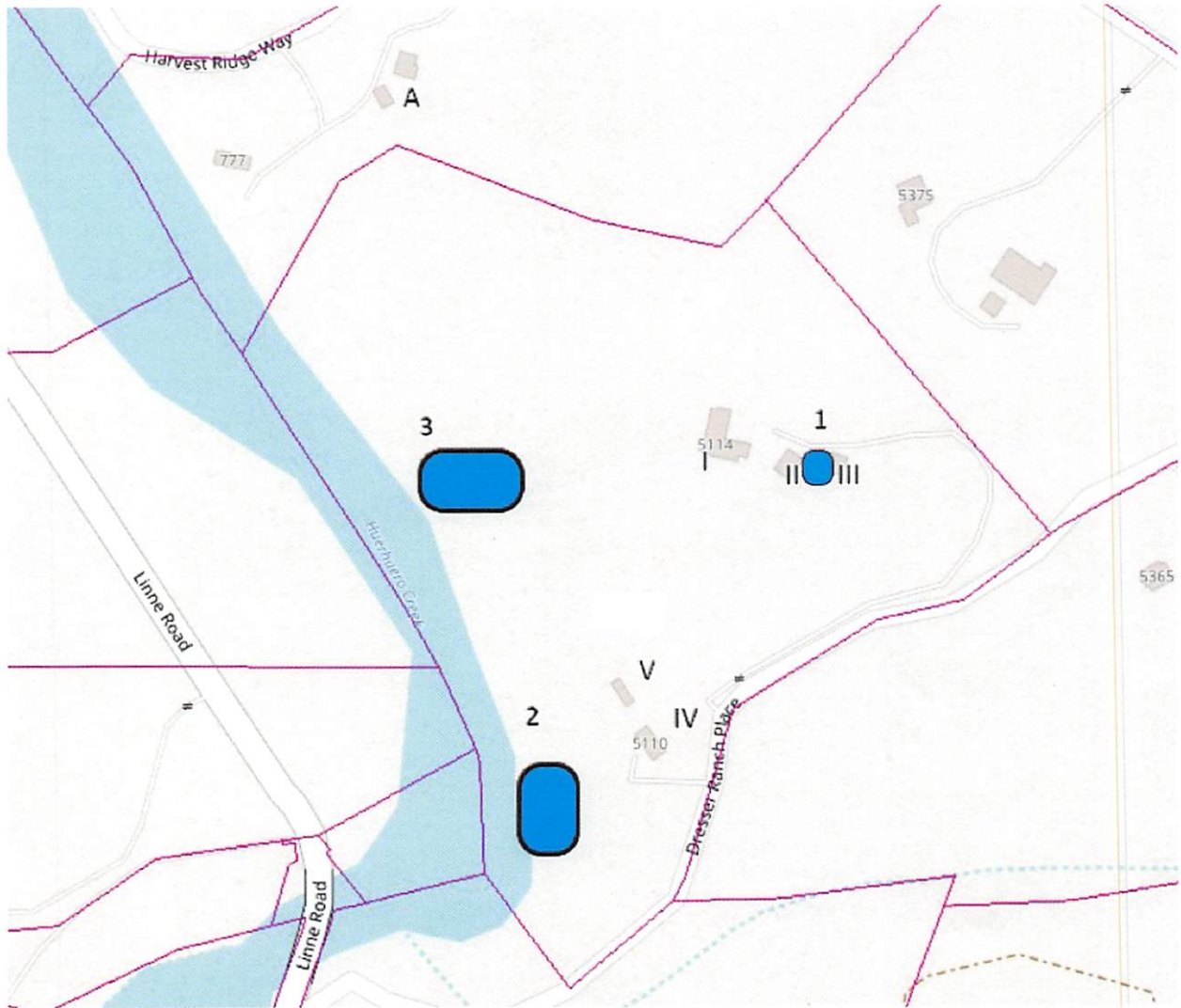










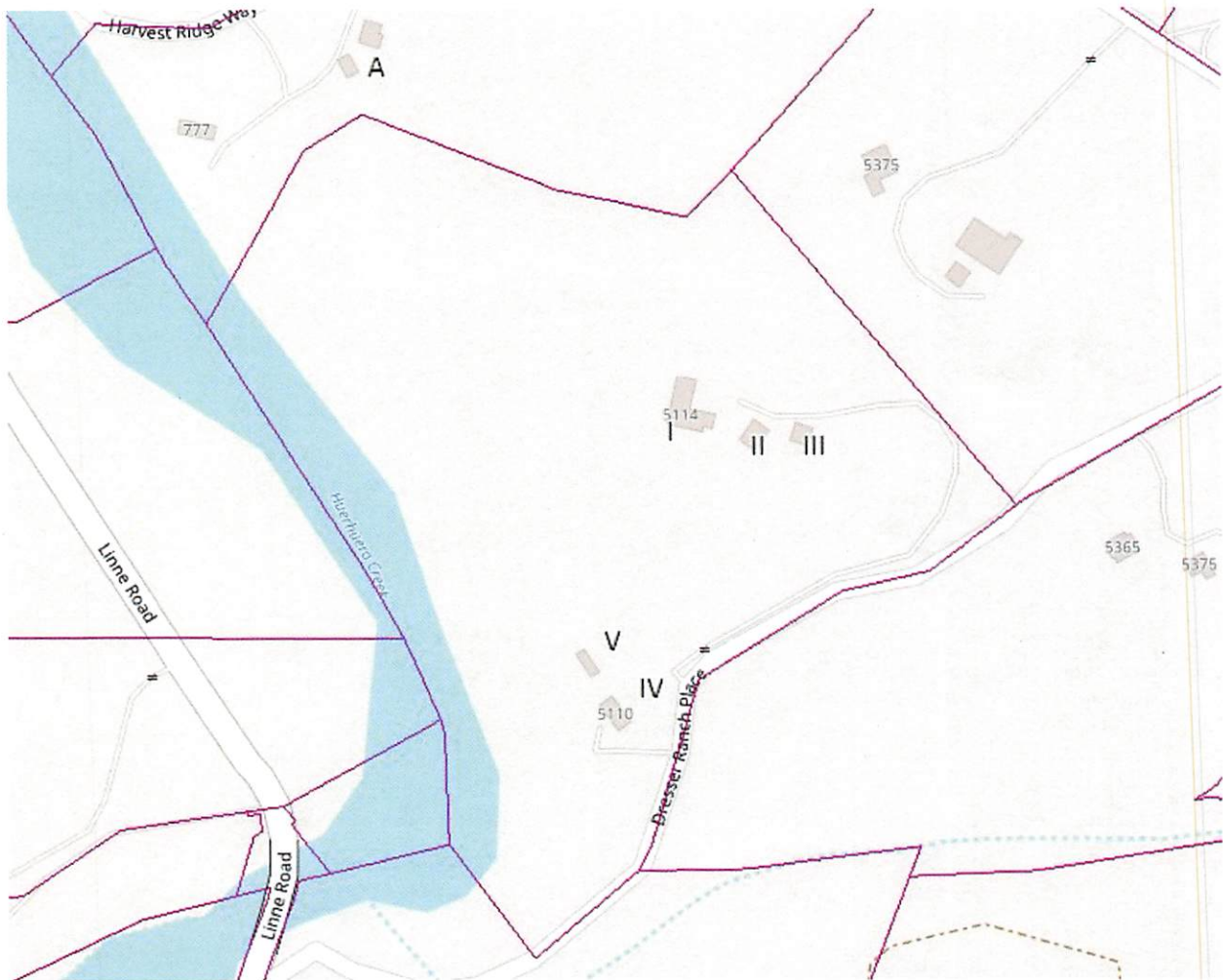


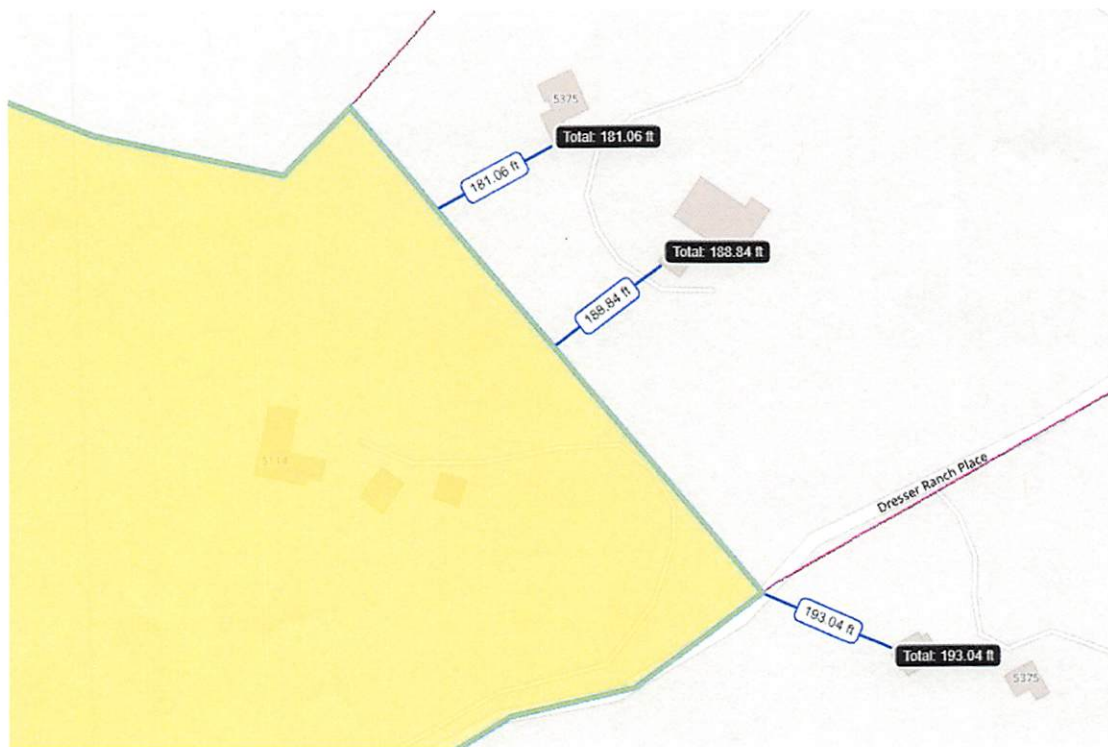
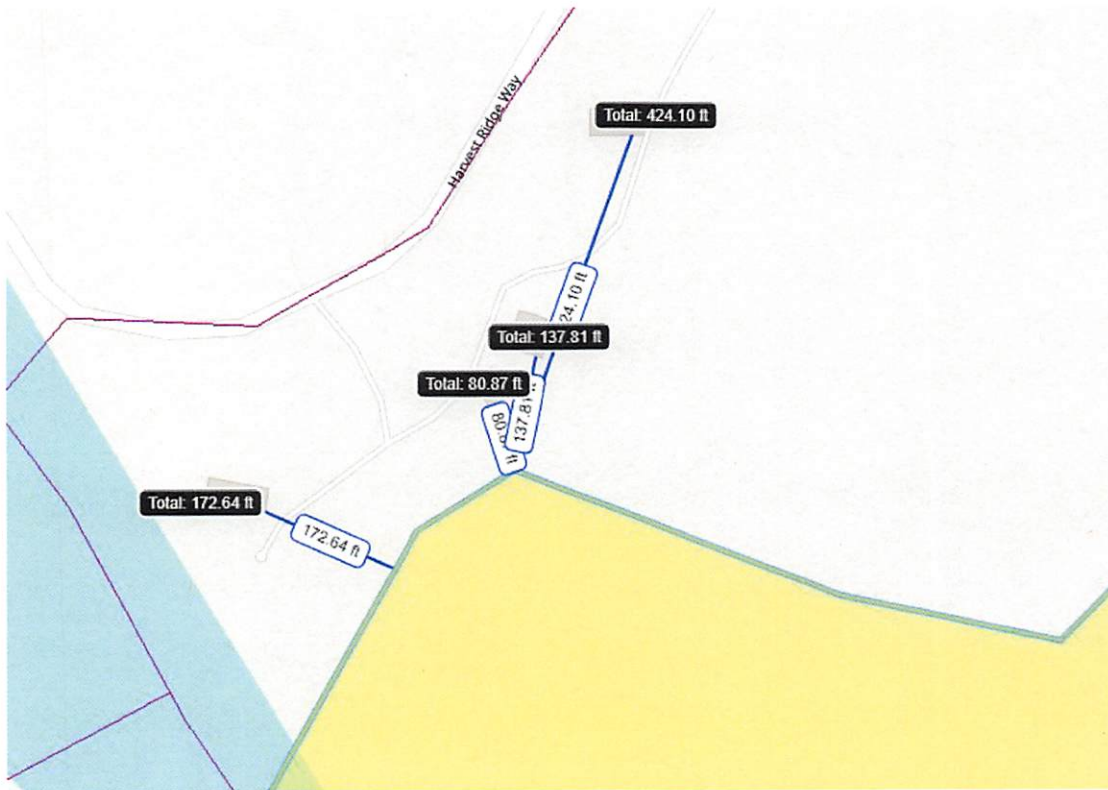
- 1: Area of EXISTING Water Tank
- 2: Area of EXISTING Well Head
- 3: Area of PROPOSED Water Tank (to be built within/adjacent to proposed structure)

Approximate Dimensions of Existing On-Site Structures and Distances to Nearby Structures

On Site Improvement I: Main House (L shaped): 100 x 100
On Site Improvement II: Barn / Garage: 45 x 55
On Site Improvement III: Equestrian Barn / Paddock: 40 x 40
On Site Improvement IV: Caretaker House: 35 x 65
On Site Improvement V: Caretaker Carport: 20 x 55
Off Site Structure A: Barn / Storage: +/- 80 ft

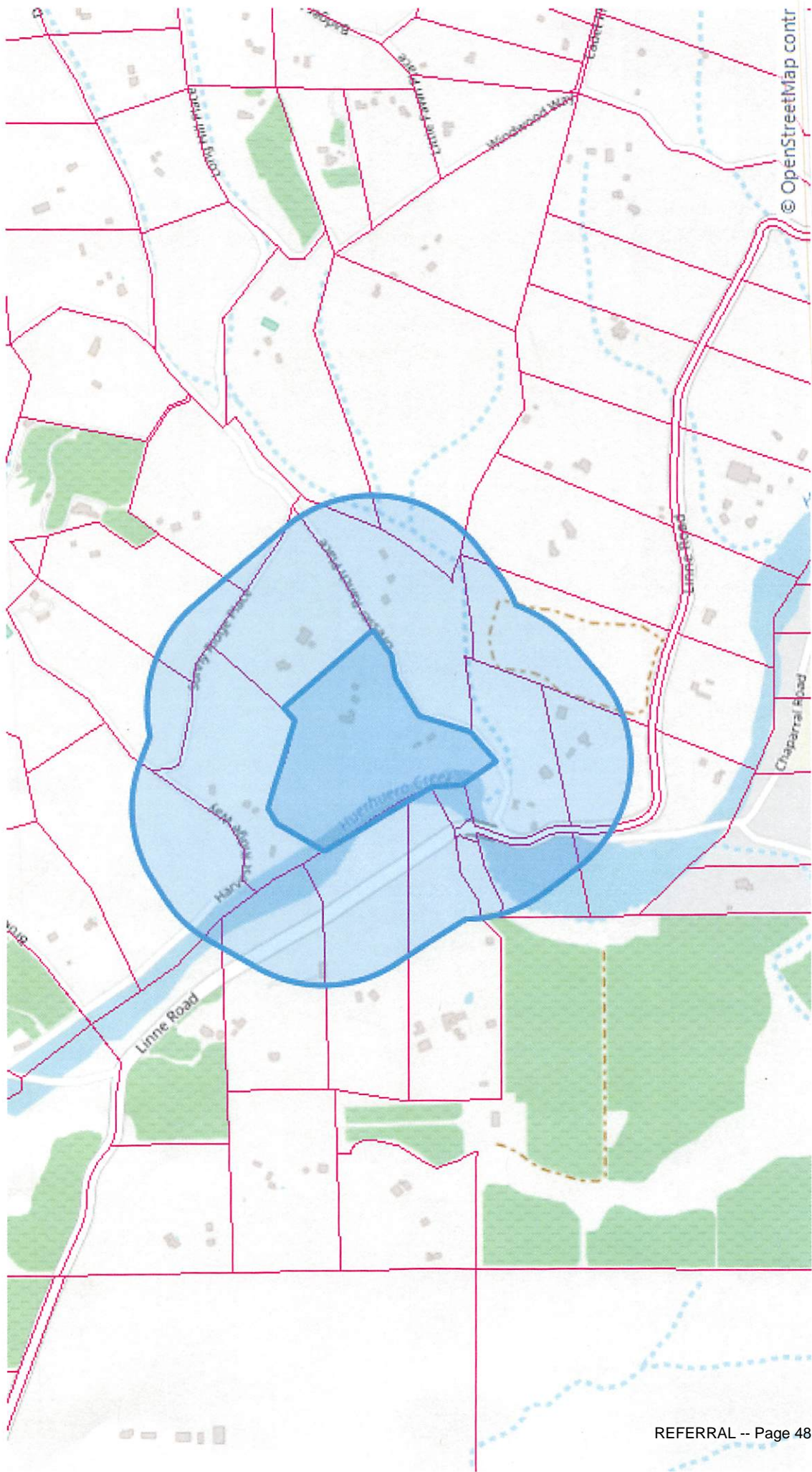
Note: See Details for Dimensions of Off Site Structure A and other structures outside of 125 ft buffer



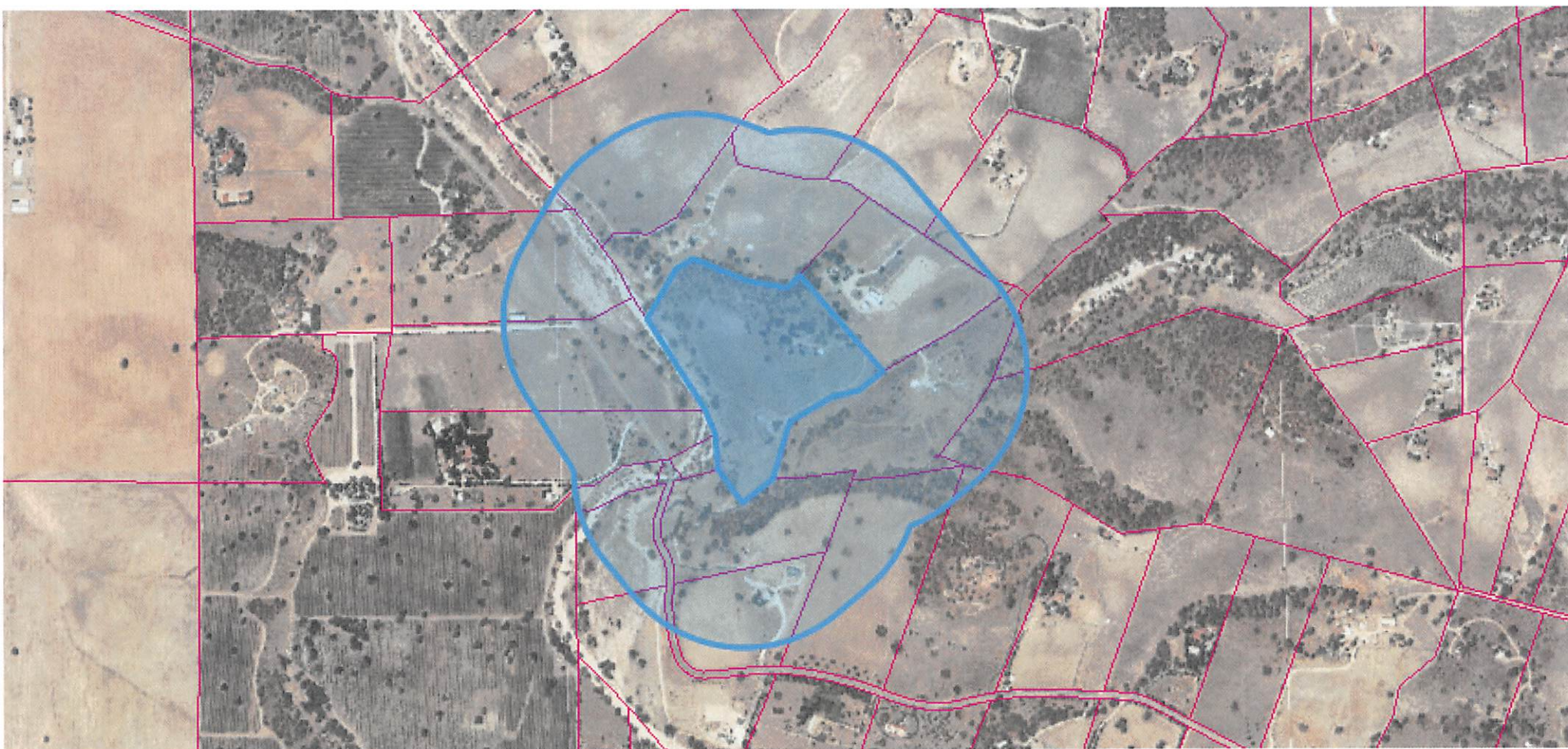


Vicinity Map

(1000 ft. Buffer)

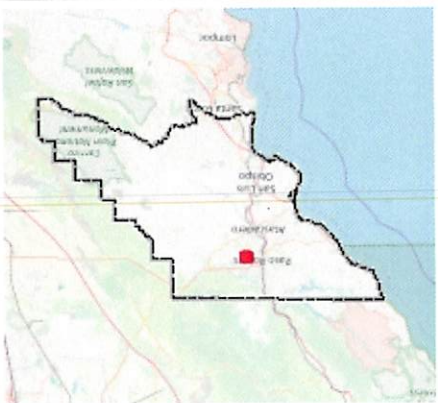


© OpenStreetMap contr



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Map for Reference Purposes Only

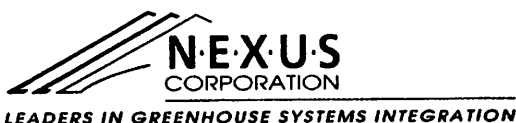








**Preliminary Floor Plans
&
Architectural Elevations
(To Be Adjusted per Canopy Regulations)**



Proposal#: 30,000 ft² Hybrid Greenhouse Estimate
Date: 3/22/18

Valid Thru: 4/22/18

Offered By:

Name: Nexus Greenhouses
Structure: Vail Hybrid 420, 30,000 sqft
22,000 sqft of Canopy
Address: Northglenn, CO 80233
Phone: 303 450-8512
Contact: Dave Weisensel
Email: davew@nexuscorp.com

Name: Rancho Rock
Structure: Vail Hybrid 420, 22,000 sqft
Address: San Luis Obispo
Phone: 310 940-9988
Contact: Cameron Webb
Email: camjwebb@gmail.com

Primary Structure:

(4) Nexus Vail style greenhouses each 41' 6" wide x 180' long – 27,888 ft² of growing space, and a 1,992 ft² climate controlled transport corridor. The structure contains 6,972 ft² for propagation, "veg", and/or "mother plant"; 20,916 ft² greenhouses for flowering. A total of 4 climate controlled growing zones (2 veg and 2 flower). **Gutter-connected for 29,880 ft² of total usable space.**

****Greenhouses are engineered for 20 lbs roof snow load and 110 mph wind exposure "B". Custom engineering will be applied to meet the loading requirements for the project specific climate.*

- Made from U.S. galvanized steel
- 12 ft. truss/column spacing, 11 purlin runs per house
- 14 ft. under-gutter height
- 4" s.q. galvanized steel columns with base plates
- Purlin drip cap and under gutter drip channel
- (5) Gutters and (10) downspouts

Framing and covering accessories for roof, sides, and ends:

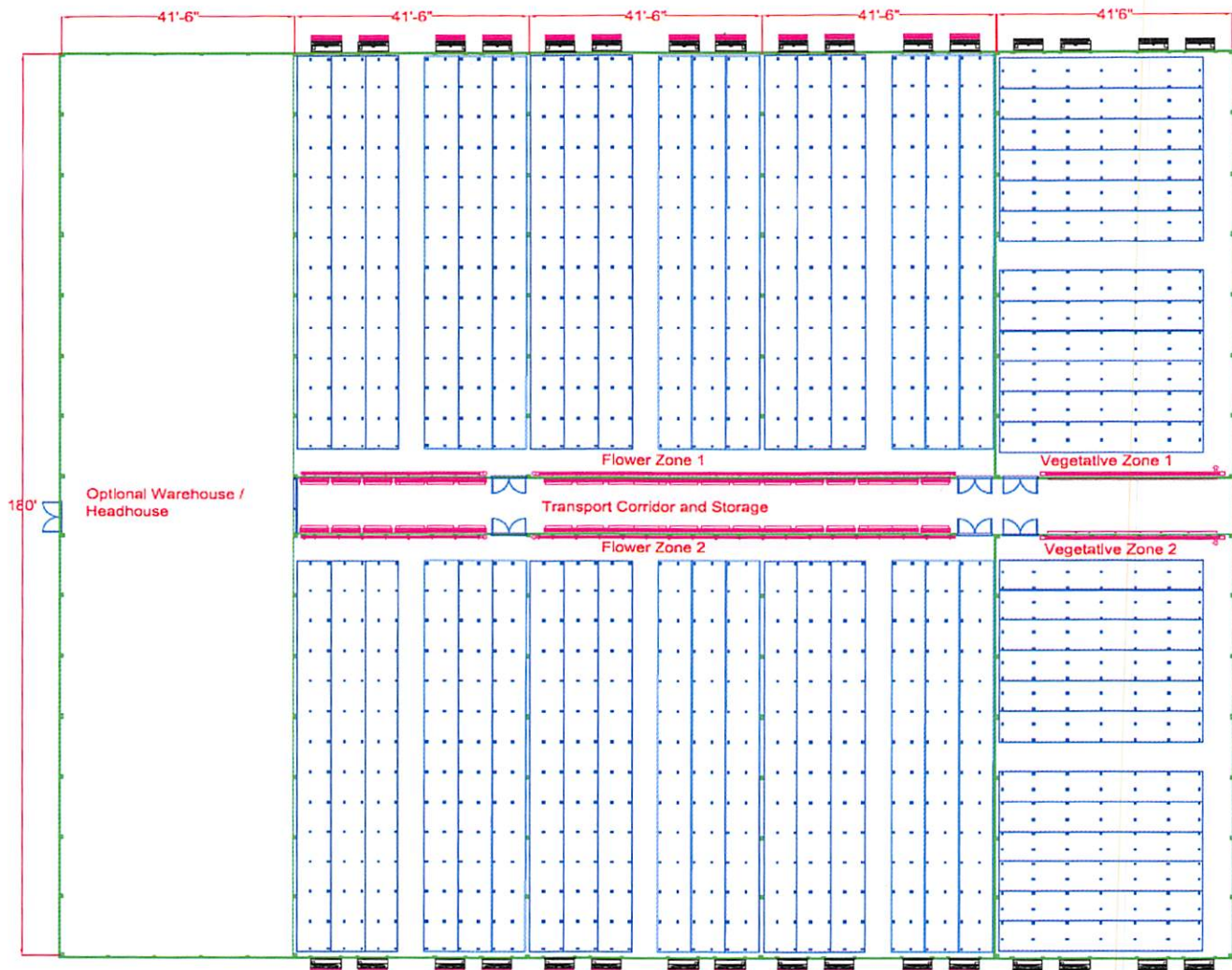
- Square framing for (8) outside end-walls and (8) interior end-walls
- Square framing for (2) exterior sidewalls 180' long; (2) interior sidewalls between the growing zones 84' long, all complete with covering attachment, gutter flashing, framing hardware, etc.
- Extrusions for white/black/white 8mm Polycarbonate corridor roof and interior partition walls

Doors and entry ways:

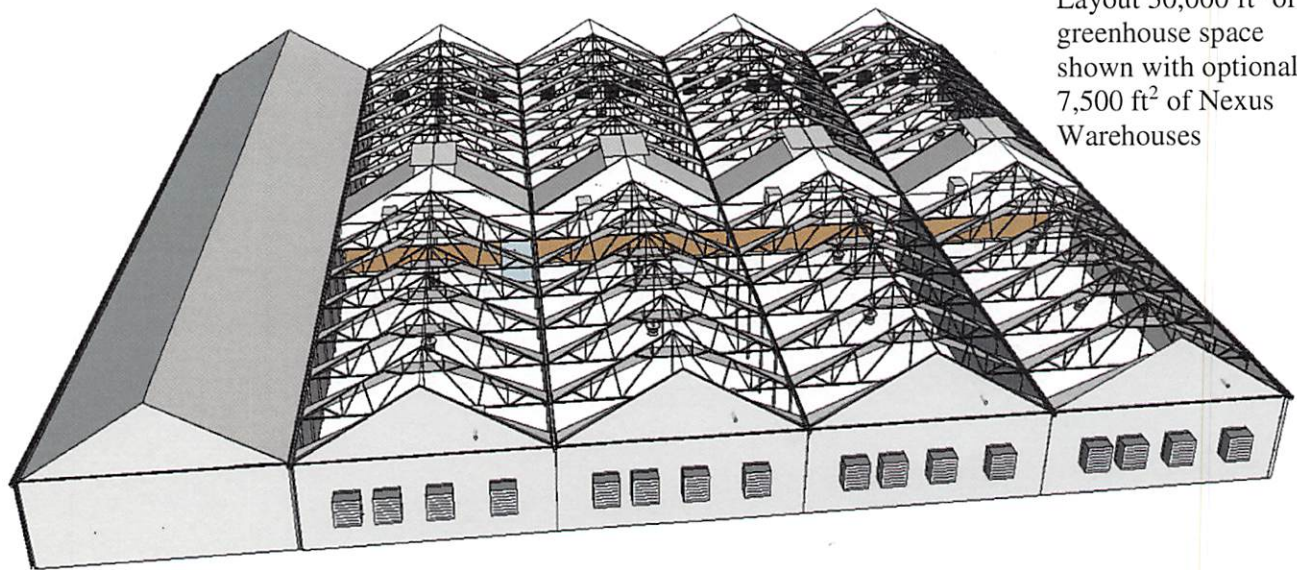
- Galvanized door square framing with aluminum perimeter flashing for (6) double doors into the greenhouses, (1) sliding door leading out of the greenhouse corridor,
- (6) white painted steel insulated double doors 6' 0" x 7' 0" each complete with painted steel door jambs, weather seals, and locksets etc., (1) 6'x8' sliding door with hardware

Ventilation:

- (4) Intake air double roof vents each 60 in. x 12 ft. (covered with white 8mm Polycarbonate)
The greenhouse corridor is fitted with anti-virus insect screen with framework and attachments
- (2) ea. Open/Close Master Controllers for roof vents
 - (4) ea. Slave Controllers for roof vents
 - (4) 16' x 45' sheets of insect screen (0.15x0.35 mm)



Six greenhouse growing zones with shown with *optional* 8,000 ft² insulated warehouse / head-house / processing area and optional rolling benches.
Dimensions are "Center of Post" to "Center of Post".



Layout 30,000 ft² of
greenhouse space
shown with optional
7,500 ft² of Nexus
Warehouses

Controllers:

Nexus to provide a Wadsworth SEED complete environmental controller system

- Wiring diagram(s) to setup controller and greenhouse equipment
- Contactor panels (4)
- Temperature and humidity aspirators with cable (4)
- Weather station (1)
- CO2 generator (8)
- CO2 transmitter (4)
- Light sensor leveling fixture (4)
- Light sensor: PAR & PPF (4)
- Phone line alarm manager

Covering:

33,800 ft² of corrugated polycarbonate with high diffusion -- spans 8 greenhouse roof sections 41.5' x 84' long
12,000 ft² of white 8mm Polycarbonate spans corridor roof and interior partition walls
14,000 ft² of bright white painted corrugated 29 gauge metal to cover the interior gables and sidewalls
14,000 ft² of painted corrugated 29 gauge metal to cover the exterior gables and sidewalls
14,000 ft² of R-10 roll batting (3"x 72") to insulate the exterior gables and sidewalls

Heating Equipment:

Each greenhouse has (2) unit heaters, and the transport corridor has (2) unit heaters.

- (14) 250,000 Btu and (2) 115,000 Btu natural gas-fired high efficiency unit heaters each complete with hangers, electric pilots, and power exhausters fans
- Heater Vent Stacks are **not included** and should be installed by the contractor installing the gas lines

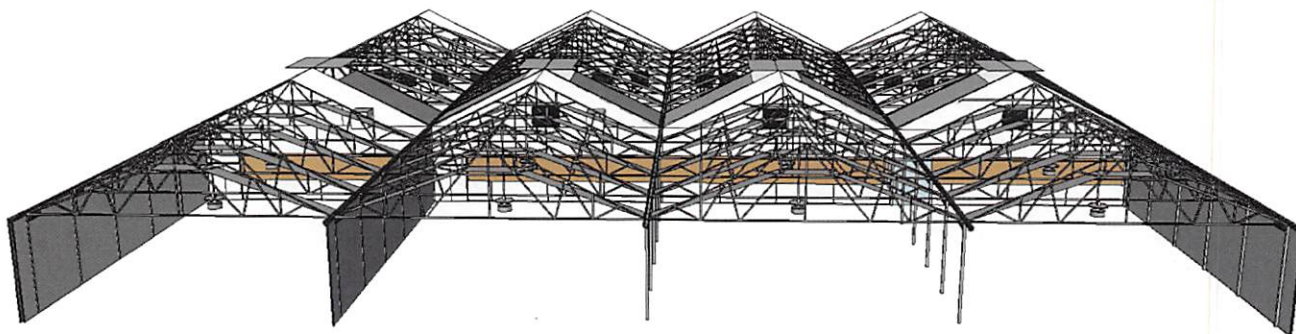
Cooling Equipment:

Each greenhouse has four exhaust fans for cooling and dehumidification.

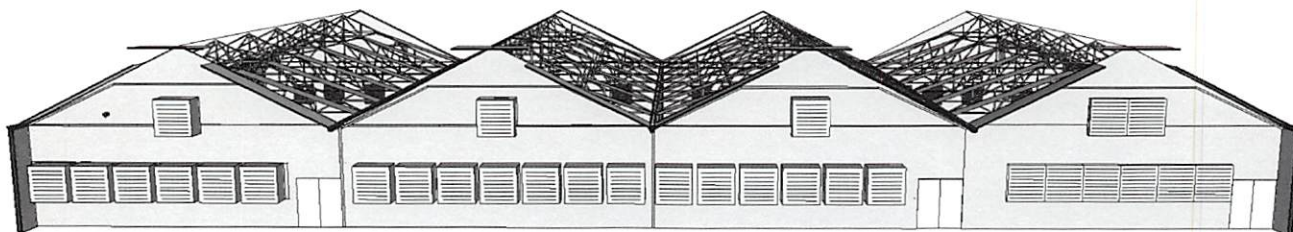
- (32) straight wall exhaust 54" fans each complete with 1-HP single speed motor and aluminum automatic shutter
- (24) straight wall fan/light trap housing extensions for fans in the flowering houses
- (24) blackout light traps and shutters for exhaust fans in the flowering houses
- (10) 51" shutters for dehumidification and winter cooling, (2) in each veg zone
- Blackout light traps for (6) upper-gable shutters, (3) in each flowering zone
- (6) light-trap housing extensions for blackout light traps on upper gable shutters
- (2) 6" evaporative pad system (1) in each Veg zone: 5' high x 35' long with framing, flashing, pump, distribution & collection equipment, and reservoir
- (4) 6" evaporative pad system (2) in each Flower zone: 5' high x 80' long & 5' high x 35' long with framing, flashing, pump, distribution & collection equipment, and reservoir
- (50) 57" inlet shutters for evaporative pad walls
- (38) brownout light traps for over the pad wall to the flowering zones
- (38) light-trap housing extensions for brownout light traps
- (24) truss-mounted vertical air flow fans, (3) for each house to provided air circulation in the zones

Total combined Veg area contains 6,972 ft² of 50% Shade/Energy Curtain System

Total combined Flower area contains a double curtain 20,916 ft² of Shade Curtain + Blackout (A+B+B) System



View from within the growing zones



View from within the transport corridor

Optional Warehouse:

(1) Nexus Vail style insulated warehouse / head house 41' 6" wide x 180' long – 7,470 ft²

Painted corrugated 26 gauge metal spans warehouse roof

Gutter-connected to provide 37,350 ft² of total usable space.

- (1) double door into the warehouse, and one overhead door into the warehouse
- (1) white painted steel insulated double door 6' 0" x 7' 0" complete with painted steel door jambs, weather seals, and locksets etc., (1) overhead door
- Walls and roof is insulated with R-10

****Warehouse is engineered for 20 lbs roof snow load and 110 mph wind exposure "B". Custom engineering will be applied to meet the loading requirements for the project specific climate.*

Optional Rolling Benches:

Nexus to provide bench top space to fit 22,000 ft² of plant canopy:

- Nexus to provide (36) rolling benches 6' wide x 78' long, 2' aisle, 2' leg height (Unassembled: complete with baseplates, rollers, aluminum rail w/ 3" lip, and 13 gauge expand metal top)
- Nexus to provide (24) rolling benches 6' wide x 36' long, 2' aisle, 2' leg height (Unassembled: complete with baseplates, rollers, aluminum rail w/ 1" lip, and 13 gauge expand metal top)

Optional Drip Irrigation:

Special priced based on configuration,

- (1) Fertigation/irrigation control manager
- (2) Complete pH adjustment/fertilizer dosing systems with inline pH & EC monitoring: one per zone
- Nutrient and watering drip delivery system for 24 irrigation zones

Optional Odor Control:

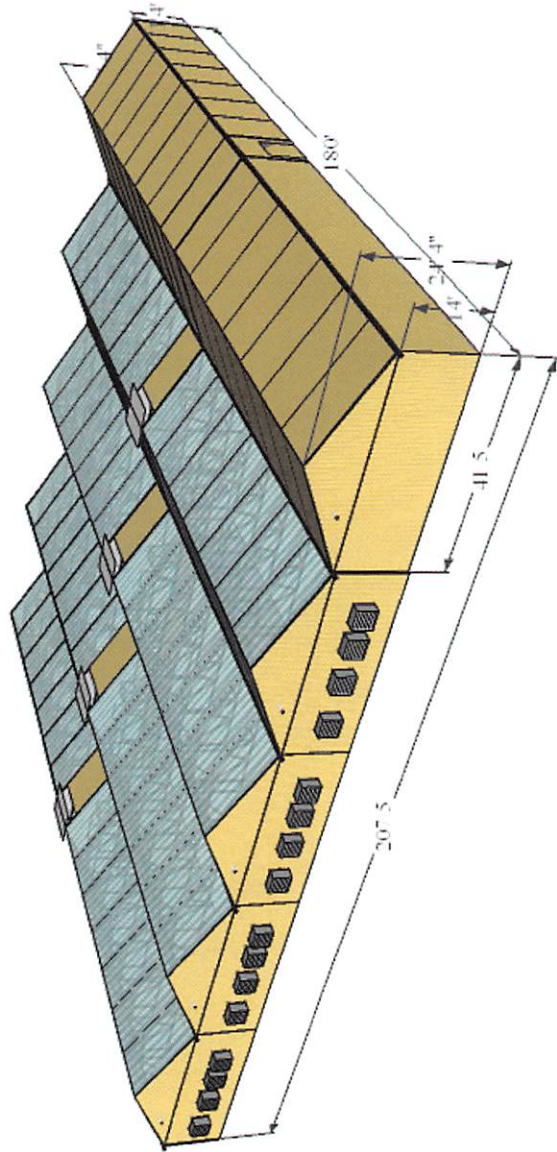
- (24) Misting vapor units for exhaust fans: one per fan
- (6) Automatic pneumatics control systems: one per house

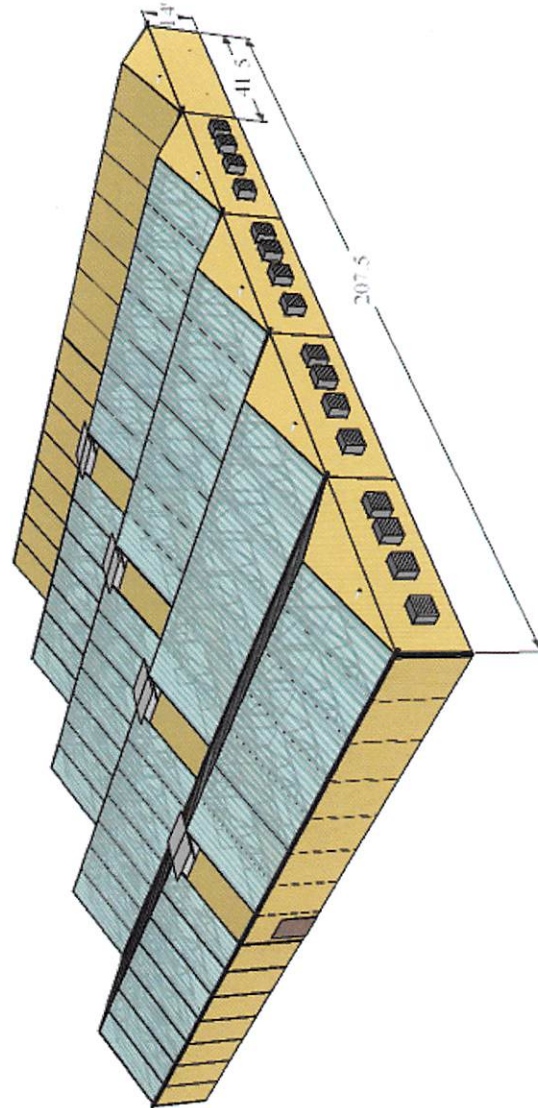
Optional Supplemental Lighting and Hardware:

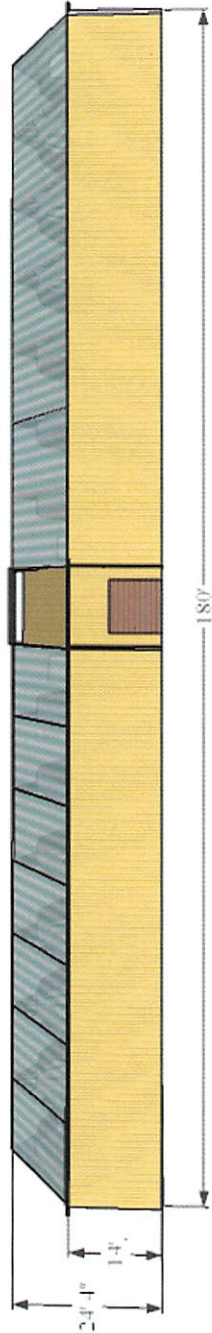
- Supplemental HPS lighting capable of providing up to 230 $\mu\text{mol}/\text{m}^2/\text{s}$ in the "Veg" zones and up to 350 $\mu\text{mol}/\text{m}^2/\text{s}$ in the Flowering zones
- 2" galvanized light struts in both the "Veg" and Flowering zones
- Lighting Contactor panel prewired for integration with greenhouse control system

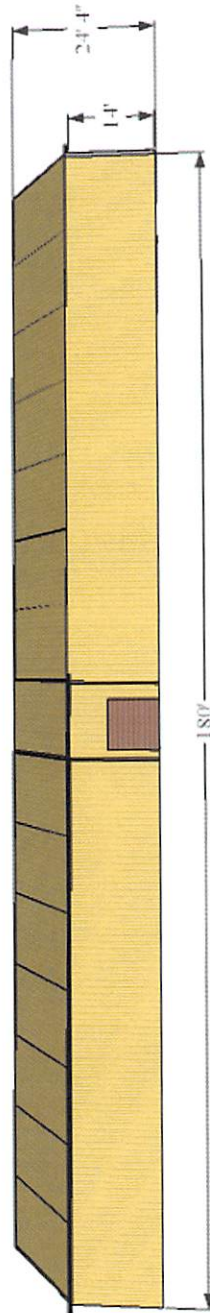
Optional Under Bench Radiant Heat System Special priced based on location, s

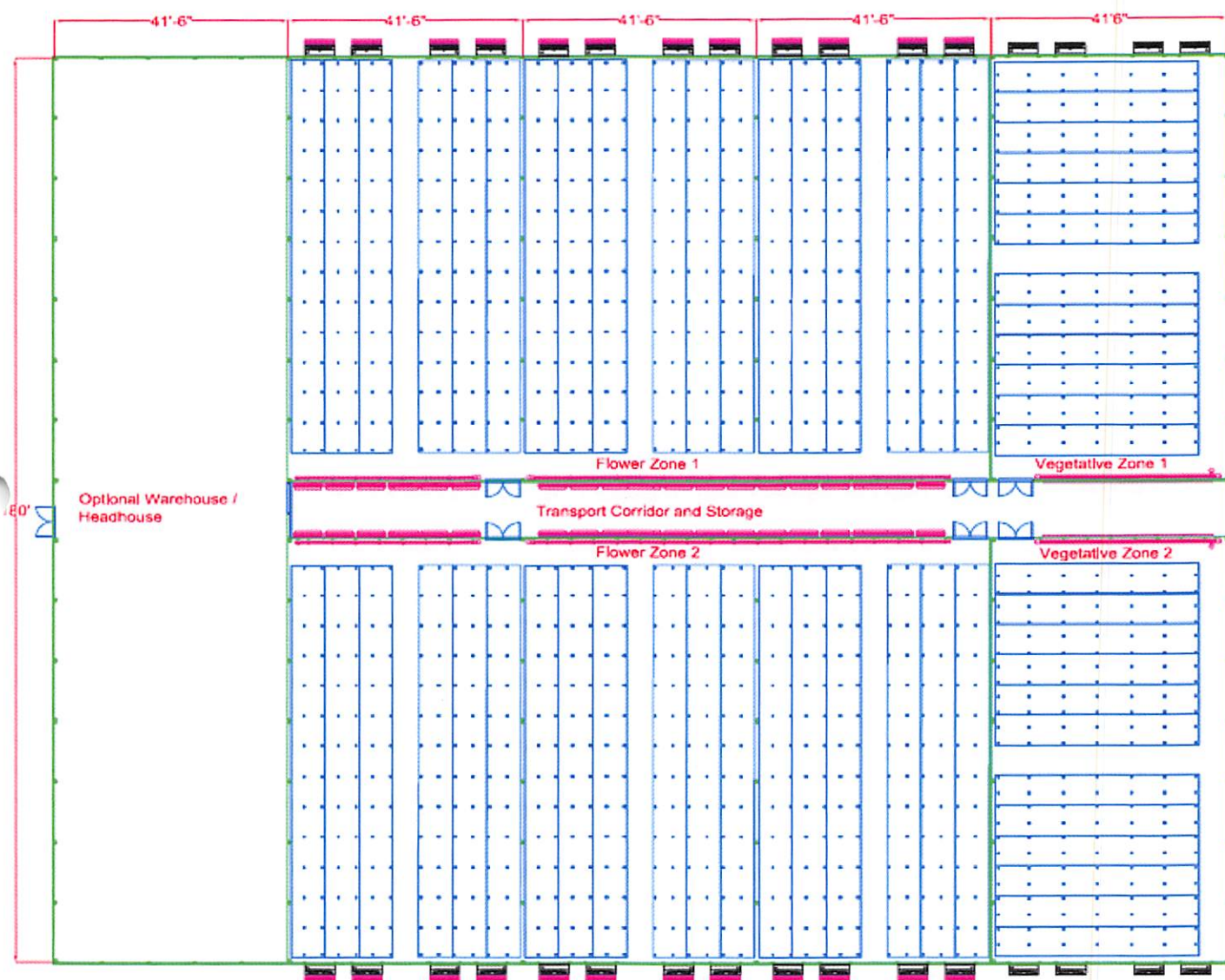
- Provides root zone temperature control
- Closed combustion boiler with up to 84% thermal efficiency

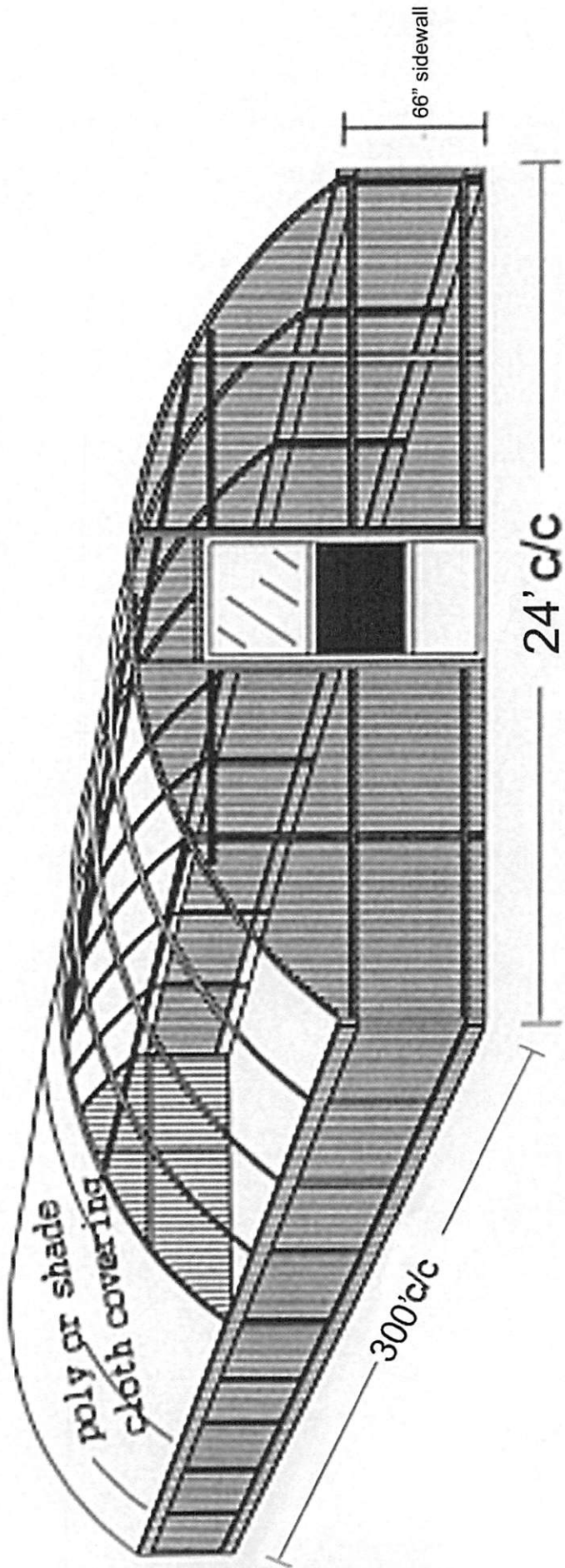












POLY COVERING OPTION

