COCHISE COUNTY
COMMUNITY DEVELOPMENT
"Public Programs...Personal Service"

COCHISE COUNTY PLANNING DEPARTMENT
COMMERCIAL USE/BUILDING PERMIT/SPECIAL USE PERMIT QUESTIONNAIRE
(TO BE PRINTED IN INK OR TYPED)

TAX PARCEL NUMBER 201-30-30-007A

APPLICANT Seed Capital Investments, LLC Ronald W Redburn

ADDRESS 1001 E Forest Hills Dr., Phoenix AZ 85022

CONTACT TELEPHONE NUMBER 602-541-3418

EMAIL ADDRESS: RonRedburn123@gmail.com

PROPERTY OWNER (IF OTHER THAN APPLICANT) 63 New Fort Grant LLC

ADDRESS 14555 N Scottsdale Rd., Suite 330, Phoenix, AZ 85254

DATE SUBMITTED 06-25-2020

Special Use Permit Public Hearing Fee (if applicable) $
Building/Use Permit Fee $
Total paid $

PART ONE - REQUIRED SUBMITTALS

1. Cochise County Joint Application (attached).

2. Questionnaire with all questions completely answered (attached).

3. A minimum of (6) copies of a site plan drawn to scale and completed with all the information requested on the attached Sample Site Plan and list of Non-residential Site Plan Requirements. **(Please note that nine (9) copies will be required for projects occurring inside the Uniform Building Code enforcement area. In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.)**

4. Proof of ownership/agent. If the applicant is not the property owner, provide a notarized letter from the property owner stating authorization of the Commercial Building/Use/Special Use Application.

5. Proof of Valid Commercial Contractor's License. (Note: any building used by the public and/or employees must be built by a Commercial Contractor licensed in the State of Arizona.)

6. Hazardous or Polluting Materials Questionnaire, if applicable.

OTHER ATTACHMENTS THAT MAY BE REQUIRED DEPENDING ON THE SCOPE OF THE PROJECT

1. Construction Plans (possibly stamped by a licensed Engineer or Architect)
2. Off-site Improvement Plans
3. Soils Engineering Report
4. Landscape Plan
5. Hydrology/Hydraulic Report
6. Traffic Impact Analysis (TIA): **Where existing demonstrable traffic problems have already been identified such as high number of accidents, substandard road design or surface, or the road is near or over capacity, the applicant may be required to submit additional information on a TIA.**
7. Material Safety Data Sheets
8. Extremely Hazardous Materials Tier Two Reports
9. Detailed Inventory of Hazardous or Polluting Materials along with a Contingency Plan for spills or releases

The Commercial Permit Coordinator/Planner will advise you as soon as possible if and when any of the above attachments are required.

PART TWO - QUESTIONNAIRE

In the following sections, thoroughly describe the proposed use that you are requesting. **Attach separate pages if the lines provided are not adequate for your response.** Answer each question as completely as possible to avoid confusion once the permit is issued.

SECTION A - General Description (Use separate sheets as needed)

1. What is the existing use of the property? Agricultural

2. What is the proposed use or improvement? Cannabis Cultivation Greenhouse Cultivation Compound

3. Describe all activities that will occur as part of the proposed use. In your estimation, what impacts do you think these activities will have on neighboring properties? Cultivation, harvest, drying & packaging of cannabis. Minimal impact, organic in operations, fits the agricultural nature of the area.

4. Describe all intermediate and final products/services that will be produced/offered/sold.

Medical Cannabis - Wholesale sales & distribution via the Arizona Medical Cannabis Program.

5. What materials will be used to construct the building(s)? (Note, if an existing building(s), please list the **construction type(s), i.e., factory built building, wood, block, metal)**

Metal Pre Fab Office & Stress Panel Construction for Drying House - Inflatable greenhouses

6. Will the project be constructed/completed within one year or phased? One Year ☐
Phased ☑ if phased, describe the phases and depict on the site plan.

Phase I- Office & 2 - 1/4 acre greenhouses, drying house and all infrastructure

Phase II - 2- 1/4 acre greenhouses

7. Provide the following information (when applicable):

A. Days and hours of operation: Days: 7 Hours (from 7am AM to 7p PM)

B. Number of employees: Initially: 10 Future: 16
Number per shift Seasonal changes 5 per shift

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site.

Max 10 a day phase I - Max 16 day Phase II - During Construction ONLY.

(2) Total trucks (e.g., by type, number of wheels, or weight)

During duration of project over 6 months 4- 18 wheel simis, 2 concrete trucks, 4 flatbeds,

4 panel delivery vehicles, 2 dump trucks,

During Construction only - Normal business operation is self contained + self supported.

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site?

Eas & West t via Fort Grant Rd

(4) If more than one direction, estimate the percentage that travel in each direction

70% East - 30% West

(5) At what time of day, day of week and season (if applicable) is traffic the heavies

October during Harvest Season

Circle whether you will be on public water system or private well. If private well, show the location on the site plan. Private Well ✓

D. Estimated total gallons of water used: per day PHASE I 2700 per year 270000

DOUBLE Numbers for Phase II Completion

Will you use a septic system? Yes ☑ No ☐ If yes, is the septic tank system existing?
Yes ___ No ✓ Show the septic tank, leach field and 100% expansion area on the site plan.

G. Does your parcel have permanent legal access*? Yes ☐ No ☑ if no, what steps are you taking to obtain such access?

At Approrate time will file for Right of Way Permit.

*Section 1807.02A of the Cochise County Zoning Regulations stipulates that no building permit for a non-residential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.

H. For Special Uses only - provide deed restrictions that apply to this parcel if any.
Attached ☐ NA ☑

8. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	Well	Install Holding Tanks
Sewer/Septic	Stambaek Septic	Service Contract
Electricity	Sulphur Springs	Install 3000 amp SES box & transformer
Natural Gas	Southwest Natural Gas	Install Meter
Telephone	Cellular - Verizon	Service Contract
Fire Protection	Wilcox Fire Dept	File Application Package

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

All activities will occure within a 10' metal compound wall and in greenhouses
Request modification to metal wall from 8' allowed to 10' required by State law.

2. Will outdoor storage of equipment, materials or products be needed? Yes ☐ No ☑ if yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

10' metal compound wall required by AZ. STATE LAW.
All small equipment stored within the Compound.

3. Will any noise be produced that can be heard on neighboring properties? Yes ☐ No ☑ if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

4. Will any vibrations be produced that can be felt on neighboring properties? Yes ☐ No ☑ if yes; describe the level and duration of vibrations. What measures will be taken to prevent vibrations from impacting neighboring properties?

5. Will odors be created? Yes ☑ No ☐ If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties? Ecosorb Natural Odor Contro Systems

6. Will any activities attract pests, such as flies? Yes ☐ No ☑ If yes, what measures will be taken to prevent a nuisance on neighboring properties?

7. Will outdoor lighting be used? Yes ☐ No ☑ If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please provide manufacturer's specifications. If required - Parking lot only. Low area grand lighting on timers.

8. Do signs presently exist on the property? Yes ☐ No ☑ If yes, please indicate type (wall, freestanding, etc.) and square footage for each sign and show location on the site plan.

A. _____ B. _____ C. _____ D. _____

9. Will any new signs be erected on site? Yes ☐ No ☑ If yes, show the location(s) on the site plan. Also, draw a sketch of the sign to scale, show the copy that will go on the sign and **FILL OUT A SIGN PERMIT APPLICATION** (attached).

10. Show on-site drainage flow on the site plan. Will drainage patterns on site be changed?
Yes ☐ No ☑ AZ mandated compound wall will be designed with appropriate flow through engineering -
If yes, will storm water be directed into the public right-of-way? Yes ☐ No ☑

Will washes be improved with culverts, bank protection, crossings or other means?
Yes ☐ No ☑ Unless deemed necessary.

If yes to any of these questions, describe and/or show on the site plan.

11. What surface will be used for driveways, parking and loading areas? (i.e., none, crushed aggregate, chipseal, asphalt, other)
curshed aggregate

12. Show dimensions of parking and loading areas, width of driveway and exact location of these areas on the site plan. (See site plan requirements checklist.)

13. Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)?
Yes ☐ No ☑ If yes, show details on the site plan. **Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.** Unless Required.

SECTION C - Water Conservation and Land Clearing

1. If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be addressed. Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described. The Planning Department has prepared a *Water Wise Development Guide* to assist applicants. This guide is available upon request. If the site one acre or larger, what specific water conservation measures are proposed? Describe here or show on the site plan submitted with this application.

Green houses will employ raised mulch beds + drip irrigation.

2. How many acres will be cleared? 3
If more than one acre is to be cleared describe the proposed dust and erosion control measures to be used (Show on site plan if appropriate.) Water Trucks

SECTION D - Hazardous or Polluting Materials

Some businesses involve materials that can contaminate the soil, air, water, waste disposal system or environment in general. Precautions must be taken to protect the environment when such products are distributed to or from the site, stored, manufactured, processed, disposed of, or released as raw materials, products, wastes, emissions, or discharges (When sold or incorporated in a product these materials are required to have Material Safety Data Sheets (MSDS) supplied by the manufacturer.) Examples of such products include but are not limited to paint, solvents, chemicals and chemical wastes, oil, pesticides, herbicides, fertilizers, radioactive materials, biological wastes etc.

Does the proposed use have any activities involving such materials?

Yes ☐ No ☑ If yes, complete the attached *Hazardous or Polluting Materials Use Questionnaire.*

Note: Depending on quantities, this question does not apply to ordinary household or office products or wastes such as cleansers, waxes or office supplies. Answer YES only if the materials are involved in the commercial or special use process or if landscaping or maintenance chemicals (pesticides, fertilizers, paints, etc.) will be present in quantities greater than 50 pounds (solids) or 25 gallons (liquids).

If you answer NO to this question but in the County's experience, the type of business proposed typically uses such materials, you will be asked to complete the *Hazardous or Polluting Materials Questionnaire* prior to processing this Commercial Use/ Building/ Special Use Permit.

Applications that involve hazardous or polluting materials may take a longer than normal processing time due to the need for additional research. The Arizona Department of Environmental Quality Compliance Assistance Program can address questions about Hazardous Materials (1-800-234-5677, ext. 4333).

SECTION E - Applicant's Statement

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit.

Applicant's Signature Ronald W Redburn

Print Applicant's Name Seed Capital Investment LLC Ronald W. Redburn

Date signed 6-25-2020

Arizona State law requires all canabis facilities to be enclosed within a 10' metal compound wall. Requesting: modification from 8' allowed to 10' required.

RWR

Permission to Apply

63 New Fort Grant, LLC, the legal owner of Parcel # 201-30-007A, approx. 63 acres located on Fort Grant Road does hereby grant permission to Seed Capital Investments, LLC to apply for a Special Use Permit to Cochise County Community Development, Planning, Zoning and Building Safety Division.

DATED this 25 day of June, 2020.

Notarized Copy

63 New Fort Grant, LLC

By: _____
Keith J. Miller, Manager

State of Arizona)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 25 day of June, 2020, by Keith J. Miller, Manager of 63 New Fort Grant, LLC.

KIM HARDY
Notary Public – Arizona
Maricopa County
My Comm. Expires Oct 30, 2021

_____
NOTARY PUBLIC

COCHISE COUNTY
COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

Special Use Project Application

Applicant's Certification & Acknowledgement

By signing below, I certify that:

1. I am the Owner or authorized Agent of the Owner of the property being developed.
2. I am applying for the meetings/ review(s) indicated below.
3. I have read and understand the information provided in this Application Guide.
4. This application is complete and accurate to the best of my knowledge. Submission of false information may constitute fraud, and may be punishable by fine, imprisonment, or both pursuant to A.R.S. §13-2310.
5. I hereby request all inspections necessary to process this application, and if the permit is issued I request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit.

By signing below, I acknowledge that:

6. Incomplete or inaccurate submittals by the Owner, Applicant or any other representative may result in delays, return of submittals, or denial of this application.
7. The submittal is subject to an administrative review of 10-business days (5-business days initial review, 5-business days resubmittal review) at which time I will receive written or electronic notice if the application is complete or, in the case of an incomplete application, a list of deficiencies that need to be corrected. An application will not pass the review for administrative completeness until all deficiencies have been corrected.
8. If the County does not issue a written or electronic notice of administrative completeness within the 10-business days, the application will be deemed administratively complete and the substantive review process begins.
9. The overall review time is 130-business days.
10. The substantive review process is 120-business days.

By signing below, I acknowledge that:

11. A complete response to any correspondence will be submitted to Cochise County for any subsequent reviews.

12. The Applicant or Agent will be sent written or electronic notice of a license approval or denial within the substantive review period.

13. All required permits must be obtained prior to any construction and that failure to obtain permits may result in fines or other penalties.

14. The Applicant or Agent is responsible for all changes and additional time required to correct plans and/or development as a result of differences between the proposed use and what is permitted in the zoning district in which the property lies.

15. The project review process and timeframe is suspended when a project triggers the requirement for an application for approval by an Outside Agency, the Planning and Zoning Commission, and/or the Board of Supervisors. If either the Planning and Zoning Commission or the Board of Supervisors approves the request contained in the application, then Community Development Department will resume the project review process. If the Board of Supervisors denies the request, then the Community Development Department will consider the project to be denied.

By signing below, I acknowledge that:

16. An appeal protesting any denial of an application may be made to Cochise County Community Development Department, Planning Division Deputy Director, Beverly Wilson, 1415 Melody Lane, Bldg. E. Bisbee, Arizona 85603. The appeal shall set forth all relevant facts pertaining to the denial, and must be in writing. It must be filed within ten-days from the date of the denial letter.

17. If the County does not issue to the Applicant the written or electronic notice granting or denying a license within the **overall** time frame or within the mutually agreed upon time frame extension, the county SHALL refund the Applicant all fees charged for reviewing the applications and SHALL excuse any fees not yet paid. The refund SHALL be made within 30-working days after the expiration of the agreed upon time frame pursuant A.R.S. § 11-1605(J).

Ronald W Redburn 6-25-20

Signature Date

Seed Capital Investments, LLC Ronald W. Redburn

Print Name/Firm

Owner ☐ Agent ☐

Cochise County
Community Development
Planning, Zoning and Building Safety Division

Public Programs...Personal Service
www.cochise.az.gov

COCHISE COUNTY
JUN 2 9 2020
PLANNING

COCHISE COUNTY REZONING APPLICATION

Submit to: Cochise County Community Development Department
1415 Melody Lane, Building E, Bisbee, Arizona 85603

1. Applicant's Name: Seed Capital Investments, LLC Ronald W. Redburn
2. Mailing Address: 1001 E Forest Hills Dr.

Phoenix	AZ	85022
City	State	Zip Code

3. Telephone Number of Applicant: 602-541-3418
4. Telephone Number of Contact Person if Different: _____
5. Email Address: RonRedburn123@gmail.com
6. Assessor's Tax Parcel Number: 201-30-30-007A (Can be obtained from your County property tax statement)
7. Applicant is (check one):
   - Sole owner: _____
   - Joint Owner: _____ (See number 8)
   - Designated Agent of Owner: X
   - If not one of the above, explain interest in rezoning: _____
7. If applicant is **not** sole owner, attach a list of all owners of property proposed for rezoning by parcel number. Include all real parties in interest, such as beneficiaries of trusts, and specify if owner is an individual, a partnership, or a corporation:
   - List attached (if applicable): _____
8. If applicant is **not** sole owner, indicate which **notarized** proof of agency is attached:

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

- If corporation, corporate resolution designating applicant to act as agent: X
- If partnership, written authorization from partner: _____
- If designated agent, attach a **notarized** letter from the property owner(s) authorizing representation as agent for this application.

9. Attach a proof of ownership for all property proposed for rezoning. Check which proof of ownership is attached:
   - Copy of deed of ownership: _____
   - Copy of title report: _____
   - Copy of tax notice: _____
   - Other, list: _____

10. Will approval of the rezoning result in more than one zoning district on any tax parcel?
    - Yes _____ No X

11. If property is a new split, or the rezoning request results in more than one zoning district on any tax parcel then a copy of a survey and associated legal description stamped by a surveyor or engineer licensed by the State of Arizona must be attached.

12. Is more than one parcel contained within the area to be rezoned? Yes _____ No X
    - If yes and more than one property owner is involved, have all property owners sign the attached consent signature form.

13. Indicate existing Zoning District for Property: R-36

14. Indicate proposed Zoning District for Property: R-4

Note: A copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached. Review this criteria and supply all information that applies to your rezoning. Feel free to call the Planning Department with questions regarding what information is applicable.

15. Comprehensive Plan Category: D (A County planner can provide this information.)

16. Comprehensive Plan Designation or Community Plan: Rural (A County planner can provide this information.)

Note: in some instances a Plan Amendment might be required before the rezoning can be processed. Reference the attached rezoning criteria, Section A.

17. Describe all structures already existing on the property: NONE

18. List all proposed uses and structures which would be established if the zoning change is approved. Be complete. Please attach a site plan: Office/Processing Building, Drying House, 4 - 1/4 acre greenhouses

19. Are there any deed restrictions or private covenants in effect for this property?
    - No X Yes _____
    - If yes, is the proposed zoning district compatible with all applicable deed restrictions/private covenants? Yes _____ No _____

- Provide a copy of the applicable restrictions (these can be obtained from the Recorder's office using the recordation Docket number)

20. Which streets or easements will be used for traffic entering and exiting the property?
N. Fort Grant Rd.

21. What off-site improvements are proposed for streets or easements used by traffic that will be generated by this rezoning? Property access road, crushed aggregate gravel

22. How many driveway cuts do you propose to the streets or easements used by traffic that will be generated by this rezoning? one

23. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	On site Well	
Sewer/Septic	Stamback Septic	Service Contract
Electricity	Sulfur Springs Electrical	3000 Amp SES service
Natural Gas	Southwest Gas	Meter Install and provider contract
Telephone	Verizon - Celluar	Service Contract
Fire Protection	Wilcox Fire Dept	File Application Package

24. This section provides an opportunity for you to explain the reasons why you consider the rezoning to be appropriate at this location. The attached copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached for your reference (attach additional pages as needed).

State of Arizona mandatory requirement for Offsite Cannabis Cultivation Facility requires R-4 zoning or Industrial. Properties to the East and North of proposed property currently exist with R-4 zoning.

25. AFFIDAVIT

I, the undersigned, do hereby file with the Cochise County Planning Commission this petition for rezoning. I certify that, to the best of my knowledge, all the information submitted herein and in the attachments is correct. I hereby authorize the Cochise County Planning Department staff to enter the property herein described for the purpose of conducting a field visit.

Applicant's Signature: Ronald W Redhawk

Date: 6-25-20

CONSENT SIGNATURE FORM

Permission to Apply

63 New Fort Grant, LLC, the legal owner of Parcel # 201-30-007A, approx. 63 acres located on Fort Grant Road does hereby grant permission to Seed Capital Investments, LLC to apply for a Rezoning Application to Cochise County Community Development, Planning, Zoning and Building Safety Division.

DATED this 25 day of June, 2020.

Notarized Copy

63 New Fort Grant, LLC

By: _____
Keith J. Miller, Manager

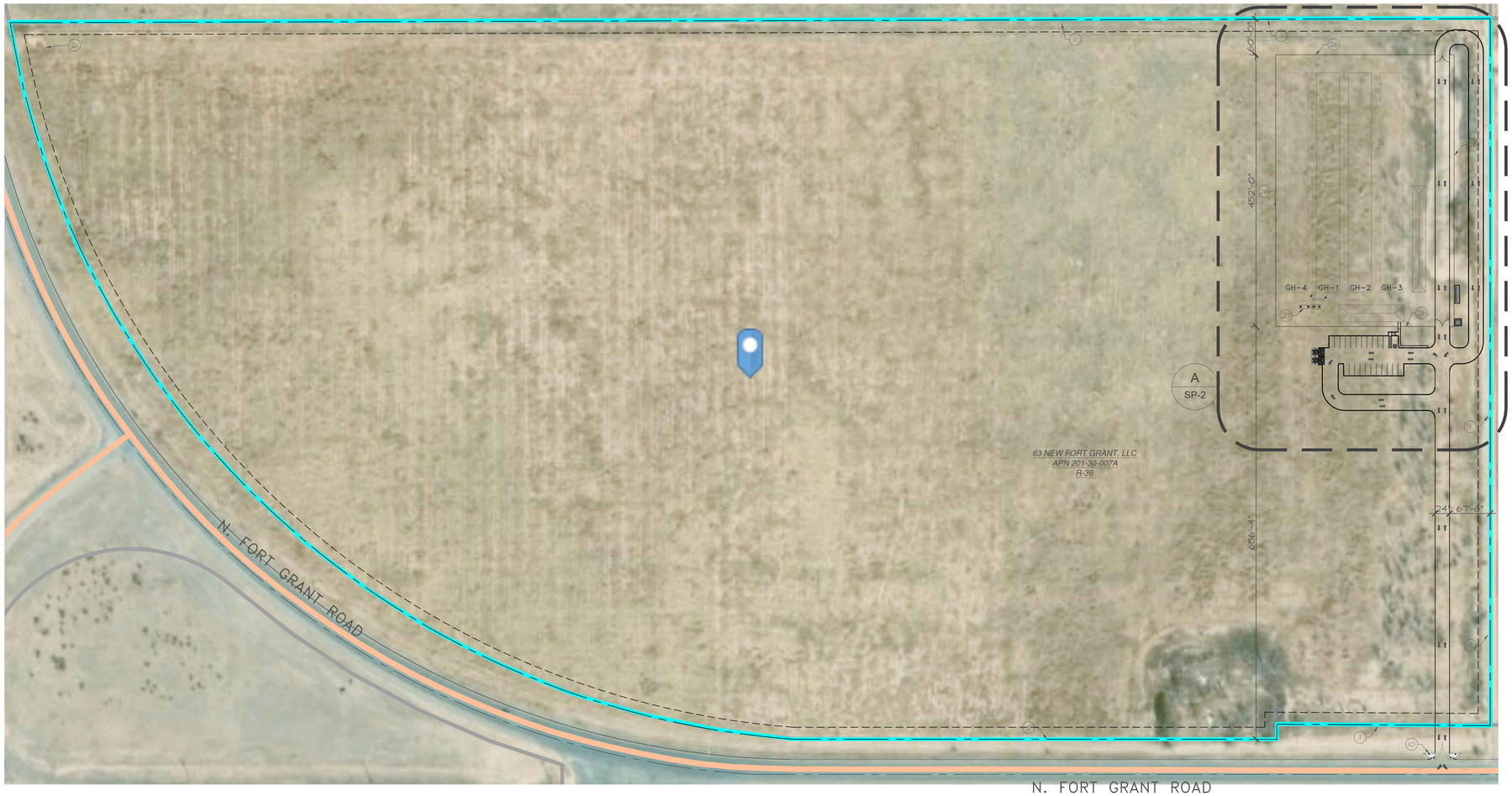
State of Arizona)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 25 day of June, 2020, by Keith J. Miller, Manager of 63 New Fort Grant, LLC.

KIM HARDY
Notary Public - Arizona
Maricopa County
My Comm. Expires Oct 30, 2021

_____
NOTARY PUBLIC

SITE PLAN FOR
SEED CAPITAL INVESTMENTS, LLC



SITE PLAN
SCALE: 1"=100'-0"

0 50' 100'
SCALE: 1"=100'

NORTH

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
OR
1-800-STAKE-IT

CONSULTANTS

OWNER/ DEVELOPER: SEED CAPITAL INVESTMENTS, LLC
1039 E. CAREFREE HWY
PHOENIX, AZ 85085
CONTACT: RON REDBURN
TEL: 602.541.3418

ARCHITECT: TAYLOR:FRACASSE ARCHITECTURE, INC.
4425 E. AGAVE ROAD, #120
PHOENIX, AZ 85044
CONTACT: BRIAN FRACASSE
TEL: 480.659.6745

GENERAL SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'
5. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS &TRACTS& OR &EASEMENTS&, INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
6. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
7. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
8. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
9. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
10. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
11. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
12. GATES ARE TO REMAIN SECURED AND OPERABLE AS DETERMINED BY OWNERSHIP.

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS AR MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTION OF THE PLAN

Brian Fracasse — JUNE 11, 2020
SIGNATURE OF COPYRIGHT OWNER — DATE

BRIAN FRACASSE, RA, AIA, IIDA
PRINTED NAME OF COPYRIGHT OWNER

PROJECT DATA

OWNER (CURRENT):	63 NEW FORT GRANT, LLC
PROJECT ADDRESS:	N. FORT GRANT RD & N. HARGUESS WY
PARCEL NUMBER:	201-30-007A
LOT SF:	2,702,462 SF (62.04 ACRES)
ZONING:	R-36 (RE-ZONE TO RU-4)
OCCUPANCY:	B (OFFICE) & AG (FARM)
CONSTRUCTION TYPE:	V-B
TOTAL BUILDING AREA:	
GREENHOUSE (INITIAL, PHASE-I):	27,740 SF
GREENHOUSE (FUTURE, PHASE-II):	27,740 SF
AGRICULTURAL STORAGE:	3,500 SF
OFFICE:	2,750 SF
TOTAL:	58,230 SF

OCCUPANCY LOAD AND CLASSIFICATION (PER IBC 1004.1.1)

"AG" - FARM	-	59,980 SF/5,000	= 12 OCCUPANTS
"B" - OFFICE	-	2,750 SF/150	= 18 OCCUPANTS
TOTAL:			= 30 OCCUPANTS

LOT COVERAGE:	2.15% (25% MAX ALLOWED)
BUILDING SETBACKS:	
FRONT:	20'-0"
SIDES:	20'-0"
REAR:	20'-0"
BUILDING HEIGHT REQUIREMENTS:	
ALLOWABLE:	30'-0" (1-STORY)
PROVIDED:	16'-0" (1-STORY)
WALL HEIGHT REQUIREMENTS:	
ALLOWABLE:	8'-0"
PROVIDED:	10'-0" (VARIANCE REQ'D)

PARKING REQUIREMENTS (PER 1804.05)

"AG" - FARM - (1 SPACE PER EMPLOYEE, 11 EMPLOYEES TOTAL)		= 11 SPACES
"B" - OFFICE - 2,750 SF/250		= 11 SPACES
TOTAL REGULAR PARKING REQ'D:		= 22 SPACES
TOTAL ACCESSIBLE PARKING REQ'D:		= 1 SPACE

NOTE: 2 ACTUAL EMPLOYEES PER GREENHOUSE @ (4) TOTAL GREENHOUSES = 8 EMPLOYEES

KEY NOTES

1. PROPERTY LINE.
2. 4" T. CONCRETE SIDEWALK OVER 4" COMPACTED A.B.C., NATURAL GRAY, WIDTH AS SHOWN. (CONTROL JOINTS @ 5'-0" O.C., EXPANSION JOINTS @ 20'-0" O.C.) (PER ICC A117.1, SECTION 403.3, AT SIDEWALKS, ACCESSIBLE ROUTE SLOPE COMPLIANCE OF 5% MAX. RUNNING SLOPES AND A MAXIMUM OF 2% FOR CROSS SLOPES).
3. 6" CONCRETE CURBING, REFER TO CIVIL DRAWINGS FOR MORE INFO.
4. FDC LOCATION, PER COP FIRE CODE, SECTION 507.5.2B (TO BE WITHIN 50 FT OF AN APPROVED ROADWAY OR DRIVEWAY AND WITHIN 200 FT FROM APPROVED FIRE HYDRANT.
5. TRASH/RECYCLING ENCLOSURE WITH GATES AND CONCRETE SLAB, REFER TO ENLARGED DETAILS. ENCLOSURE TO BE COMPATIBLE WITH COLORS AND MATERIALS WITH NEW BUILDING COLORS.
6. 2" T. DECOMPOSED GRANITE COMPACTED, - ¼" NOMINAL.
7. 4" WIDE WHITE LIMESTONE STALL MARKINGS, TYP.
8. REGULAR PARKING STALL, 9'-0" W. X 20'-0" L., TYP.
9. SITE LIGHTING, MAX HEIGHT, 15'-0".
10. 10' X 20' SITE VISIBILITY TRIANGLE, MAX HEIGHT ALLOWED 3'-0".
11. ON-SITE RETENTION AREA, REFER TO CIVIL ENGINEERING DRAWINGS.
12. 3,000A ELECTRICAL SES/SWITCH GEAR AND TRANSFORMER LOCATIONS ON CONCRETE SLABS, W/ BOLLARDS AS SHOWN, REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR MORE INFO.
13. WATER METER W/ TAP FROM METER TO MAIN, REFER TO PLUMBING AND CIVIL DRAWINGS FOR MORE INFO.
14. LINE OF SETBACK.
15. FIRE DEPARTMENT KNOX BOX LOCATION (WALL MOUNTED).
16. FIRE TRUCK APPARATUS TURNING RADIUS (35 FT INSIDE/55 FT OUTSIDE).
17. FIRE LANE MARKED BY CURB PAINTED RED AND LABELED "FIRE LANE NO PARKING" PER REGULATION FIRE LANES.
18. FIRE LANE "NO PARKING" SIGNAGE, WALL MOUNT WHEN APPLICABLE.
19. ON-SITE FIRE HYDRANT.
20. NEW NATURAL GAS METER LOCATION, COORDINATE WITH PLUMBING ENGINEERING DRAWINGS.
21. EXISTING WELL (+/-600' DEEP) W/ GEAR HEAD AND NATURAL GAS MOTOR.
22. EXISTING NATURAL GAS, EXACT LOCATION TO BE VERIFIED (NEW GREENHOUSES TO BE SUPPLEMENTED WITH CO2 BYPRODUCT).
23. ACCESSIBLE PARKING STALL, 11'-0" W. X 20'-0" L. WITH 5'-0" W. X 20'-0" L. ACCESS LOADING ZONE.
24. INTERNATIONAL ACCESSIBILITY SYMBOL LIMESTONE MARKING.
25. ACCESSIBLE PARKING SIGN, PER GOVERNING AGENCY REQUIREMENTS.
26. 10'-0" H. STEEL FENCE AND GATES, WHEN SHOWN.
27. (2) BELOW GROUND H20 RECLAMATION STORAGE TANKS FOR RE-PURPOSE.

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4425 E Agave Road, Suite #120
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SEED CAPITAL INVESTMENTS, LLC
GROW FACILITY
N. FORT GRANT RD & N. HARGUESS WY
WILLCOX, AZ 85266

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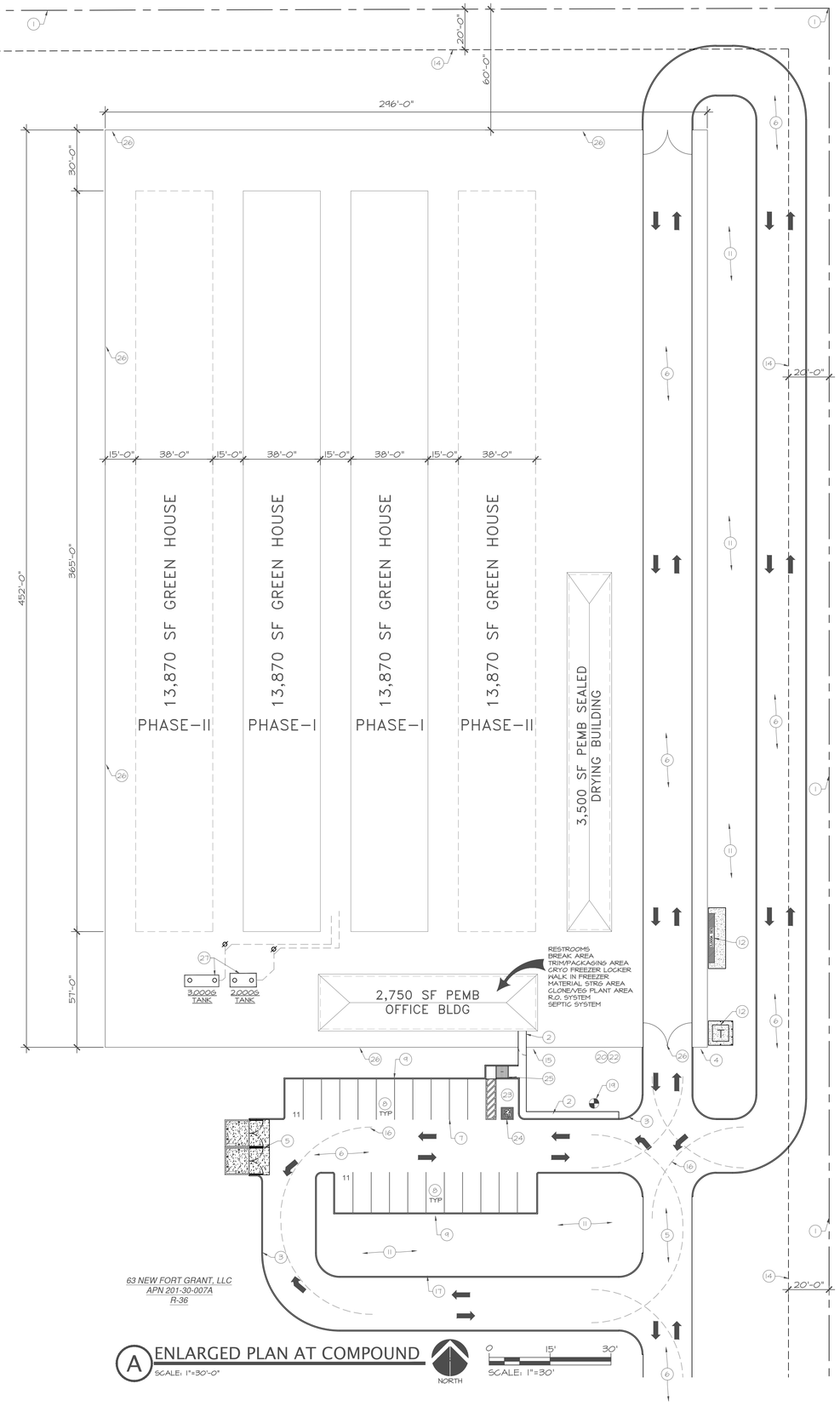
revisions

ISSUE DATE:	06.11.20
JOB NUMBER:	20-020
SCALE:	AS NOTED
DRAWN:	BF
CHECKED:	BF
TITLE:	SITE PLAN

SP-1

ISSUED FOR REVIEW

SITE PLAN FOR
SEED CAPITAL INVESTMENTS, LLC



A ENLARGED PLAN AT COMPOUND
SCALE: 1"=30'-0"

NORTH

0 15' 30'
SCALE: 1"=30'

KEY NOTES

1. PROPERTY LINE.
2. 4" T. CONCRETE SIDEWALK OVER 4" COMPACTED A.B.C., NATURAL GRAY, WIDTH AS SHOWN. (CONTROL JOINTS @ 5'-0" O.C., EXPANSION JOINTS @ 20'-0" O.C.) (PER ICC A117.1, SECTION 403.3, AT SIDEWALKS, ACCESSIBLE ROUTE SLOPE COMPLIANCE OF 5% MAX. RUNNING SLOPES AND A MAXIMUM OF 2% FOR CROSS SLOPES).
3. 6" CONCRETE CURBING, REFER TO CIVIL DRAWINGS FOR MORE INFO.
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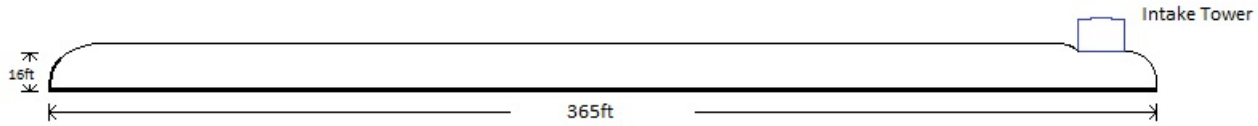
revisions:

ISSUE DATE:	06.11.20
JOB NUMBER:	20-020
SCALE:	AS NOTED
DRAWN:	BF
CHECKED:	BF
TITLE:	ENLARGED SITE PLAN

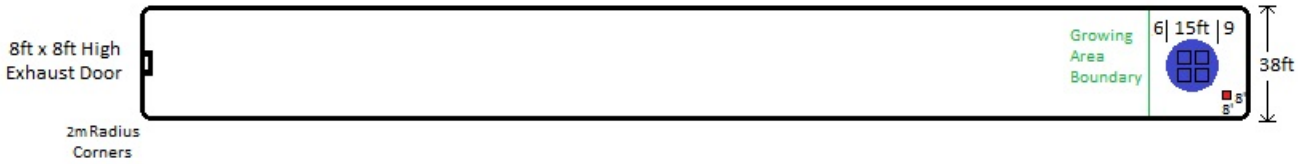
SP-2

ISSUED FOR REVIEW

38ft x 365ft x 16ft High Tunnel Greenhouse

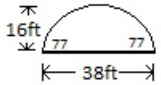


Side Elevation



Plan View

- Four (4) Fan Motors - 2.2kW - Premium Efficiency
  Each 230 Volt, 8 Amp, Three Phase
- Electric Service Entrance w/ Backup - 20kVA min.



Cross-section
View

Perimeter Trench
Cross-section

Environmental Consultants
and Contractors

2370 Skyway Drive
Suite 101
Santa Maria, CA 93455

805-346-6591

www.scsengineers.com

SCS ENGINEERS

Formerly Tracer Environmental Sciences & Technologies, Inc., now a part of SCS Engineers.

September 30, 2019

Santa Barbara County Planning Commission
Planning & Development Department
123 East Anapamu Street
Santa Barbara, CA 93013

Subject: CARP Case Study- Cannabis Odor Management

To Commissioners:

SCS Engineers (SCS) would like to note that due to our firm's broad background in environmental engineering, and odor management specifically, we have been retained by the Carpinteria Association of Responsible Producers (CARP) for the purposes of analyzing and addressing cannabis odors related to client facilities in the region. SCS is an industry leader in the assessment of odor emissions and mitigation methods across North America. SCS has provided environmental solutions for various land uses including but not limited to landfills, wastewater treatment plants, and agricultural & food processing facilities for over forty (40) years.

We recently completely a site specific analysis of an active cannabis facility located at 5138 Foothill Road in Carpinteria (Project Site/Facility). SCS field staff confirmed that the Project Facility was similar to proposed cannabis greenhouses throughout the region with adult-flowering cannabis, ancillary cannabis processing, operable roof vents, and an active odor neutralizing vapor system. SCS collected a suite of fourteen (14) total odor samples at strategically appropriate times and locations in an effort to capture potential maximum odors during calm winds (morning samples), steady winds (afternoons), with the Project Facilities' roof vents open, and with active cannabis processing occurring. These sample collections included upwind locations to determine an odor baseline for the region without cannabis, samples taken inside the greenhouse to reflect unmitigated odor released from cannabis cultivation or processing, and samples taken outside the greenhouse, downwind to capture odor conditions after the application of the odor neutralizing vapor.

These samples were then shipped to an independent third-party laboratory (Odor Science and Engineering, Incorporated in Bloomfield, Connecticut) for analysis. The OS&E laboratory has an expert odor panel which conducts blind evaluations of the odor samples (the panel is not informed of the potential type or source of the samples). The odor panel provides both a character (i.e. sour, skunk, exhaust, garbage) and an intensity for each odor sample. The intensity of odor is quantified as a dilution to threshold ratio (D/T) with higher numbers reflecting stronger odors. For example, the baseline odors present in most communities range from 8-12 D/T. Eight (8) D/T represents eight (8) parts of clean, purified air for each unit of odor sample. The specially trained and qualified odor panelists can often detect a net increase of 3-5 D/T over this baseline condition. Members of the general public can typically detect a net increase of 5-10 D/T. As a result, SCS typically considers a persistent net increase of odor intensity of seven (7) D/T or greater above baseline to be a nuisance odor detectable by the public.

Results from the case study indicated that the upwind/baseline odor present in Carpinteria had an intensity of twelve (12) D/T with a character commonly including odor descriptors such as: sour, stale, sulfur, and exhaust. Samples of unmitigated cannabis odors within the Project Site's greenhouse ranged from a net increase in odor intensity of 151 D/T (adult-flowering plants) to 238 D/T (adult-flowering plants plus processing) with a character commonly including odor descriptors such as: skunk, mercaptan, and marijuana/pot. Samples taken outside the Project Site's greenhouse with odor mitigation from the neutralizing vapor had a maximum net increase in odor intensity of three (3) D/T with eight (8) out of ten (10) samples showing no net increase in odor intensity. Because all mitigated odor samples remained significantly below a net increase of seven (7) D/T in intensity, no nuisance level odors are anticipated from the Project Facility. Typical malodor characters observed in these mitigated samples returned to sour, exhaust, and garbage similar to the background sample. Malodors character such as skunk or mercaptan were only observed in two (2) out

of the ten (10) mitigated samples which had net odor intensities of negative one (-1) and three (3) D/T respectively. With D/T of less than seven (7) these odors are unlikely to be detected by the surrounding public. It also important to note that the downwind odor sample locations were taken at a range of 30-165 feet from the exterior walls of the greenhouse, far closer than the 600 foot distance to the nearest sensitive receptor. Natural dispersion and dilution would continue to reduce remnant odors.

Based upon this initial case study, SCS' findings conclude that the odor neutralizing vapor system was:

- Successfully eliminating 98.7% or more of cannabis odors in distances as little as thirty (30) feet.
- Performing on par with other leading odor control technologies including carbon filtration.
- The system was successfully mitigating odors even with roof vents open and higher intensity odor activities such as cannabis processing occurring during the odor sampling events.

SCS will continue to work with the cannabis industry to implement environmental solutions, including evolving odor management technology. Our staff are available as a resource should the Commission have additional questions and concerns regarding odor management in the region. We have appended a complimentary slide deck to this memorandum for a graphical illustration of this case study analysis.

Sincerely,

Nathan Eady
Land Use Planner/Project Director

Paul Schafer
Air Quality Specialist/Project Director

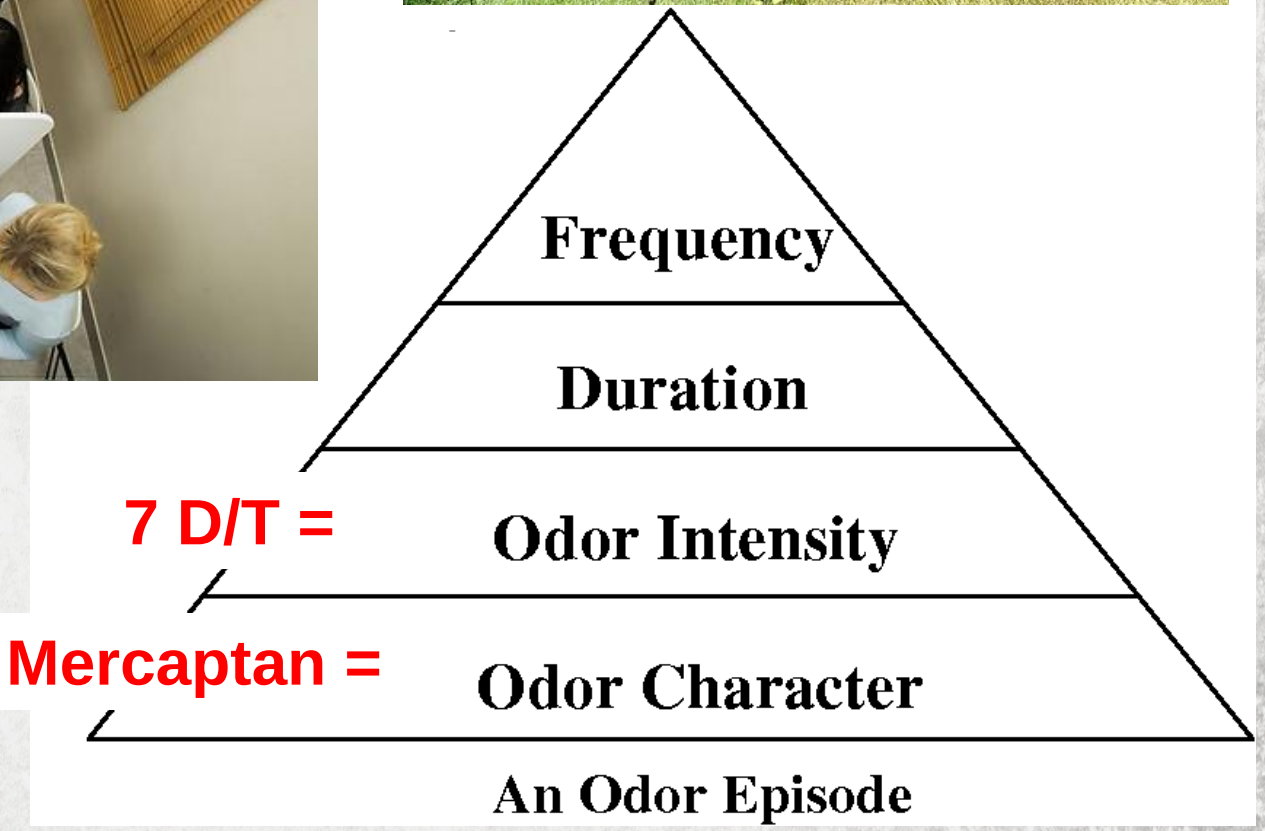
CARPINTERIA AIR QUALITY SAMPLING
CASE STUDY RESULTS & CONCLUSIONS

SCS ENGINEERS
www.scsengineers.com
August 2019

CASE STUDY FINDINGS
CARPINTERIA, CALIFORNIA

- Vapor Odor Neutralizing System reduced odors by 98.7% or better; measured at distances as little as 30 feet from greenhouse.
- Vapor phase performed as good as carbon filtration and is more effective for large volume air spaces such as greenhouses; vapor can also abate odors that escape the primary structure.
- Structure makes a difference, the system performed efficiently with open roof vents.
- Vapor phase system effectively abated odor during harvesting/processing phase, the most odor intensive stage of cannabis cultivation observed.
- Iterations in the technology & application have improved the efficacy of odor neutralizing systems.

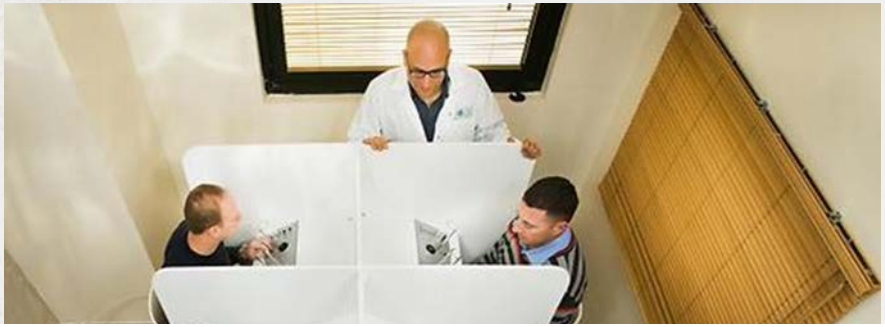
METHODOLOGY
ODOR SAMPLE ANALYSIS



7 D/T =

Skunk or Mercaptan =

METHODOLOGY
ODOR SAMPLE ANALYSIS



Odor Science & Engineering, Inc.
105 Filley Street, Bloomfield, CT 06002
(860) 243-9380 Fax: (860) 243-9431
www.odorscience.com

August 13, 2019

Paul Schafer
SCS Engineers
5963 LaPlace Court
Suite 207
Carlsbad, CA 92008

PSchafer@scsengineers.com

RE: Odor Panel Analysis – August 8, 2019
OS&E Project No. 2151-M-00
SCS Sampling Site: CARP

Dear Paul:

This letter presents the results of the recent odor panel analyses conducted by Odor Science & Engineering, Inc. (OS&E) for SCS Engineers. A total of fourteen (14) odor emission samples were collected on August 7th, 2019 by on-site SCS personnel. The odor samples were collected into Tedlar gas sampling bags provided by OS&E. Following sample collection, the sample bags were shipped via UPS Overnight to OS&E's Olfactory Laboratory in Bloomfield, CT for sensory analysis the next day. The samples arrived intact with a chain of custody requesting sensory analysis attached.

Upon arrival the samples were analyzed by dynamic dilution olfactometry using a trained and screened odor panel of 8 members. The odor panelists were chosen from OS&E's pool of panelists from the Greater Hartford area who actively participate in ongoing olfactory research and represent an average to above average sensitivity when compared to a large population. The samples were quantified in terms of dilution-to-threshold (D/T) ratio and odor intensity in accordance with ASTM Methods E-679-04 and E-544-10, respectively. The odor panelists were also asked to describe the odor character of the samples at varying dilution levels. The odor panel methodology is further described in Attachment A.

The results of the odor panel tests are presented in the attached Table.

We appreciate the opportunity to be of continued service to SCS Engineers. Please feel free to call Martha O'Brien or me if you have any questions concerning these results.

Sincerely,
ODOR SCIENCE & ENGINEERING, INC.

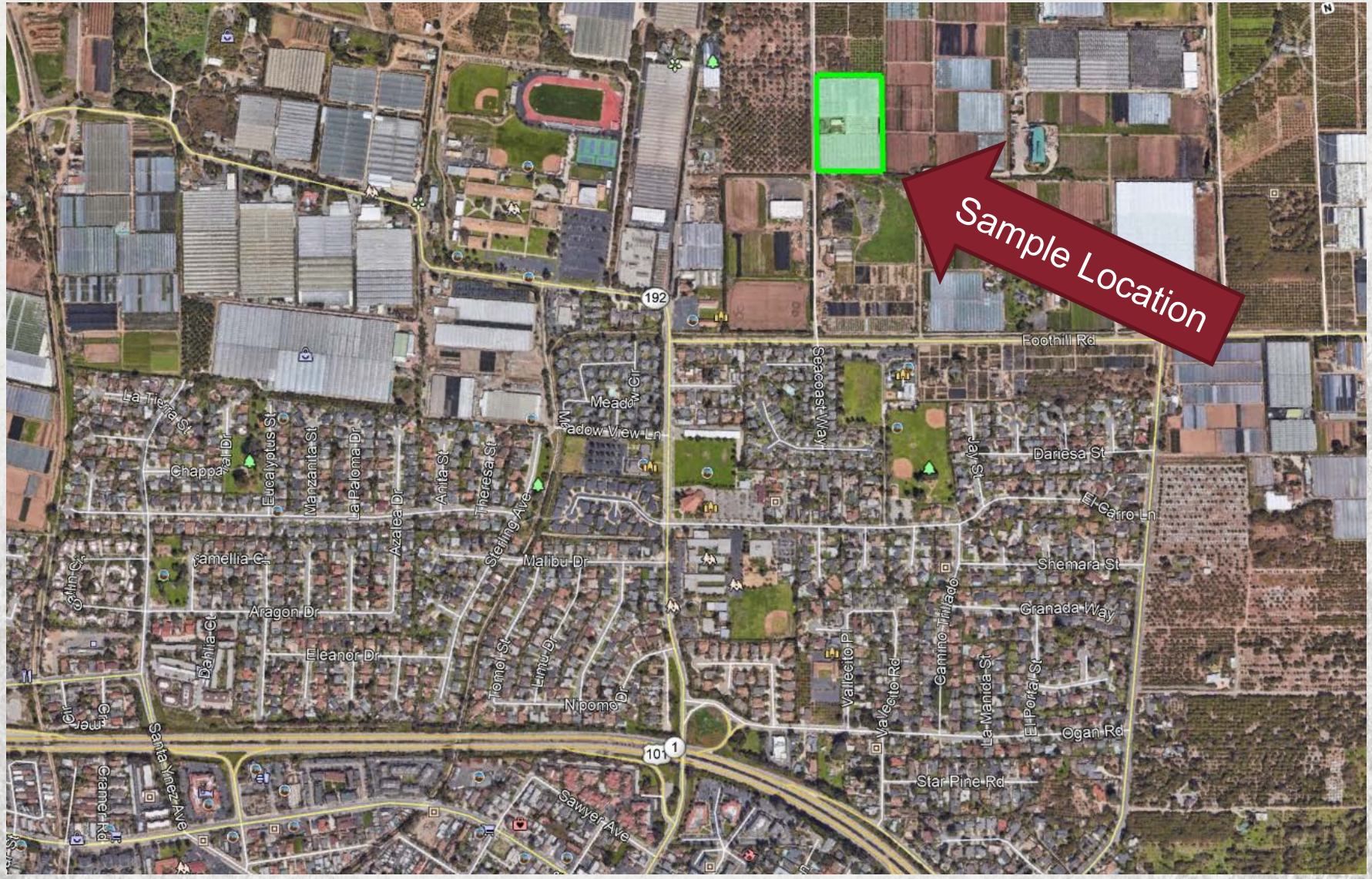
Gary K. Grumley
Associate Scientist

Table 1. Results of dynamic dilution olfactome
SCS Engineers – Sampling S
OS&E Project No. 2151

Date	Time	Sample ID	Odor Conc. D/T[1]	Stevens' Law Constants[2] a	b	
8/07/2019	07:12	AM-S1	9	--	--	sour, rubber, burn
8/07/2019	07:17	AM-S2	11	--	--	stale, musty, onio
8/07/2019	07:21	AM-S3	12	--	--	sour, sweet, rubber, garbage, exhaust, rubber, plastic, exhaust
8/07/2019	07:29	AM-E	9	--	--	sour, rubber, garbage, sewage, plastic, burnt, exhaust
8/07/2019	06:52	AM-UP	12	--	--	sour, stale, sulfur, H_2S, rubber, exhaust
8/07/2019	07:11	AM-W	9	--	--	sour, plastic, swampy, sulfur, exhaust
8/07/2019	07:23	AM-GH	163	.44	.76	skunk, rotten, mercaptan, burnt sulfur
8/07/2019	13:48	PM-GH	250	.53	.89	skunk, dead skunk, marijuana/"pot"
8/07/2019	13:36	PM-N1	13	--	--	sour, rubber, glue, paste, putty, plastic, exhaust
8/07/2019	13:33	PM-L1	11	--	--	sour, sweet, rubber, garbage, exhaust, rubber, floor chemical, plastic, exhaust
8/07/2019	13:25	PM-M2	12	--	--	sour, burnt, rubber, sewage, garbage, exhaust, plastic, exhaust
8/07/2019	13:30	PM-L2	9	--	--	sour, sweet, rubber, musty, vegetation, chemical, plastic, exhaust
8/07/2019	13:21	PM-M1	15	--	--	rotten, skunk, mercaptan, garlic, sulfur, sewage, plastic, exhaust
8/07/2019	13:20	PM-UP	12	--	--	sour, sulfur, sewage, H_2S, stale, plastic, exhaust

METHODOLOGY

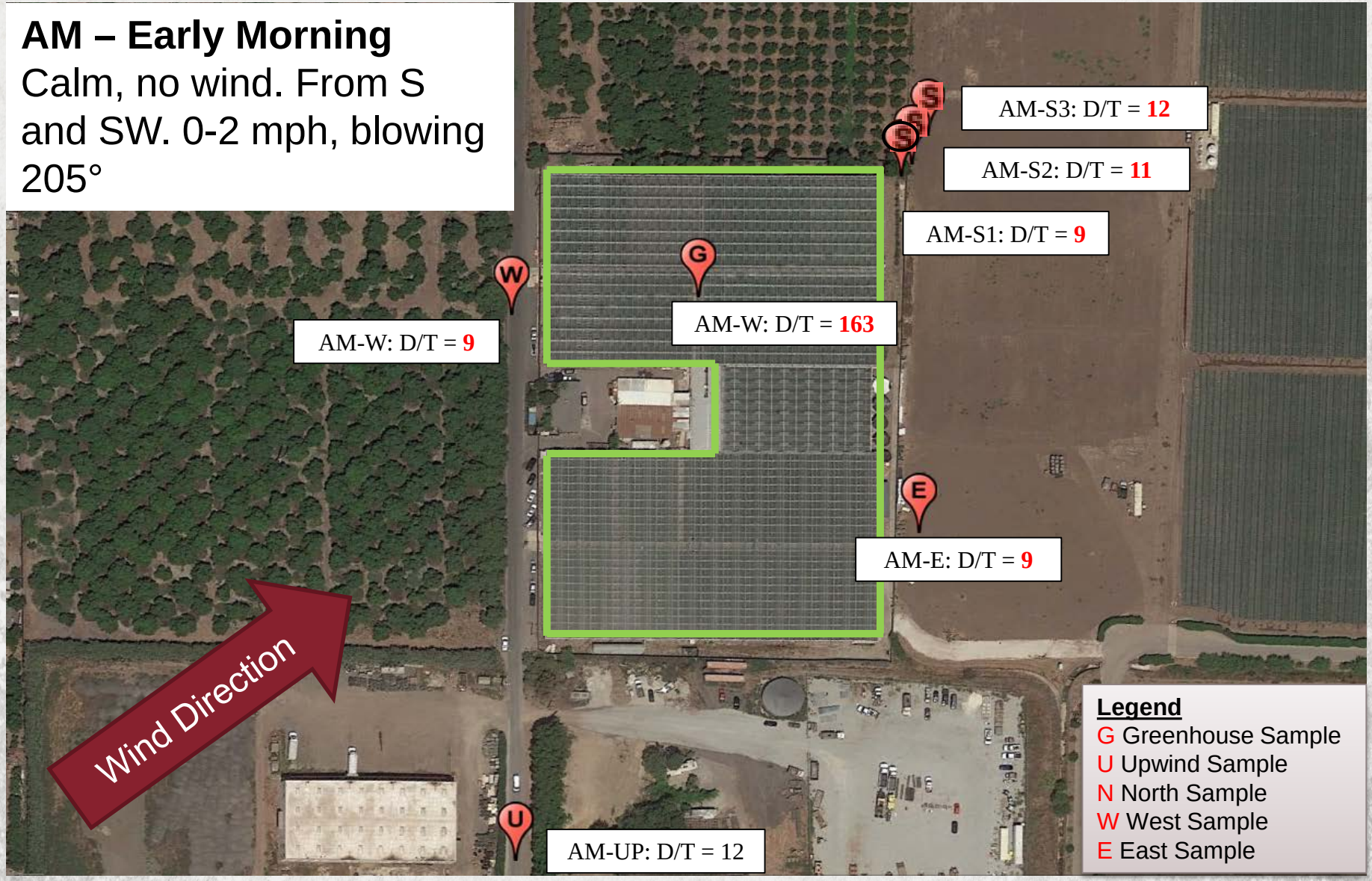
ODOR SAMPLE ANALYSIS



AIR SAMPLING RESULTS (WITH BASELINE)

ODOR INTENSITY AND CHARACTER

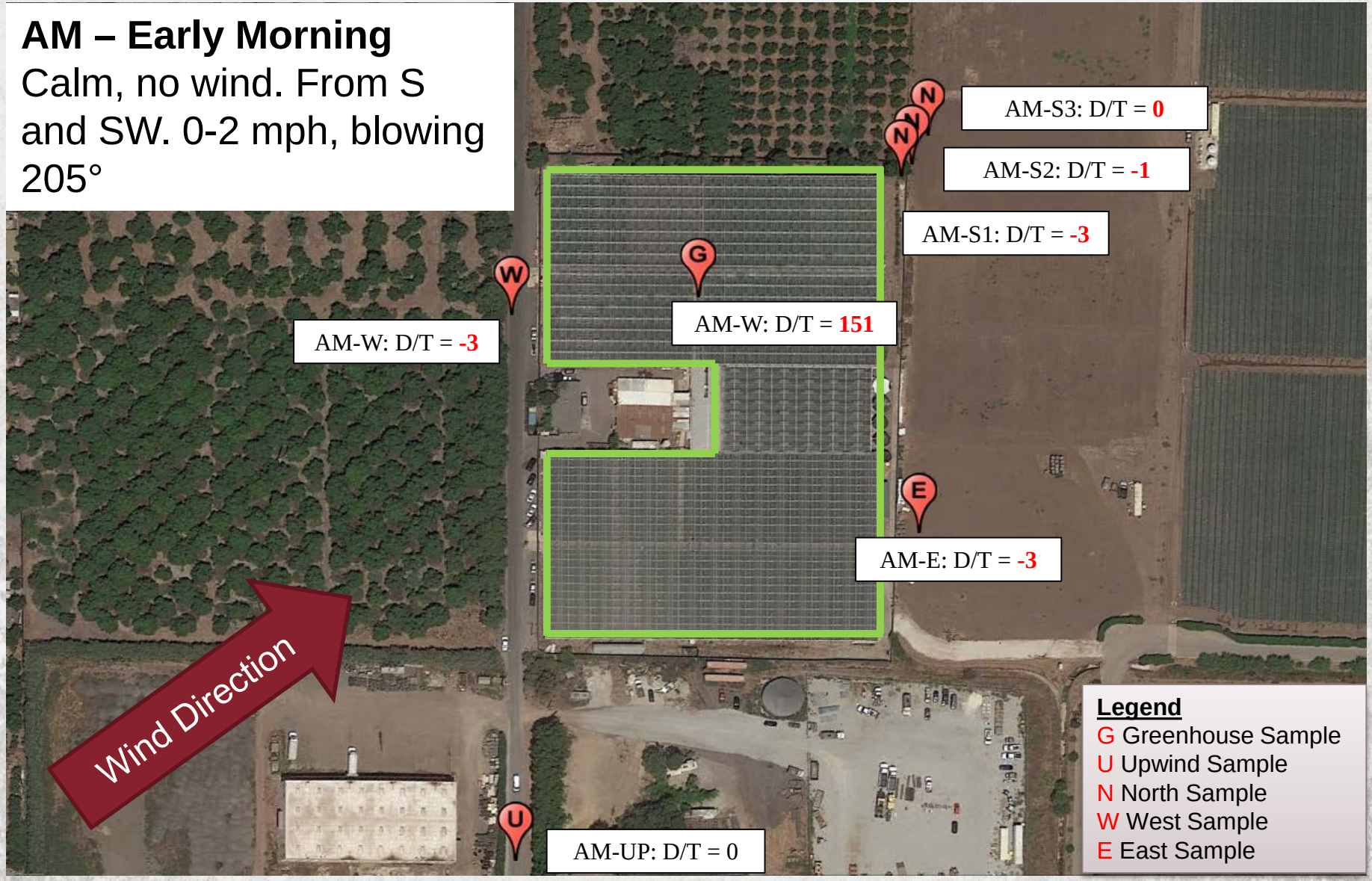
AM – Early Morning
Calm, no wind. From S and SW. 0-2 mph, blowing 205°



AIR SAMPLING RESULTS (NET INCREASE)

ODOR INTENSITY AND CHARACTER

AM – Early Morning
Calm, no wind. From S and SW. 0-2 mph, blowing 205°



AIR SAMPLING RESULTS

ODOR INTENSITY AND CHARACTER

AM – Early Morning
Calm, no wind. From S and SW. 0-2 mph, blowing 205°

ODOR INTENSITY WITH BASELINE

Baseline/Upwind Intensity & Character	In Greenhouse Gross Intensity Increase & Character	Short-Range (0-30 feet) Gross Intensity Increase & Character	Medium-Range (Approx. 31-60 feet) Gross Intensity Increase & Character	Long-Range (Approx. more than 60 feet) Gross Intensity Increase & Character
12 sour, stale, sulfur, H_2S, rubber, exhaust	**163** skunk, rotten, mercaptan, burnt sulfur	**9** sour, rubber, burning, plastic, musty, moldy, light sewage, exhaust	**11** stale, musty, oniony, mercaptan, sewage, H_2S, plastic, wet cardboard, exhaust	**12** sour, sweet, rubber, garbage, exhaust, rubber, plastic, exhaust
			9 sour, rubber, garbage, sewage, plastic, burnt, exhaust	
			9 sour, plastic, swampy, sulfur, exhaust	

AIR SAMPLING RESULTS

ODOR INTENSITY AND CHARACTER

AM – Early Morning
Calm, no wind. From S and SW. 0-2 mph, blowing 205°

NET INCREASE ODOR INTENSITY

Baseline/Upwind Intensity & Character	In Greenhouse Net Intensity Increase & Character	Short-Range (0-30 feet) Net Intensity Increase & Character	Medium-Range (Approx. 31-60 feet) Net Intensity Increase & Character	Long-Range (Approx. more than 60 feet) Net Intensity Increase & Character
0 sour, stale, sulfur, H2S, rubber, exhaust	**151** skunk, rotten, mercaptan, burnt sulfur	**-3** sour, rubber, burning, plastic, musty, moldy, light sewage, exhaust	**-1** stale, musty, oniony, mercaptan, sewage, H2S, plastic, wet cardboard, exhaust **-3** sour, rubber, garbage, sewage, plastic, burnt, exhaust **-3** sour, plastic, swampy, sulfur, exhaust	**0** sour, sweet, rubber, garbage, exhaust, rubber, plastic, exhaust

AIR SAMPLING RESULTS (WITH BASELINE)

ODOR INTENSITY AND CHARACTER

PM-Early Afternoon
Steady breeze from SW. 6 mph, blowing 225°

Legend
G Greenhouse Sample
U Upwind Sample
S Short Distance
M Medium Distance
L Long Distance

AIR SAMPLING RESULTS (NET INCREASE)

ODOR INTENSITY AND CHARACTER

PM-Early Afternoon
Steady breeze from SW. 6 mph, blowing 225°

Legend
G Greenhouse Sample
U Upwind Sample
N North Sample
W West Sample
E East Sample

AIR SAMPLING RESULTS
ODOR INTENSITY AND CHARACTER

PM-Early Afternoon
Steady breeze from SW. 6 mph, blowing 225°

ODOR INTENSITY WITH BASELINE

Baseline/Upwind Intensity & Character	In Greenhouse Gross Intensity Increase & Character	Short-Range (50 feet) Gross Intensity Increase & Character	Medium-Range (Approx. 75 feet) Gross Intensity Increase & Character	Long-Range (Approx. 165 feet) Gross Intensity Increase & Character
12 sour, sulfur, sewage, H_2S, stale, plastic, exhaust	**250** skunk, dead skunk, marijuana/"pot"	**13** sour, rubber, glue, paste, putty, plastic, exhaust	**12** sour, burnt, rubber, sewage, garbage, exhaust, plastic, exhaust	**9** sour, sweet, rubber, musty, vegetation, chemical, plastic, exhaust
			15 rotten, skunk, mercaptan, garlic, sulfur, sewage, plastic, exhaust	**11** sour, sweet, rubber, garbage, exhaust, rubber, floor chemical, plastic, exhaust

AIR SAMPLING RESULTS
ODOR INTENSITY AND CHARACTER

PM-Early Afternoon
Steady breeze from SW. 6 mph, blowing 225°

NET INCREASE ODOR INTENSITY

Baseline/Upwind Intensity & Character	In Greenhouse Net Intensity Increase & Character	Short-Range (50 feet) Net Intensity Increase & Character	Medium-Range (Approx. 75 feet) Net Intensity Increase & Character	Long-Range (Approx. 165 feet) Net Intensity Increase & Character
0 sour, sulfur, sewage, H2S, stale, plastic, exhaust	**238** skunk, dead skunk, marijuana/"pot"	**1** sour, rubber, glue, paste, putty, plastic, exhaust	**0** sour, burnt, rubber, sewage, garbage, exhaust, plastic, exhaust	**-3** sour, sweet, rubber, musty, vegetation, chemical, plastic, exhaust
			3 rotten, skunk, mercaptan, garlic, sulfur, sewage, plastic, exhaust	**-1** sour, sweet, rubber, garbage, exhaust, rubber, floor chemical, plastic, exhaust

ECOSORB CNB 100

Safety Data Sheet
according to Federal Register / Vol. 77, No. 58 / Monday, March 26, 2012 / Rules and Regulations
Date of issue: 12/04/2017 Version: 1.0

SECTION 1: Identification

1.1. Identification

Product form : Mixture

Product name : ECOSORB CNB 100

1.2. Relevant identified uses of the substance or mixture and uses advised against

Use of the substance/mixture : Odor Neutralizer

Recommended use : Odor Neutralizer

Restrictions on use : None known

1.3. Details of the supplier of the safety data sheet

Manufacturer
OMI Industries
1300 Barbour Way
Rising Sun, IN 47040 - U.S.A
T 1-847-304-9111

1.4. Emergency telephone number

Emergency number : 1-800-662-6367, Monday - Friday 8 am to 5 pm CST

SECTION 2: Hazard(s) identification

2.1. Classification of the substance or mixture

GHS-US classification

Not classified

2.2. Label elements

2.3. Other hazards

Other hazards not contributing to the classification : None under normal conditions. Keep out of reach of children.

2.4. Unknown acute toxicity (GHS US)

Not applicable

SECTION 3: Composition/Information on ingredients

3.1. Substances

3.2. Mixtures

This mixture does not contain any substances to be mentioned according to the criteria of section 3.2 of HazCom 2012

SECTION 4: First aid measures

4.1. Description of first aid measures

First-aid measures general : Call a poison center/doctor/physician if you feel unwell.

First-aid measures after inhalation : Move to fresh air if necessary.

First-aid measures after skin contact : Wash skin with plenty of water.

First-aid measures after eye contact : Rinse eyes with water as a precaution.

First-aid measures after ingestion : Call a poison center/doctor/physician if you feel unwell.

4.2. Most important symptoms and effects, both acute and delayed

Symptoms/effects : None under normal use.

Symptoms/effects after inhalation : No effects known.

Symptoms/effects after skin contact : No effects known.

Symptoms/effects after eye contact : No effects known.

Symptoms/effects after ingestion : No effects known.

Symptoms/effects upon intravenous administration : No other effects known.

4.3. Indication of any immediate medical attention and special treatment needed

Treat symptomatically.

SECTION 5: Firefighting measures

5.1. Extinguishing media

Suitable extinguishing media : Dry powder. Foam. Carbon dioxide.

Unsuitable extinguishing media : No unsuitable extinguishing media known.

5.2. Special hazards arising from the substance or mixture

Fire hazard : Not flammable.

Reactivity : The product is non-reactive under normal conditions of use, storage and transport.

5.3. Advice for firefighters

Firefighting instructions : Cool tanks/drums with water spray/remove them into safety.

Protection during firefighting : Do not attempt to take action without suitable protective equipment. Self-contained breathing apparatus. Complete protective clothing.

SECTION 6: Accidental release measures

6.1. Personal precautions, protective equipment and emergency procedures

General measures : Stop leak if safe to do so.

6.1.1. For non-emergency personnel

Protective equipment : Gloves and safety glasses recommended.

Emergency procedures : Ventilate spillage area.

6.1.2. For emergency responders

Protective equipment : Do not attempt to take action without suitable protective equipment. For further information refer to section 8: "Exposure controls/personal protection".

6.2. Environmental precautions

Avoid release to the environment. Prevent liquid from entering sewers, watercourses, underground or low areas.

6.3. Methods and material for containment and cleaning up

For containment : Collect spillage.

Methods for cleaning up : Take up liquid spill into absorbent material.

Other information : Dispose of materials or solid residues at an authorized site.

6.4. Reference to other sections

For further information refer to section 13. For further information refer to section 8: "Exposure controls/personal protection".

SECTION 7: Handling and storage

7.1. Precautions for safe handling

Precautions for safe handling : Ensure good ventilation of the work station. Wear personal protective equipment.

Hygiene measures : Do not eat, drink or smoke when using this product. Always wash hands after handling the product.

7.2. Conditions for safe storage, including any incompatibilities

Technical measures : Does not require any specific or particular technical measures.

Storage conditions : Store in a well-ventilated place. Keep cool.

Incompatible products : Oxidizing agent. Strong acids.

Incompatible materials : Keep away from strong acids and strong oxidizers.

Storage temperature : 4 - 29 °C 40°F and 85°F Allowing product to freeze may cause layering.

Heat-ignition : KEEP SUBSTANCE AWAY FROM: heat sources. ignition sources.

Information on mixed storage : KEEP SUBSTANCE AWAY FROM: (strong) acids. oxidizing agents.

Storage area : Keep container in a well-ventilated place. Store in a cool area. Keep out of direct sunlight. Store in a well-ventilated place.

Special rules on packaging : Keep only in original container.

SECTION 8: Exposure controls/personal protection

8.1. Control parameters

8.2. Exposure controls

Appropriate engineering controls : Ensure good ventilation of the work station.

8.3. Individual protection measures/Personal protective equipment

Personal protective equipment : Gloves and safety glasses recommended.

Hand protection : Protective gloves. Recommended.

Eye protection : Safety glasses. Recommended.

Skin and body protection : None under normal use.

Respiratory protection : Respiratory protection not required in normal conditions.

Thermal hazard protection : Not applicable.

Environmental exposure controls : Avoid release to the environment.

Other information : Do not eat, drink or smoke during use.

SECTION 9: Physical and chemical properties

9.1. Information on basic physical and chemical properties

Physical state	: Liquid
Appearance	: White liquid.
Color	: White
Odor	: Characteristic odour
Odor threshold	: No data available
pH	: 6 - 8.5
Melting point	: Not applicable
Freezing point	: No data available
Boiling point	: ≈ 99 °C
Flash point	: No data available
Relative evaporation rate (butyl acetate=1)	: No data available
Flammability (solid, gas)	: Not applicable.
Vapor pressure	: No data available
Relative vapor density at 20 °C	: No data available
Relative density	: ≈ 0.99
Solubility	: Soluble in water.
Partition coefficient n-octanol/water	: No data available
Auto-ignition temperature	: No data available
Decomposition temperature	: No data available
Viscosity, kinematic	: ≈ 1 cSt
Viscosity, dynamic	: No data available
Explosion limits	: No data available
Explosive properties	: No data available
Oxidizing properties	: No data available

9.2. Other information

No additional information available

SECTION 10: Stability and reactivity

10.1. Reactivity

The product is non-reactive under normal conditions of use, storage and transport.

10.2. Chemical stability

Stable under normal conditions.

10.3. Possibility of hazardous reactions

No dangerous reactions known under normal conditions of use.

10.4. Conditions to avoid

None under recommended storage and handling conditions (see section 7).

10.5. Incompatible materials

Oxidizing agent. Strong acids.

10.6. Hazardous decomposition products

Under normal conditions of storage and use, hazardous decomposition products should not be produced.

SECTION 11: Toxicological information

11.1. Information on toxicological effects

Likely routes of exposure : Inhalation; Dermal

Acute toxicity : Not classified

Skin corrosion/irritation : Not classified
pH: 6 - 8.5

Serious eye damage/irritation : Not classified
pH: 6 - 8.5

Respiratory or skin sensitization : Not classified.

Germ cell mutagenicity : Not classified

Carcinogenicity : Not classified

Reproductive toxicity : Not classified

Specific target organ toxicity – single exposure : Not classified

Specific target organ toxicity – repeated exposure : Not classified

Aspiration hazard : Not classified

Potential Adverse human health effects and symptoms : No other effects known.

Symptoms/effects after inhalation : No effects known.

Symptoms/effects after skin contact : No effects known.

Symptoms/effects after eye contact : No effects known.

Symptoms/effects after ingestion : No effects known.

Symptoms/effects upon intravenous administration : No other effects known.

SECTION 12: Ecological information

12.1. Toxicity

Ecology - general : The product is not considered harmful to aquatic organisms or to cause long-term adverse effects in the environment.

12.2. Persistence and degradability

ECOSORB CNB 100	
Persistence and degradability	Biodegradability in water: no data available.

12.3. Bioaccumulative potential

ECOSORB CNB 100	
Bioaccumulative potential	Not established.

12.4. Mobility in soil

ECOSORB CNB 100	
Ecology - soil	The product is predicted to have high mobility in soil. Soluble in water.

12.5. Other adverse effects

No additional information available

SECTION 13: Disposal considerations

13.1. Waste treatment methods

Regional legislation (waste)	: Disposal must be done according to official regulations.
Waste treatment methods	: Dispose of contents/container in accordance with licensed collector's sorting instructions.
Sewage disposal recommendations	: Disposal must be done according to official regulations.
Product/Packaging disposal recommendations	: Avoid release to the environment.
Ecology - waste materials	: Avoid release to the environment.

SECTION 14: Transport information

Department of Transportation (DOT)

In accordance with DOT

Not regulated

Transportation of Dangerous Goods

Not regulated

Transport by sea

Not regulated

Air transport

Not regulated

SECTION 15: Regulatory information

15.1. US Federal regulations

ALL COMPONENTS OF THIS PRODUCT ARE LISTED, OR EXCLUDED FROM LISTING, ON THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY TOXIC SUBSTANCES CONTROL ACT (TSCA) INVENTORY

15.2. International regulations

CANADA

ECOSORB CNB 100
Listed on the Canadian DSL (Domestic Substances List)

EU-Regulations

ECOSORB CNB 100
Listed on the EEC inventory EINECS (European Inventory of Existing Commercial Chemical Substances)

National regulations

ECOSORB CNB 100
Listed on the AICS (Australian Inventory of Chemical Substances) Listed on PICCS (Philippines Inventory of Chemicals and Chemical Substances) Listed on NZIoC (New Zealand Inventory of Chemicals) Listed on the Japanese ENCS (Existing & New Chemical Substances) inventory Listed on the Korean ECL (Existing Chemicals List) Listed on INSQ (Mexican National Inventory of Chemical Substances)

15.3. US State regulations

California Proposition 65 - This product does not contain any substances known to the state of California to cause cancer, developmental and/or reproductive harm

SECTION 16: Other information

Training advice : Normal use of this product shall imply use in accordance with the instructions on the packaging.

Other information : None.

ABBREVIATIONS AND ACRONYMS:	
ATE	Acute Toxicity Estimate
BCF	Bioconcentration factor
IATA	International Air Transport Association
IMDG	International Maritime Dangerous Goods
LC50	Median lethal concentration
IARC	International Agency for Research on Cancer
OECD	Organisation for Economic Co-operation and Development
LD50	Median lethal dose
SDS	Safety Data Sheet
STP	Sewage treatment plant

Hazard Rating

Health : 0 Minimal Hazard - No significant risk to health

Flammability : 0 Minimal Hazard - Materials that will not burn

Physical : 0 Minimal Hazard - Materials that are normally stable, even under fire conditions, and will NOT react with water, polymerize, decompose, condense, or self-react. Non-Explosives.

Personal protection : B

B - Safety glasses, Gloves

This information is based on our current knowledge and is intended to describe the product for the purposes of health, safety and environmental requirements only. It should not therefore be construed as guaranteeing any specific property of the product

Environmental Consultants
and Contractors

2370 Skyway Drive
Suite 101
Santa Maria, CA 93455

805-346-6591

www.scsengineers.com

SCS ENGINEERS

Formerly Tracer Environmental Sciences & Technologies, Inc., now a part of SCS Engineers.

September 30, 2019

Santa Barbara County Planning Commission
Planning & Development Department
123 East Anapamu Street
Santa Barbara, CA 93013

Subject: CARP Case Study- Cannabis Odor Management

To Commissioners:

SCS Engineers (SCS) would like to note that due to our firm's broad background in environmental engineering, and odor management specifically, we have been retained by the Carpinteria Association of Responsible Producers (CARP) for the purposes of analyzing and addressing cannabis odors related to client facilities in the region. SCS is an industry leader in the assessment of odor emissions and mitigation methods across North America. SCS has provided environmental solutions for various land uses including but not limited to landfills, wastewater treatment plants, and agricultural & food processing facilities for over forty (40) years.

We recently completely a site specific analysis of an active cannabis facility located at 5138 Foothill Road in Carpinteria (Project Site/Facility). SCS field staff confirmed that the Project Facility was similar to proposed cannabis greenhouses throughout the region with adult-flowering cannabis, ancillary cannabis processing, operable roof vents, and an active odor neutralizing vapor system. SCS collected a suite of fourteen (14) total odor samples at strategically appropriate times and locations in an effort to capture potential maximum odors during calm winds (morning samples), steady winds (afternoons), with the Project Facilities' roof vents open, and with active cannabis processing occurring. These sample collections included upwind locations to determine an odor baseline for the region without cannabis, samples taken inside the greenhouse to reflect unmitigated odor released from cannabis cultivation or processing, and samples taken outside the greenhouse, downwind to capture odor conditions after the application of the odor neutralizing vapor.

These samples were then shipped to an independent third-party laboratory (Odor Science and Engineering, Incorporated in Bloomfield, Connecticut) for analysis. The OS&E laboratory has an expert odor panel which conducts blind evaluations of the odor samples (the panel is not informed of the potential type or source of the samples). The odor panel provides both a character (i.e. sour, skunk, exhaust, garbage) and an intensity for each odor sample. The intensity of odor is quantified as a dilution to threshold ratio (D/T) with higher numbers reflecting stronger odors. For example, the baseline odors present in most communities range from 8-12 D/T. Eight (8) D/T represents eight (8) parts of clean, purified air for each unit of odor sample. The specially trained and qualified odor panelists can often detect a net increase of 3-5 D/T over this baseline condition. Members of the general public can typically detect a net increase of 5-10 D/T. As a result, SCS typically considers a persistent net increase of odor intensity of seven (7) D/T or greater above baseline to be a nuisance odor detectable by the public.

Results from the case study indicated that the upwind/baseline odor present in Carpinteria had an intensity of twelve (12) D/T with a character commonly including odor descriptors such as: sour, stale, sulfur, and exhaust. Samples of unmitigated cannabis odors within the Project Site's greenhouse ranged from a net increase in odor intensity of 151 D/T (adult-flowering plants) to 238 D/T (adult-flowering plants plus processing) with a character commonly including odor descriptors such as: skunk, mercaptan, and marijuana/pot. Samples taken outside the Project Site's greenhouse with odor mitigation from the neutralizing vapor had a maximum net increase in odor intensity of three (3) D/T with eight (8) out of ten (10) samples showing no net increase in odor intensity. Because all mitigated odor samples remained significantly below a net increase of seven (7) D/T in intensity, no nuisance level odors are anticipated from the Project Facility. Typical malodor characters observed in these mitigated samples returned to sour, exhaust, and garbage similar to the background sample. Malodors character such as skunk or mercaptan were only observed in two (2) out

of the ten (10) mitigated samples which had net odor intensities of negative one (-1) and three (3) D/T respectively. With D/T of less than seven (7) these odors are unlikely to be detected by the surrounding public. It also important to note that the downwind odor sample locations were taken at a range of 30-165 feet from the exterior walls of the greenhouse, far closer than the 600 foot distance to the nearest sensitive receptor. Natural dispersion and dilution would continue to reduce remnant odors.

Based upon this initial case study, SCS' findings conclude that the odor neutralizing vapor system was:

- Successfully eliminating 98.7% or more of cannabis odors in distances as little as thirty (30) feet.
- Performing on par with other leading odor control technologies including carbon filtration.
- The system was successfully mitigating odors even with roof vents open and higher intensity odor activities such as cannabis processing occurring during the odor sampling events.

SCS will continue to work with the cannabis industry to implement environmental solutions, including evolving odor management technology. Our staff are available as a resource should the Commission have additional questions and concerns regarding odor management in the region. We have appended a complimentary slide deck to this memorandum for a graphical illustration of this case study analysis.

Sincerely,

Nathan Eady
Land Use Planner/Project Director

Paul Schafer
Air Quality Specialist/Project Director

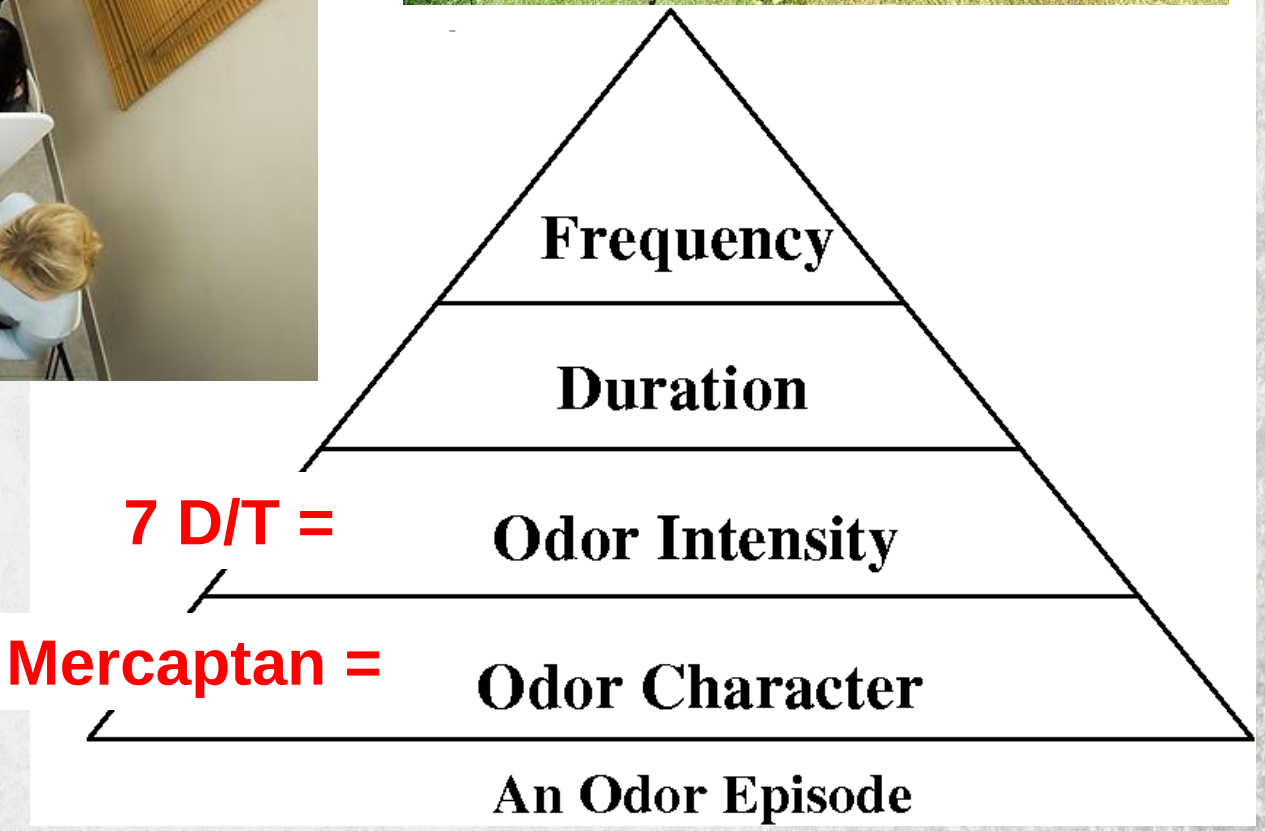
CARPINTERIA AIR QUALITY SAMPLING
CASE STUDY RESULTS & CONCLUSIONS

SCS ENGINEERS
www.scsengineers.com
August 2019

CASE STUDY FINDINGS
CARPINTERIA, CALIFORNIA

- Vapor Odor Neutralizing System reduced odors by 98.7% or better; measured at distances as little as 30 feet from greenhouse.
- Vapor phase performed as good as carbon filtration and is more effective for large volume air spaces such as greenhouses; vapor can also abate odors that escape the primary structure.
- Structure makes a difference, the system performed efficiently with open roof vents.
- Vapor phase system effectively abated odor during harvesting/processing phase, the most odor intensive stage of cannabis cultivation observed.
- Iterations in the technology & application have improved the efficacy of odor neutralizing systems.

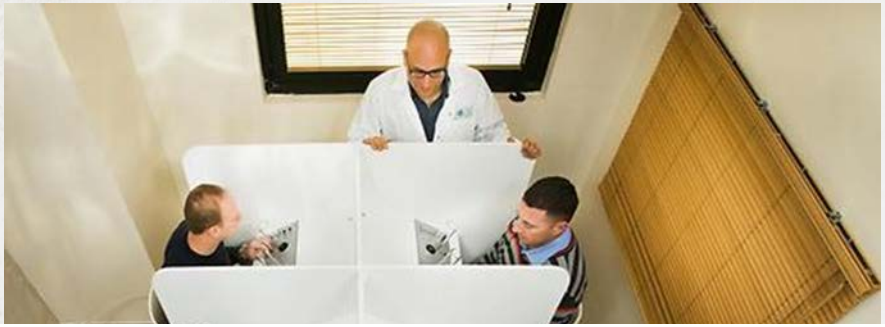
METHODOLOGY
ODOR SAMPLE ANALYSIS



7 D/T =

Skunk or Mercaptan =

METHODOLOGY
ODOR SAMPLE ANALYSIS



Odor Science & Engineering, Inc.
105 Filley Street, Bloomfield, CT 06002
(860) 243-9380 Fax: (860) 243-9431
www.odorscience.com

August 13, 2019

Paul Schafer
SCS Engineers
5963 LaPlace Court
Suite 207
Carlsbad, CA 92008

PSchafer@scsengineers.com

RE: Odor Panel Analysis – August 8, 2019
OS&E Project No. 2151-M-00
SCS Sampling Site: CARP

Dear Paul:

This letter presents the results of the recent odor panel analyses conducted by Odor Science & Engineering, Inc. (OS&E) for SCS Engineers. A total of fourteen (14) odor emission samples were collected on August 7th, 2019 by on-site SCS personnel. The odor samples were collected into Tedlar gas sampling bags provided by OS&E. Following sample collection, the sample bags were shipped via UPS Overnight to OS&E's Olfactory Laboratory in Bloomfield, CT for sensory analysis the next day. The samples arrived intact with a chain of custody requesting sensory analysis attached.

Upon arrival the samples were analyzed by dynamic dilution olfactometry using a trained and screened odor panel of 8 members. The odor panelists were chosen from OS&E's pool of panelists from the Greater Hartford area who actively participate in ongoing olfactory research and represent an average to above average sensitivity when compared to a large population. The samples were quantified in terms of dilution-to-threshold (D/T) ratio and odor intensity in accordance with ASTM Methods E-679-04 and E-544-10, respectively. The odor panelists were also asked to describe the odor character of the samples at varying dilution levels. The odor panel methodology is further described in Attachment A.

The results of the odor panel tests are presented in the attached Table.

We appreciate the opportunity to be of continued service to SCS Engineers. Please feel free to call Martha O'Brien or me if you have any questions concerning these results.

Sincerely,
ODOR SCIENCE & ENGINEERING, INC.

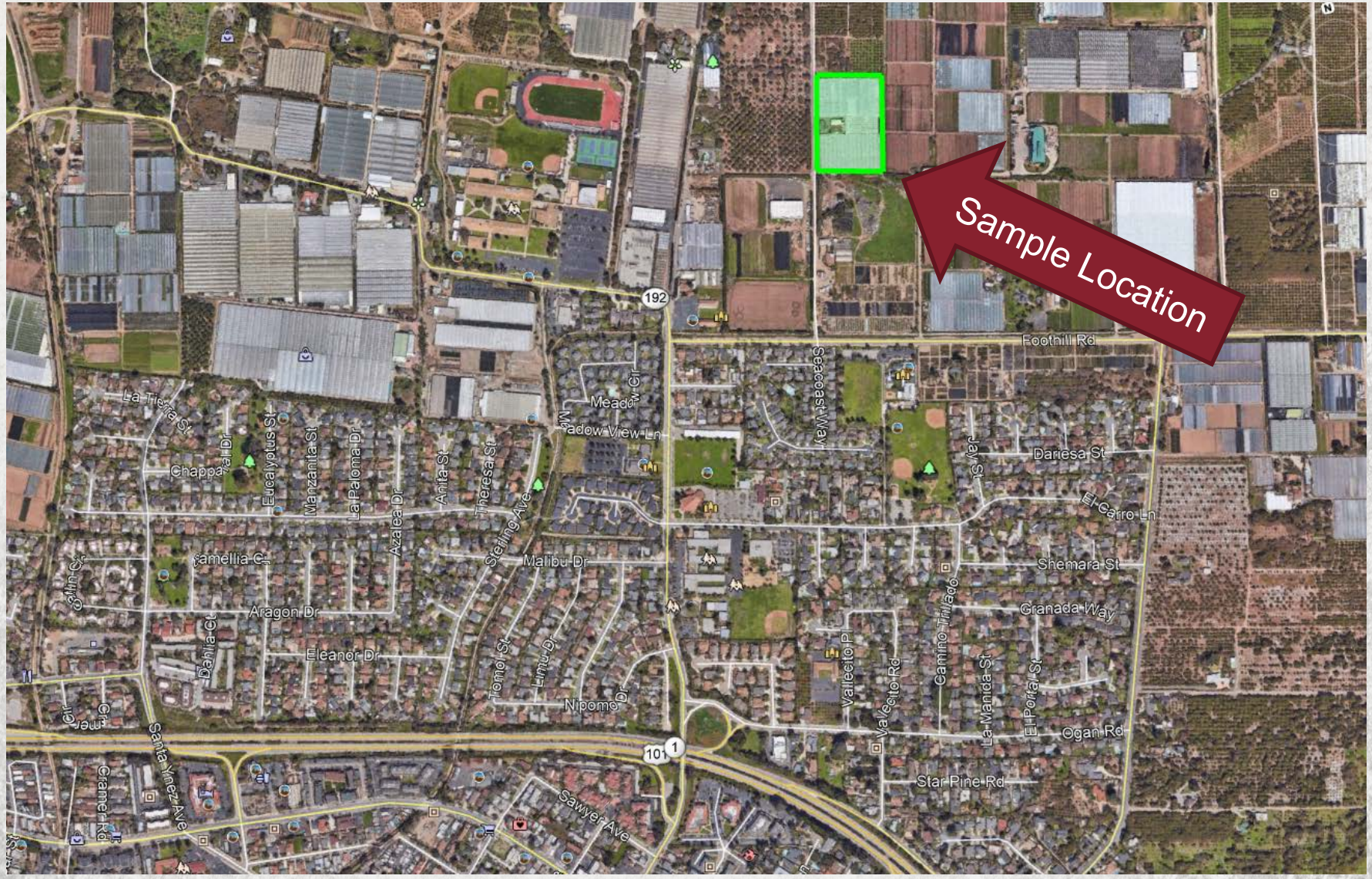
Gary K. Grumley
Associate Scientist

Table 1. Results of dynamic dilution olfactome
SCS Engineers – Sampling S
OS&E Project No. 2151

Date	Time	Sample ID	Odor Conc. D/T[1]	Stevens' Law Constants[2] a	b	
8/07/2019	07:12	AM-S1	9	--	--	sour, rubber, burn
8/07/2019	07:17	AM-S2	11	--	--	stale, musty, onio
8/07/2019	07:21	AM-S3	12	--	--	sour, sweet, rubber, garbage, exhaust, rubber, plastic, exhaust
8/07/2019	07:29	AM-E	9	--	--	sour, rubber, garbage, sewage, plastic, burnt, exhaust
8/07/2019	06:52	AM-UP	12	--	--	sour, stale, sulfur, H_2S, rubber, exhaust
8/07/2019	07:11	AM-W	9	--	--	sour, plastic, swampy, sulfur, exhaust
8/07/2019	07:23	AM-GH	163	.44	.76	skunk, rotten, mercaptan, burnt sulfur
8/07/2019	13:48	PM-GH	250	.53	.89	skunk, dead skunk, marijuana/"pot"
8/07/2019	13:36	PM-N1	13	--	--	sour, rubber, glue, paste, putty, plastic, exhaust
8/07/2019	13:33	PM-L1	11	--	--	sour, sweet, rubber, garbage, exhaust, rubber, floor chemical, plastic, exhaust
8/07/2019	13:25	PM-M2	12	--	--	sour, burnt, rubber, sewage, garbage, exhaust, plastic, exhaust
8/07/2019	13:30	PM-L2	9	--	--	sour, sweet, rubber, musty, vegetation, chemical, plastic, exhaust
8/07/2019	13:21	PM-M1	15	--	--	rotten, skunk, mercaptan, garlic, sulfur, sewage, plastic, exhaust
8/07/2019	13:20	PM-UP	12	--	--	sour, sulfur, sewage, H_2S, stale, plastic, exhaust

METHODOLOGY

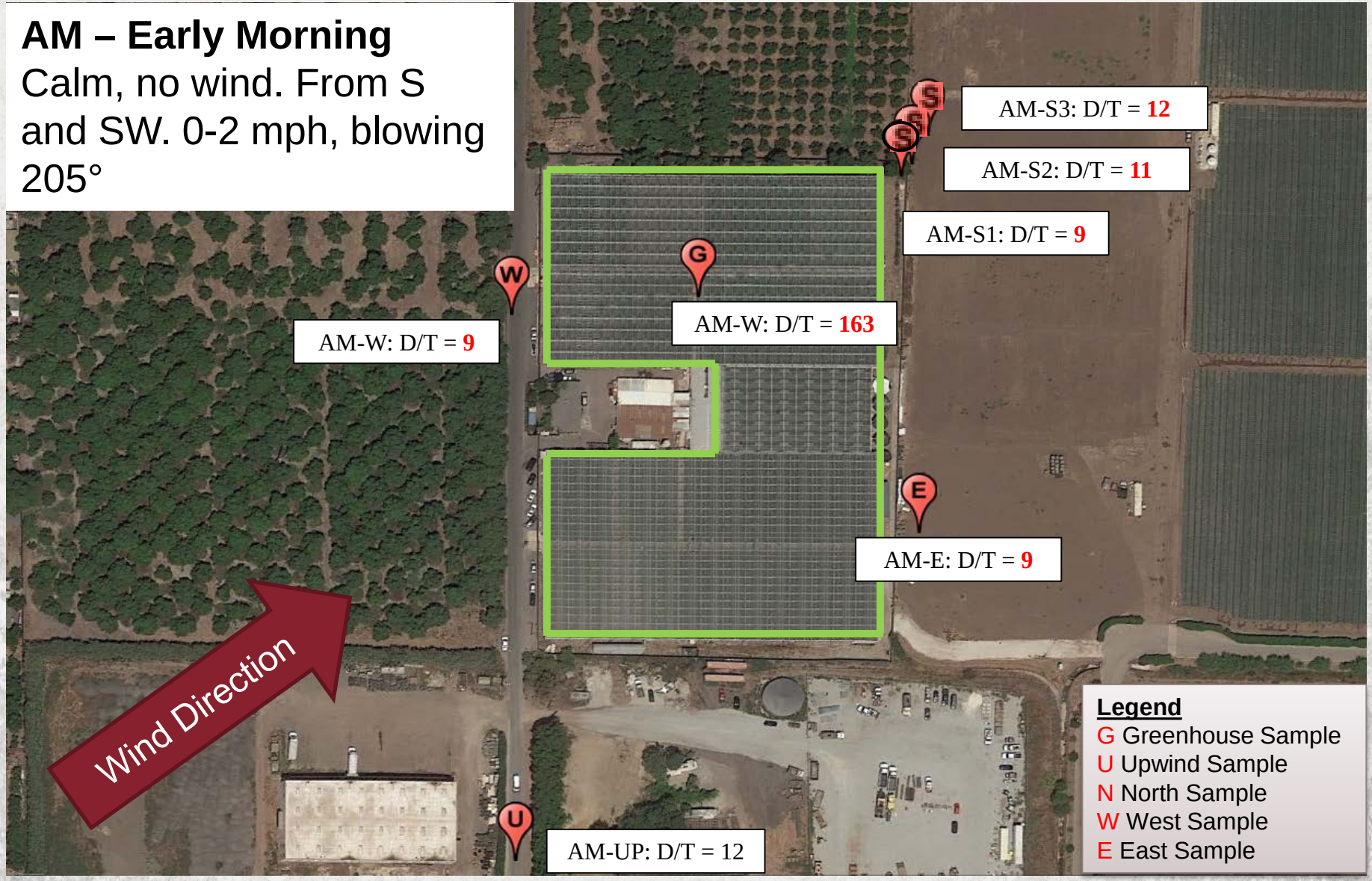
ODOR SAMPLE ANALYSIS



AIR SAMPLING RESULTS (WITH BASELINE)

ODOR INTENSITY AND CHARACTER

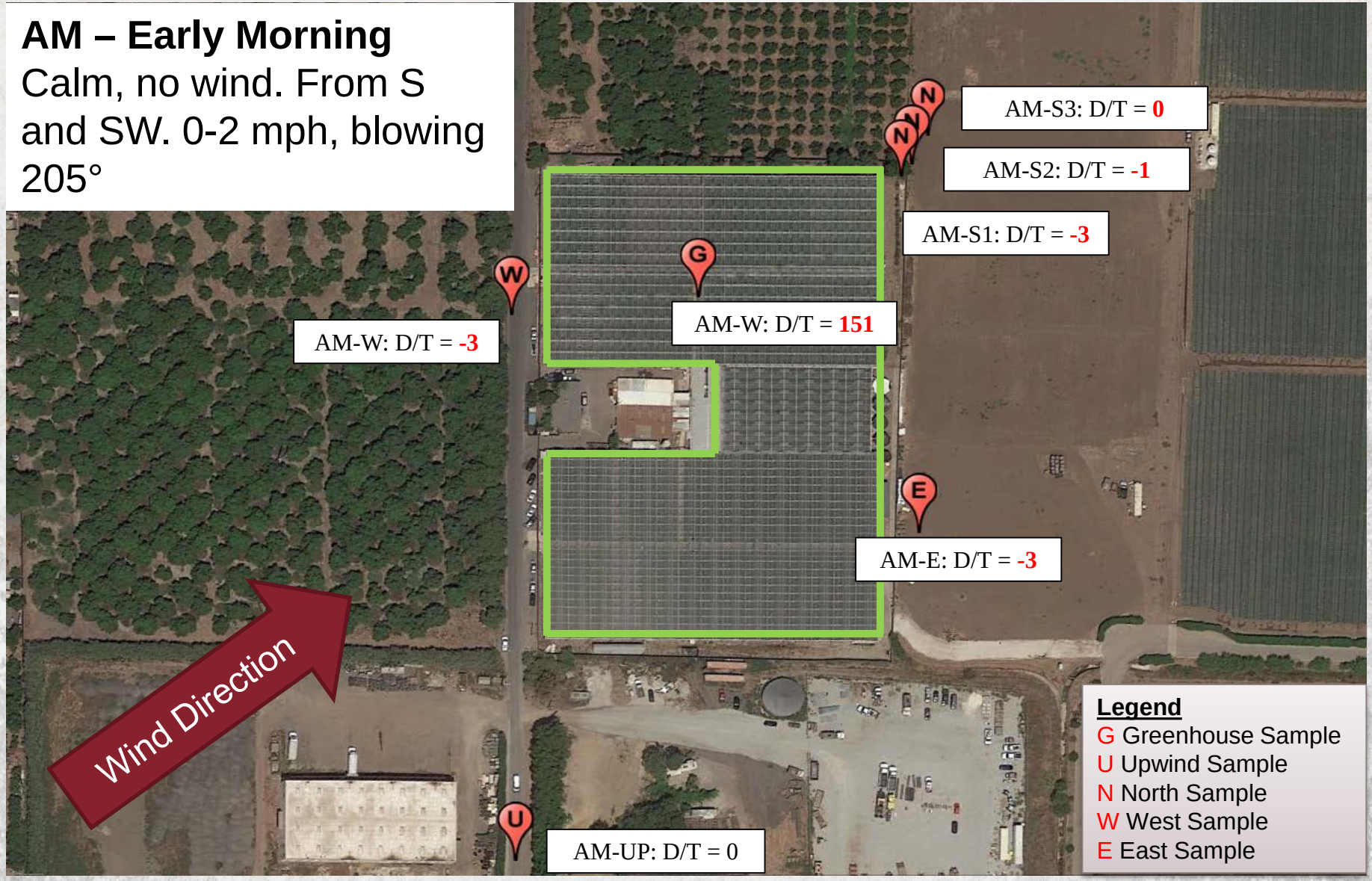
AM – Early Morning
Calm, no wind. From S and SW. 0-2 mph, blowing 205°



AIR SAMPLING RESULTS (NET INCREASE)

ODOR INTENSITY AND CHARACTER

AM – Early Morning
Calm, no wind. From S and SW. 0-2 mph, blowing 205°



AIR SAMPLING RESULTS

ODOR INTENSITY AND CHARACTER

AM – Early Morning
Calm, no wind. From S and SW. 0-2 mph, blowing 205°

ODOR INTENSITY WITH BASELINE

Baseline/Upwind Intensity & Character	In Greenhouse Gross Intensity Increase & Character	Short-Range (0-30 feet) Gross Intensity Increase & Character	Medium-Range (Approx. 31-60 feet) Gross Intensity Increase & Character	Long-Range (Approx. more than 60 feet) Gross Intensity Increase & Character
12 sour, stale, sulfur, H_2S, rubber, exhaust	**163** skunk, rotten, mercaptan, burnt sulfur	**9** sour, rubber, burning, plastic, musty, moldy, light sewage, exhaust	**11** stale, musty, oniony, mercaptan, sewage, H_2S, plastic, wet cardboard, exhaust	**12** sour, sweet, rubber, garbage, exhaust, rubber, plastic, exhaust
			9 sour, rubber, garbage, sewage, plastic, burnt, exhaust	
			9 sour, plastic, swampy, sulfur, exhaust	

AIR SAMPLING RESULTS

ODOR INTENSITY AND CHARACTER

AM – Early Morning
Calm, no wind. From S and SW. 0-2 mph, blowing 205°

NET INCREASE ODOR INTENSITY

Baseline/Upwind Intensity & Character	In Greenhouse Net Intensity Increase & Character	Short-Range (0-30 feet) Net Intensity Increase & Character	Medium-Range (Approx. 31-60 feet) Net Intensity Increase & Character	Long-Range (Approx. more than 60 feet) Net Intensity Increase & Character
0 sour, stale, sulfur, H2S, rubber, exhaust	**151** skunk, rotten, mercaptan, burnt sulfur	**-3** sour, rubber, burning, plastic, musty, moldy, light sewage, exhaust	**-1** stale, musty, oniony, mercaptan, sewage, H2S, plastic, wet cardboard, exhaust **-3** sour, rubber, garbage, sewage, plastic, burnt, exhaust **-3** sour, plastic, swampy, sulfur, exhaust	**0** sour, sweet, rubber, garbage, exhaust, rubber, plastic, exhaust

AIR SAMPLING RESULTS (WITH BASELINE)

ODOR INTENSITY AND CHARACTER

PM-Early Afternoon
Steady breeze from SW. 6 mph, blowing 225°

Legend
G Greenhouse Sample
U Upwind Sample
S Short Distance
M Medium Distance
L Long Distance

AIR SAMPLING RESULTS (NET INCREASE)

ODOR INTENSITY AND CHARACTER

PM-Early Afternoon
Steady breeze from SW. 6 mph, blowing 225°

Legend
G Greenhouse Sample
U Upwind Sample
N North Sample
W West Sample
E East Sample

AIR SAMPLING RESULTS
ODOR INTENSITY AND CHARACTER

PM-Early Afternoon
Steady breeze from SW. 6 mph, blowing 225°

ODOR INTENSITY WITH BASELINE

Baseline/Upwind Intensity & Character	In Greenhouse Gross Intensity Increase & Character	Short-Range (50 feet) Gross Intensity Increase & Character	Medium-Range (Approx. 75 feet) Gross Intensity Increase & Character	Long-Range (Approx. 165 feet) Gross Intensity Increase & Character
12 sour, sulfur, sewage, H_2S, stale, plastic, exhaust	**250** skunk, dead skunk, marijuana/"pot"	**13** sour, rubber, glue, paste, putty, plastic, exhaust	**12** sour, burnt, rubber, sewage, garbage, exhaust, plastic, exhaust	**9** sour, sweet, rubber, musty, vegetation, chemical, plastic, exhaust
			15 rotten, skunk, mercaptan, garlic, sulfur, sewage, plastic, exhaust	**11** sour, sweet, rubber, garbage, exhaust, rubber, floor chemical, plastic, exhaust

AIR SAMPLING RESULTS
ODOR INTENSITY AND CHARACTER

PM-Early Afternoon
Steady breeze from SW. 6 mph, blowing 225°

NET INCREASE ODOR INTENSITY

Baseline/Upwind Intensity & Character	In Greenhouse Net Intensity Increase & Character	Short-Range (50 feet) Net Intensity Increase & Character	Medium-Range (Approx. 75 feet) Net Intensity Increase & Character	Long-Range (Approx. 165 feet) Net Intensity Increase & Character
0 sour, sulfur, sewage, H2S, stale, plastic, exhaust	**238** skunk, dead skunk, marijuana/"pot"	**1** sour, rubber, glue, paste, putty, plastic, exhaust	**0** sour, burnt, rubber, sewage, garbage, exhaust, plastic, exhaust	**-3** sour, sweet, rubber, musty, vegetation, chemical, plastic, exhaust
			3 rotten, skunk, mercaptan, garlic, sulfur, sewage, plastic, exhaust	**-1** sour, sweet, rubber, garbage, exhaust, rubber, floor chemical, plastic, exhaust

From: Ron Redburn
To: Kirschmann, Robert
Subject: Alternative Greenhouses
Date: Friday, July 31, 2020 5:34:00 PM

I have opened conversations with Agratech Greenhouse with conversations about a more conventional greenhouse structure.

https://l.antigena.com/l/AgQ4OxiU8kM2Hi9P48v07FI-dBZkXtgjgnTa0PobpmSbUa7lx6WYv1p-OwHOsp9nqbsuueIaBlSC5fJ5T7QrcjAVSVGgDsFAYqqqv~2AnFsfviaqHQwPjx99OsrVHyJf5sVjjpCUW7V0oXPWGdosZeyoxt_rgphnSQlb_j1fawUt

Ron Redburn

From: Ron Redburn
To: Kirschmann, Robert
Subject: Drone Security System - The Sunflower
Date: Friday, July 31, 2020 4:46:58 PM

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https://www.sunflower-labs.com/videos

https://www.youtube.com/watch?v=bHwgyUMuX7E

How are the sunflowers different from normal motion-activated lights?

Most motion-activated lights contain only one or two motion sensors to cover a large area. These sensors typically go off whenever something moves, even if it's just a branch in the wind.

Sunflowers, on the other hand, contain over a dozen sensors that can detect motion and vibration. They share information with one another, essentially comparing notes to reduce false alarms. They learn your property's daily activities and use information from other smart home devices to make the best alert decisions possible.