



## TRANSMITTAL

Date: 04/26/19  
To: Eagle County Planning — Attn: Andrew McGregor  
From: Christopher J. Green, FAIA, LEED AP  
Re: Corrections Response — Eagle County File: ZS-11-18-8009  
RFSC — 100 Ten Peaks Mesa  
No. of Pages: Eight (8) Including Cover

### We are transmitting:

- .....
- |   |   |  |                                      |
|---|---|--|--------------------------------------|
| <input checked="" type="radio"/> This transmittal | <input type="radio"/> Copy of Letter              | <input checked="" type="radio"/> Drawing(s): | <input type="radio"/> Specifications |
|   | <input checked="" type="radio"/> Other: See Below |  |                                      |
| Via:  | <input checked="" type="radio"/> Email            | <input type="radio"/> US Mail                | <input type="radio"/> Courier        |

### For:

- .....
- |   |  |  |                                    |
|---|--|--|------------------------------------|
| <input checked="" type="radio"/> Your use   | <input checked="" type="radio"/> Your approval | <input type="radio"/> Review and Comment | <input type="radio"/> As Requested |
| <input checked="" type="radio"/> Other: Response to Eagle County Engineering — Comments #1 and #2 |  |  |                                    |

### Remarks:

.....

In response to Eagle County Engineering Comments #1 and #2 dated 04/12/19 we submit the following:

1 Comment #1: Access Plan

- A Attached to the email with this transmittal is the drawing that was submitted for the grading permit. It is not preliminary.  
1 We did not develop as-built drawings of the built roadway. The surveyors from SGM surveyed the roadway in from the attached drawing and the contractor constructed the roadway within the areas designated by the surveyor based on my professional observation of the process at the time the roadway was constructed.
- B I believe this submitted document will satisfy this comment.

2 Comment #2: Parking and odor reports

- A I am providing reports from 2016 through 2018 with a forward looking review of parking based on our traffic summary from the submitted application.
- B Please note, there was no cultivation activity on the site in 2016 and our report indicates this.
- C These reports describe both traffic and odor reports as requested by Eagle County and are signed by the owner.
- D I believe these reports will satisfy this comment.


**TRAFFIC**

RFSCG-1 did not operate the outdoor cultivation area during this year. There is no traffic impact to report.

**ODOR**

As there were no operations during this growth season there were no odor issues received by RFSCG-1.

Submitted by:



Signature

Robert Holmes  
Owner – RFSCG-1

## TRAFFIC

For the 2017 season RFSCG-1 did a test crop producing approximately 700 pounds of biomass – 350 pounds of flower and 350 pounds of trim. We hired six (6) employees from Pleasant Valley Ranch, Inc. to perform planting and general crop maintenance. At harvest 2 additional companies were hired to assist. Below is a summary of the traffic generated.

Shipping and receiving was extremely minimal – clones came in a van from our Leadville facility and from Pleasant Valley Ranch's Greenhouse operations immediately adjacent to our facility. The entirety of our harvested product was moved with one vehicle trip to our facility in Leadville for distribution.

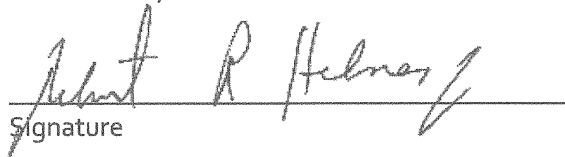
### TRAFFIC GENERATION SUMMARY:

- April 15 – September 18:
  - Pleasant Valley Ranch, INC. employees: Daily
    - Total — 3 cars per day
  
- September 18 — October 2:
  - Contracted Harvest Group:
    - 10 - 14 employees daily
    - 2 vans daily for pickup and drop-off
  - Employees in addition to harvest group:
    - Total — 3 cars per day
  
- October 3 — November 3
  - Contracted Harvest Group:
    - 12 employees daily
    - Total — 3 cars per day utilizing carpools
  - Employees in addition to harvest group
    - 3 cars daily for employees - carpooled
  
- November 3 — December 31
  - RFSC Employees
    - 3 employees daily
    - 3 cars per day
  - Employees in addition to harvest group
    - 3 cars daily for employees – carpooled

**ODOR**

We received no complaints of odor from anyone during this year. Eagle County indicated no odor issues were received relating to this operation.

Submitted by:



Signature

Robert Holmes  
Owner – RFSCG-1

For the 2018 season RFSCG-1 managed cultivation operation with our own employees. With the exception of the owner 100% of the employees traveled through Glenwood Springs drove up the Catherine Store road to Upper Cattle Creek and Pleasant Valley Rd, never entering Eagle County until arriving at the site. Our operation utilized a five day per week (weekday) work week throughout the season.

#### Employees Overview:

- April 15 – September 15
  - 10 employees – 5 cars daily.  
Note: Our labor force lives as far as Palisade and Vail and utilized carpooling to get to and from the site.
- Sept 15-30 20 employees preparing for harvest
  - Car pools, vans and a commuter lot.  
8 cars per day plus 1 van per day
- Oct 1-15 Harvest, approximately 25 employees.
  - Car pools, vans and a commuter lot.  
10 cars per day plus van 1 van per day
- Oct 15-Nov Trimming and packaging 15 employees
  - Car pools, vans and commuter lot.  
6-8 cars per day plus 1 van per day
- November – December – Prep / Clean up
  - 10 employees – 5 cars daily.

#### Leased Parking:

Leased parking was secured at all Valley Storage in Glenwood Springs and our van was made available for pick up and drop off of employees daily. See attached lease.

#### Service and Deliveries:

##### Site Services and deliveries included:

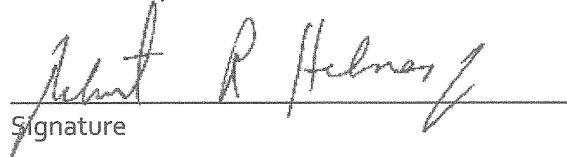
Fed ex and UPS from their daily normal route through Ten Peaks Mesa.

Weekly servicing of portable toilets, trash / refuse, occasional supply of fuel to the site, and a sales delivery service to the site for business support purposes and one box truck after harvest for the transport of harvested materials from the site.

**ODOR**

We received no complaints of odor from anyone during this year. Eagle County indicated no odor issues were received relating to this operation.

Submitted by:



Signature

Robert Holmes  
Owner – RFSCG-1

**TRAFFIC**

For the 2019 season RFSCG-1 plans to manage cultivation operations with our own employees similar to the 2018 season. We anticipate the same traffic patterns as in 2018 with traffic counts to be as noted in the traffic matrix submitted with the Special Use application for Eagle County file ZS-8009 and shown below.

TRAFFIC GENERATION MATRIX - OUTDOOR CULTIVATION - PROPOSED (NEW)						
CULTIVATION PERIOD	PROPAGATION / PLANT GROWTH	HARVEST PREP	HARVEST	POST HARVEST TRIM / PREP	GENERAL PREP / CLEAN	
WEEKS / (DAYS)	20 / (112)	2 / (10)	2 / (15)	6 / (25)	4 / (20)	34 / (182)
VEHICLE						TRIP SUB-TOTAL
20' BOX TRUCK - TO SITE	0	0	0	2	0	2
20' BOX TRUCK - FROM SITE	0	0	0	2	0	2
8 PERSON VAN - TO SITE	0	10	15	25	0	50
8 PERSON VAN - FROM SITE	0	10	15	25	0	50
PERSONAL VEHICLES - TO SITE	560	80	150	200	100	1090
PERSONAL VEHICLES - FROM SITE	560	80	150	200	100	1090
SERVICE / DELIVERY VEH. TO SITE	40	4	4	5	4	57
SERVICE / DELIVERY VEH. FROM SITE	40	4	4	5	4	57
ANNUAL ESTIMATED TRIP GENERATION:						2398
NOTES:	1 Per 2018 activity: Work done on site during weekdays only (5 days / week) - used for calculations herein.					
	2 Propagation: Five (5) cars per day for employees					
	3 Harvest Prep: Eight (8) cars / day - One (1) van per day					
	4 Harvest: Ten (10) cars / day - One (1) van per day - Cars carry multiple individuals (car-pooling)					
	5 Post Harvest Trim / Prep: Eight (8) cars / day - One (1) van per day - Cars carry multiple individuals (car-pooling)					
	6 General Prep / Cleanup: Five (5) cars / day - Cars carry multiple individuals (car-pooling)					

**Leased Parking:**

Leased parking will be determined later in the season as operations commence

**Service and Deliveries:**

Site Services and deliveries will be similar to 2018 and are enumerated below per 2018's activity.

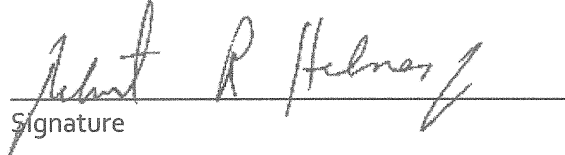
Fed ex and UPS from their daily normal route through Ten Peaks Mesa.

Weekly servicing of portable toilets, trash / refuse, occasional supply of fuel to the site, and a sales delivery service to the site for business support purposes and one box truck after harvest for the transport of harvested materials from the site.

**ODOR**

We do not anticipate a significant change in operations during this year. As a result we anticipate no difference in this category of operations than in 2018.

Submitted by:



Signature

Robert Holmes  
Owner – RFSCG-1





