



COUNTY EXECUTIVE OFFICE
Mona Miyasato, County Executive Officer
Tanja Heitman, Assistant County Executive Officer
Wade Horton, Assistant County Executive Officer

Multi-Technology Carbon Filtration (MTCF) or Equivalent Installation Extension Form

I. APPLICANT INFORMATION

Name: Graham Farrar

Business Name: G&K Produce LLC / K&G Flowers LLC

Facility Address: 3480 Via Real / 3561 Foothill Rd. Carpinteria, CA 93013

License Number(s): CNBS-CUL-000031, CNBS-CUL-000032, CNBS-CUL-000033

Contact Email: graham@glasshousegroup.com

Phone Number: (562) 264-5078

II. EXTENSION REQUEST DETAILS

Pursuant to Santa Barbara County Code Chapters 35 and 50, I hereby request a one-time extension of up to twelve (12) months for the installation of a Multi-Technology Carbon Filtration (MTCF) system or equivalent equipment.

Requested Extension Period (up to 12 months): From: 03/18/2026 To: 03/18/2027

Reason for Request (check all that apply):

- Supply Chain Delays
On-site/Off-site Power Upgrade Issues or Availability
Other (please explain):

Please attach a narrative explaining the extension request. Include the details of the supply chain delays and/or power upgrade availability; attach timelines, correspondence, and supporting documentation to substantiate the request.



III. REQUIRED STATEMENT

I understand this request is subject to review and recommendation by the Planning and Development Director or, for operators located within the Carpinteria Overlay, the County Executive Office until such time that the Coastal Commission certifies the applicable code amendments.

I further understand that the deadline for submission of this extension request is December 18, 2025, and that failure to install the required odor control system or receive an approved extension may result in the denial of license renewal or license revocation.

IV. DECLARATION

I declare under penalty of perjury under the laws of the State of California that the information provided in this form is true and correct to the best of my knowledge, and that this request was executed on this 18 day of December, 2025 in Santa Barbara, CA (City, State).

Signed by: Graham Farrar
Signature: _____

Print Full Name: Graham Farrar

Title: President

V. INTERNAL USE ONLY

Received By: _____ Date: _____

Reviewed and Approved By: _____ Date: _____

Recommended to the BOS: Yes / No

Reason: _____

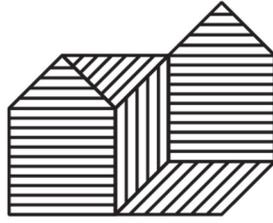
Approved by the BOS: Yes / No

Date: _____

Reason: _____

Extension Period: _____

Installation Deadline: _____



GLASS HOUSE BRANDS

Glass House Brands: G&K Produce, LLC / K&G Flowers, LLC

Cannabis Cultivation Facility

Graham Farrar, President

3561 Foothill Road, Carpinteria, CA 93013

graham@glasshousegroup.com

Board of Supervisors
Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
sbcob@countyofsb.org

Subject: Multi-Technology Carbon Filtration (MTCF) Extension Request for the Glass House Padaro Cultivation Facility

Dear Chair Capps and Honorable Supervisors,

This letter is submitted to formally request an extension to our implementation timeline to meet the updated requirements of Ordinance No. 5244.

Glass House Brands (GH) is committed to working with the County of Santa Barbara (SBC) to ensure 100% compliance with State and Local cannabis rules and regulations. In particular, since March of 2025, when the Board initially passed the Odor Control Amendments to Chapter 50, we have been working with a variety of parties to determine what steps must occur and the associated timeline for completion. We began moving forward with our plans for upgrading our facilities to be in full compliance with the ordinance. It should be noted that our facility on Casitas Pass Road had already implemented carbon filtration technology prior to the ordinance amendments and we have not experienced odor complaints since installation. This extension request only applies to our cultivation facility (Padaro) at 3561 Foothill Road.

After speaking with Southern California Edison (SCE) concerning necessary on-site/off-site power upgrades and various consultants which include odor experts, engineers, architects, planners and Envinity (the carbon scrubber manufacturer and supplier) **we have determined that a timeline extension is needed for the Padaro cultivation facility.**

We have compiled timelines, correspondence and other supporting documentation to substantiate the request. **At this time, we are respectfully requesting the full 12-month extension.**

Below is a summary outlining the actions taken to implement Multi-Technology Carbon Filtration for the Padaro cultivation facility.

Timeline:

03/2025	Commence regular meetings with our internal team, and engaged external consultants (engineers, odor specialists, architects, planners, and governmental affairs) to identify all needs and requirements for the facilities and tasks necessary to implement.
03/2025 – 07/2025	Reassessment of odor abatement technologies consistent with the multi-technology carbon filtration ordinance amendments considering cost, installation and power requirements and availability.
07/10/25	Ordinance updates take effect.
07/2025	Glass House engineering team determined power upgrade required for all compliant multi carbon filtration scrubber options; worked with architect to prepare electrical permit application submittal (contractors reviewed and resubmitted existing electrical permit on file from 2021).
07/21/25	Updated EUSERC drawing from ANE Inc. (Alan Noel Engineers) needed for electrical permit resubmittal.
08/06/25	Meeting with SCS Engineering to discuss revision of the Order Abatement Plan (OAP) and to incorporate final selection of the multi-technology carbon filtration vendor Envinity.
08/08/25	Electrical permit application resubmitted to Santa Barbara County Planning and Development.
08/25/25	Engagement with Isaac Electric, the electrical contractor to develop a scope of work for the project.
08/25/25	Glass House initiated project with Southern California Edison (SCE) via new SCE Service Planning Portal. SCE required equipment specs to main gear. Glass House inquired with Isaac Electric for specs. Spec info was not readily available (typically this is not identified by contractor until projects officially begin (scope signed and payment issued)). Isaac working with vendor to obtain.
10/09/25	Follow up meeting with SCS Engineering and finalizing proposal for OAP revision to include Envinity scrubbers.

10/09/25	EUSERC drawing provided by ANE Inc. (Alan Noel engineers), uploaded to SCE project records.
10/24/25	Final meeting with SCS Engineering on scope of work and site-specific study scheduled for OAP revision work.
10/28/25	SCS Engineering site- specific study completed to gather data for OAP revision.
11/04/25	SCE Engineering assigned project manager to the project for final OAP revision and review (est. 3 weeks for completion).
12/01/25	SCS Engineering site-specific study and draft OAP revision developed for review.
12/11/25	Isaac Electrical provided 30-week lead time for ordering electrical upgrade equipment necessary to support the Envinity Scrubber installation. Provided an approximate install completion date of 09/26.
12/12/25	Carbon Scrubber equipment vendor Envinity quotes approx. 22-week lead time for delivery of carbon scrubber equipment. Internal facilities team estimates approximately 8 weeks for installation time (if there are no unforeseen complications) and another estimated 2 weeks for testing .
12/15/25	Revised and updated OAP submitted to Santa Barbara County Planning and Development for review and approval.
12/16/25	Site visit with Southern California Edison for review as part of the electrical permit process.

With this timeline summary above and the attached supporting documents we have been diligently working to understand the preconditions and completed installation time for multi-technology carbon filtration at the Pardaro cultivation site. The primary factors delaying the installation of the Envinity scrubbers are the issuance of the electrical permit, approval of the Southern California Edison power upgrade project and procurement and installation of the electrical upgrade equipment (current estimated lead time of 30-weeks). Fortunately, the Envinity scrubbers have a shorter estimate lead time of 22 weeks.

Based on this information the installation of the Envinity scrubbers at the Padaro cultivation site is anticipated to be completed in the 4th Quarter of 2026. However, we need to anticipate the possibility of unforeseen delays. We are looking at alternatives to accelerate this timeline, but the approval and installation of the electrical upgrade equipment remain as the area causing the most significant delay.

The revised G&K Produce / K&G Flowers Cultivation Odor Abatement Plan with proposed changes to bring the site into compliance with Ordinance No. 5244 has already been submitted to the Planning Department, pending intake processing. We are eager to work with Santa Barbara County to complete the electrical permitting and Odor Abatement Plan (OAP) revision approval during the extension period and are prepared to provide regular updates on the status of the project, especially on the lead times for the electrical upgrade equipment required for the installation of Envinity scrubbers.

During our review of various multi-technology carbon filtration options, we determined there are several lower power options that we might consider, but most of these alternative systems are still going through various testing requirements. Should a carbon filtration system become available with lower power requirements we will consider changing technology, but currently we are proceeding with the Envinity scrubbers which have relatively high-power requirements and hence the electrical upgrades we are pursuing for the project.

We look forward to your comments, suggestions, and any assistance with expediting the review and approval of our electrical permit and OAP revision.

Thank you for your time and consideration,

Signed by:

A handwritten signature in black ink that reads "Graham Farrar". The signature is written in a cursive style with a clear, legible font.

7421753785504D9...

Graham Farrar

President

Glass House Brands



Alan Noelle Engineering, Inc

315 E Canon Perdido, Suite B Santa Barbara, CA 93101
3639 East Harbor Blvd, Suite 204 Ventura, CA 93001

Phone: 805.563.5444

<https://aneng.com/>

email: alan@aneng.com

Submittal Review

October 15, 2025

Owner: Glass House Carpinteria

Project: Padaro Service Replacement
Main Services MA and MB

Reviewed by: Alan J Noelle, PE

Alan Noelle Engineering, Inc

This submittal has been reviewed for general
design only!

Space, availability, quantity, and intended operating
function are the responsibility of the Contractor, the
Manufacturer, and the Supplier.

A handwritten signature in black ink, appearing to read 'Alan J Noelle', is written over a horizontal line.

Date: 10.15.2025

The following items are: Approved with the following comments
 Disapproved with the following comments

Do not resubmit
 Resubmit for record only
 Resubmit for further review

- Gear is approved. Field Verify if UGPS should be to the left or right for each service, based on site conditions and future distribution layout.

ACCESS TO: Front Only	PHASE: 3P4W	SO. CALIF. EDISON CA.
CLASS: 2	AMPERE: 800A	CODE: SE PT COMPT
LABEL: U/L SE	BUS MTL: Al 750A/in ²	UTILITY PER EUSERC PG. 320
VOLTAGE: 480/277V	PLATE: Tin Plate	METER PER EUSERC PG. 333, 325
STYLE: ReliaGear	RATING: Fully Rated	UGPS PER PG 345
BUS BRACING (RMS SYM): 65000A		LUG LANDING PER 347
DEV.MIN.INT.RATING (RMS SYM): 65000A		

SwitchBoard / Device Information

Circuit No.	Device	Trip Amps	Sensor Amps	Poles	Nameplates	Lugs/Cable Size	Notes
Main	XT7H	800	800	3		(4) - 600 MCM CU - Mech. (2 Hole) AL	9,10,11

- NOTES:**
- Switchboard furnished with a rainproof TYPE 3R (non-walk-in) enclosure.
NOTE: See plan view for details. Need additional 1 inch space clearance on top and 1.5 inch clearance on the rear of the swbd.
 - Equipment ground bus furnished with lugs.
 - Switchboard qualified for Seismic Ratings per publication 1VAL0001-DTA and OSP-0044-10.
 - Switchboard furnished with Nameplates.
 - All Nameplates to be fastened with screws.
 - EUSERC utility section(s) furnished with handles and sealing provisions per EUSERC specifications.
 - INSTALLATION NOTE: Caution: If switchboard is installed on a housekeeping slab greater than 2-1/2" the meter may be over the 6'3" maximum allowable meter height. Consult Utility if you need more information.
 - Shipping splits as indicated, ship sections separated and joined as indicated.
 - Load Exit of the Main should be Bottom.
 - Device Furnished with Ekip DIP (LSI) Programmer.
 - Device Furnished with PII Fixed Padlock - Open
 - Estimated total factory connected wiring points for the lineup 0.
 - Estimated shipping weight for the lineup is 1224 lbs.

PROJECT NAME : Padaro Farms
CUSTOMER: MAIN ELECTRIC SUPPLY CO LLC, VENTURA

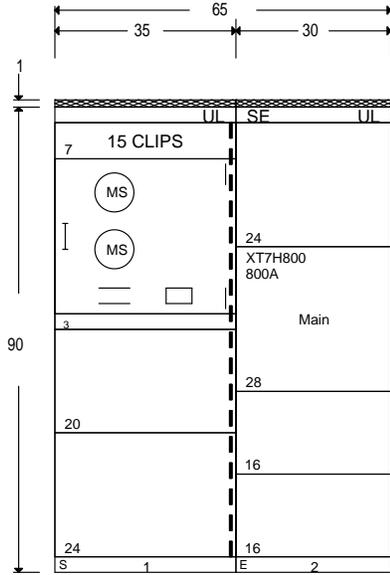


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DATE: 10/03/2025 16:11:55
REVISION NO.:

PRODUCT NAME:
**ReliaGear
Switchboard**

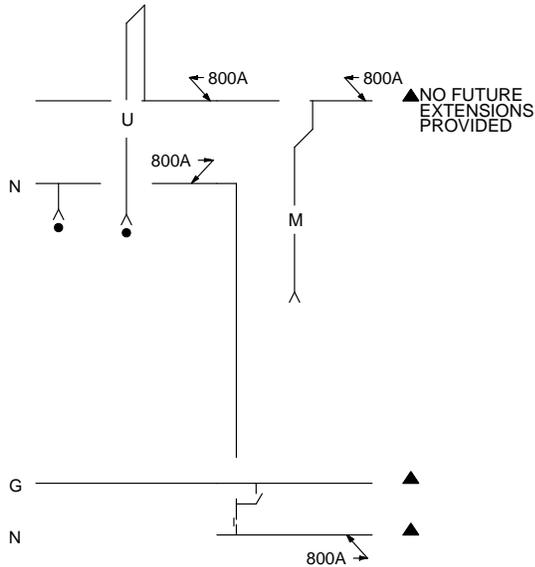
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QUOTE NO:	ULC-00003305
SHEET:	1 of 3

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VOLTAGE: 480/277V	PLATE: Tin Plate	METER PER EUSERC PG. 333, 325
STYLE: ReliaGear	RATING: Fully Rated	UGPS PER PG 345
BUS BRACING (RMS SYM): 65000A		LUG LANDING PER 347
DEV.MIN.INT.RATING (RMS SYM): 65000A		



651 lbs (Est.) 573 lbs (Est.)

FRONT VIEW



BUSSING DIAGRAM

● LUGS PROVISIONS ONLY PER POWER COMPANY SPECIFICATIONS

PROJECT NAME : Padaro Farms
CUSTOMER: MAIN ELECTRIC SUPPLY CO LLC, VENTURA

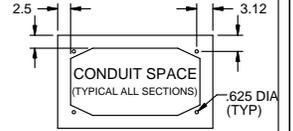


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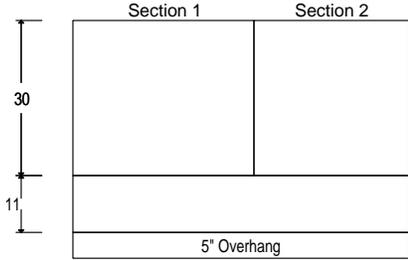
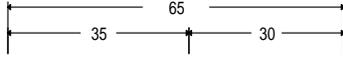
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SHEET:	2 of 3

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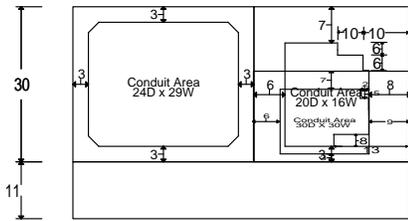
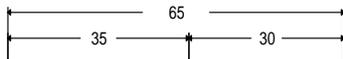


Top Conduit Area



Front Plan View

Bottom Conduit Area



Front Plan View

PROJECT NAME : Padaro Farms	ABB
CUSTOMER: MAIN ELECTRIC SUPPLY CO LLC, VENTURA	

DRAWING TITLE: Conduit View
CREATED BY: Marnian, Ara
DATE: 10/03/2025 16:11:55
REVISION NO.:

PRODUCT NAME:
**ReliaGear
Switchboard**

DRAWING NO:	1
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MARKS:	MA SERVICE
QUOTE NO:	ULC-00003305
SHEET:	3 of 3

ACCESS TO: Front Only	PHASE: 3P4W	SO. CALIF. EDISON CA.
CLASS: 2	AMPERE: 800A	CODE: SE PT COMPT
LABEL: U/L SE	BUS MTL: Al 750A/in ²	UTILITY PER EUSERC PG. 320
VOLTAGE: 480/277V	PLATE: Tin Plate	METER PER EUSERC PG. 333, 325
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SwitchBoard / Device Information

Circuit No.	Device	Trip Amps	Sensor Amps	Poles	Nameplates	Lugs/Cable Size	Notes
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- NOTES:
- Switchboard furnished with a rainproof TYPE 3R (non-walk-in) enclosure.
NOTE: See plan view for details. Need additional 1 inch space clearance on top and 1.5 inch clearance on the rear of the swbd.
 - Equipment ground bus furnished with lugs.
 - Switchboard qualified for Seismic Ratings per publication 1VAL0001-DTA and OSP-0044-10.
 - Switchboard furnished with Nameplates.
 - All Nameplates to be fastened with screws.
 - EUSERC utility section(s) furnished with handles and sealing provisions per EUSERC specifications.
 - INSTALLATION NOTE: Caution: If switchboard is installed on a housekeeping slab greater than 2-1/2" the meter may be over the 6'3" maximum allowable meter height. Consult Utility if you need more information.
 - Shipping splits as indicated, ship sections separated and joined as indicated.
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 - Device Furnished with Ekip DIP (LSI) Programmer.
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 - Estimated total factory connected wiring points for the lineup 0.
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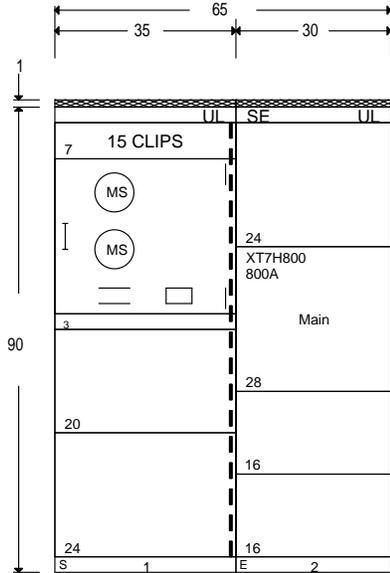


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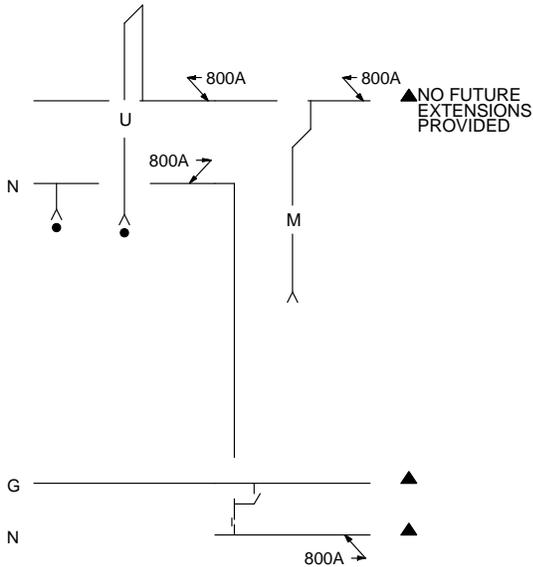
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ReliaGear
Switchboard

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SHEET:	1 of 3

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VOLTAGE: 480/277V	PLATE: Tin Plate	METER PER EUSERC PG. 333, 325
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651 lbs (Est.) 573 lbs (Est.)
FRONT VIEW



BUSSING DIAGRAM
● LUGS PROVISIONS ONLY PER POWER COMPANY SPECIFICATIONS

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CUSTOMER: MAIN ELECTRIC SUPPLY CO LLC, VENTURA

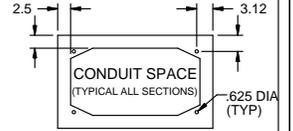


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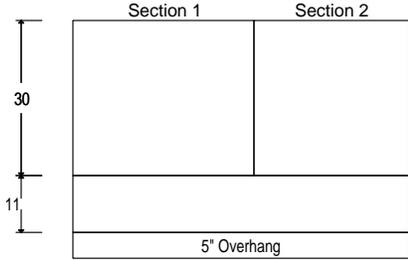
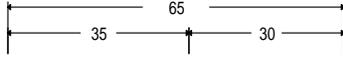
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DRAWING NO:	
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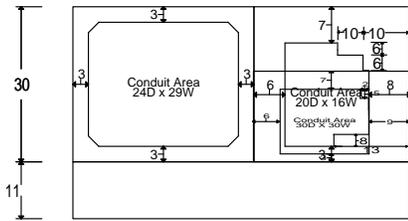
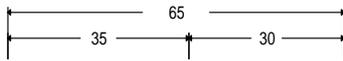


Top Conduit Area



Front Plan View

Bottom Conduit Area



Front Plan View

PROJECT NAME : Padaro Farms
CUSTOMER: MAIN ELECTRIC SUPPLY CO LLC, VENTURA



DRAWING TITLE: Conduit View
CREATED BY: Mamiian, Ara
DATE: 10/03/2025 16:11:55
REVISION NO.:

PRODUCT NAME:
ReliaGear
Switchboard

DRAWING NO:	5
ITEM NO:	
MARKS:	MB SERVICE
QUOTE NO:	ULC-00003305
SHEET:	3 of 3

SCE Estimated Review Timeline for Power Upgrade Project 46182 & 54086

From: Giovanni M Rodriguez <GIOVANNY.RODRIGUEZ@SCE.COM>
Sent: Thursday, November 20, 2025 11:05 AM
To: Aaron G. Hodgson <ahodgson@glasshousegroup.com>
Subject: RE: (External):Project 46182 & 54086 Update

Hi Aaron,

I will review within the next 3 weeks and reach out if I have any questions.

Thank you,

Giovanni Rodriguez
Planning, Specialist
Southern California Edison
Santa Barbara Service Center
Email: Giovanny.Rodriguez@sce.com
Phone: 805.832.0449

[Link to \(ESR\) Electrical Service Requirements - PDF](#)



From: Aaron G. Hodgson <ahodgson@glasshousegroup.com>
Sent: Thursday, November 20, 2025 10:57 AM
To: Giovanni M Rodriguez <GIOVANNY.RODRIGUEZ@SCE.COM>
Subject: (External):Project 46182 & 54086 Update

Hi Giovanni,

Could you please provide an update on projects 46182 and 54086? I can see that both projects are showing a status of "Final Review" in the BRPP portal, but I'm hoping you can provide an estimate of how long that review process will take and whether there is any additional information you need from us.



Aaron Hodgson
Water & Energy Dept. Manager
805-377-8468
645 Laguna Road
Camarillo, CA 93012

This message is intended only for the use of the individual or entity to which it is addressed and might contain information that is PRIVILEGED, CONFIDENTIAL, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by telephone, and delete the original without making a copy. Thank you.

Isaac Electric RFQ Submission and Estimated Equipment Lead Time

From: Wade Stedt <wade@isaacelectric.com>
Subject: Fwd: FW: RFQ Submission – Switchgear & Distribution Equipment (Padaro Farms Project A18107) - 34476
Date: December 11, 2025 at 9:35:52 AM PST
To: Philip Van Spronsen <philip@glasshousegroup.com>
Cc: Frank Isaac <frank@isaacelectric.com>

Good morning Philip,

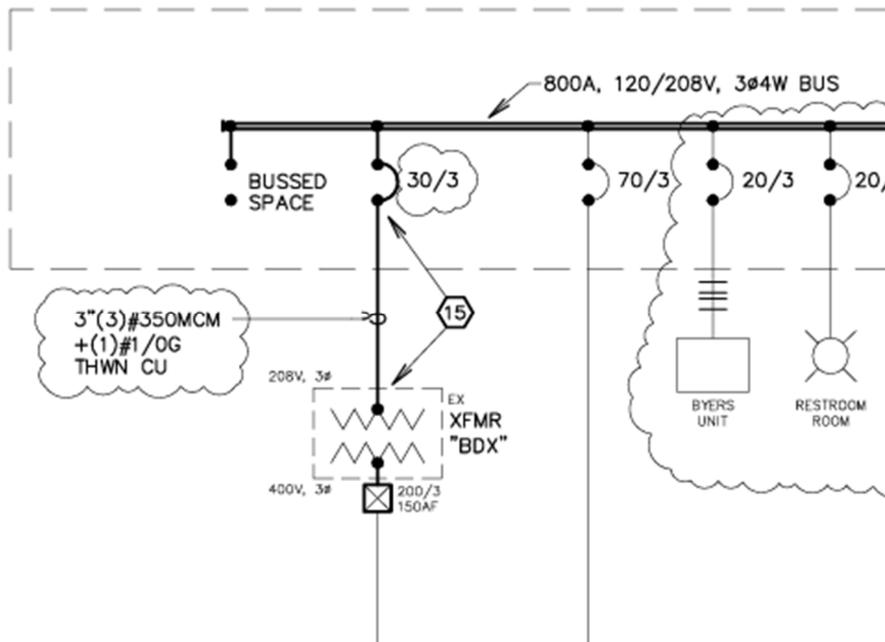
I had a meeting with our supplier this morning regarding the current price and lead times for the gear package.

There were a couple of questions raised during the discussion:

1. Although they have carried the panelboards described by the panel schedules they expressed concerns about the inconsistency between the designations on the one-line diagram vs the panel schedules. Their statement " *I have quoted the job with the panel schedules shown on sheet E0.4 Please note...the designations for the panels shown on this sheet "House 1, 2, 3, 4, 5," are not shown on the single lines. There are different designations on the single line.*

I am assuming its just typos but someone should confirm. Once you get this confirmation I can update. Pricing is still good"

2. The online for Distribution Panelboard "LB" shows a 30A OCPD feeding 350 kCM Conductors, see below:



The current lead time for the major components is sitting at around 30 Weeks from release.

The BOM is attached so you may want to vet it as well.

Please let me know if you will be updating the project documents or if we are still in a hold.

Best Regards,

Wade

----- Forwarded message -----

From: **Joe Sanchez** <joe.sanchez@main.inc>

Date: Thu, Dec 11, 2025 at 9:15 AM

Subject: FW: RFQ Submission – Switchgear & Distribution Equipment (Padaro Farms Project A18107) - 34476

To: Wade Stedt <wade@isaacelectric.com>

Attached is updated BOM without pricing.

I have quoted the job with the panel schedules shown on sheet E0.4

Please note...the designations for the panels shown on this sheet “House 1, 2, 3, 4, 5,” are not shown on the single lines. There are different designations on the single line.

I am assuming its just typos but someone should confirm. Once you get this confirmation I can update. Pricing is still good



Joe Sanchez | **Outside Sales**

Office: 805-654-8600 Ext: 898

1700 Morse Ave

Ventura, CA 93003

www.mainelectricsupply.com

[Other Locations](#)

[Company Email Disclaimer](#)





Project Name/Reference: Padaro Farms
 Project #:
 Date: 12/18/2025

Contractor Net Proposal:

Gear: \$
Adder for SCCS/AF Study: \$

Notes/Clarifications:

****GENERAL COMMENTS, CLARIFICATIONS, SPECIAL CONDITIONS -VERY IMPORTANT PLEASE READ CAREFULLY****

1. This quote does not include any government tariff surcharges or cost increases in the event of new or increased tariffs unless specially stated and orders are subject to revision.
2. Payment terms are Net 30 Days unless otherwise noted i.e. progress payments.
3. All equipment is NEMA 1 with standard features unless otherwise noted.
4. Installation by others.
5. Price(s) quoted do not include any applicable taxes.
6. Manufacturer’s standard terms and conditions of sale apply. Standard warranty is 12 months after energization not to exceed 18 months after shipment. Additional warranty is available for an adder each additional year up to 5 years max. For any warranty claim, in and out contractor charges are not Included.
7. Freight is FOB shipping point, full freight allowed unless otherwise noted. Open top trucks or other special delivery requests are not included. FOB job site (ownership transfers to contractor at job site) can be provided for an added fee of 2% or unless stated otherwise.
8. This quotation is valid for **(30)** days, unless changed in the interim upon written notice from Main Power. All new orders must be released for shipment within 60 days unless approved otherwise.
9. AFCI/GFCI breakers, Arc Fault Studies, Branch Circuit Metering, Breaker Kits, Bus Barriers, Cable Adapters/Kits, Control Products, Coordination Studies, CT’s, Factory Witness Testing, Field Services, Fuses, Generator/ATS, Harmonic Studies, **Interconnect Drawings**, Metering, Non-Standard or Upsized Lugs, Rejection Clips, Safety Switches, Seismic Calculations, Selective Coordination, Short Circuit Studies, Spare Parts, SPD’s, Start-up, Termination Products, Training, Transformer Lugs and Voltage or Potential Transformers are **NOT included** unless listed specifically as a line item.
10. Buyer may cancel any orders for material and/or service, but is subject to each manufacturer’s terms of sale only if Main Power agrees to such cancellation in writing and only after buyer agrees to pay reasonable charges for expenses already incurred.
11. Seller shall not be responsible for any failure to perform, or delay in performance of, its obligations resulting from the COVID-19 pandemic, future epidemic or supply chain disruptions and Buyer shall not be entitled to any damages resulting thereof. Main Electric is not responsible for storage or related costs if job sites are closed and unable to accept deliveries.
12. Add to Existing not included unless otherwise noted. Add to Existing pricing is based on the equipment being a current design and product offering.
13. Quoted lead-times are approximations based on current factory loading and anticipated component availability. Lead times provided are not guaranteed. Submittals and in-transit time is not included in estimated lead-times unless otherwise noted.
14. In no circumstance does Main Electric Supply agree to pay any amount identified as a penalty or liquidated damages for failure to meet a shipping date or schedule unless expressly agreed to in writing by an officer of Main Electric Supply.
15. If Buy America, Buy American, ARRA, BABAA or any other government regulation requiring domestic content for compliance applies, it must be noted to Main Electric prior to award.
16. All Defense Priorities & Allocations System (DPAS) orders (i.e. DOD DO-C2 designated orders) - prime contracts, subcontracts or purchase orders in support of an authorized program are given a priority rating. Main Electric must be notified of the priority rating and ship date at time of bid if applicable



Project Name/Reference: Padaro Farms
 Project #:
 Date: 12/18/2025

Summary of Proposal

Estimated Lead Time

The lead times contained in this proposal are for estimating purposes only and do not include approval drawing cycle, factory holidays/shutdowns, witness testing, or transit time. Lead-times are subject to change and may require staggered shipments beyond stated lead times. Please contact ABB if firm or alternate lead times are required.

Item No.	Product Description	Mark(s)	Estimated Lead Time (Weeks)	Quantity
1	Switchboard, ReliaGear AV2	MA SERVICE	28	1
2	Power Panelboard, ReliaGear neXT	MA	6	1
3	Transformer, Aluminum, 9T10A1006	AX	CHECK AVAILABILITY	1
4	Power Panelboard, ReliaGear neXT	LA	6	1
5	Switchboard, ReliaGear AV2	MB SERVICE	28	1
6	Power Panelboard, ReliaGear neXT	MB	6	1
7	Power Panelboard, ReliaGear neXT	LB	6	1
8	Transformer, Aluminum, 9T10A1006	BAX, BBX	CHECK AVAILABILITY	2
9	Transformer, Aluminum, 9T10A1008	BCX	CHECK AVAILABILITY	1
10	Lighting Panelboard, ReliaGear RQ	HOUSE 2	8	1
11	Lighting Panelboard, ReliaGear RQ	HOUSE 1	8	1
12	Lighting Panelboard, ReliaGear RQ	HOUSE 3	8	1
13	Lighting Panelboard, ReliaGear RQ	HOUSE 4	8	1
14	Lighting Panelboard, ReliaGear RQ	HOUSE 5	8	1
15	Lighting Panelboard, ReliaGear RQ	PRIVA	8	1
16	Switches and Disconnects, Heavy Duty Safety Switch, TH4324R	BAX, BBX SECONDARY	CHECK AVAILABILITY	4
17	Switches and Disconnects, Heavy Duty Safety Switch, TH3364R	BDX SECONDARY	CHECK AVAILABILITY	1



Project Name/Reference: Padaro Farms
 Project #:
 Date: 12/18/2025

Bill of Material(s)

Item No.	Quantity	Description
1	1	Switchboard, ReliaGear AV2 Marks: MA SERVICE 2 Section(s) Service Entrance Estimated Shipping Weight:1224 lbs 1 Service Entrance Labeling 3P4W/480/277V/60Hz 800A 65 kAIC Fully Rated Incoming Feed: Bottom Incoming Left Feeding Right Type 3R (non-walk-in) Enclosure Front/Rear Lineup Front Only Access 1 ReliaGear Switchboard Lineup Estimated total factory connected wiring points for the lineup 0 1 Hot Utility Section 35W 30D 90H (Est.) lbs 651 1 Evolution Main Section 30W 30D 90H (Est.) lbs 573 2 Bus Bracing 65000 AIC 1 Spectra - Fully Rated Aluminum Bus 750 A/Sq. in. 1 Evolution - Fully Rated Aluminum Bus 750 A/Sq. in. 2 Ground: Equipment U/L With Lugs 2 Seismic Rating 1 Full Height Side Barriers Utility 1 800A Utility Compartment - SO. CALIF. EDISON CA. 2 2 Meter Socket(s) 4W Main Breaker 1 800A 3 Pole XT7H800 (800A Frame) Individ. Mtd. Main Manually Operated MAIN Programmer(EKIP DIP) LSI 1 PLL FIXED PADLOCK - OPEN 12 Mechanical (2 Hole) AL Load Lugs Others 1 Engraved Nameplates 1 Screw-On Nameplates Others 1 Lifting Brackets 1 Bonding Jumper 6 Equipment Ground Lugs 1 Ground Lug
2	1	Power Panelboard, ReliaGear neXT Marks: MA 1 Section(s), Nema 3R Cabinets 800 Amps, 3 Phase 4 Wire 480Y/277V, 50/60 Hz Minimum Interrupt Rating: 65kA Fully Rated Incoming Feed: Bottom Surface Mounted UL67 Certified Height: 72 Inches; Width: 45 Inches; Depth: 14.5 Inches; Est. Weight: 631 lbs 1 800 Amps Main Breaker XT6HU3800BY0000XXX



Project Name/Reference: Padaro Farms
 Project #:
 Date: 12/18/2025

Bill of Material(s)

- 1 TMA
 Horiz. XT6 (2) 500-600 mcm, No Feed Through Lugs
Main Option Details
- 1 Silver Plated Aluminum Bus Heat Rated
- 1 100% Rated Neutral
- 1 NEMA 3R Cabinets
Feeders
- 1 Breaker Device 200 Amps 3 Poles XT4HU3200AYJ000XXX
- 1 TMF
- 1 (1) 4 AWG-300 MCM
- 2 Breaker Device 225 Amps 3 Poles XT4HU3225AYJ000XXX
- 2 TMF
- 2 (1) 4 AWG-300 MCM
- 1 Breaker Device 400 Amps 3 Poles XT5HU340ABYN000XXX
- 1 TMA
- 1 (2) 2/0 AWG - 500 MCM
- 1 Breaker Device 60 Amps 3 Poles XT1HU3060AYD000XXX
- 1 TMF
- 1 (1) 10 - 2/0 AWG
- 4 Breaker Space Device 200 Amps 3 Poles XT4HU3200AYJ000XXX
- 4 TMF
- 4 (1) 4 AWG-300 MCM
- 1 Breaker Device 200 Amps 3 Poles XT4HU3200AYJ00GXXX
- 1 Padlock
- 1 TMF
- 1 (1) 4 AWG-300 MCM
Modifications
- 1 Box Painted ANSI61
- 1 Nameplates (75C141109P109)
- 1 Ground: GDBG49A7
- 1 Interior Bus Stack: IN2408NN3H1
- 1 Neutral: NL12I0NST12A7
- 1 Enclosure: ER7245R
- 1 Interior Frame: IF2445F
- 1 Front 1 of 2: FT45S00135
- 1 Front 2 of 2: FT45S00215
- 1 Gutter Covers: GC45F24NNA
- 1 2X Filler & Blank: SR02BF
- 5 3X Blank only: SR03BB
- 2 3X Filler & Blank: SR03BF
- 1 1 XT1 Mtg Kit, Wide: SR1XBF
- 1 Lifting Bar: IL45F
- 1 Circuit Directory Kit, Plastic: RGRPCDKP
- 1 Nameplates: 75C141109P109
- 1 PPXT FA INT
- 1 PPXT FA BOX

3 1 Transformer, Aluminum, 9T10A1006
Marks: AX

- 1 3 Phase, 60 Hz, 150 kVA
 Ambient Temperature : 40°C
 Coil Material : Aluminum
 Primary Voltage : 480, Primary Connection : Delta
 Secondary Voltage : 208Y/120, Secondary Connection : Wye
 Temperature Rise : 150

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Project Name/Reference: Padaro Farms
 Project #:
 Date: 12/18/2025

Bill of Material(s)

Energy Efficiency : DOE 2016 (Std)
 Enclosure : NEMA 1/NEMA 2
 Taps(Nominal) : 2 above 4 below 2.4%
 Impedance (+/- 7.5%) : 4.4%
 K Factor : K1
 Sound Level : Std(50dB)
 UL : Yes, cUL : No, CE : No,

Accessories :

- 1 9T18Y1076G10 Lug Kit included
- 1 9T18Y1074G11 Ground Bar Kit included
- 1 9T18Y1076G06 Rain Shield Kit

Factory Individualized Transformer Test Reports :

NEMA ST-20 Sound Level Test Report - Not Required
 IEEE std C57.12.91 Electrical Test Performance Report - Not Required

**4 1 Power Panelboard, ReliaGear neXT
 Marks: LA**

1 Section(s), Nema 3R Cabinets
 400 Amps, 3 Phase 4 Wire 208Y/120V, 50/60 Hz
 Minimum Interrupt Rating: 10kA Fully Rated
 Incoming Feed: Bottom
 Surface Mounted
 UL67 Certified
 Height: 72 Inches; Width: 40 Inches; Depth: 14.5 Inches; Est. Weight: 570 lbs

- 1 400 Amps Main Breaker XT5NU340ABYS000XXX
- 1 TMA
- Horiz. XT5 (2) 500-600 mcm, No Feed Through Lugs
- Main Option Details**
- 1 Silver Plated Aluminum Bus Heat Rated
- 1 100% Rated Neutral
- 1 NEMA 3R Cabinets
- Feeders**
- 3 Breaker Device 200 Amps 3 Poles XT4NU3200AYJ000XXX
- 3 TMF
- 3 (1) 4 AWG-300 MCM
- 1 Breaker Device 100 Amps 3 Poles XT1NU3100AYD000XXX
- 1 TMF
- 1 (1) 10 - 2/0 AWG
- 1 Breaker Device 20 Amps 3 Poles XT1NU3020AYD000XXX
- 1 TMF
- 1 (1) 10 - 2/0 AWG
- 1 Breaker Device 20 Amps 1 Poles TEYADED0AAXXXXXX
- 1 TMF
- 1 (1) 14-10 AWG
- 4 Breaker Space Device 20 Amps 3 Poles XT1NU3020AYD000XXX
- 4 TMF
- 4 (1) 10 - 2/0 AWG
- 2 Breaker Space Device 20 Amps 1 Poles TEYADED0BAXXXXXX
- 2 TMF
- 2 (1) 14-10 AWG
- 2 Breaker Space Device 20 Amps 1 Poles TEYADED0CAXXXXXX
- 2 TMF
- 2 (1) 14-10 AWG
- 1 Breaker Space Device 20 Amps 1 Poles TEYADED0AAXXXXXX
- 1 TMF



Project Name/Reference: Padaro Farms
 Project #:
 Date: 12/18/2025

Bill of Material(s)

- 1 (1) 14-10 AWG
- Modifications**
- 1 Box Painted ANSI61
- 1 Nameplates (75C141109P109)
- 1 Ground: GDBG49A7
- 1 Interior Bus Stack: IN2404NN3H1
- 1 Neutral: NL04I0NST12A7
- 1 Enclosure: ER7240R
- 1 Interior Frame: IF2440F
- 1 Front 1 of 2: FT40S00135
- 1 Front 2 of 2: FT40S00215
- 1 Gutter Covers: GC40F24NNA
- 1 3X Filler & Blank: SR03BF
- 3 1X Filler & Blank: SR01BF
- 3 3X Blank only: SR03BB
- 1 2 XT1 Mtg Kit, Narrow: SR2XBR
- 1 2 XT1 Mtg Kit, Wide: SR2XBF
- 1 1 XT1 Mtg Kit, Narrow: SR1XBR
- 1 1 XT1 Mtg Kit, Wide: SR1XBF
- 3 1X Blank only: SR01BB
- 4 XT1 Blank only: SRT1BB
- 1 Lifting Bar: IL40F
- 1 Circuit Directory Kit, Plastic: RGRPCDKP
- 1 Nameplates: 75C141109P109
- 1 PPXT FA INT
- 1 PPXT FA BOX

5 1 Switchboard, ReliaGear AV2
Marks: MB SERVICE

2 Section(s) Service Entrance

- Estimated Shipping Weight:1224 lbs
- 1 Service Entrance Labeling
- 3P4W/480/277V/60Hz
- 800A 65 kAIC Fully Rated
- Incoming Feed: Bottom
- Incoming Left Feeding Right
- Type 3R (non-walk-in) Enclosure
- Front/Rear Lineup
- Front Only Access
- 1 ReliaGear Switchboard Lineup
- Estimated total factory connected wiring points for the lineup 0
- 1 Hot Utility Section 35W 30D 90H (Est.) lbs 651
- 1 Evolution Main Section 30W 30D 90H (Est.) lbs 573
- 2 Bus Bracing 65000 AIC
- 1 Spectra - Fully Rated Aluminum Bus 750 A/Sq. in.
- 1 Evolution - Fully Rated Aluminum Bus 750 A/Sq. in.
- 2 Ground: Equipment U/L With Lugs
- 2 Seismic Rating
- 1 Full Height Side Barriers
- Utility**
- 1 800A Utility Compartment - SO. CALIF. EDISON CA.
- 2 2 Meter Socket(s) 4W
- Main Breaker**
- 1 800A 3 Pole XT7H800 (800A Frame) Individ. Mtd. Main
- Manually Operated MAIN

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Project Name/Reference: Padaro Farms
 Project #:
 Date: 12/18/2025

Bill of Material(s)

- 1 Programmer(EKIP DIP) LSI
- 1 PLL FIXED PADLOCK - OPEN
- 12 Mechanical (2 Hole) AL Load Lugs
- Others**
- 1 Engraved Nameplates
- 1 Screw-On Nameplates
- Others
- 1 Lifting Brackets
- 1 Bonding Jumper
- 6 Equipment Ground Lugs
- 1 Ground Lug

**6 1 Power Panelboard, ReliaGear neXT
 Marks: MB**

- 1 Section(s), Nema 3R Cabinets
- 800 Amps, 3 Phase 4 Wire 480Y/277V, 50/60 Hz
- Minimum Interrupt Rating: 65kA Fully Rated
- Incoming Feed: Bottom
- Surface Mounted
- UL67 Certified
- Height: 72 Inches; Width: 45 Inches; Depth: 14.5 Inches; Est. Weight: 625 lbs
- 1 800 Amps Main Breaker XT6HU3800BY0000XXX
- 1 TMA
- Horiz. XT6 (2) 500-600 mcm, No Feed Through Lugs
- Main Option Details**
- 1 Silver Plated Aluminum Bus Heat Rated
- 1 100% Rated Neutral
- 1 NEMA 3R Cabinets
- Feeders**
- 1 Breaker Device 200 Amps 3 Poles XT4HU3200AYJ000XXX
- 1 TMF
- 1 (1) 4 AWG-300 MCM
- 2 Breaker Device 225 Amps 3 Poles XT4HU3225AYJ000XXX
- 2 TMF
- 2 (1) 4 AWG-300 MCM
- 1 Breaker Device 400 Amps 3 Poles XT5HU340ABYN000XXX
- 1 TMA
- 1 (2) 2/0 AWG - 500 MCM
- 1 Breaker Device 125 Amps 3 Poles XT1HU3125AYD000XXX
- 1 TMF
- 1 (1) 10 - 2/0 AWG
- 4 Breaker Space Device 200 Amps 3 Poles XT4HU3200AYJ000XXX
- 4 TMF
- 4 (1) 4 AWG-300 MCM
- Modifications**
- 1 Box Painted ANSI61
- 1 Nameplates (75C141109P109)
- 1 Ground: GDBG49A7
- 1 Interior Bus Stack: IN2408NN3H1
- 1 Neutral: NL12IONST12A7
- 1 Enclosure: ER7245R
- 1 Interior Frame: IF2445F
- 1 Front 1 of 2: FT45S00135
- 1 Front 2 of 2: FT45S00215
- 1 Gutter Covers: GC45F24NNA



Project Name/Reference: Padaro Farms
 Project #:
 Date: 12/18/2025

Bill of Material(s)

- 3 3X Filler & Blank: SR03BF
- 1 2X Filler & Blank: SR02BF
- 5 3X Blank only: SR03BB
- 1 1 XT1 Mtg Kit, Narrow: SR1XBR
- 1 Lifting Bar: IL45F
- 1 Circuit Directory Kit, Plastic: RGRPCDKP
- 1 Nameplates: 75C141109P109
- 1 PPXT FA INT
- 1 PPXT FA BOX

**7 1 Power Panelboard, ReliaGear neXT
 Marks: LB**

- 1 Section(s), Nema 3R Cabinets
- 800 Amps, 3 Phase 4 Wire 208Y/120V, 50/60 Hz
- Minimum Interrupt Rating: 10kA Fully Rated
- Incoming Feed: Bottom
- Surface Mounted
- UL67 Certified
- Height: 84 Inches; Width: 45 Inches; Depth: 14.5 Inches; Est. Weight: 760 lbs
- 1 800 Amps Main Breaker XT6NU3800BY0000XXX
- 1 TMA
- Horiz. XT6 (2) 500-600 mcm, No Feed Through Lugs
- Main Option Details**
- 1 Silver Plated Aluminum Bus Heat Rated
- 1 100% Rated Neutral
- 1 NEMA 3R Cabinets
- Feeders**
- 3 Breaker Device 200 Amps 3 Poles XT4NU3200AYJ000XXX
- 3 TMF
- 3 (1) 4 AWG-300 MCM
- 1 Breaker Device 100 Amps 3 Poles XT1NU3100AYD000XXX
- 1 TMF
- 1 (1) 10 - 2/0 AWG
- 1 Breaker Device 400 Amps 3 Poles XT5NU340ABYN000XXX
- 1 TMA
- 1 (2) 2/0 AWG - 500 MCM
- 1 Breaker Device 20 Amps 1 Poles TEYADED0CAXXXXXX
- 1 TMF
- 1 (1) 14-10 AWG
- 1 Breaker Device 20 Amps 1 Poles TEYADED0AAXXXXXX
- 1 TMF
- 1 (1) 14-10 AWG
- 1 Breaker Device 20 Amps 1 Poles TEYADED0BAXXXXXX
- 1 TMF
- 1 (1) 14-10 AWG
- 2 Breaker Device 20 Amps 3 Poles XT1NU3020AYD000XXX
- 2 TMF
- 2 (1) 10 - 2/0 AWG
- 2 Breaker Device 70 Amps 3 Poles XT1NU3070AYD000XXX
- 2 TMF
- 2 (1) 10 - 2/0 AWG
- 1 Breaker Device 25 Amps 3 Poles XT1NU3025AYD000XXX
- 1 TMF
- 1 (1) 10 - 2/0 AWG
- 1 Breaker Device 50 Amps 3 Poles XT1NU3050AYD000XXX

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Project Name/Reference: Padaro Farms
 Project #:
 Date: 12/18/2025

Bill of Material(s)

- 1 TMF
- 1 (1) 10 - 2/0 AWG
- 1 Breaker Device 60 Amps 3 Poles XT1NU3060AYD000XXX
- 1 TMF
- 1 (1) 10 - 2/0 AWG
- 1 Breaker Device 20 Amps 2 Poles TEYADFDABAXXXXXX
- 1 TMF
- 1 (1) 14-10 AWG
- 1 Breaker Device 30 Amps 3 Poles XT4NU3030AYG000XXX
- 1 TMF
- 1 (1) 14-1/0 AWG
- 2 Breaker Space Device 20 Amps 1 Poles TEYADED0CAXXXXXX
- 2 TMF
- 2 (1) 14-10 AWG
- 2 Breaker Space Device 20 Amps 1 Poles TEYADED0AAXXXXXX
- 2 TMF
- 2 (1) 14-10 AWG
- 1 Breaker Space Device 20 Amps 1 Poles TEYADED0BAXXXXXX
- 1 TMF
- 1 (1) 14-10 AWG
- 4 Breaker Space Device 20 Amps 3 Poles XT1NU3020AYD000XXX
- 4 TMF
- 4 (1) 10 - 2/0 AWG
- Modifications**
- 1 Box Painted ANSI61
- 1 Nameplates (75C141109P109)
- 1 Ground: GDBG49A7
- 1 Interior Bus Stack: IN3208NN3H1
- 1 Neutral: NL12IONST12A7
- 1 Enclosure: ER8445R
- 1 Interior Frame: IF3245F
- 1 Front 1 of 2: FT45S00135
- 1 Front 2 of 2: FT45S00225
- 1 Gutter Covers: GC45F32NNA
- 1 3X Blank only: SR03BB
- 5 1X Blank only: SR01BB
- 1 5 XT1 Mtg Kit, Wide: SR5XBF
- 1 5 XT1 Mtg Kit, Narrow: SR5XBR
- 1 1 XT1 Mtg Kit, Wide: SR1XBF
- 1 1 XT1 Mtg Kit, Narrow: SR1XBR
- 1 1X Filler & Blank: SR01BF
- 4 XT1 Blank only: SRT1BB
- 1 Lifting Bar: IL45F
- 1 Circuit Directory Kit, Plastic: RGRPCDKP
- 1 Nameplates: 75C141109P109
- 1 PPXT FA INT
- 1 PPXT FA BOX

8 2 Transformer, Aluminum, 9T10A1006
Marks: BAX, BBX

- 1 3 Phase, 60 Hz, 150 kVA
 Ambient Temperature : 40°C
 Coil Material : Aluminum
 Primary Voltage : 480, Primary Connection : Delta
 Secondary Voltage : 208Y/120, Secondary Connection : Wye

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Project Name/Reference: Padaro Farms
 Project #:
 Date: 12/18/2025

Bill of Material(s)

Temperature Rise : 150
 Energy Efficiency : DOE 2016 (Std)
 Enclosure : NEMA 1/NEMA 2
 Taps(Nominal) : 2 above 4 below 2.4%
 Impedance (+/- 7.5%) : 4.4%
 K Factor : K1
 Sound Level : Std(50dB)
 UL : Yes, cUL : No, CE : No,
Accessories :
 1 9T18Y1076G10 Lug Kit included
 1 9T18Y1074G11 Ground Bar Kit included
 1 9T18Y1076G06 Rain Shield Kit
Factory Individualized Transformer Test Reports :
 NEMA ST-20 Sound Level Test Report - Not Required
 IEEE std C57.12.91 Electrical Test Performance Report - Not Required

**9 1 Transformer, Aluminum, 9T10A1008
 Marks: BCX**

1 3 Phase, 60 Hz, 300 kVA
 Ambient Temperature : 40°C
 Coil Material : Aluminum
 Primary Voltage : 480, Primary Connection : Delta
 Secondary Voltage : 208Y/120, Secondary Connection : Wye
 Temperature Rise : 150
 Energy Efficiency : DOE 2016 (Std)
 Enclosure : NEMA 1/NEMA 2
 Taps(Nominal) : 2 above 4 below 2.5%
 Impedance (+/- 7.5%) : 4.3%
 K Factor : K1
 Sound Level : Std(55dB)
 UL : Yes, cUL : No, CE : No,
Accessories :
 1 9T18Y1078G10 Lug Kit
 1 9T18Y1077G06 Rain Shield Kit
 1 9T18Y1077G11 Ground Bar Kit
Factory Individualized Transformer Test Reports :
 NEMA ST-20 Sound Level Test Report - Not Required
 IEEE std C57.12.91 Electrical Test Performance Report - Not Required

**10 1 Lighting Panelboard, ReliaGear RQ
 Marks: HOUSE 2**

1 Section(s), Nema 1 Enclosure
 225 Amps, 3 Phase 4 Wire 208Y/120V, 50/60 Hz
 Minimum Interrupt Rating: 10kA Fully Rated
 Incoming Feed: Bottom
 Surface Mounted
 42 Circuits
 UL67 / CSA C22.2 No. 29 Certified
 cULus Certified
 Height: 43.5 Inches; Width: 20 Inches; Depth: 5.75 Inches
 1 225 Amps Main Breaker A2A225
 Al - 1-lug/phase 1-cable/lug 2/0 -300 kcmil
 Or Cu - 1-lug/phase 1-cable/lug #1 -250 kcmil

Main Option Details

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Project Name/Reference: Padaro Farms
 Project #:
 Date: 12/18/2025

Bill of Material(s)

- 1 Aluminum Bus Heat Rated
- 4 Ground-Box bonded TGL2
- 1 Ground main lug TGL20
- 1 100% Rated Neutral
- 1 NEMA 1 Enclosure
- Feeders**
- 1 Breaker Device 40 Amps 2 Poles THQB
- 3 Breaker Device 20 Amps 3 Poles THQB
- 3 Breaker Device 25 Amps 2 Poles THQB
- 3 Breaker Device 30 Amps 2 Poles THQB
- 3 Breaker Device 20 Amps 2 Poles THQB
- 3 Breaker Device 15 Amps 1 Poles THQB
- 7 Breaker Device 20 Amps 1 Poles THQB
- Modifications**
- 1 Nameplates
- 1 Interior: AQF3422AB
- 1 Box: AB43B
- 1 Front: AF43SN

11 1 Lighting Panelboard, ReliaGear RQ
Marks: HOUSE 1

- 1 Section(s), Nema 1 Enclosure
- 225 Amps, 3 Phase 4 Wire 208Y/120V, 50/60 Hz
- Minimum Interrupt Rating: 10kA Fully Rated
- Incoming Feed: Bottom
- Surface Mounted
- 36 Circuits
- UL67 / CSA C22.2 No. 29 Certified
- cULus Certified
- Height: 43.5 Inches; Width: 20 Inches; Depth: 5.75 Inches
- 1 225 Amps Main Breaker A2A225
- Al - 1-lug/phase 1-cable/lug 2/0 -300 kcmil
- Or Cu - 1-lug/phase 1-cable/lug #1 -250 kcmil
- Main Option Details**
- 1 Aluminum Bus Heat Rated
- 3 Ground-Box bonded TGL2
- 1 Ground main lug TGL20
- 1 100% Rated Neutral
- 1 NEMA 1 Enclosure
- Feeders**
- 4 Breaker Device 20 Amps 3 Poles THQB
- 1 Breaker Device 30 Amps 3 Poles THQB
- 8 Breaker Device 20 Amps 2 Poles THQB
- 4 Breaker Device 20 Amps 1 Poles THQB
- Modifications**
- 1 Nameplates
- 1 Interior: AQF3362AB
- 1 Box: AB43B
- 1 Front: AF43SN

12 1 Lighting Panelboard, ReliaGear RQ
Marks: HOUSE 3

- 1 Section(s), Nema 1 Enclosure
- 225 Amps, 3 Phase 4 Wire 208Y/120V, 50/60 Hz

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Project Name/Reference: Padaro Farms
 Project #:
 Date: 12/18/2025

Bill of Material(s)

- Minimum Interrupt Rating: 10kA Fully Rated
- Incoming Feed: Bottom
- Surface Mounted
- 24 Circuits
- UL67 / CSA C22.2 No. 29 Certified
- cULus Certified
- Height: 37.5 Inches; Width: 20 Inches; Depth: 5.75 Inches
- 1 225 Amps Main Lugs
- 1-lug/phase 1-cable/lug #6 -350 kcmil
- Main Option Details**
- 1 Aluminum Bus Heat Rated
- 2 Ground-Box bonded TGL2
- 1 Ground main lug TGL20
- 1 100% Rated Neutral
- 1 NEMA 1 Enclosure
- Feeders**
- 1 Breaker Device 20 Amps 3 Poles THQB
- 1 Breaker Device 30 Amps 3 Poles THQB
- 5 Breaker Device 30 Amps 2 Poles THQB
- 2 Breaker Device 20 Amps 2 Poles THQB
- 3 Breaker Device 20 Amps 1 Poles THQB
- Modifications**
- 1 Nameplates
- 1 Interior: AQF3242MB
- 1 Box: AB37B
- 1 Front: AF37SN

13 1 Lighting Panelboard, ReliaGear RQ
Marks: HOUSE 4

- 1 Section(s), Nema 1 Enclosure
- 225 Amps, 3 Phase 4 Wire 208Y/120V, 50/60 Hz
- Minimum Interrupt Rating: 10kA Fully Rated
- Incoming Feed: Bottom
- Surface Mounted
- 30 Circuits
- UL67 / CSA C22.2 No. 29 Certified
- cULus Certified
- Height: 37.5 Inches; Width: 20 Inches; Depth: 5.75 Inches
- 1 200 Amps Main Breaker A2A225
- Al - 1-lug/phase 1-cable/lug 2/0 -300 kcmil
- Or Cu - 1-lug/phase 1-cable/lug #1 -250 kcmil
- Main Option Details**
- 1 Aluminum Bus Heat Rated
- 3 Ground-Box bonded TGL2
- 1 Ground main lug TGL20
- 1 100% Rated Neutral
- 1 NEMA 1 Enclosure
- Feeders**
- 2 Breaker Device 25 Amps 2 Poles THQB
- 3 Breaker Device 30 Amps 3 Poles THQB
- 2 Breaker Device 30 Amps 2 Poles THQB
- 3 Breaker Device 20 Amps 2 Poles THQB
- 1 Breaker Device 15 Amps 3 Poles THQB
- 3 Breaker Device 20 Amps 1 Poles THQB
- Modifications**



Project Name/Reference: Padaro Farms
 Project #:
 Date: 12/18/2025

Bill of Material(s)

- 1 Nameplates
- 1 Interior: AQF3302AB
- 1 Box: AB37B
- 1 Front: AF37SN

**14 1 Lighting Panelboard, ReliaGear RQ
 Marks: HOUSE 5**

- 1 Section(s), Nema 1 Enclosure
- 225 Amps, 3 Phase 4 Wire 208Y/120V, 50/60 Hz
- Minimum Interrupt Rating: 10kA Fully Rated
- Incoming Feed: Bottom
- Surface Mounted
- 42 Circuits
- UL67 / CSA C22.2 No. 29 Certified
- cULus Certified
- Height: 43.5 Inches; Width: 20 Inches; Depth: 5.75 Inches
- 1 200 Amps Main Breaker A2A225
- Al - 1-lug/phase 1-cable/lug 2/0 -300 kcmil
- Or Cu - 1-lug/phase 1-cable/lug #1 -250 kcmil
- Main Option Details**
- 1 Aluminum Bus Heat Rated
- 4 Ground-Box bonded TGL2
- 1 Ground main lug TGL20
- 1 100% Rated Neutral
- 1 NEMA 1 Enclosure
- Feeders**
- 2 Breaker Device 15 Amps 3 Poles THQB
- 2 Breaker Device 30 Amps 3 Poles THQB
- 1 Breaker Device 20 Amps 3 Poles THQB
- 8 Breaker Device 20 Amps 1 Poles THQB
- 19 Breaker Space Device 20 Amps 1 Poles THQB
- Modifications**
- 1 Nameplates
- 1 Interior: AQF3422AB
- 1 Box: AB43B
- 1 Front: AF43SN

**15 1 Lighting Panelboard, ReliaGear RQ
 Marks: PRIVA**

- 1 Section(s), Nema 1 Enclosure
- 125 Amps, 3 Phase 4 Wire 208Y/120V, 50/60 Hz
- Minimum Interrupt Rating: 10kA Fully Rated
- Incoming Feed: Bottom
- Surface Mounted
- 12 Circuits
- UL67 / CSA C22.2 No. 29 Certified
- cULus Certified
- Height: 25.5 Inches; Width: 20 Inches; Depth: 5.75 Inches
- 1 70 Amps Main Breaker THQB
- 1-lug/phase 1-cable/lug #14 -1/0
- Main Option Details**
- 1 Aluminum Bus Heat Rated
- 2 Ground-Box bonded TGL2
- 1 Ground main lug TGL20

Main Electric

805-415-6623 ara.mamian@mainelectricsupply.com



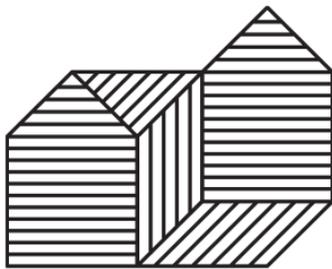
Project Name/Reference: Padaro Farms
 Project #:
 Date: 12/18/2025

Bill of Material(s)

	1	100% Rated Neutral
	1	NEMA 1 Enclosure
		Feeders
	1	Breaker Device 15 Amps 2 Poles THQB
	5	Breaker Device 20 Amps 1 Poles THQB
	5	Breaker Space Device 20 Amps 1 Poles THQB
		Modifications
	1	Nameplates
	1	Interior: AQF3121AB
	1	Box: AB25B
	1	Front: AF25SN
16	4	Switches and Disconnects, Heavy Duty Safety Switch, TH4324R
		Marks: BAX, BBX SECONDARY
	1	Suitable for use as Service Equipment Heavy Duty 200 Amps Fusible 3 Poles 240VAC/250VDC NEMA 3R (Outdoor) For Use Size With 2-250 Copper or Size 2-250 Aluminum wire Height1: 31.75, Height2: 31.95, Width1: 13.56, Width2: 14.35, Depth1: 5.37, Depth2: 9.65, Weight: 34 Switch is NEC 2017 compliant for service equipment. To make this switch compliant with NEC 2020 Article 230.62 for service equipment barriers, install kit THSHLD4
		Accessories:
		Neutral factory installed
	1	TNG3 , Equipment Ground Kit, (3) #12-1/0 AWG CU/AL
17	1	Switches and Disconnects, Heavy Duty Safety Switch, TH3364R
		Marks: BDX SECONDARY
	1	Suitable for use as Service Equipment Heavy Duty 200 Amps Fusible 3 Poles 600VAC/250VDC NEMA 3R (Outdoor) For Use Size With 2-250 Copper or Size 2-250 Aluminum wire Height1: 31.8, Height2: 31.8, Width1: 13.6, Width2: 14.4, Depth1: 5.4, Depth2: 9.7, Weight: 33 Switch is NEC 2017 compliant for service equipment. To make this switch compliant with NEC 2020 Article 230.62 for service equipment barriers, install kit THSHLD4
		Accessories:
	1	TNIA64, Neutral Kit, 2-250kcmil Cu/Al
	1	TNG3 , Equipment Ground Kit, (3) #12-1/0 AWG CU/AL

Glass House Padaro Cultivation Facility Odor Abatement Plan

Prepared for:



GLASS HOUSE
BRANDS

G&K Produce, LLC
K&G Flowers, LLC
3561 Foothill Rd.
Carpinteria, CA 93013

Prepared by:

SCS ENGINEERS

2370 Skyway Drive Suite #101
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December 11th, 2025

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Attachments

- Attachment 1** Padaro Cultivation Facility – Vicinity & Zoning Map
- Attachment 2** Padaro Cultivation Facility – Site Plan
- Attachment 3** Greenhouse Odor Scrubber – Technical Specification & O&M
- Attachment 4** Padaro Greenhouse Odor Control Plan
- Attachment 5** Example Odor Complaint Response Form
- Attachment 6** SB County Cannabis Odor Ordinance Amendment

COUNTY CODE: COMPLIANCE MATRIX

This Plan adheres to the regulatory requirements of Santa Barbara County Coastal Zoning Ordinance, Section 35-144U. The following matrix identifies the location within the Plan that addresses each requirement.

Section	Compliance Element	Document Location
35-144U.C.7.a	Floor Plan with odor-emitting activities noted	Attachment 2, Figure 2, Section 2.0
35-144U.C.7.b	Description of the specific odor emitting activities	Section 2.0
35-144U.C.7.c	Phases of odor-emitting activities	Section 2.1 Figures 4 & 5
35-144U.C.7.d	A description of all equipment and methods to be used for reducing odors	Section 4.0
35-144U.C.7.e	Approved odor control system, Multi-Technology Carbon Filtration	Section 4.0, Section 5.0
35-144U.C.7.f	Designation of an individual (local contact) who is responsible for responding to odor complaints	Section 6.0
35-144U.C.7.g	Odor Abatement Plan equipment shall be equipped with run-time meters	Section 6.0
35-144U.C.7.h	OAP certification by California PE	Section 5.0
35-144U.C.7	The Odor Abatement Plan must prevent odors from exceeding a measurement of four (4) D/T for a duration of a consecutive three (3) minute period as measured at the property line of a commercial cannabis facility	Section 6.0
35-144U.J	Departmental access	Section 6.1

EXISTING SITE DESCRIPTION

This Odor Abatement Plan (Plan) is prepared in compliance with applicable local regulations to minimize nuisance odors generated by the cultivation of cannabis at the Padaro Cultivation Facility (Operator) in Carpinteria, California. The project site (Site) is located at 3561 Foothill Rd. within APN 005-280-040 on an AG-I-10 zoned area. The Site is located on a relatively flat section of land which only varies from 17 feet above sea level (southwest corner) to 55 feet above sea level (northeast corner).

The Site is approximately 14.66 acres and contains a 16,898 square foot metal building, not part of the cannabis cultivation, previously permitted and utilized for storage of non-cannabis related supplies. The Site contains five greenhouses totaling 8.26 acres (359,997 sq. ft.) used for nursery and mature cannabis cultivation. Juvenile plants are grown in an on-site nursery within greenhouse (GH) 5, and mature harvested plants grown in greenhouses GH1, GH2, GH3, & GH4. Harvested plants will be transported off-site for processing (bucking, drying, curing and packaging). No processing activities occur on-site.

The project includes five greenhouses, detailed by the following:

- Greenhouse 1 (1.79 acres, 77,931 square feet) (GH1) – Mature Harvest
- Greenhouse 2 (1.79 acres, 78,026 square feet) (GH2) – Mature Harvest
- Greenhouse 3 (1.56 acres, 67,966 square feet) (GH3) – Mature Harvest
- Greenhouse 4 (1.56 acres, 68,002 square feet) (GH4) – Mature Harvest
- Greenhouse 5 (1.56 acres, 68,072 square feet) (GH5) – Nursery Operations

Surrounding land uses include agriculture (predominantly greenhouses) and a residential neighborhood to the north. The nearest residentially zoned and commercially developed properties are located approximately 360 feet to the north of the Site and 670 feet to the south, respectively. Refer to Attachment 1 for a Project Vicinity & Zoning Map for scaled proximity of the Site to sensitive receptors. See Figure 1 below for Site Zoning & Vicinity Plan and Figure 2 for a Facility Layout.

Figure 1: Site Zoning and Vicinity Plan (below not-to-scale, see Attachment 1 for scaled graphic)

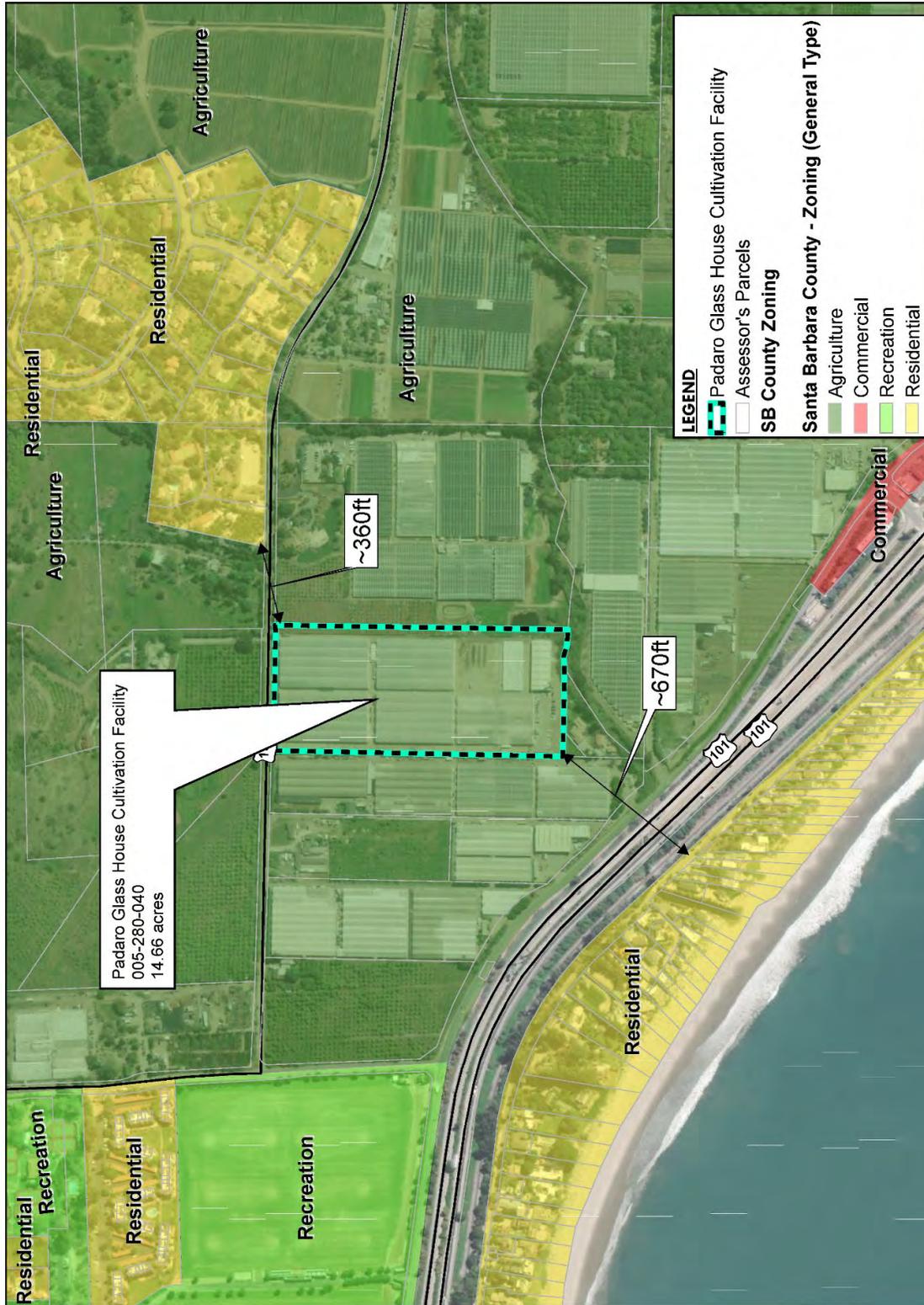


Figure 2: Site Plan & Existing Facility Layout (Not-to-scale, see Attachment 2 for scaled graphic)



 Odor Generating Areas

1.0 ODOR EMITTING ACTIVITIES

The nursery will be located on-site within GH5, with juvenile plants transported on-site for mature cultivation within the (4) other greenhouses (GH1, GH2, GH3, and GH4). Cannabis plants in adult-flowering stages emit odorous compounds with a moderate-to-strong odor generation potential.

The greenhouses are constructed of corrugated fiberglass panel walls with metal framed corrugated fiberglass roofs and gables (refer to Figure 3). The structures utilize natural convective ventilation to regulate interior temperatures and growing conditions. Thus, continuous venting of greenhouse air is expected during cannabis operations.

Harvesting cannabis in the greenhouses has the greatest potential for odor generation within the cultivation areas as the agitation involved in cutting and moving plants releases odor at a more significant level. The amount of flowering cannabis, as well as the strains of cannabis being cultivated, can also significantly affect odor concentrations. Freshly harvested plants will be loaded in lined sealed containers and transported to the off-site processing facility.

Figure 3- Existing Greenhouses Interiors, Exteriors and existing Byers vapor phase units, to be removed.



1.1 PHASES OF ODOR EMITTING ACTIVITIES

Growing cannabis plants at the Padaro Cultivation Facility has multiple stages that emit appreciable odors. The odor emitting phases are the growing and harvesting of mature flowering plants on-site.

The overall production of cannabis is described as follows. During the initial period of four (4) to six (6) weeks immature/non-flowering plants, raised onsite in GH5, emit only low to moderate odor. The juvenile plants are then relocated to GH1, GH2, GH3, or GH4 to complete the maturation prior to cultivation and harvest. As the plants mature and begin to flower, they emit gradually stronger odors. This maturation phase spans approximately eight (8) weeks. Once the cannabis plants have matured, the flowers or buds are harvested and transported from the greenhouses in sealed transportation racks taken to the off-site processing facility to be bucked, dried, cured and packaged for retail or bulk sales. The sequence of cannabis cultivation and processing is illustrated in Figure 4. The odor production phases are also represented and highlighted in the Figure 5, indicating which phases take place at Padaro.

Figure 4- Phases of Odor Production

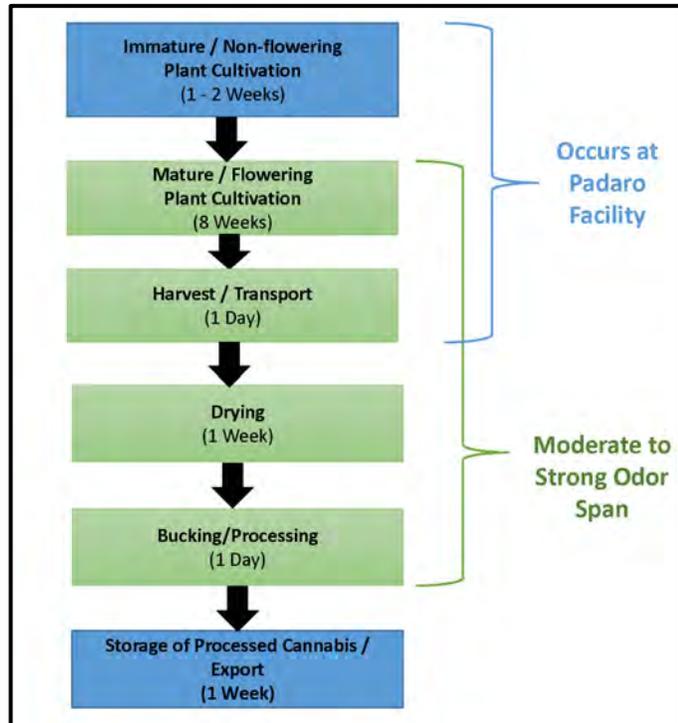
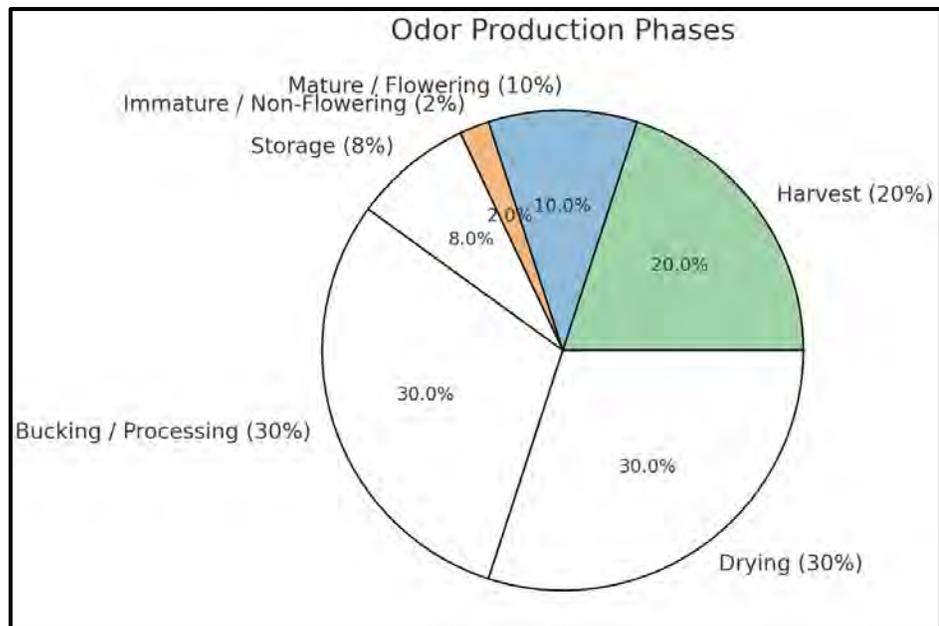


Figure 5- Odor Production Phases Pie Chart – G&K/K&G reflected by shaded activities, colored sections indicated occurs at the Padaro Cultivation Facility. Non-colored sections occur off-site at another facility.



1.2 ODOR MEASUREMENT

The ASTM-recognized odor measurement technique consists of the controlled addition of odorous air into a stream of odorless carbon-filtered air. Mixtures at known dilutions are presented to human subjects for nasal evaluation. Dilutions are measured until the dilution-to-threshold (D/T) ratio is determined. This point is where subjects begin to detect that the mixture is 'not the same' as odorless air. High D/T indicates that little odorous air is required for detection by the subject. Low D/T ratios indicate that comparatively larger amounts of odorous air are needed for detection. Simply put, the larger D/T numbers reflect a higher concentration of odor.

The following Table provides odor concentration data in units of D/T. This data was collected from multiple greenhouses in the Carpinteria region and include both nursery operations data as well as data from mature flowering greenhouses. Specific greenhouse details and locations are considered propriety and have been omitted at the request of the respective operators.

Table 1- Odor Sampling Results from Circulated Interior Greenhouse Air

Location Type	Odor Load Description	D/T
Unscrubbed Greenhouse	Flowering Plants	8,989
Unscrubbed Greenhouse	Flowering Plants	8,282
Unscrubbed Greenhouse	Flowering Plants	8,313
Unscrubbed Greenhouse	Flowering Plants	7,599
Unscrubbed Greenhouse	Flowering Plants	13,923
Unscrubbed Greenhouse	Flowering Plants	10,761
Unscrubbed Greenhouse	Flowering Plants	9,873
Low Load: adjacent to Mature harvest greenhouse	Nursery Sample	149
Low Load: adjacent to Mature harvest greenhouse	Nursery Sample	126
Low Load: adjacent to Mature harvest greenhouse	Nursery Sample	126

Average GH = 9,677 D/T
Average Nursery = 134 D/T

Based upon the collected data, nursery operations have ambient odor concentrations that are approximately 1.4% of mature flowering greenhouses odor concentrations on average.

2.0 REQUIRED SITE PREPARATION

Prior to implementing the proposed future odor control system detailed in Section 4.0, the following actions shall be completed to improve site conditions and odor control:

1. Repair or replace broken and brittle polycarbonate/fiberglass paneling to the extent necessary on the exterior of greenhouse walls.
2. Ensure that exterior greenhouse doors close easily and tightly.
3. Completion of electrical upgrades which can support full rollout installation of the scrubber systems, as required and shown on tenant improvement plans.

3.0 ACTIVE ODOR CONTROL SYSTEMS

The five existing greenhouses used for cannabis cultivation are not airtight. Temperatures necessary for healthy plant cultivation are presently achieved by venting warm air through controlled ventilation at the roof. Throughout this OAP, the term “scrubber” shall generally refer to the Envinity internal greenhouse scrubbers.

3.1 GREENHOUSE ODOR CONTROL

The Project Site will install odor control that will consist of Envinity CFS-3000 scrubber systems (scrubber) within the greenhouses to reduce odor concentrations.

Relative locations of the greenhouse carbon scrubbers will be finalized with the specific aim of reducing odor concentrations within the greenhouse space to levels that will generate nominal odor impacts within residential areas or sensitive receptors and meet the County’s property line standard. The final goal is to maintain odor effluent from the greenhouses to levels that result in no appreciable increase of background odor levels downwind from the facility. An initial rollout of (8) scrubbers per acre shall be deployed throughout the mature greenhouses and (1) scrubber per acre for the nursery greenhouses, however after subsequent testing, should it be determined by a professional engineer that a lesser number of scrubbers shall be sufficient to meet the County’s requirements of not exceeding 4 D/T at the property line, the Operator reserves the right to reduce the scrubber density pursuant to such testing and analysis, providing the agency with supporting olfactometry analysis results against baseline conditions. Additional testing shall occur following six months of initial Odor Control System operations.

3.1.1 Internal Greenhouse Odor Scrubbers

The Envinity CFS-3000 greenhouse odor scrubber system (scrubber) consists of a series of individual scrubber towers spread throughout the interior of the greenhouses. The towers planned for install manufactured by Envinity Group consist of five (5) primary components (Attachment 3 & Figure 6):

1. An initial, cleanable, pre-filter to remove large particles from the influent stream of ambient air.
2. A high-flow ionization stage that applies a charge to the remaining particles after the pre-filter.
3. A second-stage, cleanable, filter to capture the remaining particles in the air stream.
4. A catalytic carbon filtration stage that utilizes a titanium impregnated carbon filter to retain odorous gases long enough for Ultra-Violet (UV) light to oxidize and reduce the odor-causing gases to smaller, less odorous gases.
5. A final stage with a carbon filter to capture remaining odorous compounds and potential VOCs that remain after the catalytic carbon stage.

SCS conducted independent research regarding the efficacy of the Envinity Group “System”, including the following:

Figure 6- Envinity System



Typical Internal Greenhouse Carbon Scrubber System

1. Contacted the manufacturer to understand the research, development, and underlying technology employed by the multiple stage scrubber systems.
2. Toured a similar facility equipped with operational scrubbers to confirm the qualitative efficacy of the Envinity Systems in operation.
3. Completed odor sampling and reduction testing at an active cannabis Site with the Systems installed and actively scrubbing. The testing demonstrated an average of 97.6% odor destruction through the effluent stream of the Envinity Scrubber and at least an 81% overall odor reduction level in the interior airspace of the overall greenhouse structure.

See the odor control plan (Attachment 4) for planned distribution of greenhouse scrubbers. The Padaro Cultivation Facility will outfit each greenhouse with an initial (8) scrubbers per acre throughout the mature greenhouses and (1) scrubber per acre for the nursery greenhouses, however after subsequent testing, should it be determined by a professional engineer that a lesser number of scrubbers shall be sufficient to meet the County's requirements of not exceeding 4 D/T at the property line, the Operator reserves the right to reduce the number of scrubbers per acre pursuant to such testing and analysis.

Carpinteria Case Study

SCS completed a site-specific analysis of a prototype systems efficacy at an active cannabis facility located at 3508 Via Real 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 and operable roof vents.

To conduct the case study, SCS completed two (2) rounds of odor and air quality testing at the Project Facility. The overall test conditions included an approximate 2.1-acre greenhouse with cannabis cultivation in various stages of adult-flower throughout the structure. A total of fourteen (14) scrubbers were deployed with each scrubber operating at an air circulation rate of approximately 2,950 cubic feet per minute (CFM). While subject to variation due to unique greenhouse heights and fresh air exchange rates, which change the total volume of air to be treated, the scrubber manufacturer generally recommends 6-10 scrubbers per acre as a targeted range for achieving a substantial reduction in odor.

Odor Testing Event 1 focused on the overall odor reduction within the circulated greenhouse air while *Odor Testing Event 2* focused on the net odor reduction in the influent and effluent streams of an individual scrubber. It is important to note that after the conclusion of the first testing event, the scrubber manufacturer was provided valuable feedback which was subsequently used to adjust the function of the scrubbers and further improve their odor reduction efficacy before the second testing event. The primary cannabis odor samples for both testing events were taken within the greenhouse structure interior.

Odor Testing Event 1: Pre-scrubber Adjustment, Circulated Greenhouse Air

In February 2021, SCS collected a suite of twelve (12) total odor samples at strategically appropriate times to capture potential maximum odors in the greenhouse's circulated interior air mass to determine the odor destruction efficacy of the scrubbers. The testing event included the collection of six (6) odor samples before scrubber activation (i.e. unscrubbed air within the greenhouse) and six (6) odor samples after the scrubbers had operated for approximately forty-eight (48) hours. Each before and after sampling event included four (4) samples (two during AM hours and two during PM hours) taken inside various locations of the greenhouse intended to capture the average odor level

in the continuously circulated greenhouse environment. The other two (2) samples were taken upwind outside the greenhouse to establish an exterior baseline. SCS strategically sampled at times and locations within the greenhouse which represent worst-case odor saturation, thus odor levels were often at orders of magnitude higher than average greenhouse conditions observed during earlier sampling events in Carpinteria.

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 that 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 a concentration for each odor sample. The concentration of odor is quantified as a D/T ratio with higher numbers reflecting stronger odors, in other words, a higher D/T means stronger odor. For example, 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.

Odor levels prior to scrubbing ranged from 7,599 D/T to 8,989 D/T with an average D/T of 8,296. Odor levels after the scrubbers operated for forty-eight (48) hours ranged from 1,067 to 2,606 with an average D/T of 1,537. This equates to an overall average of an 81.0% reduction in odor intensity in the continuously circulated greenhouse interior air. All interior samples were identified as having an odor character including common odor descriptors such as: cannabis, pot, weed, marijuana, and skunk. It is important to note that the average 81.0% odor reduction efficiency is the result of a relatively small data set which is hampered by one sample which registered at 65.7% reduction in odor. The remaining three (3) samples all registered odor reduction rates of 84% or higher with two (2) of the samples indicating that an approximate 87% reduction of odor is feasible. It is likely that increasing the density of scrubbers per acre and improving their even distribution throughout the greenhouse structure could improve the overall consistent performance of the system to achieve an odor reduction rate approaching or exceeding 87%.

Table 2- Odor Sampling Results from Circulated Interior Greenhouse Air

Sample ID	Odor D/T Prior to Scrubbing	Odor D/T After Scrubbing	% Reduction in Odor Intensity
AM Sample Point #1	8,989	1,166	87.03%
AM Sample Point #2	8,282	1,310	84.18%
PM Sample Point #1	8,313	1,067	87.16%
PM Sample Point #2	7,599	2,606	65.71%
		Average Total	81.02%

Odor Testing Event 2: Post-scrubber Adjustment, Scrubber Influent and Effluent

SCS collected a suite of five (5) total odor samples at strategically appropriate times to capture potential maximum odors in the ambient greenhouse environment to determine the odor destruction efficacy of the individual scrubber units. These five (5) samples collections included two (2) scrubber influent, two (2) scrubber effluent, and one (1) ambient location within a second, untreated,

greenhouse. These samples were then shipped to an independent third-party laboratory (OS&E) for analysis.

The odor samples relative to the influent of the scrubbers within the Project Site's greenhouse resulted in odor concentrations of 1,793 D/T (daytime) and 1,793 D/T (night-time) respectively with a character commonly including odor descriptors such as: cannabis, pot, weed, marijuana, and skunk. Samples taken of the effluent from Project Site's scrubbers resulted in odor concentrations of 63 D/T (daytime) and 25 D/T (night-time). This data indicates an average of a 97.6% reduction of cannabis odor intensity from the influent of the scrubber compared to the effluent into the greenhouse from the scrubber. This 97.6% odor reduction limit should be considered the theoretical maximum odor reduction rate achievable in close proximity to each individual scrubber. However, odor reduction for a greenhouse as an entire circulated air mass is unlikely to ever achieve this upper limit.

Study Results

As detailed in the sampling descriptions above, the verification sampling of the scrubbers resulted in a measured reduction in odor intensity of 81.0% in the circulated greenhouse air and 97.6% of the individual scrubber's direct exhaust/effluent stream. These estimated odor reduction levels were achieved inside the greenhouse. For the purposes of this pilot study, actual observed odor reductions outside the test greenhouse could not be measured accurately due to the fact that the project site could only supply sufficient scrubbers to outfit half of the Project Facility. Therefore, remnant fugitive odors from the other unscrubbed portion of the Project Facility would convolute the data. Additionally, the test facility was in close proximity to at least three (3) other active cannabis facilities within a 300-foot radius. All such surrounding facilities could contribute fugitive cannabis odors and/or neutralizing vapor which would further degrade the quality of the data.

3.1.2 Internal Greenhouse Scrubber Findings and Recommendations

The combination of air sampling conducted to-date indicates that the system is a viable means of odor control for Padaro given adequate spatial density. The case study above reflects a similar operation within fiberglass greenhouses similar to those at the Padaro facility. The Case Study differs from the Padaro facility in terms of facility size and quantity of greenhouses but is similar in proximity to sensitive receptors (approx. 500 ft. to the south). In addition, for the case study, worse case odor conditions were assessed, including fully mature flower and harvesting taking place during the test conditions.

SCS offers the following facility-specific recommendations in support of developing an effective scrubber system:

1. Determine the initial D/T concentration of the ridge vent effluent of the greenhouses under typical load conditions and several times of the day. Site-specific testing is required so that initial load conditions can be assessed.
2. Deploy an initial set of scrubbers beginning with at least 8 per acre for mature canopy and 1 per acre for juvenile canopy to achieve odor reduction.

Upon initial odor control systems installation and functionality testing, commence operation of the system. Conduct initial operational testing and observations to determine a baseline upstream odor measurement which will be used to compare with downstream odor measurements at the property line, informed by MET data.

Padaro Testing Protocol

SCS recommends beginning with an initial 8 scrubbers per acre for mature canopy, and 1 scrubber per acre for juvenile canopy for establishing a baseline. SCS will conduct an initial “baseline” test including AM/PM testing of greenhouse ridge vent sampling, and also upwind and downwind sampling, informed by real time MET data.

- a. If the scrubber system is providing odor control sufficient enough to prevent downwind increases in odor concentration relative to background upon the initial testing, continue to operate the system for a period of six (6) months to ensure the odor reduction efficacy can be maintained consistently without failure of the system filters, carbon saturation, etc.

If offsite odor concentrations are measured above the measured background, evaluate the need to make improvements to the odor control system. Improvements can include but are not limited to: manufacturer recommendations to improve individual scrubber performance, adjustment of scrubber location within the greenhouse, or installation of additional scrubber units.

4.0 ODOR CONTROL BEST MANAGEMENT PRACTICES

Once operational, the project staff will implement odor control Best Management Practices (BMPs) as outlined below:

Best Management Practice 1: Designate an onsite *Odor Management Specialist* at the facility if the role has not already been assigned. This employee will be given time, resources, training, and incentives to control odors as a first priority.

Best Management Practice 2: The onsite *Odor Management Specialist* or *designated facility staff* should at a minimum walk the Site two (2) times per day to:

- A. Ensure that all means of active odor control are operational and in good working order.
- B. Observe onsite personnel to ensure that odor control BMPs are implemented. BMPs include keeping doors closed whenever feasible, placing waste in sealed containers, limiting harvesting-related activities to the odor-controlled structures. If BMPs are not consistently implemented, the *Odor Management Specialist* shall report inconsistencies to appropriate management for corrective action. Daily odor checks are performed and logs of equipment inspection checks are maintained and recorded electronically with internal software platform, Maintenance X.
- C. The *Odor Management Specialist* shall be the point of contact to receive odor complaints from the regulatory agencies or the community and use the odor complaint form or one generated by the facility personnel similar to the Odor Complaint Response form found in Attachment 5. The specialist shall request as much detail as possible regarding the complaint, including:
 - i. Location (be exact, narrow it down within 100 feet or less if possible).
 - ii. Time (be exact, to the minute if possible).
 - iii. Weather conditions (approximate temperature, wind speed, etc.).
 - iv. Visual observations. Did the complainant see the cannabis facility/operations from which the odor may have come, or see any unusual activities in the observed area?

Best Management Practice 3: Build a company culture wherein all personnel understand the importance of odor control. Train each person in their individual odor control responsibilities at the facility. Training elements include:

- A. Ensure all employees are aware of the *Odor Control Plan* for the entire Site and the odor control BMPs that apply to their tasks within the workforce.
- B. Incorporate the fundamentals of odor control in the training programs; provide this instruction in bi-lingual form as needed.
- C. Create incentives with offsetting disciplinary measures based on odor control implementation and success.

Best Management Practice 4: Secondary miscellaneous odor management BMPs should be implemented consistently as follows:

- A. Greenhouse facility doors should be kept closed whenever feasible. The opening of doors should occur only momentarily for entry and exit, especially in areas of cannabis harvesting. The installation of self-closing doors, heavy-duty plastic curtains, or other safe means of limiting fugitive odors should be considered (ensuring proper seals, and sealed totes and waste bins remain securely closed).
- B. Keep all harvesting activities within the perimeter of its odor control system, within the greenhouse structure, with doors and roof vents closed to ensure recirculation and reprocessing of air through the respective scrubber system (Envinity). Have contingency methods in place so that variations in weather conditions (especially hot weather) including transporting mature plants to another facility for processing. It may be necessary to harvest at night with the facility doors remaining closed to ensure cool climate for the workers. It's important to note that using the existing building envelopes as a primary means of capturing odor in conjunction with the use of the Envinity Systems to contain and process odorous air in an enclosed area.
- C. Continue utilizing specially designed cannabis dumpsters with sealed lids for handling of cannabis waste. Keep lids closed.
- D. Continue utilizing plastic bags to line plastic totes to contain/seal cannabis between harvesting areas as well as during offsite transport. The build-up of cannabis particulate and oil on inside surfaces of totes is a source of fugitive odors.
- E. Continue to provide employees, particularly those that work in cannabis harvesting zones, with uniform garments and/or professional laundry services with encouragement or requirements to change clothes prior to leaving the facility.
- F. Continue to use properly sealed vehicles and/or air-tight containers for transportation of cannabis outside of facilities.

Best Management Practice 5: Active odor control should start with an examination of the pertinent structural envelope. With rare exceptions, such as open field neutralization, most active odor control mechanisms utilize a structure of some kind to initially contain and channel odors to specific locations for treatment. Indoor or mixed-light cultivation utilize buildings or greenhouses to contain cannabis odors and channel them to either a HVAC system or by scrubbing means (e.g. Camfil, Envinity System). All harvesting activities should occur within the greenhouse structures. Evaluating, controlling, and/or minimizing the odor releases from these structural envelopes is paramount to the effectiveness of any active odor control system. Typical examples include keeping large rolling greenhouse doors closed whenever feasible, and by replacing/repairing any significant fiberglass/polycarbonate sheeting on greenhouse exteriors. Being mindful of maintaining a proper envelope control of cannabis odors will significantly improve the efficacy and often reduce the operating costs of active odor control mechanisms.

Best Management Practice 6: For all active odor control systems, proper design, operation, and maintenance of these systems is critical to their effectiveness.

In relation to the proposed scrubber systems, the following parameters should be addressed:

- A. The greenhouse scrubbers should be installed such that they attempt to maximize interaction with cannabis odors prior to release from roof vents, active exhaust fans, and operable doors which are frequently opened. The systems must be inspected regularly to ensure they are operating per manufacturer design and recommendations. Monthly inspections include, but are not limited to, checking power, pre-filters, testing operational controls, and routine maintenance outlined in the system manufacturer operation and maintenance manual. Maintenance logs are maintained and stored digitally with internal software Maintenance X.
- B. Develop a maintenance plan and checklist to schedule and document maintenance activities, record replaced parts and determine frequency of failures of the greenhouse filtration systems with a goal of minimizing system downtime to the maximum extent feasible. If possible, plan maintenance related outages to occur in the afternoon, during steady wind conditions, ensure no harvesting activities occur while system maintenance is undergoing. Scrubber maintenance should be isolated to individual units being temporarily taken out of operation while remaining units are left operational and greenhouse facilities shall remain closed to reduce fugitive odor release while maintenance activities are performed. If an entire greenhouse odor control system were to go offline, impacted plants shall be relocated in air-tight containers to other greenhouses that have operational odor control systems.

5.0 ODOR SYSTEM CERTIFICATION

Internal greenhouse scrubber systems are a technology that has only recently been deployed in vented greenhouses and are a viable means of odor control for vented greenhouses. SCS conducted independent research regarding the efficacy of internal scrubber systems that indicated the scrubber systems are a feasible and effective form of odor management for cannabis facilities given adequate spatial density for each specific Site.

Although additional pilot testing prior to wide-spread adoption and investment in scrubbers is recommended, the odor sampling conducted to date indicates that the Envinity scrubber systems are a viable and effective form of odor management for the Padaro Farm. SCS' certification of the system is conditioned upon the successful completion of the following actions:

- a. Conduct odor sampling to determine a difference, if any, in concentrations in ambient air at upstream and downstream locations in conjunction and informed by real time MET data. Location of sampling is to be determined during testing events and planning, based on MET conditions, where upstream and downstream evaluations shall be taken at the property line. Results of the sampling shall be documented and provided to the client in a summary report. Upwind and downwind sampling results will be compared to determine if the facility is contributing to an appreciable increase in odor concentrations downwind.
- b. Conduct testing once the initial density of at least 8 scrubbers per acre are installed and operational in mature greenhouses and at a minimum of 1 scrubber per acre installed in juvenile/nursery canopy, and confirm the interior odor scrubbers' ability to sustain the required site perimeter concentrations throughout the operational lifetime of the cannabis facility (i.e. the intervals at which pre-filters, post-filters, and/or carbon need replacement). Further testing shall occur upon any significant changes to facility operations that could affect odor emissions or controls.

- c. If the interior scrubber systems are shown to provide sufficient and sustainable odor control, the Site shall perform testing following any significant operational changes to the facility that would result in an increase in odor emissions.

Based on the presumption that:

- 1) The recommended odor best management practices are implemented,
- 2) The active odor control systems are operated during all appropriate times that cannabis cultivation are present on the Project Site,
- 3) The systems are kept in good working order, and
- 4) The systems are operated and maintained in compliance with manufacturer requirements and guidelines (See Attachment 3 for reference manufacture O&M reports)

Ms. Jenny Kim, PE, a Professional Engineer hereby certifies that the Odor Abatement Plan and its elements as currently proposed for deployment at the Padaro Cultivation Facility Project Site in Carpinteria, California is consistent with equipment and methods to be used for reducing odors, which are accepted and available as industry-specific best control technologies and methods designed to mitigate odors.



12/11/2025

Signature: Jenny Kim, PE

Date:

Seal:



6.0 COMPLAINT CONTACT SYSTEM AND SITE MONITORING

Measurements of cannabis odor from commercial cannabis activities shall not exceed four (4) D/T for the duration of a consecutive three-(3) minute period as measured at the property line of a commercial cannabis facility. Furthermore, installation of run-time meters shall be equipped on all odor control systems and logged during routine and operational inspections following lodged odor complaints.

The cannabis operator shall maintain detailed documentation of all periods during which the required run-time meters are inactive. This includes any downtime occurring when greenhouse operations are paused between cultivation cycles—such as during cleaning, maintenance, or other activities when no cannabis plants are present and odor generation is negligible.

The operator must log each instance of run-time meter inactivity, including the location (e.g. GH 1), date, time, and reason for the downtime, particularly during facility or greenhouse maintenance.

In the event of an odor complaint at 3561 Foothill Rd, Carpinteria, CA 93013 (the “Property”), please contact Glass House Padaro Cultivation Facility (“Operator”) Primary Odor Contact, as well as the Planning & Development Department (“Department”) at (805) 568-2057 or online at https://www.surveymonkey.com/r/cannabis_complaints

Primary Odor Contact Phone Number:	Compliance Dept. (805) 308-9152 GKOdorReports@glasshousegroup.com
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Community Participation and Outreach

Operator shall ensure property owners and residents located within 1,000 feet of the Property the contact information for the Primary Odor Contact, who shall be available by telephone on a 24 hour/day basis to receive and respond to calls regarding any odor complaints (Santa Barbara County Article II Coastal Zoning Ordinance (CZO) §35-144U.C.7.f.1.). The Operator shall immediately notify the Department, property owners and residents located within 1,000 feet of any changes to the local contact (CZO §35-144U.C.7.f.2.).

Odor Response Protocol

The Operator will continuously monitor odor complaints and will immediately route complaints to the Primary Odor Contact for a timely response. The Operator may utilize analytical tools and measurement systems to evaluate odor inquiries and assess odor conditions, as well as for routine monitoring of horticultural conditions for the long-term goal of eliminating fugitive cannabis odors.

The Operator shall notify the Department of any complaints the Operator receives within 24 hours of receiving the complaint (CZO §35-144U.C.7.f.3). The Operator shall respond to an initial complaint within one hour and if needed, take corrective action to address any violation of CZO §35-144U.C.7 within two hours (CZO §35-144U.C.7.f.4). The Operator shall implement a complaint tracking system for all complaints that the operator receives, which includes a method for recording the following information: contact information of the complainant (if the complainant is willing to provide), as well as a description of the location from which the complainant detected the odors; time that the operator received the complaint; description of the complaint; description of the activities occurring on site when the complainant detected the odors; and actions the operator implemented in order to address the odor complaint. The operator shall provide the complaint tracking system records to the

Department as part of any Departmental inspections of the cannabis activity, and upon the Department's request. The operator shall maintain the complaint tracking records for a minimum of five years (CZO §35-144U.C.7.f.5).

If the Department receives three verified complaints regarding odor events in any 365-day period, the Operator shall implement corrective actions to comply with the odor abatement requirements of County Code Section §35-144U.C.

In accordance with applicable local regulations, Padaro Cultivation Facility will have a local contact person which will be available on a 24-hour basis to respond to calls regarding nuisance odor complaints. The phone number and contact information for this contact person will be provided to the County and surrounding landowners, within 1,000 feet of the parcel on which the cannabis activity is conducted, as a component of the required noticing. Padaro Cultivation Facility will notify the County and applicable landowners should this local contact number ever change. Padaro Cultivation Facility will notify the County of any complaints the operator receives within twenty-four (24) hours of receiving the complaint. The local contact will respond to all calls received regarding odor complaints within a timely fashion. This timely fashion means that an initial complaint call will be responded to within an hour and a corrective action shall commence within two hours of the initial call, if corrective action is required, to address any violation of the County ordinance. Padaro Cultivation Facility has prepared a complaint tracking system for the local contact to use when receiving complaint phone calls. The system includes but is not limited to recording the following information:

1. Contact information of the complainant
2. Date and time that the operator received the complaint
3. Date and time that the nuisance odor observation occurred
4. Approximate location from which the complainant detected the odor
5. Description of the odor observation (i.e. pungent, short-term, long-term, etc.)
6. Description of any activities observed by the complainant at or near the Project Site during the odor observation (trucks entering or exiting the area, uncovered cannabis wastes near the property line, etc.)
7. Description of any specific weather patterns observed by the complainant at or near the Project Site during the odor observation (approximate temperature, calm or strong winds, heavy cloud layer, etc.)
8. Actions the operator implemented in order to address the complaint.
9. Documented run-time and downtime meter data, including reasons for the downtime.

Padaro Cultivation Facility will provide the complaint tracking system records to the County as part of any Planning and Development Departmental (Department) inspections of the cannabis activity, and/or upon the Department's request. Padaro Cultivation Facility shall maintain the complaint tracking records for a minimum of five (5) years.

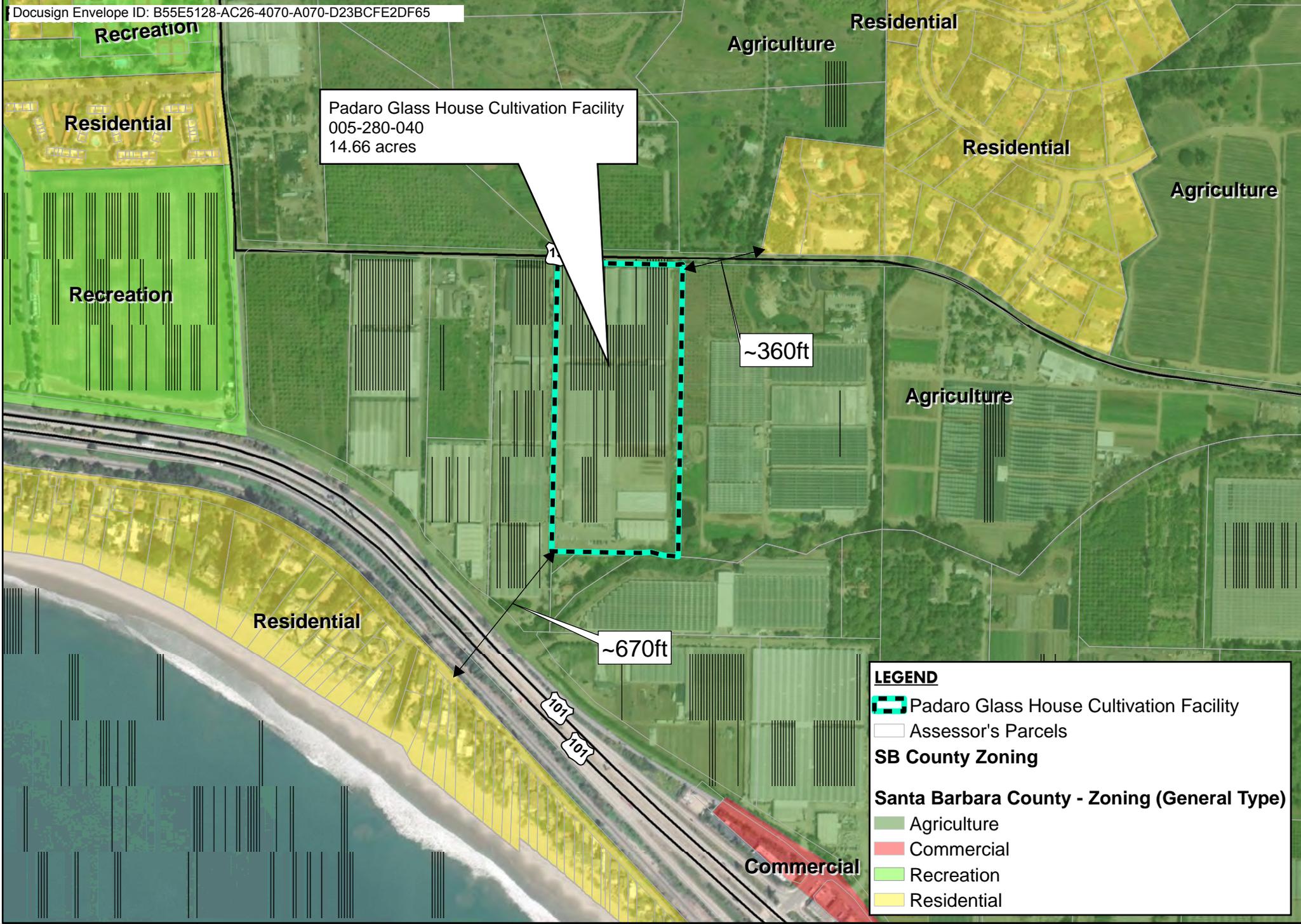
In the event that the department receives three (3) or more verified complaints regarding odor events in a 365-day period, Padaro Cultivation Facility shall implement corrective actions to comply with the odor abatement requirements of County Ordinance Section-144U.C.7. Upon the Department's request, Padaro Cultivation Facility will submit a written statement that sets forth the

corrective actions and timing of implementation of each corrective action, subject to the Department's review and approval. The Department may require the corrective actions to be re-certified by a Professional Engineer.

6.1 DEPARTMENT ACCESS

Padaro Cultivation Facility will allow the department access to the facility at all times, without notice, for the purpose of inspecting odor mitigation practices, run-time (or downtime) meter data, odor source(s), and complaint tracking system records.

Attachment 1
Padaro Cultivation Facility - Vicinity Map



Padaro Glass House Cultivation Facility
 005-280-040
 14.66 acres

LEGEND

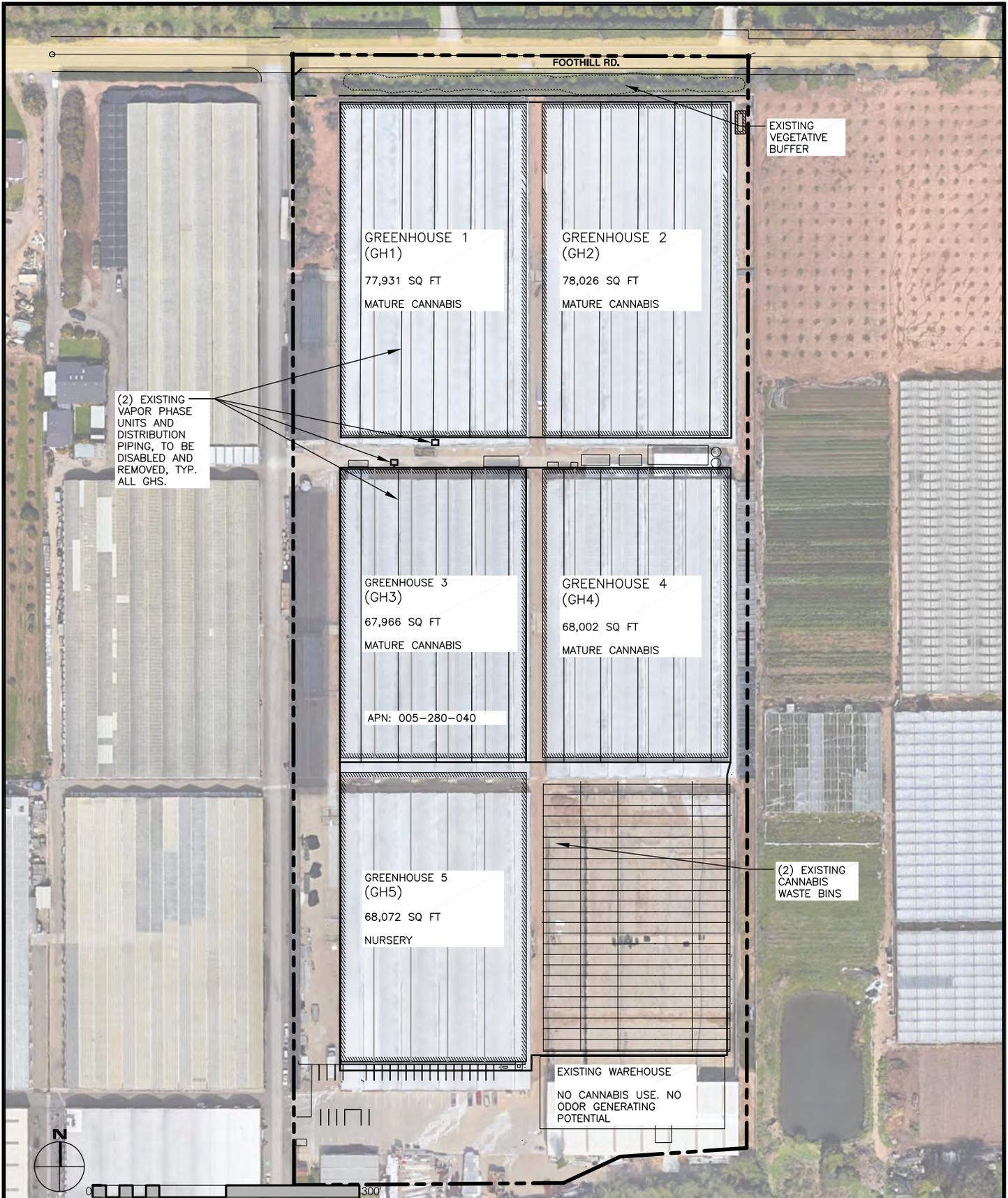
- Padaro Glass House Cultivation Facility
- Assessor's Parcels

SB County Zoning

Santa Barbara County - Zoning (General Type)

- Agriculture
- Commercial
- Recreation
- Residential

Attachment 2
Padaro Cultivation Facility - Site Plan



SCS ENGINEERS

2370 SKYWAY DR. STE 101
 SANTA MARIA, CA 93455

TITLE:
 PADARO GLASS HOUSE
 EXISTING SITE PLAN

DRAWN BY: CJP	APPROVED BY: PS	DATE: 12/1/25	SCALE: 1"=150'-0"
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Attachment 3

Internal Greenhouse Odor Scrubbers - Technical Specifications & O&M

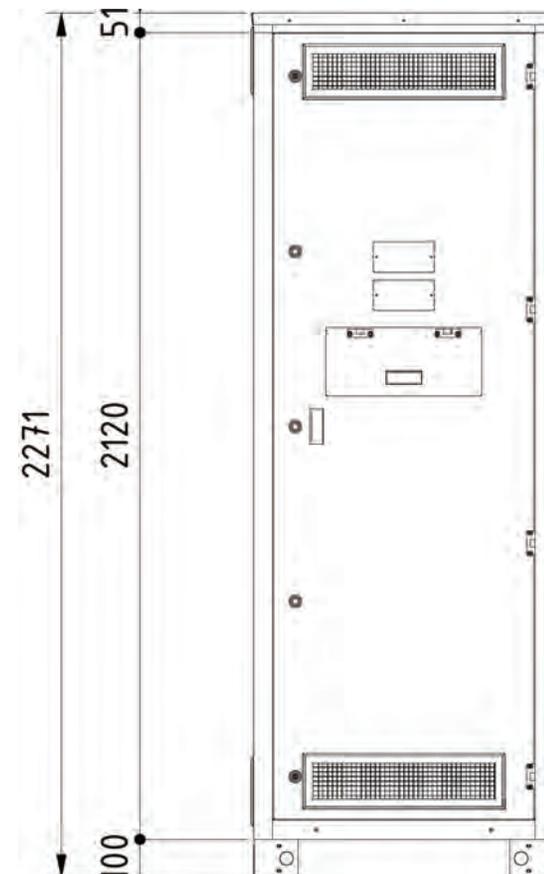


Solution

Technical specifications

Product Name	CFS-3000
Start	Slow start
Capacity	3,000 m ³ /h
Size	2,271 x 800 x 800 mm
Weight	350 KG
Materials	Powder coated steel
Power input	480 VAC - 3 Phase delta

1 kWatt (1 amp 480)





**ENVINITY
GROUP**

FACTSHEET
CFS-3000
SCRUBBER

US version 2024



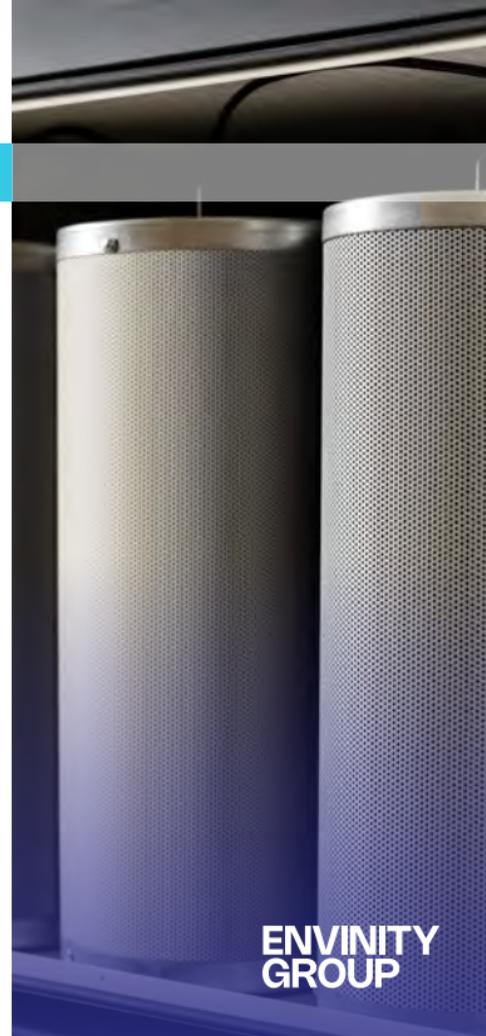
The CFS-3000

The new standard in air purification

Envinity Group offers the most advanced air purification technology within the cannabis industry, without making any compromises in terms of maintenance, energy consumption and degradation.

The CFS-3000 is the only purifier in the world to feature a revolutionary technology which has independently been proven to consistently reduce odor by 95-99%. In addition to reducing undesired odor & dust particles and harmful pathogens, it also eliminates odororous gases.

Therefore, the CFS-3000 fits in seamlessly with the philosophy of growers who are looking for optimal risk management, higher quality, higher yield results and a healthier greenhouse working & growing environment.



**ENVINITY
GROUP**

Composition CFS-3000

1 Capturing particles

- ENV-FYS-01 filter
- ENV-ION-60 ionizer
- ENV-FYD-02 filter

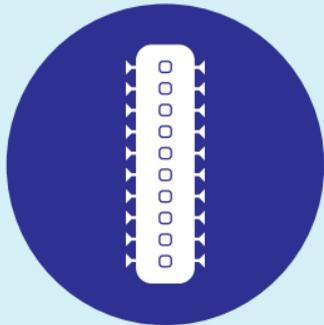


2 Eliminating gasses

- ENV-TIOx active carbon
- ENV-FBG-03 filter
- Optional: stage 6 innovation



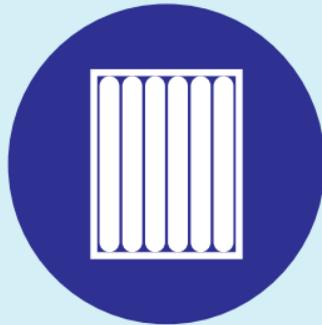
The technology that actually makes a difference



Filtration & non-ferrous ionization

The uniquely engineered Ervinity filters and ionizer inside the CFS-3000 Scrubber capture particles at HEPA level*. The ionizer kills harmful pathogens, (bacteria, viruses, fungi and mold)

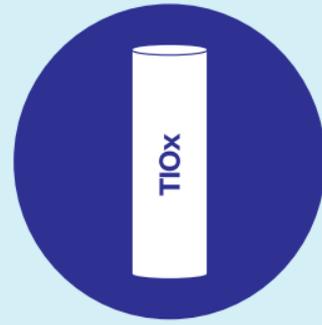
*12,9 compared to HEPA 13 level



TiOx active carbon

The in-house developed TiOx active carbon is catalytic. This is effective through the use of UV and therefore remains constant. During this process, gasses (including NOx) are converted into elements which are harmless* to humans, plants, animals and environment.

*validated by third-party engineering company



Filtration and purified air

The third filter ensures that no UV light escapes the scrubber plus it acts as a last line-of-defense to capture any fugitive undesired particles/molecules.

The single pass odor destruction efficiency is 95-99% reduction in odor values.

The technology that actually makes a difference



Easily cleanable filters

Constant filter replacement is history. Maintenance will only take fifteen minutes (per scrubber) annually.



No power surges & degradation

Independently validated unique performances: no degradation in efficiency and a constant power consumption.



Vertically & horizontally placeable

Both upright or horizontally installed, the CFS-3000 is suitable and operational in any situation.



Measurable risk management

The scrubber, smart sensors and the climate computer collectively induce an optimization in risk management and ROI.



80% reduction of NOx

Create a higher CO² setpoint through the reduction of NO_x, resulting in more potential biomass.



Healthier work & living environment

Particle reduction positively impacts plants, employees and environment, without causing damage to beneficial insect predators.

Specifications CFS-3000

- Filtration capacity: 3,000 m³/h
- Measurements (LxWxH): 760 mm x 760 mm x 2271 mm
- Weight: 350 kg
- Material: Galvanized steel + coating
- Voltage: 400 volt, 3 phases
- Power consumption: 0,83 kWh
- Noise level: 64 dB at 1 meter distance
- Color: White (highest reflection rate)
- Filters: ENV-FYS-01, ENV-FYD-02, ENV-FBG-03
- TiOx active carbon: Catalytic ENV-TiOx, including UV-light
- Ionizer: ENV-ION-60
- Method of placement: Vertically or horizontally
- Method of moving: Forklift or pallet jack
- Warranty: 12 months on all components

Based on third-party testing conducted in 2022, Envinity recommends one CFS-3000 per 62,300 ft³ (1764m³) of ventilated greenhouse space to attain at least 80% reduction on odor load.





ENVINITY GROUP

Rate 2024:

\$ 22,000.00

excluding VAT, transportation and other additional costs

Envinity Group BV

Bedrijfsweg 15e

1785 AK Den Helder

info@envinitygroup.com

www.envinitygroup.com

+31 (0)223 222 112



**ENVINITY
GROUP**

REVOLUTIONIZING
AIR PURIFICATION
SYSTEMS

CFS-3000

Operations and maintenance manual

Table of contents

- 01** Introduction
- 02** Operation Procedures
- 03** Maintenance Schedule
- 04** Safety Considerations
- 05** Technical Specifications

Introduction

Purpose of the Manual: The purpose of this manual is help the operator to understand the requirements of post-installation operations and required maintenance procedures.

System Overview: The Envinity CFS-3000 carbon scrubber is an air purification and odor reducing system utilizing multiple technologies: ionization, activated carbon, and photocatalytic oxidation. The proprietary methods of combining these technologies results in a simple to operate and maintain greenhouse air purification and odor mitigation system.

The CFS-3000 scrubbers consist of five stages:

Stage 1: Filtration captures particles at HEPA level (12.9 compared to HEPA 13 level)

Stage 2: Ionization kills harmful pathogens while removing bacteria, viruses, fungi, and mold.

Stage 3: Filtration captures any hidden particles, charged by the ionization stage, as well as ensuring UV light is contained in the following stage.

Stage 4: Carbon Filtration, using TiOx impregnated active carbon combined with UV light, gases are converted into elements which are harmless to humans, plant, animals, and the environment.

Stage 5: Filtration acting as a "last line of defense," capturing any remaining particles down to the molecular level as well as ensuring UV light from the previous stage is contained within the machine.



Operation Procedures

Startup Procedure:

- To energize and initiate operation of the machine, the cabinet-mounted safety switch should be turned to the "ON" position.
- Within 10 seconds, the integrated fan should be audible and airflow should be able to be felt exiting the bottom grills of the machine.

Normal Operation/Monitoring:

- During normal operation, the manometer gauges on the side of the unit should both remain above 0 and within the green operating range depicted on the gauges.

Shutdown Procedure:

- To shut down the machine, the cabinet-mounted safety switch should be turned to the "OFF" position.
- The audible noise from the fan and air flow from the bottom grills of the machine should cease within 5 seconds of turning the machine off.



Maintenance schedule

Weekly Maintenance

- Visually verify the two manometers on the side of the unit are above zero and within the green operating range as depicted on the guage.
- Visually verify no significant blockage of the intake grills (the "top" grills on the unit/the end closest to the ON/OFF safety switch).
 - Observe the sound of the internal fan and ensure no abnormal sounds are noted.

Monthly Maintenance

- Inspect the first and third stage filters for cleanliness/serviceability.
 - If either filter is visually dirty and/or a significant rise is noted on the unit mounted manometers, the respective filter should be cleaned prior to being put back into operation.
- Verify correct operation of the UV bulbs/ballasts.
 - If a ballast or UV bulb has gone bad, replace from known good parts inventory.



Safety Considerations

Safety Precautions

The unit should never be energized when any of the UV bulbs are connected to a ballast and not fully installed into its respective carbon filter.

The unit should never be energized without the 5th stage filter installed and the metal plate covering the 5th stage filter to ensure no UV light leak or access to the rotating fan blades.



Technical Specifications

Filtration capacity	1,765 CFM
Measurements (LxWxH)	760 mm x 760 mm x 2271 mm
Weight	775 lbs
Material	Galvanized steel + coating
Voltage	480 volt, 3 phases
Power consumption	0,83 kWh
Noise level	64 dB at 3.3 ft distance
Color	White (highest reflection rate)
Filters	ENV-FYS-01, ENV-FYD-02, ENV-FBG-03
TiOx active carbon	Catalytic ENV-TiOx, including UV-light
Ionizer	ENV-ION-60
Method of placement	Vertically or horizontally
Method of moving	Forklift or pallet jack
Warranty	12 months on all components

Based on third-party testing conducted in 2022, Envinity recommends one CFS-3000 per 62,300 ft³ (1764m³) of ventilated greenhouse space to attain at least 80% reduction on odor load.



Attachment 4
Padaro Greenhouse Odor Control Plan



LEGEND

- PROPOSED SCRUBBER
- ODOROUS AREA

SCS ENGINEERS

2370 SKYWAY DR. STE 101
SANTA MARIA, CA 93455

TITLE:
PADARO GLASS HOUSE
ODOR CONTROL SYSTEM LAYOUT

DRAWN BY: CJP	APPROVED BY: PS	DATE: 12/1/25	SCALE: NONE
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Attachment 5

Example Odor Complaint Response Form

Odor Complaint Response Form	
Primary Odor Contact (Name)	
Date / Time Complaint Received:	
Complainant Information	
Name	
Contact Number	
Email	
Location of Odor Detection	
Odor Type	
Strength of Odor (1 - 10 scale 1 = no smell, 10 = overwhelming odor)	
Odor Direction (What direction was the odor observed to be coming from)	
Was weather unusual during odor detection event?	
Odor Character Description	
Site Conditions & Specifics Related to Odor Complaint	
Wind Direction at time (Use MET Data)	
Barometric Pressure	
Run Time Meter Data (Note reasons for meter downtime, as occurs and required by SB County)	
Action Taken	
Action Taken (Consult Tiered Odor Response)	
<p>NOTES:</p> <p>Odor Inspection: Person Conducting the Inspection</p> <p>Date: Date of Inspection</p> <p>Time: Time of Observation</p> <p>Wind Direction (at the surveyor's location): N; NE; E; SE; S; SW; W; NW</p> <p>Barometric Pressure: Measured in HG as recorded at the onsite weather station</p> <p>Intensity: S-Strong; M - Medium; SI - Slight</p>	

Attachment 6
Santa Barbara County Cannabis Odor Ordinance Amendment

ATTACHMENT C: ARTICLE II COASTAL ZONING ORDINANCE AMENDMENT

ORDINANCE NO. 5244

AN ORDINANCE AMENDING ARTICLE II, THE COASTAL ZONING ORDINANCE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE, BY AMENDING DIVISION 7, GENERAL REGULATIONS, AND DIVISION 11, PERMIT PROCEDURES TO ESTABLISH A CANNABIS ODOR THRESHOLD, REVISE EXISTING ODOR REGULATIONS AND DEVELOPMENT STANDARDS REGARDING COMMERCIAL CANNABIS ACTIVITIES.

24ORD-00012

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1:

DIVISION 7, General Regulations, of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to add Subsection f, to Section 35-144U.A.2., Applicability, of Section 35-144U Cannabis Regulations, to read as follows:

- f. The provisions of this code as specified in Section 35-144U.C.6 (Cannabis Odor Threshold) and 35-144U.C.7 (Odor Abatement Plan) shall become operative for all existing cannabis operations within 12 months of adoption by the Board of Supervisors or upon Coastal Commission Certification of the Local Coastal Plan Amendment adopting Sections 35-144U.C.6 and .7 whichever is later.
 - 1) **Implementation.** Existing cannabis cultivation and processing operations shall submit for and obtain approval of a revised Odor Abatement Plan and install the Multi-Technology Carbon Filtration systems within the implementation period described above.
 - 2) **Extensions.** (These provisions are only applicable to 35-144U.C.7 – Odor Abatement Plans) A one-time extension to the 12-month implementation time period for up to 12 months may be allowed. The request for an extension shall be heard by the Board of Supervisors with a recommendation by the Director. A request for an extension must be submitted 90 days prior to the expiration of the 12-month implementation period and approved by the Board of Supervisors. Requests for extensions may include, but not be limited to:
 - a. Supply chain delays
 - b. On-site power supply upgrades
 - c. Off-site power supply upgrades and availability
 - d. Other circumstances as determined by the Director

SECTION 2:

DIVISION 7, General Regulations, of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to add a new Subsection 6 and revise Subsection 7, to Section 35-144U.C, General Commercial Cannabis Activities Development

Cannabis Odor Ordinance Amendments
Case Nos. 24ORD-00011 and -00012
Board of Supervisors
Hearing Date: March 18, 2025
Attachment C – CZO Amendment for Adoption
Page 2

Standards, to read as follows:

6. **Cannabis Odor Threshold.** Measurements of cannabis odor from commercial cannabis activities shall not exceed four (4) D/T for the duration of a consecutive three-(3) minute period as measured at the property line of a commercial cannabis facility. The operator shall implement corrective actions as determined by the Department if a facility is found non-compliant with the cannabis odor threshold.
 - a. Cannabis odor complaint. The Department will evaluate the following types of cannabis nuisance odor complaints and may require corrective actions to be implemented in response to these complaints:
 - 1) Three complaints (filed with the Department’s complaint form) are received from individuals regarding cannabis nuisance odors within a 60-day period and the Department determines cannabis odor measured at the property line equals or exceeds the threshold; or
 - 2) Cannabis odor complaints (filed with the Department’s complaint form) are received from five or more individuals in a 24-hour period and the Department determines cannabis odor from the facility exceeds the threshold.
 - b. Violations to cannabis odor threshold. If complaints are received as described in Subsections 35-144U.C.6.a.1 and 2; and the Department detects cannabis odor equal to or in exceedance of the threshold at the property line; the operator shall be notified by the Department of the violation and shall implement the corrective actions as specified below to comply with the cannabis odor threshold.
 - 1) Initial assessment and corrective actions. The operator shall submit a written statement that verifies operational compliance with the approved Odor Abatement Plan (OAP), or actions taken to achieve operational compliance with the approved OAP, the Department shall determine whether corrective actions have resulted in compliance with the cannabis odor threshold at its sole discretion.
 - 2) Diagnostic assessment and corrective actions. If the facility/operator continues to exceed the cannabis odor threshold when complying with the operational requirements of the OAP, the operator shall conduct diagnostic testing of the existing approved OAP equipment and submit a written statement describing the results of the testing and corrective actions taken to eliminate or reduce the cannabis-related nuisance odors. The Department shall determine whether the corrective actions have resulted in compliance with the cannabis odor threshold at its sole discretion.
 - 3) If the operator (or facility) is unable to comply with the cannabis odor threshold following diagnostic testing and development of corrective actions using existing equipment; the operator will conduct an assessment and develop a revised OAP to be re-certified by a California-licensed Professional Engineer, subject to the Department’s review and approval, which may require a minor change to the existing Coastal Development Permit or a new Coastal Development Permit.

Cannabis Odor Ordinance Amendments
Case Nos. 24ORD-00011 and -00012
Board of Supervisors
Hearing Date: March 18, 2025
Attachment C – CZO Amendment for Adoption
Page 3

- c. Clustering of cannabis odor. In the event that neighboring or adjacent operations are identified as exceeding the cannabis odor threshold, these operations shall implement corrective actions to meet the cannabis odor threshold or demonstrate to the satisfaction of the Department that the facility is not responsible for the exceedance.

Notwithstanding the requirements of this Section, the Department may take additional enforcement actions pursuant to Chapter 35-108 (Enforcement and Penalties), which may include, but are not limited to, initiating proceedings to revoke the applicable cannabis land use entitlement(s).

7. **Odor Abatement Plan.** The applicant for cultivation, nursery, manufacturing (volatile and non-volatile), processing, microbusiness, and/or distribution permits, shall (1) prepare and submit to the Department for review and approval, and (2) implement, an Odor Abatement Plan. No odor abatement plan shall be required on lots zoned AG-II, unless a Conditional Use Permit is required. The Odor Abatement Plan must prevent odors from exceeding a measurement of four (4) D/T for a duration of a consecutive three (3) minute period as measured at the property line of a commercial cannabis facility. The Odor Abatement Plan shall be implemented prior to the issuance of final building and/or grading inspection and/or throughout operation of the project, as applicable. The Odor Abatement Plan must include the following:
 - a. A floor plan, specifying locations of odor-emitting activity(ies) and emissions.
 - b. A description of the specific odor-emitting activity(ies) that will occur.
 - c. A description of the phases (e.g., frequency and length of each phase) of odor-emitting activity(ies).
 - d. A description of all equipment and methods to be used for reducing odors. A California-licensed Professional Engineer must review and certify that the equipment and methods to be used for reducing odors are consistent with accepted and available industry-specific best control technologies and methods designed to mitigate odor.
 - e. Approved odor control systems, subject to certification as required in Subsection d above, may include, but are not limited to:
 - 1) **Multi-Technology Carbon Filtration.**
For purposes of this Section, Multi-Technology Carbon Filtration means air filtration technology that utilizes activated carbon, which may include carbon filters, photocatalytic oxidation (PCO) units and/or other equivalent technologies that utilize carbon filtration.
 - 2) Other odor controls systems that provide equivalent or greater odor control effectiveness than Multi-Technology Carbon Filtration.
 - 3) Vapor phase systems shall not be allowed. Existing operations utilizing vapor phase systems shall transition to Multi-Technology Carbon Filtrations in accordance with the implementation timeframe in Section 35-144U.A.2.f.
 - f. Designation of an individual (local contact) who is responsible for responding to odor complaints as follow:

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- 1) The local contact shall be available by telephone on a 24-hour basis to respond to calls regarding any odor complaints.
 - 2) The applicant shall provide property owners and residents of property located within 1,000-feet of the lot on which the cannabis activity is conducted, the contact information of the local contact responsible for odor complaints. The operator is required to immediately notify the County of any changes to the local contact.
 - 3) The operator of the cannabis activity is required to notify the County of any complaints that the operator receives, within 24 hours of receiving the complaint.
 - 4) Failure to respond to calls in a timely and appropriate manner may result in revocation of the permit. For purposes of this Subsection, responding in a timely and appropriate manner means that an initial call shall be responded to within one hour of the time the initial call was made, and a corrective action shall commence within two hours of the initial call, if corrective action is required, to address any violation of this Section.
 - 5) The operator shall implement a complaint tracking system for all complaints that the operator receives, which includes a method for recording the following information: contact information of the complainant, as well as a description of the location from which the complainant detected the odors; time that the operator received the complaint; description of the complaint; description of the activities occurring on site when the complainant detected the odors; and actions the operator implemented in order to address the odor complaint. The operator shall provide the complaint tracking system records to the Department as part of any Departmental inspections of the cannabis activity, and upon the Department's request. The operator shall maintain the complaint tracking records for a minimum of five years.
- g. Odor Abatement Plan equipment shall be equipped with run-time meters. Run-time and downtime data, including reasons for the downtime, shall be provided to the Department annually and upon request to verify the approved equipment is operating in accordance with the approved Odor Abatement Plan.
- h. An Odor Abatement Plan shall be certified by a California-licensed Professional Engineer, indicating the proposed Odor Abatement Plan will mitigate nuisance odors to below the established odor threshold at the operator property boundary.

SECTION 3:

DIVISION 7, General Regulations, of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to add Subsection J to Section 35-144U, Cannabis Regulations, to read as follows:

- J. **Odor abatement and compliance monitoring.** Facilities that require an Odor Abatement Plan or installation of an odor control system shall comply with Section 35-144U.C.6 and the following:

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1. The applicant shall allow the Department access to the facility at all times, without notice, for the purpose of inspecting odor mitigation practices, odor source(s), and complaint tracking system records.
2. Upon installation, permit compliance staff shall conduct an inspection of the odor control system to assess its compliance with the requirements of this section and the approved Odor Abatement Plan quarterly for the first year and annually thereafter for the life of the project for which an Odor Abatement Plan is required.
3. Applicant shall annually provide all necessary documentation to the Department related to monitoring compliance with the Odor Abatement Plan, including but not limited to:
 - a. Contact information that includes a full name, phone number, and valid email address. Applicant shall provide the Department with updated contact information as necessary.
 - b. Downtime data of the operating system and reasons for the downtime, if applicable.
 - c. Record of all complaints received by the operator.
 - d. Maintenance documentation (i.e. carbon filter changeouts and changes to neutralizing solution).

SECTION 4:

DIVISION 11, Permit Procedures, of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to add Section 35-169.20, Minor Changes to Coastal Development Permits for Commercial Cannabis to Section 35-169, Coastal Development Permits to read as follows:

Section 35-169.20 Minor Changes to Coastal Development Permits for Commercial Cannabis Cultivation.

Minor changes to an approved or issued Coastal Development Permit for commercial cannabis cultivation (outdoor, mixed-light, indoor, and nursery) in the AG-I, AG-II, and M-RP zones may be allowed. Such requests shall be processed as follows:

1. The Director may approve a minor change to an approved Coastal Development Permit where the Director determines:
 - a. The minor change does not require additional environmental review;
 - b. The minor change does not substantially deviate from the approved plans and the originally approved permit;
 - c. There is no change in the use or scope of the development;
 - d. The minor change does not result in a change to the Director's conclusions regarding the project's specific conformance to development standards and findings;
 - e. The Coastal Development Permit has not expired; and
 - f. The minor change is exempt from review by the Board of Architectural Review pursuant to Section 35-184.3.

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2. Where a minor change of an approved Coastal Development Permit is approved, the permit shall have the same effective and expiration dates as the original permit and no additional public notice shall be required.
3. If the Director determines a proposed change to an approved Coastal Development Permit does not meet the above criteria, a new Coastal Development Permit shall be required.
4. Determinations made pursuant to this Subsection are not subject to Appendix D (Guidelines for Minor Changes to Land Use and Coastal Development Permits) or Appendix B (Substantial Conformity Determination Guidelines).
5. The determination to allow a minor change to an approved Coastal Development Permit for commercial cannabis cultivation is final and not subject to appeal except in accordance with Section 30625 of the Coastal Act.

SECTION 5:

All existing indices, section references, and figure and table numbers contained in Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

SECTION 6:

Except as amended by this ordinance, Divisions 7 and 11 of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 7:

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 8:

This ordinance and any portion of it approved by the California Coastal Commission shall take effect and be in force 30 days from the date of its passage or upon the date that it is certified by the California Coastal Commission pursuant to Public Resources Code Section 30514, whichever occurs later and, for all existing cannabis operations, the ordinance shall become operative within 12 months of adoption by the Board of Supervisors or upon Coastal Commission Certification of the Local Coastal Plan Amendment, whichever occurs later; and before the expiration of 15 days after its adoption, it, or a summary of it, shall be published once, together with the names of the members of the Board voting for and against the same in a newspaper of general circulation published in the County of Santa Barbara.

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PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara,
State of California, this 18th day of March, 2025, by the following vote:

AYES: Supervisors Lee, Capps, Hartmann, Nelson and Lavagnino

NOES: None

ABSTAIN: None

ABSENT: None



LAURA CAPPS, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By 

Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEN
COUNTY COUNSEL

By 

Deputy County Counsel

ATTACHMENT D: LAND USE AND DEVELOPMENT CODE ORDINANCE AMENDMENT

ORDINANCE NO. 5245

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE (LUDC), OF CHAPTER 35, ZONING, OF THE COUNTY CODE TO AMEND ARTICLE 35.4, STANDARDS FOR SPECIFIC LAND USES; TO REVISE EXISTING ODOR REGULATIONS AND DEVELOPMENT STANDARDS REGARDING COMMERCIAL CANNABIS ACTIVITIES.

Case No. 24ORD-00011

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

SECTION 1:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to add Subsection f, to Section 35.42.075.A.2, Applicability, of Section 35.42.075, Cannabis Regulations, to read as follows:

- f. The provisions of this code as specified in Section 35.42.075.C.6 (Odor Abatement Plan) shall become operative for all existing indoor cannabis operations within 12 months of adoption by the Board of Supervisors adopting Section 35.42.075.C.6.
 - 1) **Implementation.** Existing indoor cannabis processing operations shall submit for and obtain approval of a revised Odor Abatement Plan and install the Multi-Technology Carbon Filtration systems within the implementation period described above.
 - 2) **Extensions.** (These provisions are only applicable to Section 35.42.075.C.6 – Odor Abatement Plans) A one-time extension to the 12-month implementation time period for up to 12 months may be allowed. The request for an extension shall be heard by the Board of Supervisors with a recommendation by the Director. A request for an extension must be submitted 90 days prior to the expiration of the 12-month implementation period and approved by the Board of Supervisors. Requests for extensions may include, but not be limited to:
 - a. Supply chain delays
 - b. On-site power supply upgrades
 - c. Off-site power supply upgrades and availability
 - d. Other circumstances as determined by the Director

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SECTION 2:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to revise Subsection 6, Odor Abatement Plan of Section 35.42.075.C, General Commercial Cannabis Activities Development Standards, to read as follows:

6. **Odor Abatement Plan.** The applicant for cultivation, nursery, manufacturing (volatile and non-volatile), microbusiness, indoor processing or cultivation, and/or distribution permits, shall (1) prepare and submit to the Department for review and approval, and (2) implement, an Odor Abatement Plan. No odor abatement plan shall be required in AG-II zoning, unless it is adjacent to an EDRN or Urban Rural boundary, indoor processing or indoor cultivation, or the cultivation area exceeds 51% of the subject lot area (gross). The Odor Abatement Plan must prevent odors from being experienced within residential zones, as determined by the Director. The Odor Abatement Plan shall be implemented prior to the issuance of final building and/or grading inspection and/or throughout operation of the project, as applicable. The Odor Abatement Plan must include the following:
 - a. A floor plan, specifying locations of odor-emitting activity(ies) and emissions.
 - b. A description of the specific odor-emitting activity(ies) that will occur.
 - c. A description of the phases (e.g., frequency and length of each phase) of odor-emitting activity(ies).
 - d. A description of all equipment and methods to be used for reducing odors. A California-licensed Professional Engineer must review and certify that the equipment and methods to be used for reducing odors are consistent with accepted and available industry-specific best control technologies and methods designed to mitigate odor.
 - e. Approved odor control systems, subject to certification as required in Subsection d. above, may include, but are not limited to:
 - (1) Multi-Technology Carbon Filtration.

For purposes of this Section, Multi-Technology Carbon Filtration, is air filtration technology that utilizes activated carbon, which may include carbon filters, photocatalytic oxidation (PCO) units and/or other equivalent technologies that utilize carbon filtration.
 - (2) Vapor-phase systems for outdoor cannabis cultivation and processing. Vapor-phase systems must comply with the following:
 - (a) The resulting odors must be odor-neutralizing, not odor-masking.
 - (b) The technology must not be utilized in excessive amounts to produce a differing scent (such as pine or citrus).
 - (c) Use of these systems must have supporting documentation to demonstrate that the systems meet United States Environmental Protection Agency's Acute Exposure Guideline Levels or similar public health threshold.

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- (3) Other odor controls systems that provide equivalent or greater odor control measures than Multi-Technology Carbon Filtration or project siting practices that demonstrate effectiveness in controlling odors.
 - (4) Vapor phase systems shall not be allowed in existing indoor operations, including indoor processing. Existing indoor operations utilizing vapor phase systems shall transition to Multi-Technology Carbon Filtrations in accordance with the implementation timeframe in Section 35.42.075.A.2.
 - f. Designation of an individual (local contact) who is responsible for responding to odor complaints as follow:
 - (1) The local contact shall be available by telephone on a 24-hour basis to respond to calls regarding any odor complaints.
 - (2) The applicant shall provide property owners and residents of property located within 1,000-feet of the lot on which the cannabis activity is conducted, the contact information of the local contact responsible for responding to odor complaints. The operator is required to immediately notify the County of any changes to the local contact.
 - (3) The operator of the cannabis activity is required to notify the County of any complaints that the operator receives, within 24 hours of receiving the complaint.
 - (4) Failure to respond to calls in a timely and appropriate manner may result in revocation of the permit. For purposes of this Subsection, responding in a timely and appropriate manner means that an initial call shall be responded to within one hour of the time the initial call was made, and a corrective action shall commence within two hours of the initial call, if corrective action is required, to address any violation of this Section.
 - (5) The operator shall implement a complaint tracking system for all complaints that the operator receives, which includes a method for recording the following information: contact information of the complainant, as well as a description of the location from which the complainant detected the odors; time that the operator received the complaint; description of the complaint; description of the activities occurring on site when the complainant detected the odors; and actions the operator implemented in order to address the odor complaint. The operator shall provide the complaint tracking system records to the Department as part of any Departmental inspections of the cannabis operation and upon the Department's request. The operator shall maintain the complaint tracking records for a minimum of five years.
 - g. Odor Abatement Plan equipment shall be equipped with run-time meters. Run-time and downtime data, including reasons for the downtime, shall be provided to the Department annually and upon request to verify the approved equipment is operating in accordance with the approved Odor Abatement Plan.
 - h. An Odor Abatement Plan shall be certified by a California-licensed Professional Engineer, indicating the proposed Odor Abatement Plan will mitigate nuisance odors from being experienced within residential zones, as determined by the Director.

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- i. If the Department receives three verified complaints regarding odor events in any 365-day period, the Permittee shall implement corrective actions to comply with the odor abatement requirements of this Section 35.42.075.C.7. Upon the Department's request, the Permittee shall submit a written statement that sets forth the corrective actions and timing of implementation of each corrective action, subject to the Department's review and approval. The department may require the corrective actions to be re-certified by a California-licensed Professional Engineer. Notwithstanding the requirements of this Section, the Department may take additional enforcement actions pursuant to Chapter 35.108 (Enforcement and Penalties) which may include, but are not limited to, initiating proceedings to revoke the applicable cannabis land use entitlement(s).

SECTION 3:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to revise Subsection I, Limitations on Cannabis Harvesting Activities, of Section 35.42.075.D.1, Cultivation, to read as follows:

- i. **Limitations on cannabis harvesting activities.** In order to minimize cannabis odors, the drying, curing, and/or trimming of harvested cannabis shall either (1) be located within an enclosed structure with a certified Odor Abatement Plan in compliance with Section 35.42.075.C.6 above, or (2) include techniques and/or equipment (e.g., the use of freeze drying techniques/equipment and immediate packaging of harvested cannabis in the field) that shall achieve an equivalent or greater level of odor control as could be achieved using an enclosed structure which utilizes Multi-Technology Carbon Filtration.

SECTION 4:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to add a new Subsection I, to Section 35.42.075, Cannabis Regulations, to read as follows:

- i. **Odor abatement and compliance monitoring.** Facilities that require an Odor Abatement Plan or installation of an odor control system shall comply with Section 35.42.075.C.6 and the following:
 1. The applicant shall allow the Department access to the facility at all times, without notice, for the purpose of inspecting odor mitigation practices, odor source(s), and complaint tracking system records.
 2. Upon installation, permit compliance staff shall conduct an inspection of the odor control system to assess its compliance with the requirements of this section and the approved Odor Abatement Plan quarterly for the first year and annually thereafter for the life of the project for which an Odor Abatement Plan is required.
 3. Applicant shall annually provide all necessary documentation to the Department related to monitoring compliance with the Odor Abatement Plan, including but not limited to:

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- a. Contact information that includes a full name, phone number, and valid email address. Applicant shall provide the Department with updated contact information as necessary.
- b. Downtime data of the operating system and reasons for the downtime, if applicable.
- c. Record of all complaints received by the operator.
- d. Maintenance documentation (i.e. carbon filter changeouts and changes to neutralizing solution).

SECTION 5:

All existing indices, section references, and figure and table numbers contained in Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

SECTION 6:

Except as amended by this Ordinance, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 7:

This Ordinance shall take effect 30 days from the date of its passage and shall become operative for all existing indoor cannabis operations within 12 months of adoption by the Board of Supervisors; and before the expiration of 15 days after its passage a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in the *Santa Barbara Independent*, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 18th day of March, 2025, by the following vote:

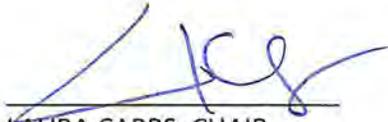
AYES: Supervisors Lee, Capps, Hartmann, Nelson and Lavagnino

NOES: None

ABSTAIN: None

ABSENT: None

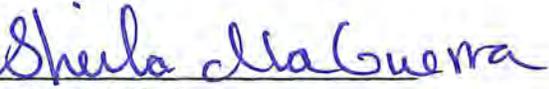
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LAURA CAPPS, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

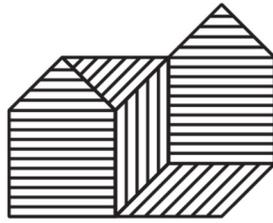
By 
Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEN
COUNTY COUNSEL

By 

Deputy County Counsel



GLASS HOUSE BRANDS

Glass House Brands: G&K Produce, LLC / K&G Flowers, LLC

Cannabis Cultivation Facility

Graham Farrar, President

3561 Foothill Road, Carpinteria, CA 93013

graham@glasshousegroup.com

Danelyn Razo, Planner
Planning and Development Department
Santa Barbara County
105 E. Anapamu Street
Santa Barbara, CA 93101
razod@countyofsb.org

Subject: Multi-Technology Carbon Filtration (MTCF) Extension Request for the Glass House Padaro Cultivation Facility – Additional Information

Dear Danelyn,

This letter is providing additional information as requested by the Initial Feedback Letter related to Glass House Brand's (GH) extension request, Case No. 26TEX-00006. The following information is attached to further outline our progress on installing Multi-Technology Carbon Filtration systems.

1/16/2026	SCE Email Thread
1/19/2026	Envinity Proposal Glasshouse 260119 V1.0
1/20/2026	ELE-00192 Accela Processing Status
1/20/2026	SCE Web Portal Status
1/21/2026	Envinity Email Thread
1/21/2026	Glass House-Padaro-OAP-Extension-Request-Gantt-Timeline

The attached Gantt project schedule is how we are tracking the project details. From the Gantt chart, it is clear the extension is necessary due to the time required to receive all permit approvals, order equipment and install what is needed to facilitate the power consumption needs of the Multi-Technology Carbon Filtration systems. We are hopeful we can attain approval for the electrical permit with the County and approval by SCE promptly so we can order the necessary electrical upgrade equipment, which is currently the longest lead time for delivery (30 weeks) and installation (18 days). We now have a better understanding of Envinity Scrubber availability and plan to order this equipment so that it will be available for installation as soon as the electrical upgrade is completed. We would be happy to provide additional copies of this Gantt project schedule as it is updated bi-weekly and will share any pertinent updates from vendors or approval authorities as we receive them.

We look forward to your comments, suggestions, and any assistance with expediting the review and approval of our electrical permit and OAP revision.

Thank you for your time and consideration,

Graham Farrar
President
Glass House Brands



one
COUNTY
one
FUTURE

Planning and Development

Lisa Plowman, Director
Jeff Wilson, Assistant Director
Elise Dale, Assistant Director

January 13, 2026

G&K Produce/K&G Flowers

Graham Farrar

Via email at: graham@glasshousegroup.com

**RE: G&K Produce/K&G Flowers Time Extension Request - Initial Feedback Letter
Case No. 26TEX-00006
3480 Via Real, Carpinteria, CA 93013 APN 005-280-040**

Dear Mr. Farrar,

Thank you for the application submitted on January 6, 2026 for an Extension Request to allow a one-time, twelve (12) month extension for the installation of Multi-Technology Carbon Filtration (MTCF) equipment pursuant to Article II Section 35-144U. Planning and Development (P&D) reviewed your application and determined that additional information is required to review the request for consistency with applicable provisions of the Article II Coastal Zoning Ordinance. The purpose of this letter is to request additional information and to provide you with initial advisories.

Your application identifies three primary reasons for the requested time extension:

- Delays in issuance of the electrical permit;
- Delays in approval and installation of the Southern California Edison power upgrade project, and
- Estimated lead time of 30-weeks for procurement and installation of the electrical upgrade equipment. In addition, the Envinity units are quoted to have a 22-week lead time for delivery. Based on this information, you are proposing the installation of the Envinity units to be completed in the fourth quarter of 2026 (during the months of October, November, or December).

Your extension application includes the following supporting documents: Project timeline identifying specific dates for completed and ongoing actions, with anticipated lead times; submittal plan from Alan Noel Engineers needed for electrical permit resubmittal; correspondence with SCE regarding electrical project updates; and correspondence with Isaac Electric to develop scope of

123 E. Anapamu Street, Santa Barbara, CA 93101 • (805) 568-2000 • Fax (805) 568-2030
624 W. Foster Road, Santa Maria, CA 93455 • (805) 934-6250 • Fax (805) 934-6258
www.countyofsb.org; Follow us @CountyofSB



work for the project. You also submitted your OAP revision 26RVP-00001 with proposed changes for G&K/K&G Flowers.

Upon review, additional documentation/correspondence from SCE and Envinity would be necessary to further evaluate this request and recommend approval to the decision-maker. Examples of supporting documentation may include, but is not limited to, correspondence from SCE with updates on electrical project status; a written statement from the manufacturer confirming current Envinity production timelines and estimated delivery dates; correspondence from the manufacturer or supplier identifying known or anticipated supply chain disruptions; executed purchase orders or contracts indicating lead times for the odor control units; or documentation demonstrating past delays for similar equipment due to manufacturing or shipping constraints.

Again, these are examples and you are encouraged to provide any information that would help substantiate your request and show a pattern of attempt. Supporting documentation must be submitted by January 21, 2026, for the department's review in order to meet the required March 18, 2026 deadline.

If you have any questions regarding this letter, please contact me at razod@countyofsb.org or at (805) 934-6265. I look forward to working with you on this project.

Sincerely,



Danelyn Razo, Planner
Energy, Minerals, and Compliance

cc: Petra Leyva, Supervisor

Katie Lea

From: licensing
Subject: FW: (External):RE: (External):Project 46182 & 54086 Update

From: Giovanni M Rodriguez <GIOVANNY.RODRIGUEZ@SCE.COM>
Sent: Friday, January 16, 2026 2:01 PM
To: Aaron G. Hodgson <ahodgson@glasshousegroup.com>
Subject: RE: (External):RE: (External):Project 46182 & 54086 Update

Good afternoon Aaron,

I don't have a update at this time. I plan to meet with my Advisor next week to go over this project and review options. I will reach back out to you after.

Thank you,

Giovanny Rodriguez
Planning, Specialist
Southern California Edison
Santa Barbara Service Center
Email: Giovanny.Rodriguez@sce.com
Phone: 805.832.0449

[Link to \(ESR\) Electrical Service Requirements - PDF](#)



From: Aaron G. Hodgson <ahodgson@glasshousegroup.com>
Sent: Wednesday, January 14, 2026 10:12 AM
To: Giovanni M Rodriguez <GIOVANNY.RODRIGUEZ@SCE.COM>
Subject: RE: (External):RE: (External):Project 46182 & 54086 Update

Hi Giovanny,

Just wanted to follow up to see how things are going and if you have an update I can share with my boss, Philip.



Aaron Hodgson
Water & Energy Dept. Manager
805-377-8468
645 Laguna Road
Camarillo, CA 93012

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From: Aaron G. Hodgson <ahodgson@glasshousegroup.com>
Sent: Thursday, December 11, 2025 8:55 AM
To: Giovanni M Rodriguez <GIOVANNY.RODRIGUEZ@SCE.COM>
Subject: RE: (External):RE: (External):Project 46182 & 54086 Update

That sounds good. My boss, Philip, would like to join you onsite at 10 a.m. on Tuesday. To access the farm, you'll just need to present your ID at the gate. If you have any questions or run into any issues, don't hesitate to give me a call at (805) 377-8468.



Aaron Hodgson
Water & Energy Dept. Manager
805-377-8468
645 Laguna Road
Camarillo, CA 93012

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From: Giovanni M Rodriguez <GIOVANNY.RODRIGUEZ@SCE.COM>
Sent: Thursday, December 11, 2025 8:31 AM
To: Aaron G. Hodgson <ahodgson@glasshousegroup.com>
Subject: RE: (External):RE: (External):Project 46182 & 54086 Update

Hi Aaron,

I would like to conduct a preliminary field visit next week to verify our existing facilities. You're welcome to join. I plan to be out there next Tuesday at 10am.

Thank you,

Giovanni Rodriguez
Planning, Specialist
Southern California Edison
Santa Barbara Service Center
Email: Giovanny.Rodriguez@sce.com
Phone: 805.832.0449

[Link to \(ESR\) Electrical Service Requirements - PDF](#)

From: Aaron G. Hodgson <ahodgson@glasshousegroup.com>
Sent: Thursday, December 11, 2025 8:18 AM
To: Giovanni M Rodriguez <GIOVANNY.RODRIGUEZ@SCE.COM>
Subject: (External):RE: (External):Project 46182 & 54086 Update

Hi Giovanni,

I hope you're doing well.

Since we've reached the three-week mark, I wanted to check in and see how everything is progressing.



Aaron Hodgson
Water & Energy Dept. Manager
805-377-8468
645 Laguna Road
Camarillo, CA 93012

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From: Giovanni M Rodriguez <GIOVANNY.RODRIGUEZ@SCE.COM>
Sent: Thursday, November 20, 2025 11:05 AM
To: Aaron G. Hodgson <ahodgson@glasshousegroup.com>
Subject: RE: (External):Project 46182 & 54086 Update

Hi Aaron,

I will review within the next 3 weeks and reach out if I have any questions.

Thank you,

Giovanni Rodriguez
Planning, Specialist
Southern California Edison
Santa Barbara Service Center
Email: Giovanni.Rodriguez@sce.com
Phone: 805.832.0449

[Link to \(ESR\) Electrical Service Requirements - PDF](#)



From: Aaron G. Hodgson <ahodgson@glasshousegroup.com>
Sent: Thursday, November 20, 2025 10:57 AM
To: Giovanni M Rodriguez <GIOVANNY.RODRIGUEZ@SCE.COM>
Subject: (External):Project 46182 & 54086 Update

Hi Giovanni,

Could you please provide an update on projects 46182 and 54086? I can see that both projects are showing a status of “Final Review” in the BRPP portal, but I’m hoping you can provide an estimate of how long that review process will take and whether there is any additional information you need from us.



Aaron Hodgson
Water & Energy Dept. Manager
805-377-8468
645 Laguna Road
Camarillo, CA 93012

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Glasshouse Group
Attn: Mr. Philip van Spronsen
645 Laguna Road
Camarillo, CA 93012

PROPOSAL

Proposal number: 260119-V1.0

Den Helder, Januari 19, 2026

Dear Mr. Van Spronsen,

We appreciate the opportunity to collaborate with you to address the challenges posed by odour within your operations. It is our mission to provide innovative and effective solutions to enhance the health and safety of your environment. With our advanced ionizer and filtration technology, we aim to support you in combating these concerns.

About Envinity Group

Envinity Group is an innovative engineering company and is a specialist in the field of electrostatic air purification and is constantly looking for solutions to the growing problems of air pollution that are both efficient and environmentally friendly.

The Envinity modular system

Our modular products remove hazardous and polluting substances, such as particulate matter PM10, PM2.5, ultrafine particles and nanoparticles, bacteria, fungi, viruses, allergens, gases and chemicals such as odours and vapours from the air. This makes it possible to reduce or prevent diseases and odour nuisance, among other things.

Our ionizer in combination with our specially designed filters is a revolutionary patented application for air purification. The system has a very high air purification efficiency (E12.95 HEPA classification according to NEN-EN 1822 standard), without the use of a HEPA filter. As a result, the system has 80% less pressure drop than conventional filters, and therefore substantial energy savings compared to conventional filters.

Our systems can be expanded modularly for various application possibilities, but can also be easily adapted to the specific wishes of the customer. This offers tailor-made solutions, so that an optimal solution is realized.

The services of Envinity Group

We also offer air quality measurements on location. This gives you insight into the air quality in your building/facility. These measurements give you a complete insight into the current status of the air quality and serve as validation for the solutions that will be applied to you. These will be checked and validated by an independent third party, if necessary.

Proposal

- 58 pcs scrubber CFS-3000 as in the specifications sheet.

Pricing

CFS-3000 scrubber 2026 rate includes 2.8% inflation correction 58 pcs \$ 20,560.00 \$ 1,192,480.00

Total: **\$ 1,192,480.00**

Billing and delivery

Invoicing: 50% down payment, 50% payment before shipping.

Delivery: Delivery date will be determined in consultation, after receipt (1st) payment.

Conditions

- Prices are exclusive of VAT, tariffs and additional charges or local taxes.
- Prices are ex. works.
- Prices are exclusive of installation on site.
- This offer is valid for 30 days after the date.
- This offer is based on the information provided and discussed principles. Changes in practice may lead to changes in our proposal.
- Our general terms and conditions apply to all our transactions, offers and agreements.
- Envinity Group B.V. may include the project in its list of references.

We are excited about the possibility of partnering with Glasshouse to create a healthier and odourless environment.

Thank you for considering our proposal. We look forward to discussing this further and embarking on a successful partnership. Please feel free to reach out if you have any questions or require additional information.

Kind regards,



Simon van der Burg
Managing Partner / CEO

If this proposal meets with your approval, please sign and complete the indicated spaces below and forward a copy of the signed proposal to us.

Signed by:

Function:

Signature:

Date:

Permit 21ELE-00000-00192:

Cannabis - Electrical Permit

Record Status: Plans Resubmitted

Record Info 

Custom Component

Processing Status

Application Submittal

Preparation Review

Staff Assignment

Initial Site Inspection

EHS Plan Review

Fire Dept Plan Review

PW Roads Plan Review

PW Clean Water Plan Review

Petroleum Division Plan Review

Structural Plan Review

Plan Check Review

Due on 04/28/2021, assigned to TBD

 Marked as Corrections Required on 04/28/2021 by Curtis Jensen

Due on 04/28/2021, assigned to TBD

 Marked as Plans Resubmitted on 09/14/2021 by Thomas Hawkins

Due on 04/28/2021, assigned to TBD

 Marked as Corrections Required on 10/25/2021 by Jesse Barron

Due on 04/28/2021, assigned to TBD

 Marked as Corrections Required on 10/25/2021 by Jesse Barron

Due on 04/28/2021, assigned to TBD

 Marked as Plans Resubmitted on 08/08/2025 by Admin Admin

Comment: Updated via Script

Due on 08/22/2025, assigned to TBD

Marked as TBD on TBD by TBD

Other Reviews

Due on 09/09/2025, assigned to TBD

 Marked as Other Reviewer on 09/09/2025 by Michael Clark

Comment: Notified WH of resubmittal via email.

Due on 09/09/2025, assigned to TBD

Marked as TBD on TBD by TBD

Zoning Plan Review

PW Flood Control Plan Review

Permit Issuance

Final B and S Inspection

Final EHS Inspection

Final Fire Dept Inspection

Final PW Roads Inspection

Final Clean Water Inspection

Final Insp Permit Compliance

Follow-up and Close

Status	Final Review
Project	
Application ID	54086
Project Name	Padaro - Service Account 8011960271
Application Request	Modify or Evaluate Existing Service
Request Category	Upgrade or Change
Request Type	Panel Upgrade
Customer Type	Agricultural
Project Address	3450 Via Real CARPINTERIA, CA, 93013

Contacts	
Submitter	Aaron Hodgson ahodgson@glasshousegroup.com
Primary	Aaron Hodgson ahodgson@glasshousegroup.com
Legal	Graham Farrar graham@glasshousegroup.com

Overall Progress		
#	Activity	Last Changed
1	Project Type	2025-10-29 10:24:02 AM
2	Project Information	2025-10-29 10:24:17 AM
3	Contacts	2025-10-29 10:25:02 AM
4	Detailed Project Information	2025-10-29 10:25:16 AM
5	Supplementary Application Requests	2025-10-29 10:25:22 AM
6	Document Upload	2025-10-29 10:25:32 AM
7	Project Delivery	2025-10-29 10:25:38 AM
8	Review Summary	2025-10-29 10:26:30 AM
Intake Review		
#	Activity	Last Changed
1	Preliminary Review	2025-11-04 11:47:20 AM
2	Final Review	In Progress
Product Details		
<i>There are currently no products available</i>		

Katie Lea

From: Simon van der Burg <s.vandenburg@envinitygroup.com>
Sent: Wednesday, January 21, 2026 1:28 AM
To: Philip Van Spronsen
Cc: Katie Lea
Subject: Re: Quote for scrubbers,

Hello Philip,

Lead time for production at this moment is between 14 and 16 weeks. We have no US specific scrubbers on stock.

Kind regards,

Simon van der Burg
Managing partner / CEO

Mobile: +31 6 34 94 02 52
E-mail: s.vandenburg@envinitygroup.com

Bedrijfsweg 15e
1785 AK Den Helder
The Netherlands
Office: +31 223 222 111
envinitygroup.com



Op ma 19 jan 2026 om 20:04 schreef Philip Van Spronsen <philip@glasshousegroup.com>:
Hey Simon,

Thanks for the quick turnaround. Any general guidance on availability? We like to know roughly when to place this order to make sure we have them here around the time the power upgrade is done.

Regards,

On Jan 19, 2026, at 1:21 AM, Simon van der Burg <s.vanderburg@envinitygroup.com> wrote:

Hello Philip,

I'm well, thank you, hope you are too.

In the attachment you will find the quote for the 58 scrubbers.

These units can be mounted vertical or horizontal. Both are fine. The scrubbers come standard with 480 3 phase delta. Does this work for you?

Please let me know if there are any questions.

Thanks you,

Kind regards,

Simon van der Burg
Managing partner / CEO

Mobile: +31 6 34 94 02 52

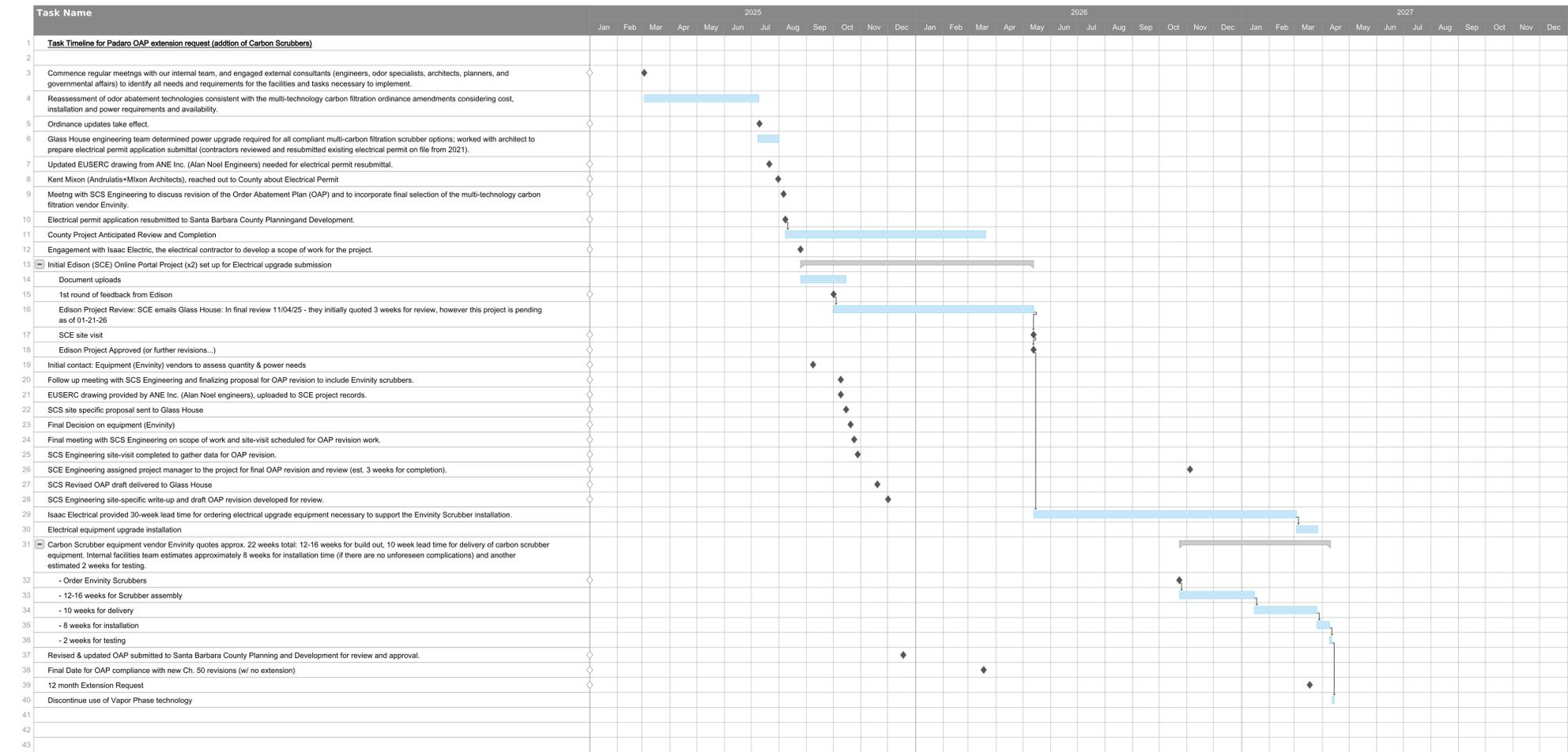
E-mail: s.vanderburg@envinitygroup.com

Bedrijfsweg 15e
1785 AK Den Helder
The Netherlands
Office: +31 223 222 111
envinitygroup.com

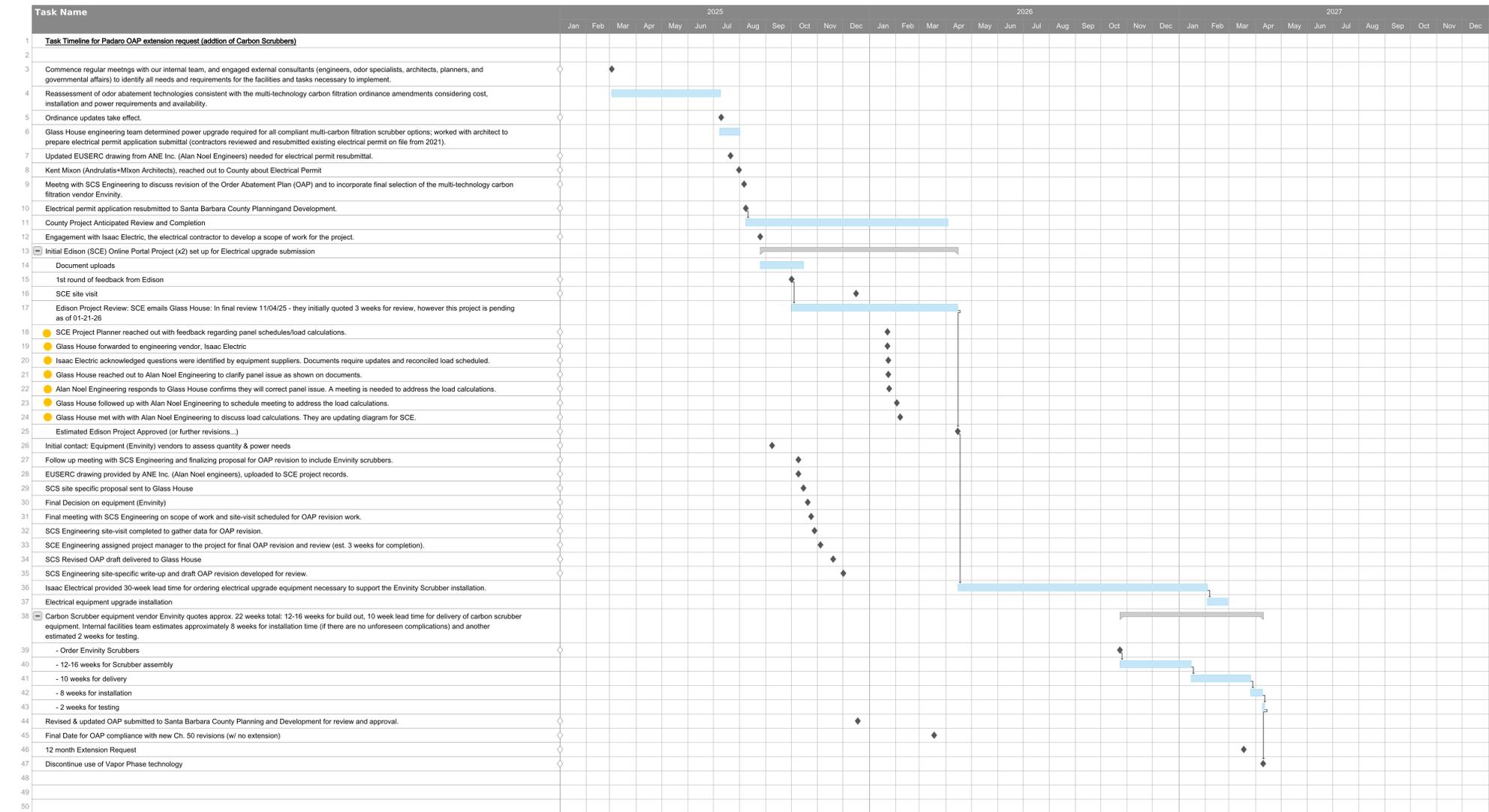
**Let's clear
the air**

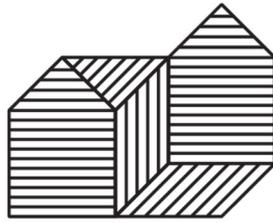


Glass House-Padaro-OAP-Extension-Request-Timeline



Glass House-Padaro-OAP-Extension-Request-Timeline





GLASS HOUSE

BRANDS

Glass House Brands: G&K Produce, LLC / K&G Flowers, LLC
Cannabis Cultivation Facility
3561 Foothill Road, Carpinteria, CA 93013

Danelyn Razo, Planner
Planning and Development Department
Santa Barbara County
105 E. Anapamu Street
Santa Barbara, CA 93101
razod@countyofsb.org

Subject: Multi-Technology Carbon Filtration (MTCF) Extension Request for the Glass House Padaro Cultivation Facility – Additional Information

Dear Danelyn,

We received your request for further clarification regarding our project timeline as it relates to the Extension Request for the Glass House Padaro Cultivation Facility. We understand that some of the information regarding timing that we have provided to the County since our initial Extension Request has been changing. This is a direct reflection of events occurring in real-time. We receive new information on a weekly, and in some cases daily, basis that ultimately affects the final carbon scrubber installation date. In some areas (specifically necessary permit approvals from Southern California Edison (SCE) and SB County), there has been limited progress and that has and will continue to affect the estimated final Carbon Scrubber installation date.

Based on the best available information that we had at the time of the initial submission of our Extension Request (dated 12.18.25), we had anticipated an installation completion date in the 4th quarter of 2026. Our letter also noted that the maximum allowable 12-month extension (through 03.18.27) was being requested to allow for some flexibility in-case any unexpected issues surfaced in the future which could extend the completion timeline. As it happened, this occurred sooner in the process than anticipated, and the result can be seen on the project

Gantt charts that were provided on January 21st and February 11th. We now anticipate an estimated completion date in April 2027, resulting in us requiring the requested full 12-month allowable extension.

This estimated completion date may change (and we hope it does) based on the speed with which (1) SCE can complete and approve our project review, (2) SB County can approve our electrical permit, (3) the onsite upgraded electrical equipment can be approved, ordered, delivered and installed, and finally (4) the carbon scrubbers are constructed and delivered. These factors could still significantly reduce or add time onto this project. Our goal is to continue to relentlessly follow-up with all vendors to be able to meet the March 18, 2027 deadline. However, as you can see, at this time and with this many moving parts, it is very difficult to accurately estimate an installation completion date. What is clear from our current schedule is that the electrical upgrade approvals from the SCE and the County and the installation of the electrical upgrade equipment are the most significant factors affecting the installation of scrubbers. We are also awaiting approval of the revised Odor Abatement Plan, which will confirm the proposed installation. Minor updates are currently being incorporated by our engineer in response to County feedback provided earlier this month in the Odor Abatement Plan Peer-Review Comments Memo.

Additionally, we have recently become aware of factors that may impact the use of Envinity carbon scrubbers that we specified in our Odor Abatement plan. We are following up with Envinity directly for clarity. These include:

- 1) Lack of UL certification for Envinity scrubbers may affect importation of these products
- 2) Recent litigation that Envinity lost, that may affect their ongoing ability to deliver these products
- 3) Lack of CARB certification for these products (albeit this is only recommended by APCD for post-harvest operations)

Our plan is to continue providing regular updates to the County as we receive up-to-date information from the various vendors involved that directly impact the installation completion date.

Please let us know if you have any other questions and thank you for your time and consideration,

Graham Farrar
Glass House Brands

cc:

Errin Briggs – Planning and Development
Petra Leyva – Planning and Development
Roy Lee – First District Supervisor
Wade Cowper – Chief of Staff



Application Details

[View Application Summary](#)

Status

Status Corrections Review

Project

Application ID 46182

Project Name Padaro - Service Account 8011960376

Application Request Modify or Evaluate Existing Service

Request Category Upgrade or Change

Request Type Panel Upgrade

Customer Type Agricultural

Project Address 3450 Via Real CARPINTERIA, CA, 93013

Contacts

Submitter Aaron Hodgson
ahodgson@glasshousegroup.com

- Progress
- Comments
- Documents
- Email
- History
- Actions

Quick Filter

Date	User	Details
2025-08-27 08:32:17	cultivationap@glasshousegroup.com	cultivationap@glasshousegroup.com added to role Owner
2025-08-27 08:32:17	cultivationap@glasshousegroup.com	Project status updated to Incomplete
2025-08-27 08:32:17	cultivationap@glasshousegroup.com	Responsible Party updated to Submitter
2025-08-27 08:32:17	cultivationap@glasshousegroup.com	Outstanding Action updated to Complete Application
2025-10-10 09:52:58	cultivationap@glasshousegroup.com	Project assigned to SPOC Company 49 - Santa Barbara - District
2025-10-10 09:52:58	cultivationap@glasshousegroup.com	Project status updated to Preliminary Review
2025-10-10 09:52:58	cultivationap@glasshousegroup.com	Responsible Party updated to Utility
2025-10-10 09:52:58	cultivationap@glasshousegroup.com	Outstanding Action updated to Preliminary Review
2025-10-10 09:52:59	cultivationap@glasshousegroup.com	Template email 'Application Received' sent
2025-10-10 09:52:59	cultivationap@glasshousegroup.com	Project ready for Preliminary Review

Rows: 32 Total Rows: 32

1 to 10 of 32 Page 1 of 4



Application Details

[View Application Summary](#)

Status

Status Corrections Review

Project

Application ID 54086

Project Name Padaro - Service Account 8011960271

Application Request Modify or Evaluate Existing Service

Request Category Upgrade or Change

Request Type Panel Upgrade

Customer Type Agricultural

Project Address 3450 Via Real CARPINTERIA, CA, 93013

Contacts

Submitter Aaron Hodgson
ahodgson@glasshousegroup.com

- Progress
- Comments
- Documents
- Email
- History
- Actions

Quick Filter

Date	User	Details
2025-09-03 13:32:12	cultivationap@glasshousegroup.com	cultivationap@glasshousegroup.com added to role Owner
2025-09-03 13:32:12	cultivationap@glasshousegroup.com	Project status updated to Incomplete
2025-09-03 13:32:12	cultivationap@glasshousegroup.com	Responsible Party updated to Submitter
2025-09-03 13:32:12	cultivationap@glasshousegroup.com	Outstanding Action updated to Complete Application
2025-10-10 09:52:02	cultivationap@glasshousegroup.com	Project assigned to SPOC Company 49 - Santa Barbara - District
2025-10-10 09:52:02	cultivationap@glasshousegroup.com	Project status updated to Preliminary Review
2025-10-10 09:52:02	cultivationap@glasshousegroup.com	Responsible Party updated to Utility
2025-10-10 09:52:02	cultivationap@glasshousegroup.com	Outstanding Action updated to Preliminary Review
2025-10-10 09:52:03	cultivationap@glasshousegroup.com	Template email 'Application Received' sent
2025-10-10 09:52:03	cultivationap@glasshousegroup.com	Project ready for Preliminary Review

Rows: 42 Total Rows: 42

1 to 10 of 42 Page 1 of 5

ATTACHMENT 8b – FINDINGS OF APPROVAL

1.0 CEQA FINDINGS

The Board of Supervisors finds that the project is not a “Project” subject to CEQA review per CEQA Guideline Section 15378(b) (5), since it is an organizational or administrative activity of government that will not result in direct or indirect physical change in the environment; and will not result in direct or indirect physical changes in the environment.

2.0 ADMINISTRATIVE FINDINGS – ODOR ABATEMENT PLAN EXTENSION

2.1 Section 35-144U.A.2.f.2 - Extensions. (This provision is only applicable to 35-144U.C.7 - Odor Abatement Plans) A one-time extension of the implementation time period described above may be allowed for up to 12 months. The request for an extension shall be heard by the Board of Supervisors with a recommendation by the Director. A request for an extension must be submitted 90 days prior to the expiration of the implementation period and approved by the Board of Supervisors. Requests for extensions may include, but not be limited to:

- a. Supply chain delays**
- b. On-site power supply upgrades**
- c. Off-site power supply upgrades and availability**
- d. Other circumstances as determined by the Director**

On December 18, 2026, the applicant submitted an Extension application (Attachment 8a) requesting a twelve (12) month extension citing supply chain delays and on site/off-site power supply upgrades availability. The supporting documentation submitted with the application includes a detailed timeline summarizing actions and estimated deadlines, an electrical upgrade proposal from Alan Noelle Engineering, and correspondence from Southern California Edison (SCE) and Isaac Electrical regarding project electrical upgrade status. The operator submitted an Odor Abatement Plan (OAP) revision application to P&D on January 14, 2026, for which P&D has provided feedback to the applicant.

The application states that the operator is currently awaiting a response from SCE regarding the status of their electrical upgrade projects. They submitted their initial electrical upgrade application to SCE on August 25, 2025. On November 20, 2025, the applicant requested a status update on SCE's review and inquired whether additional information was needed. SCE responded the same day, indicating the review would be completed within approximately three weeks. On December 11, 2025, the applicant followed up at the three-week mark, and SCE responded by requesting a site visit, which was subsequently scheduled for the following Tuesday. On January 14, 2026, the applicant again requested an update. SCE responded on January 16, 2026, stating that no update was available at that time and that internal review of the project with an advisor was planned for the following week. As of that correspondence, no updated status had been provided, preventing confirmation of the electrical work timeline.

A proposal letter from Envivity Group dated January 19, 2026, states that a 50% down payment is required prior to shipment of the multi-technology carbon filtration (MTCF) units and the delivery date will be determined only after the initial payment is received. Additionally, email correspondence from Envivity Group dated January 21, 2026, states that lead time for production of the MTCF units is between 14 and 16 weeks and there are currently no units in stock. The applicant is unable to proceed with payment or finalization of delivery for the Envivity equipment until the electrical upgrade timeline is clarified by SCE.

The applicant states that given the delays in completing necessary electrical upgrades, the Envivity units are planned to be installed and made operational by December of 2026. This timeline accounts for the applicant's current project phasing, time to complete electrical upgrades, and coordination requirements necessary to complete final installation. Because the applicant has submitted the revised OAP and approval is pending, the installation of the MTCF equipment is dependent upon electrical upgrades, and the applicant has not yet ordered their MTCF equipment due to delays in the electrical upgrades, the Board of Supervisors approves a twelve-month extension.

Therefore, the Board of Supervisors finds there is sufficient evidence in the record to approve the request for a one-time 12-month extension to March 18, 2027 pursuant to Section 35-144U.A.2.f.2.

ATTACHMENT 8c – NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Errin Briggs, Planning and Development Department

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN: 005-280-040

Case No.: 26TEX-00006

Location: 3480 Via Real, Carpinteria, CA 93013

Project Title: G&K Produce, LLC & K&G Flowers, LLC - Time Extension Request for Installation of Multi-Technology Carbon Filtration

Project Applicant: G&K Produce, LLC & K&G Flowers, LLC

Project Description: Case No. 26TEX-00006 is a time extension request to extend the implementation deadline for installation of Multi-Technology Carbon Filtration Odor System one-time for one year from March 18, 2026 to March 18, 2027 per the Santa Barbara County Coastal Zoning Ordinance Section 35-144U.A.2.f.2. The existing cannabis operation is permitted with a Coastal Development Permit and consists of 8.17 acres of cultivation. The property is a 14.66-acre parcel zoned AG-I-10 and shown as Assessor’s Parcel Number 005-280-040, located at 53480 Via Real, Carpinteria, CA, First Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Graham Farrar

Exempt Status:

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project
- Declared Emergency

Cite specific CEQA and/or CEQA Guidelines Section: State CEQA Guidelines Section 15378(b)(5)

Reasons to support exemption findings: The activity is not a “Project” subject to CEQA Guidelines Section 15378(b)(5), since it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment.

G&K Produce, LLC & K&G Flowers, LLC Odor Abatement Plan Extension

Case No. 26TEX-00006

March 10, 2026

Attachment 8c

Lead Agency Contact Person: Errin Briggs

Phone: (805) 568-2047

Department/Division Representative:



Date: March 10, 2026

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____