

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships; Building Communities

DETERMINATION OF NONSIGNIFICANCE

File: Grow Bros I-502 Grow Facility Project SEPA Checklist (SE-14-00011)

Description: Grow Facility Project, Building Permits.

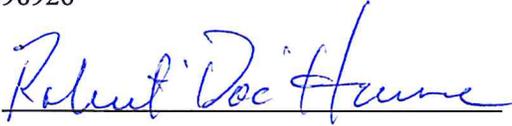
Proponent: QLL Holdings, LLC
Attn: Leif Langlois
12990 Phelps Rd N.E.
Bainbridge is., WA 98110

Location: 2990 Rader Rd, located to the north east of Ellensburg, which is zoned Agriculture 20, located in a portion of Section 15, T18N, R19E, WM, in Kittitas County.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request, or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/current/> under "SEPA"

This DNS is issued under WAC 197-11-340(2) & KCC 15A.04.020(2); the lead agency will not act on this proposal for 15 days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before **February 3, 2015 at 5pm.** To the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg WA 98926

Responsible Official:  Robert 'Doc' Hansen

Title: Kittitas County Planning Official

Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX (509) 962-7682

Date: February 3, 2014

Pursuant to Chapter 15A.04.020(2) KCC, this DNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00pm, February 18, 2015. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.

**Notice of SEPA Determination
Grow Bros I-502 Grow Facility**

NOTICE IS HEREBY given that pursuant to WAC 197-11-340, Kittitas County Community Development Services did on February 3, 2015 issue a Determination of Non-Significance (DNS) for Grow Bros I-502 Grow Facility Project.

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c) and WAC 197-11. This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

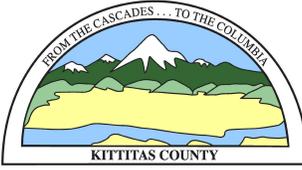
This DNS is issued under WAC 197-11-330; the lead agency will not act on this proposal for 15 days. Any person, affected tribe, or agency may submit comments to the lead agency within 15 days of the date of issuance of the DNS. The complete checklist and associated documents may be viewed at Kittitas County Community Development Services 411 North Ruby St, Suite 2 Ellensburg, WA 98926, or on the county website. <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> (Miscellaneous SEPA Applications).

Staff Planner: Kaycee Hathaway
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
Kaycee.hathaway@co.kittitas.wa.us

Date: February 3, 2015

Publish: February 3, 2015 and February 10, 2015

Comment Period Ends: February 18, 2015



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

NOTICE OF DECISION

To: Applicable Agencies
Adjoining Property Owners
Applicant

From: Kaycee Hathaway, Staff Planner

Date: February 3, 2015

Subject: **Notice of Decision: SE-14-00011 Grow Bros**

Pursuant to WAC 197-11-340 & 355, Kittitas County Community Development Services did on January 12, 2015 issue a Determination of Non-Significance (DNS) for Grow Bros I-502 Grow Facility Project.

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c) and WAC 197-11. This decision was made after review of a completed environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County process.

This DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 15 days. Any person, affected tribe, or agency may submit comments to the lead agency within 15 days of the date of issuance of the DNS. Kittitas County Community Development Services shall reconsider the DNS based on timely comments and may retain or modify the DNS or, if the responsible official determines that significant adverse impacts are likely, withdraw the DNS or supporting documents. If the DNS is modified, the lead agency will send the modified DNS to agencies with jurisdiction. Any agency with jurisdiction over this proposal, upon review of this DNS (WAC 197-11-340) may, within the fourteen (15) day comment period, transmit to the initial lead agency a completed "Notice of assumption of lead agency status."

Written comments from the public may be submitted to the Kittitas County Community Development Services no later than February 18, 2015 at 5:00 p.m. If you have any questions, please contact our office at (509)962-7506 or kaycee.hathaway@co.kittitas.wa.us. Staff Planner: Kaycee Hathaway.

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION

Salesperson: LAURA FISHBURN

Printed at 01/29/15 12:21 by lfi18

Acct #: 84329

Ad #: 1233221

Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 02/03/2015 Stop: 02/10/2015
Times Ord: 2 Times Run: ***
STD6 2.00 X 4.12 Words: 206
Total STD6 8.24
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 141.73
Affidavits: 1

Contact: STEPH MIFFLIN
Phone: (509)962-7506
Fax#:
Email: steph.mifflin@co.kittitas.wa
Agency:

Ad Descrpt: LEGAL NOTICE SEPA DETERMI
Given by: KAYCEE HATHAWAY
Created: lfi18 01/29/15 11:58
Last Changed: lfi18 01/29/15 12:04

COMMENTS:

COPIED from AD 1225453

PUB ZONE ED TP START INS STOP SMTWTFS
DR A 97 S 02/03,10
IN A 97 S 02/03,10

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Kaycee K Hathaway
Name (print or type)

Kaycee K Hathaway
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509) 925-1414

ORDER CONFIRMATION (CONTINUED)

Salesperson: LAURA FISHBURN

Printed at 01/29/15 12:21 by lfi18

Acct #: 84329

Ad #: 1233221

Status: N

**Notice of SEPA Determination
Grow Bros I-502 Grow Facility**

NOTICE IS HEREBY given that pursuant to WAC 197-11-340, Kittitas County Community Development Services did on February 3, 2015 issue a Determination of Non-Significance (DNS) for Grow Bros I-502 Grow Facility Project.

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c) and WAC 197-11. This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

This DNS is issued under WAC 197-11-330; the lead agency will not act on this proposal for 15 days. Any person, affected tribe, or agency may submit comments to the lead agency within 15 days of the date of issuance of the DNS. The complete checklist and associated documents may be viewed at Kittitas County Community Development Services 411 North Ruby St, Suite 2 Ellensburg, WA 98926, or on the county website. <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> (Miscellaneous SEPA Applications).

Staff Planner: Kaycee Hathaway
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
Kaycee.hathaway@co.kittitas.wa.us

Date: February 3, 2015

Publish: February 3, 2015 and February 10, 2015

Comment Period Ends: February 18, 2015

Kaycee Hathaway

From: Brad Brisbane <bab@mjnealaia.com>
Sent: Tuesday, January 20, 2015 10:42 AM
To: Kaycee Hathaway
Cc: 'Leif Langlois'; Mark Neal
Subject: 14469 Grow Bros response to Jan 12 letter from Kaycee @ Kittitas Co
Attachments: 2015-01-09 SEPA letter response.pdf; mfp@mjnealaia.com_20150120_115155.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Kaycee,
Please see attached letter of explanation, and a second attachment with revised pages 2,3,and 5 of the previously submitted SEPA checklist. These changes are in response to your Jan 12th letter to Leif Langlois, and will eliminate discrepancies between written responses and graphic plans. Changes are in bold type for your convenience.

Thank you,

Brad Brisbane

Architect

MJ Neal Associates, Architects PLLC

ph 509.663.6455 fx 509.663.6423

web www.mjnealaia.com | 



Applicant:

12990 Phelps Rd N.E.
Bainbridge Is., WA 98110
(206) 391-9393

Contact:

Leif Langlois,
99 North Shore Rd,
Orondo, WA 98843
(206) 391-9393

4. Date checklist prepared: 11-21-14
5. Agency requesting checklist: Kittitas County Community Development
6. Proposed timing or schedule (including phasing, if applicable): Building permit submittal 12-2-14, construction ASAP
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Future phases as product demand determines.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Studied enough to determine no adverse environmental impacts expected.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No
10. List any government approvals or permits that will be needed for your proposal, if known. Building permit.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) 21.12 acres, I-502 grow facility. (8) 30'x80' greenhouses, with ~~(218)~~ 8'x20' storage structures, ~~(2017)~~ 10'x12' portable starter structures, an office a 10x12' security building, **and a future 50' x 120' processing facility, all under Phase 1.**
At Phase 2, the same buildings as described under Phase 1 are planned for the south half of the site. Note that property for Phase 1 will be on the 10.20 acre lot 2, and phase 2 on the 10.92 acre lot 3, which are being combined into a single lot of 21.12 acres via boundary line adjustment pending approval by Kittitas County Assessors Office. An option "B" for Phase 2 will be to change the (8)

greenhouses to (5) 50'x120' indoor hydroponic-grow production buildings, and reduce the (18) 8'x20' storage structures to (12). The decision on whether to use option "B" will be made during final document preparation of phase 2, based on which direction would be more appropriate for the operation.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

2990 Rader Rd, Ellensburg WA 98926

Parcel # 784334, and 17954. PSA# CA-14-00018; Map# 18-19-15000-0004

Owner: Corey, Robert L etux

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)? 5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. Sandy loam w/ cobbles. Soils analysis forthcoming.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. Building footing excavation (19 C.Y.); No import or export planned.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Parcel too flat to experience erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 22,872 sf.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. Water supply per Kittitas County Public Health Department, (509) 962-7515. **There are no known surface withdrawals or diversions. KRD Irrigation will not be used inside the fence line of the operation, nor will any be used in any marijuana grow processes or any related marijuana activity. KRD Irrigation will be used to maintain a single row of hops and grapes planted outside of security fence, which are utilized as additional sight-obscuring screening at chain link fence. A well will be dug on the property to provide water for I-502 crop. There will be no sewage waste water discharged to site, due to use of porta-potties for employees.**
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. No sewer discharge into ground, porta-potties used for employees.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Storm-water run-off to percolate into soil.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. Irrigation and storm water to enter ground, no sewage to enter ground.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No off-site drainage patterns affected.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: Greenhouses to utilize gutters and downspouts.

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other



January 20, 2015

Kittitas County Community Development Services
Attn: Kaycee K. Hathaway, Staff Planner
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: Grow Bros SEPA SE-14-00011

Dear Kaycee:

We are in receipt of your January 12 letter to Leif Langlois regarding a discrepancy between the SEPA checklist and future-phase information that you received from Leif on January 7th. We offer the following:

1. Please accept a revised response to SEPA A.11, as follows:

21.12 acres, I-502 grow facility. (8) 30' x 80' greenhouses, with (~~2~~ **18**) 8' x 20' storage structures, (~~20~~ **17**) 10' x 12' portable starter structures, an office, a 10' x 12' security building, **and a future 50' x 120' processing facility, all under Phase I.**

At Phase II, the same buildings as described under Phase I are planned for the south half of the site. Note that property for Phase I will be on the 10.20 acre Lot 2, and Phase II on the 10.92 acre Lot 3, which are being combined into a single lot of 21.12 acres via boundary line adjustment as approved by Kittitas County Assessor's Office.

An Option B for Phase II will be to change the (8) greenhouses to (5) 50' x 120' indoor hydroponic-grow production buildings, and reduce the (18) 8' x 20' storage structures to (12).

The decision on whether to use Option B will be made during final document preparation of Phase II, based on which direction would be more appropriate for the operation.

2. Please accept a revised response to SEPA B.3.b.1, as follows:

There are no known surface water withdrawals or diversions. KRD Irrigation will not be used inside the fence line of the operation, nor will any be used in any marijuana grow processes or any related marijuana activity.

KRD Irrigation will be used to maintain a single row of hops and grapes planted outside of the security fence, which are utilized as additional sight-obscuring screening at chain-link fence.

A well will be dug on the property to provide water for I-502 crop.

Please note that there is no change to SEPA B.3.b.2, in that there will be no sewage waste water discharged to site due to use of porta-potties for employees.

Please contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Brad Brisbine". The signature is written in a cursive, flowing style.

Brad Brisbine
MJ Neal Associates

Attachments:

Revised SEPA pages 2, 3 & 5 (in bold type), in keeping with description of this letter.

CC: Leif Langlois

Kaycee Hathaway

From: Leif Langlois <leiflanglois@gmail.com>
Sent: Tuesday, January 13, 2015 1:18 PM
To: Kaycee Hathaway
Cc: mjn@mjnealaia.com
Subject: Fwd: SE-14-00011 Gorw Bros: Additional Information 1.12.2015
Attachments: SE-14-00011 Grow Bros Additional Information Request 1.12.2015.pdf; SE-14-00011 Grow Bros Landscping Plan 11.21.2014.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Kaycee,

In regards to your clarification question #3 in your letter dated January 12, 2015 pertaining to SEPA SE-14-00011 question B, Environment Health Section 4, Sub section d. please use the landscape plan turned into the CDS on November 21, 2014. In the mentioned plan BP-14-00772 please adopt the included fence permit plan stating that there will be alternating hops and grapes vices/plants totaling 166 plants and apply and use this for clarification of questions #3.

Please confirm that the above is satisfactory for clarification of question #3 of your letter. Thank you.

Leif

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

From: Kaycee Hathaway <kaycee.hathaway@co.kittitas.wa.us>
Date: Tue, Jan 13, 2015 at 10:40 AM
Subject: SE-14-00011 Gorw Bros: Additional Information 1.12.2015
To: "leiflanglois@gmail.com" <leiflanglois@gmail.com>

Leif,

Please see the attached documents. If you have any further questions please feel free to contact me.

Have a great day!

Kaycee K Hathaway

Kittitas County

Community Development Services/ Planner I

Phone: [\(509\) 962-7079](tel:(509)962-7079)

Email: kaycee.hathaway@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

January 12, 2015

QLL Holdings, LLC
12990 Phelps Rd N.E.
Bainbridge Island, WA 98110

Leif Langlois
99 North Shore Rd
Orondo, WA 98843

RE: Grow Bros SEPA, SE-14-00011

Dear Mr. Langlois,

The application for multiple buildings for I-502 purposes, on Radar Road located to the North of the city of Kittitas, which is zoned Agriculture 20, located in a portion of Section 15, T18N, R19E, WM, in Kittitas County. Kittitas County Community Development Services (CDS) will need the following information to continue processing the application:

1. CDS is in receipt of the additional information submitted on January 7, 2015. After review of said additional information with regards to the original application there is a discrepancy. Within the SEPA checklist Question A. Background number 11. *21.12 acres, I-502 grow facility. (8) 30' x 80' greenhouses, with (2) 8' x 20' storage structures, (20) 10x 12' portable starter structures, an office and a 10 x 12' security building.* & the site plan submitted as requested by CDS shows double what is stated. CDS will need the applicant to either amend the site plan or Question A. Number 11 of the SEPA checklist for consistency.
2. Clarification on question B. Environmental Health Section 3 Water. Sub question b. Ground Water number 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. *Water Supply per Kittitas County Public Health Department, (509) 962-7515.* Please provide CDS with any and all relevant documentation and a detailed explanation of how the applicant is meeting or not meeting this question.
3. Clarification on question B. Environmental Health Section 4. Sub section d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *Hops planted at fence perimeter, 62 inches on center for sight obscuring.* In regards to this question is the landscaping plan turned in to CDS on November 21, 2014, see attached documents, for BP-14-00772, fence permit stating that there will be alternating hops and grape vines/plants totaling 166 plants, apply to this question?

If you have any questions regarding this matter, I can be reached at (509) 962-7079, or by e-mail at kaycee.hathaway@co.kittitas.wa.us

Sincerely,

Kaycee K Hathaway
Staff Planner

Capland Management, LLC.

Island Details Landscape & Maintenance

12990 Phelps Road NE Bainbridge Island, WA 98110 (206) 855-8047

Estimate for perimeter fence screen planting and irrigation at 2990 Radar Road, Ellensburg, WA 98926

Dear Andy,

Thank you for this opportunity. We will provide and install 166 Hardy Hops ("Humulus lupulus") on 62" centers in 1 gal containers. This project is set to start in the beginning of April. Humulus lupulus is planted soon after the last frost. This is to insure that the new plants will grow a significant healthy root system. A healthy root system will insure the vines live over the harsh winter. The fence behind the row of plants will be a great way for them to climb and be strong. This foliage can reach heights of 18 feet.

The bonding here will ensure that the work will be completed. Work will commence before the start of the KRD irrigation season to insure proper water availability. Currently the sight has been flood irrigated for several decades and needs to be prepped before the water is turned back on. It is important not to over water hops as it will affect growth.

\$ 1574.00 includes labor and materials

Please let us know if you have other questions or need any more help with your bonded project.

Capland Management, LLC is a licensed, bonded and insured General Contractor, License # CAPLAML860B8.

Best Regards,

Terri Parris General Manager

Interchangeable Plant for grape vine!

for a
stage of
the plants

MEMORANDUM
GROUNDWATER MITIGATION OPTION AGREEMENT

THIS MEMORANDUM OF GROUNDWATER MITIGATION OPTION AGREEMENT ("Memorandum") is entered into and effective as of this 11th day of November, 2014 by and between the following parties:

GRANTOR: Crushe LLC, a Washington Limited Liability Company whose address is P.O. Box 687, Roslyn, Washington 98941; and

GRANTOR'S AUTHORIZED AGENT: Yakima River Mitigation Water Services LLC, a Washington Limited Liability Company, whose address is P.O. Box 687, Roslyn, Washington, 98941; and

GRANTEE: QLL Holdings, LLC, a Washington Limited Liability Company whose mailing address is 99 North Shore Drive, Orondo, Washington, 98863
collectively, the "Parties."

RECEIVED
NOV 14 2014

1. **Water Rights.** The Parties entered into that certain Groundwater Mitigation Option Agreement dated November 11th, 2014, (the "Agreement"), wherein Grantor agrees to give Grantee an Option for Right Application No. CS4-02316sb8(a1) on file with the Washington Department of Ecology ("Ecology") for the following uses of water:

- Indoor Domestic Use for up to 20 employees using facilities connected to an approved on-site septic system
- Commercial Nursery for 21,000 square feet of plant canopy
- Estimated Range of Total Consumptive Use Offset with Mitigation Water Rights: 0.118 AFY to 5 AFY
- Kittitas County Tax Parcel #s 784334 and 17954

2. **Purpose.** This Memorandum of Groundwater Mitigation Agreement is solely to evidence the existence of the Agreement between the Parties and in no way modifies the Agreement.

3. **Expiration.** The Agreement expires on November 11th 2015 (one year from the date of the Agreement) unless specifically extended in writing by the parties.

IN WITNESS of the foregoing provisions, the Parties have signed this Memorandum below:

GRANTOR
Crushe LLC

GRANTOR'S AUTHORIZED AGENT
Yakima River Mitigation Water Services, LLC

By: Nathan R. Weis, Member Manager

By: Nathan R. Weis, Vice President, W.E.I.S.
Its: Sole member

GRANTEE
QLL Holdings, LLC

By: Leif Langlois, Member Manager

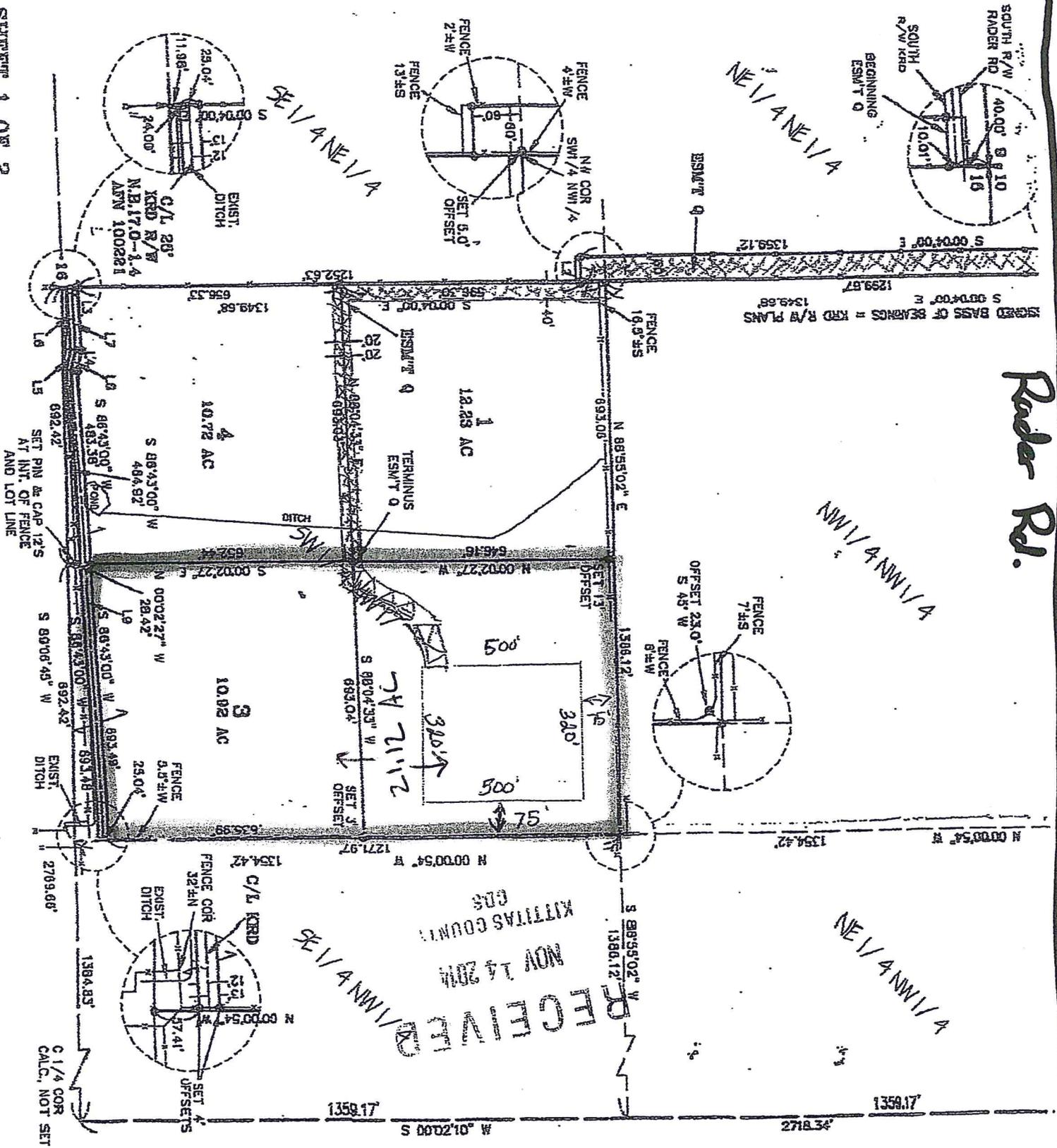
GrowBros Landscape Plan

WSLCB License# 412416
UBI# 6033490980010001



This page shows you which two parcels that will be combined so that our land will not need a conditional use permit.

SHEET 1 OF 2

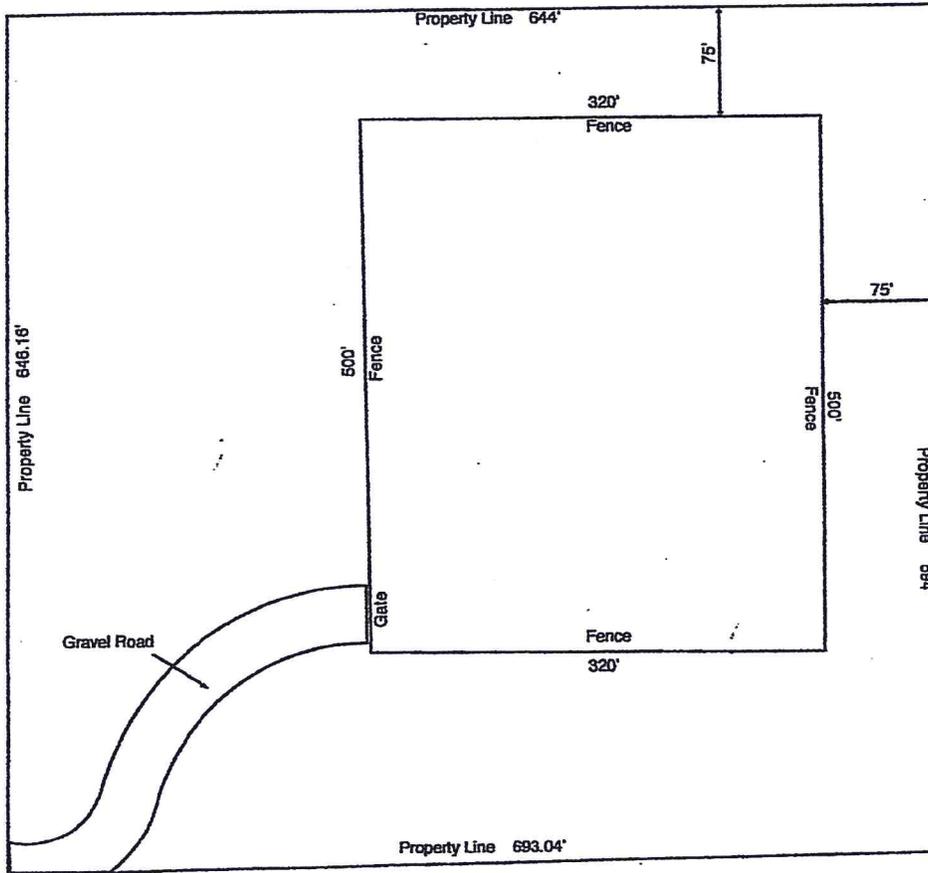


Radar Rd.

RECEIVED
NOV 14 2017
KITITAS COUNTY
CDS

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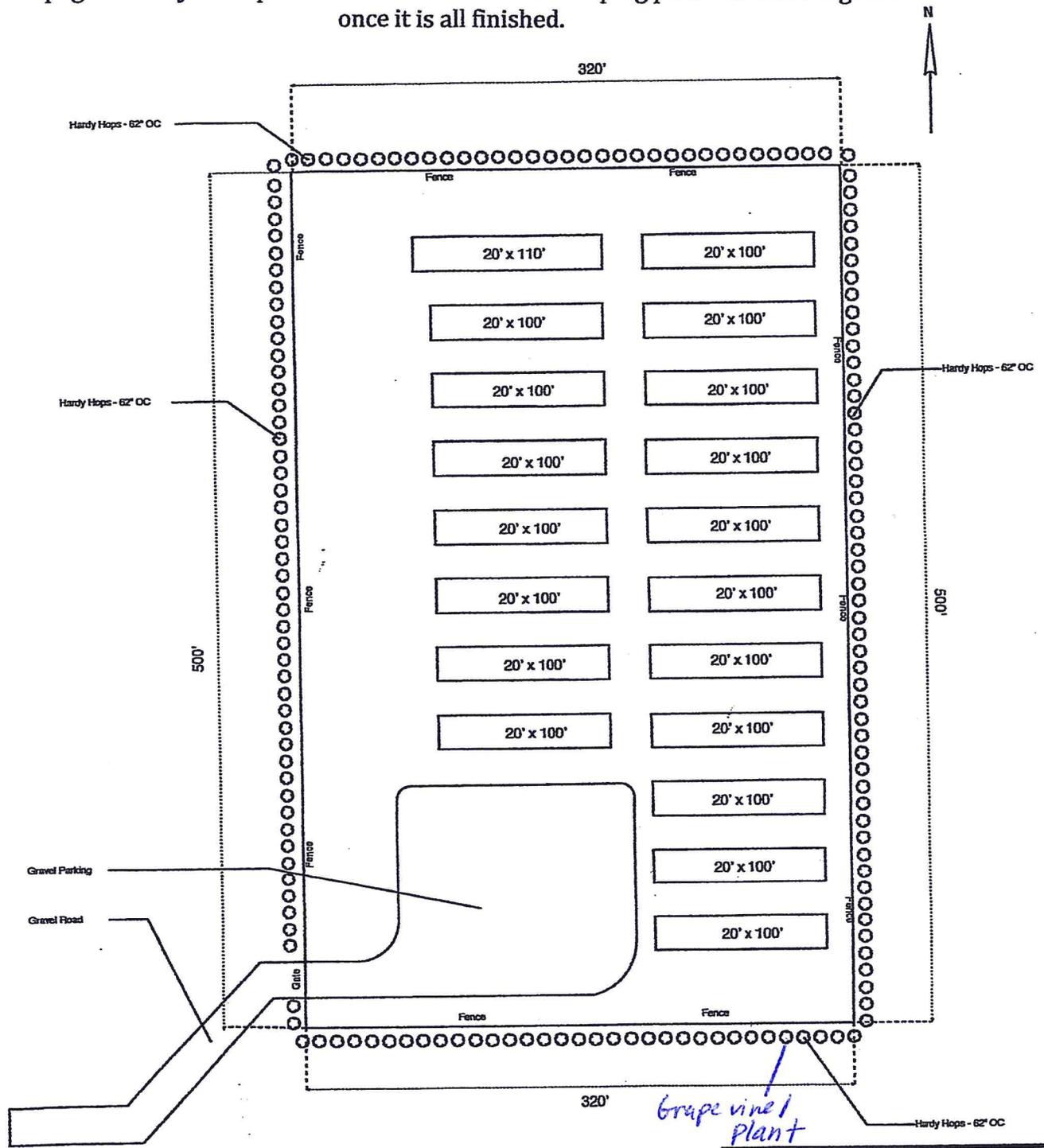
This page shows you how the fence will lay out in the existing parcel with all the correct setbacks



Customer Info

GrowBros
WSLBC License #412416
2990 Rader Rd
Parcels 784334 & 17954

This page shows you a up-close view of how the landscaping plan will come together once it is all finished.



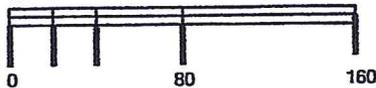
Plant Spacing & Irrigation Description

Hardy Hops - 'Humulus lupulus'

166 - 1gal units planted at 62" OC

1600 LF Drip irrigation on Hardy Hops along fence perimeter.

SCALE:



GrowBros
WSLBC License #412416
2990 Rader Rd
Parcels 784334 & 17954

Capland Management, LLC.

Island Details Landscape & Maintenance

12990 Phelps Road NE Bainbridge Island, WA 98110 (206) 855-8047

Estimate for perimeter fence screen planting and irrigation at 2990 Radar Road, Ellensburg, WA 98926

Dear Andy,

Thank you for this opportunity. We will provide and install 166 Hardy Hops ("Humulus lupulus") on 62" centers in 1 gal containers. This project is set to start in the beginning of April. Humulus lupulus is planted soon after the last frost. This is to insure that the new plants will grow a significant healthy root system. A healthy root system will insure the vines live over the harsh winter. The fence behind the row of plants will be a great way for them to climb and be strong. This foliage can reach heights of 18 feet.

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\$ 1574.00 includes labor and materials

Please let us know if you have other questions or need any more help with your bonded project.

Capland Management, LLC is a licensed, bonded and insured General Contractor, License # CAPLAML860B8.

Best Regards,

Terri Parris General Manager

Interchangeable Plant & Grape vine!

for a total of 166 plants

RECEIVED
NOV 21 2014
KITITAS COUNTY
CDS

MEMORANDUM
GROUNDWATER MITIGATION OPTION AGREEMENT

THIS MEMORANDUM OF GROUNDWATER MITIGATION OPTION AGREEMENT ("Memorandum") is entered into and effective as of this 11th day of November, 2014 by and between the following parties:

GRANTOR: Crushe LLC, a Washington Limited Liability Company whose address is P.O. Box 687, Roslyn, Washington 98941; and

GRANTOR'S AUTHORIZED AGENT: Yakima River Mitigation Water Services LLC, a Washington Limited Liability Company, whose address is P.O. Box 687, Roslyn, Washington, 98941; and

GRANTEE: QLL Holdings, LLC, a Washington Limited Liability Company whose mailing address is 99 North Shore Drive, Orondo, Washington, 98863
collectively, the "Parties."

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- Indoor Domestic Use for up to 20 employees using facilities connected to an approved on-site septic system
- Commercial Nursery for 21,000 square feet of plant canopy
- Estimated Range of Total Consumptive Use Offset with Mitigation Water Rights: 0.118 AFY to 5 AFY
- Kittitas County Tax Parcel #s 784334 and 17954

2. **Purpose.** This Memorandum of Groundwater Mitigation Agreement is solely to evidence the existence of the Agreement between the Parties and in no way modifies the Agreement.

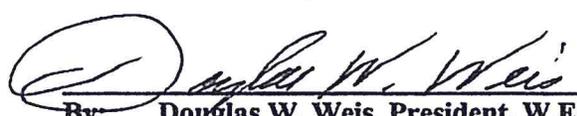
3. **Expiration.** The Agreement expires on November 11, 2015 (one year from the date of the Agreement) unless specifically extended in writing by the parties.

IN WITNESS of the foregoing provisions, the Parties have signed this Memorandum below:

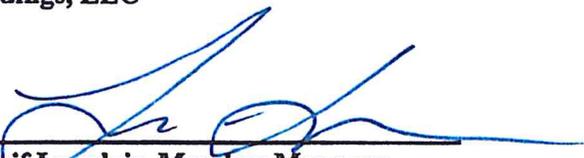
GRANTOR
Crushe LLC


By: Douglas W. Weis, Member Manager

GRANTOR'S AUTHORIZED AGENT
Yakima River Mitigation Water Services, LLC


By: Douglas W. Weis, President, W.E.I.S.
Its: Sole member

GRANTEE
QLL Holdings, LLC


By: Leif Langlois, Member Manager



Bond Number : SUR40002923

LANDSCAPE PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we, QLL HOLDINGS, LLC, as Principal, and IRONSHORE INDEMNITY INC., a corporation, duly authorized to do surety business in the State of WASHINGTON, as Surety, are jointly and severally held and bound unto KITTITAS COUNTY in the sum of ONE THOUSAND NINE HUNDRED THIRTY FOUR DOLLARS AND ZERO CENTS (\$1,934.00) for the payment of which we jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns, firmly by these presents.

THE CONDITION OF THIS BOND IS SUCH THAT, WHEREAS the above named Principal entered into an agreement or agreements with said Obligee for COMPLETION OF FENCE PLAN AND SURVIVAL OF ANY LANDSCAPING NECESSARY TO VISUALLY SCREEN REQUIRED FENCES.

NOW THEREFORE, the condition of this obligation is such, that if the above Principal shall well and truly perform said agreement or agreements during the original term thereof or of any extension of said term that may be granted by the Obligee with or without notice to the Surety, this obligation shall be void, otherwise it shall remain in full force and effect

IN WITNESS WHEREOF, the signature of the said Principal and the corporate seal and the name of the Surety is hereto affixed this 20TH day of NOVEMBER, 2014.

PRINCIPAL

QLL HOLDINGS, LLC

By: [Signature]

SURETY

IRONSHORE INDEMNITY INC,

by: [Signature]
LORINA COBLE, Attorney-in-Fact



POWER OF ATTORNEY

SUR40002923

Ironshore Indemnity Inc.

KNOW ALL MEN BY THESE PRESENTS, that IRONSHORE INDEMNITY INC., a Minnesota Corporation, with its principal office in New York, NY does hereby constitute and appoint: LORINA COBLE its true and lawful Attorney-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, a LANDSCAPE PERFORMANCE BOND under bond or undertaking number SUR40002923 Issued on behalf of, QLL HOLDINGS, LLC as principal in the penal sum of \$1,934.00

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of IRONSHORE INDEMNITY INC. on the 22nd Day of April, 2013 as follows:

Resolved, that the Director of the Company is hereby authorized to appoint and empower any representative of the company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$1,934.00 dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the Director and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile on any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, IRONSHORE INDEMNITY INC. has caused this instrument to be signed by its Director, and its Corporate Seal to be affixed this 1st Day of May, 2013.

IRONSHORE INDEMNITY INC.

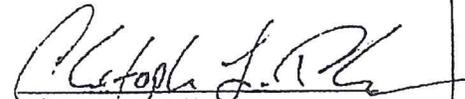


By: 
Daniel L. Sussman
Director

ACKNOWLEDGEMENT

On this 1st Day of May, 2013, before me, personally came Daniel L. Sussman to me known, who being duly sworn, did depose and say that he is the Director of Ironshore Indemnity, Inc., the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



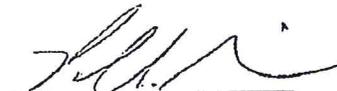

Christopher L. Dobbs
Notary Public

MY COMMISSION EXPIRES
June 21, 2016 CERTIFICATE

I, the undersigned, Secretary of IRONSHORE INDEMNITY INC., A Minnesota Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at this 20TH Day of NOVEMBER, 2014 .




Paul S. Giordano
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

Kaycee Hathaway

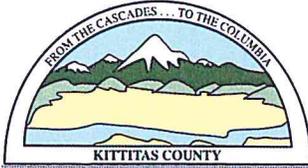
From: Kaycee Hathaway
Sent: Tuesday, January 13, 2015 10:40 AM
To: leiflanglois@gmail.com
Subject: SE-14-00011 Grow Bros: Additional Information 1.12.2015
Attachments: SE-14-00011 Grow Bros Additional Information Request 1.12.2015.pdf; SE-14-00011 Grow Bros Landscping Plan 11.21.2014.pdf

Leif,

Please see the attached documents. If you have any further questions please feel free to contact me.

Have a great day!

Kaycee K Hathaway
Kittitas County
Community Development Services/ Planner I
Phone: (509) 962-7079
Email: kaycee.hathaway@co.kittitas.wa.us



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

January 12, 2015

QLL Holdings, LLC
12990 Phelps Rd N.E.
Bainbridge Island, WA 98110

Leif Langlois
99 North Shore Rd
Orondo, WA 98843

RE: Grow Bros SEPA, SE-14-00011

Dear Mr. Langlois,

The application for multiple buildings for I-502 purposes, on Radar Road located to the North of the city of Kittitas, which is zoned Agriculture 20, located in a portion of Section 15, T18N, R19E, WM, in Kittitas County. Kittitas County Community Development Services (CDS) will need the following information to continue processing the application:

1. CDS is in receipt of the additional information submitted on January 7, 2015. After review of said additional information with regards to the original application there is a discrepancy. Within the SEPA checklist Question A. Background number 11. *21.12 acres, I-502 grow facility. (8) 30' x 80' greenhouses, with (2) 8' x 20' storage structures, (20) 10x 12' portable starter structures, an office and a 10 x 12' security building.* & the site plan submitted as requested by CDS shows double what is stated. CDS will need the applicant to either amend the site plan or Question A. Number 11 of the SEPA checklist for consistency.
2. Clarification on question B. Environmental Health Section 3 Water. Sub question b. Ground Water number 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. *Water Supply per Kittitas County Public Health Department, (509) 962-7515.* Please provide CDS with any and all relevant documentation and a detailed explanation of how the applicant is meeting or not meeting this question.
3. Clarification on question B. Environmental Health Section 4. Sub section d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *Hops planted at fence perimeter, 62 inches on center for sight obscuring.* In regards to this question is the landscaping plan turned in to CDS on November 21, 2014, see attached documents, for BP-14-00772, fence permit stating that there will be alternating hops and grape vines/plants totaling 166 plants, apply to this question?

If you have any questions regarding this matter, I can be reached at (509) 962-7079, or by e-mail at kaycee.hathaway@co.kittitas.wa.us

Sincerely,

Kaycee K Hathaway
Staff Planner

Capland Management, LLC.

Island Details Landscape & Maintenance

12990 Phelps Road NE Bainbridge Island, WA 98110 (206) 855-8047

Estimate for perimeter fence screen planting and irrigation at 2990 Radar Road, Ellensburg, WA 98926

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The bonding here will ensure that the work will be completed. Work will commence before the start of the KRD irrigation season to insure proper water availability. Currently the sight has been flood irrigated for several decades and needs to be prepped before the water is turned back on. It is important not to over water hops as it will affect growth.

\$ 1574.00 includes labor and materials

Please let us know if you have other questions or need any more help with your bonded project.

Capland Management, LLC is a licensed, bonded and insured General Contractor, License # CAPLAML860B8.

Best Regards,

Terri Parris General Manager

Interchangeable Plant for grape vine!

for a
stage of
the plants

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RECEIVED
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GRANTOR'S AUTHORIZED AGENT
Yakima River Mitigation Water Services, LLC

By: Nathan R. Weis, Member Manager

By: Nathan R. Weis, Vice President, W.E.I.S.
Its: Sole member

GRANTEE
QLL Holdings, LLC

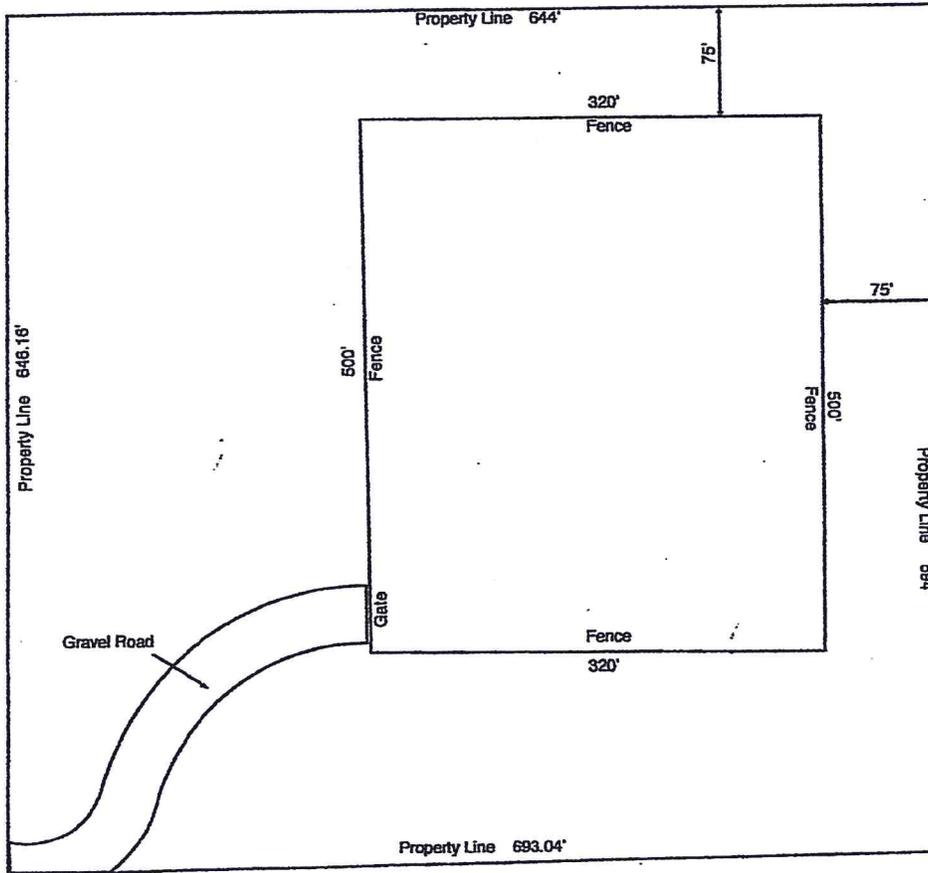
By: Leif Langlois, Member Manager

GrowBros Landscape Plan

WSLCB License# 412416
UBI# 6033490980010001



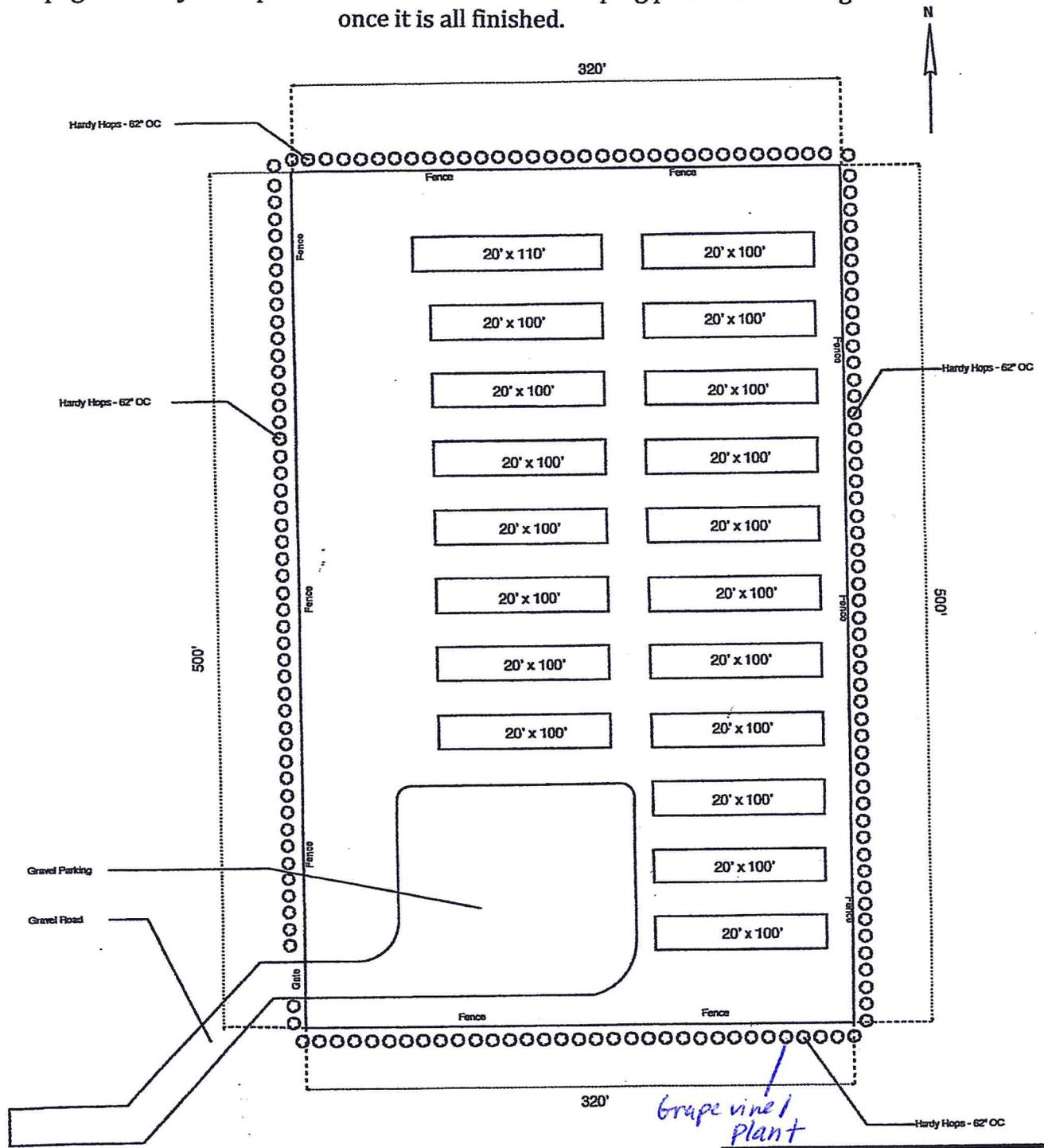
This page shows you how the fence will lay out in the existing parcel with all the correct setbacks



Customer Info

GrowBros
WSLBC License #412416
2990 Rader Rd
Parcels 784334 & 17954

This page shows you a up-close view of how the landscaping plan will come together once it is all finished.



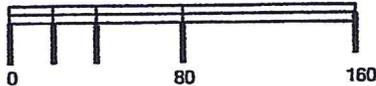
Plant Spacing & Irrigation Description

Hardy Hops - 'Humulus lupulus'

166 - 1gal units planted at 62" OC

1600 LF Drip irrigation on Hardy Hops along fence perimeter.

SCALE:



GrowBros
WSLBC License #412416
2990 Rader Rd
Parcels 784334 & 17954

Capland Management, LLC.

Island Details Landscape & Maintenance

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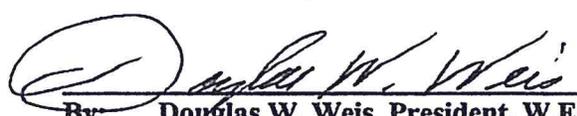
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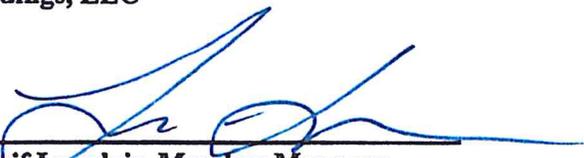
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By: Douglas W. Weis, Member Manager

GRANTOR'S AUTHORIZED AGENT
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By: Douglas W. Weis, President, W.E.I.S.
Its: Sole member

GRANTEE
QLL Holdings, LLC


By: Leif Langlois, Member Manager



Bond Number : SUR40002923

LANDSCAPE PERFORMANCE BOND

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IN WITNESS WHEREOF, the signature of the said Principal and the corporate seal and the name of the Surety is hereto affixed this 20TH day of NOVEMBER, 2014.

PRINCIPAL

QLL HOLDINGS, LLC

By:

SURETY

IRONSHORE INDEMNITY INC,

by:
LORINA COBLE, Attorney-in-Fact



POWER OF ATTORNEY

SUR40002923

Ironshore Indemnity Inc.

KNOW ALL MEN BY THESE PRESENTS, that IRONSHORE INDEMNITY INC., a Minnesota Corporation, with its principal office in New York, NY does hereby constitute and appoint: LORINA COBLE its true and lawful Attorney-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, a LANDSCAPE PERFORMANCE BOND under bond or undertaking number SUR40002923 issued on behalf of, QLL HOLDINGS, LLC as principal in the penal sum of \$1,934.00

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of IRONSHORE INDEMNITY INC. on the 22nd Day of April, 2013 as follows:

Resolved, that the Director of the Company is hereby authorized to appoint and empower any representative of the company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$1,934.00 dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

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IRONSHORE INDEMNITY INC.

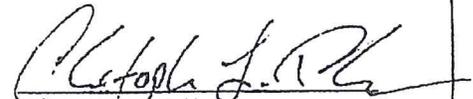


By: 
Daniel L. Sussman
Director

ACKNOWLEDGEMENT

On this 1st Day of May, 2013, before me, personally came Daniel L. Sussman to me known, who being duly sworn, did depose and say that he is the Director of Ironshore Indemnity, Inc., the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.




Christopher L. Dobbs
Notary Public

MY COMMISSION EXPIRES
June 21, 2016
CERTIFICATE

I, the undersigned, Secretary of IRONSHORE INDEMNITY INC., A Minnesota Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at this 20TH Day of NOVEMBER, 2014.




Paul S. Giordano
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

Kaycee Hathaway

From: Leif Langlois <leiflanglois@gmail.com>
Sent: Sunday, January 11, 2015 12:11 PM
To: Kaycee Hathaway
Subject: Re: SE-14-00011 Grow Bros Deem Complete and Additional Information Request
Attachments: SEPA Letter and County Response B.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Kaycee,

Attached is a revised letter for the response to Question A 7 from the SEPA SE-14-00011 application. We wanted to have an option for the expansion explained in the letter and Exhibits attached. It's fairly important to us that we have the option. Please let me know if you need any clarification on this.

Also, I hadn't seen the other request for changes we needed to make either per our discussion last week. Let me know if there is anything I need to still do on that. Thank you!

Leif

On Wed, Jan 7, 2015 at 9:10 AM, Kaycee Hathaway <kaycee.hathaway@co.kittitas.wa.us> wrote:

Dear Leif,

Please see the attached document. If you have any further questions please feel free to contact me.

Thank you,

Kaycee K Hathaway

Kittitas County

Community Development Services/ Planner I

Phone: [\(509\) 962-7079](tel:(509)962-7079)

Email: kaycee.hathaway@co.kittitas.wa.us

email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Kittitas County Community Development Services
Attention: Kaycee Hathaway
411 N. Ruby St, Suite 2
Ellensburg, WA 98926

RE: Grow Bros SEPA, SE-14-00011

Dear Kaycee,

In response to your letter dated January 6, 2015 the information is as follows:

1) Clarification on Question A. 7:

Grow Bros plans on expand its operation as allowed by the WSLCB and Kittitas County. If allowed, Phase II would begin as early as after the completion of the first Phase and out to five years after completion. It's possible that Phase II could be beyond five years if there are unforeseen circumstances affecting the operation or WSLCB delays expansion opportunities. The expansion would be on the property referenced in the Grow Bros Parcel Combination CB-14-00011 per Kittitas County. Please see attached Exhibit A indicating the location of the plot where the phases will be contained as well as Exhibit B showing Phase I & II's possible locations on the site plans.

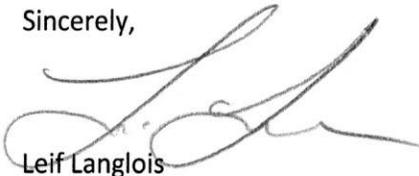
Under the same timeline and condition parameters, Grow Bros would look to a possible expansion of full indoor hydroponic buildings which would be 5 (five) 50x120' production buildings (Phase II "B") in place of the original 8 (eight) greenhouses and six storage structures that is portrays on the original Phase site plan. See Exhibit C attached and Phase II "B." Grow Bros at the time of expansion would elect to either go with Phase II listed in Exhibit B or Phase II "B" listed in Exhibit C depending at the time of expansion which direction would be more appropriate for the operation.

2) Certification on question 3 Water. 4:

There are no known surface water withdrawals or diversions. KRD irrigation will not be used inside the fence line of the operation nor will be used in any marijuana grow processes or any related marijuana activity. Grow Bros would like to water their landscaping plan located on the outside perimeter the fence line of the project with KRD irrigation water in which the plantings will be hops.

Please let me know if you have any questions or concerns regarding our response. Thank you for your consideration and attention to this matter.

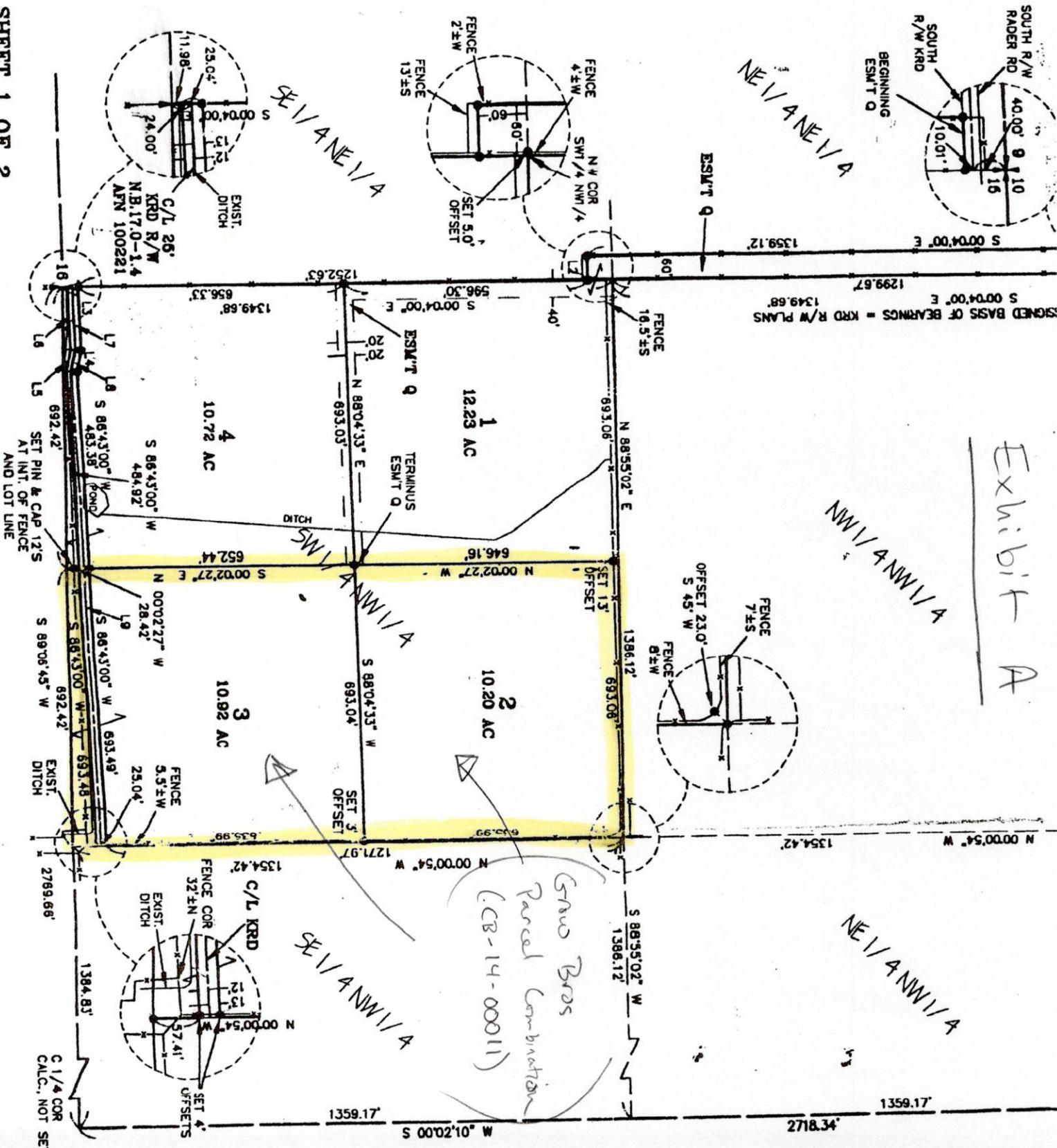
Sincerely,



Leif Langlois
206-391-9393
leiflanglois@gmail.com

Exhibit A

Exhibit A



SIGNED BASIS OF BEARINGS = KRD R/W PLANS

GRASS BRAS
Road Combination
(CR-14-00011)

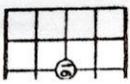


Exhibit B (Glow Bros Parcel Combination CB-14-00011)

Phase I and Future Phase II

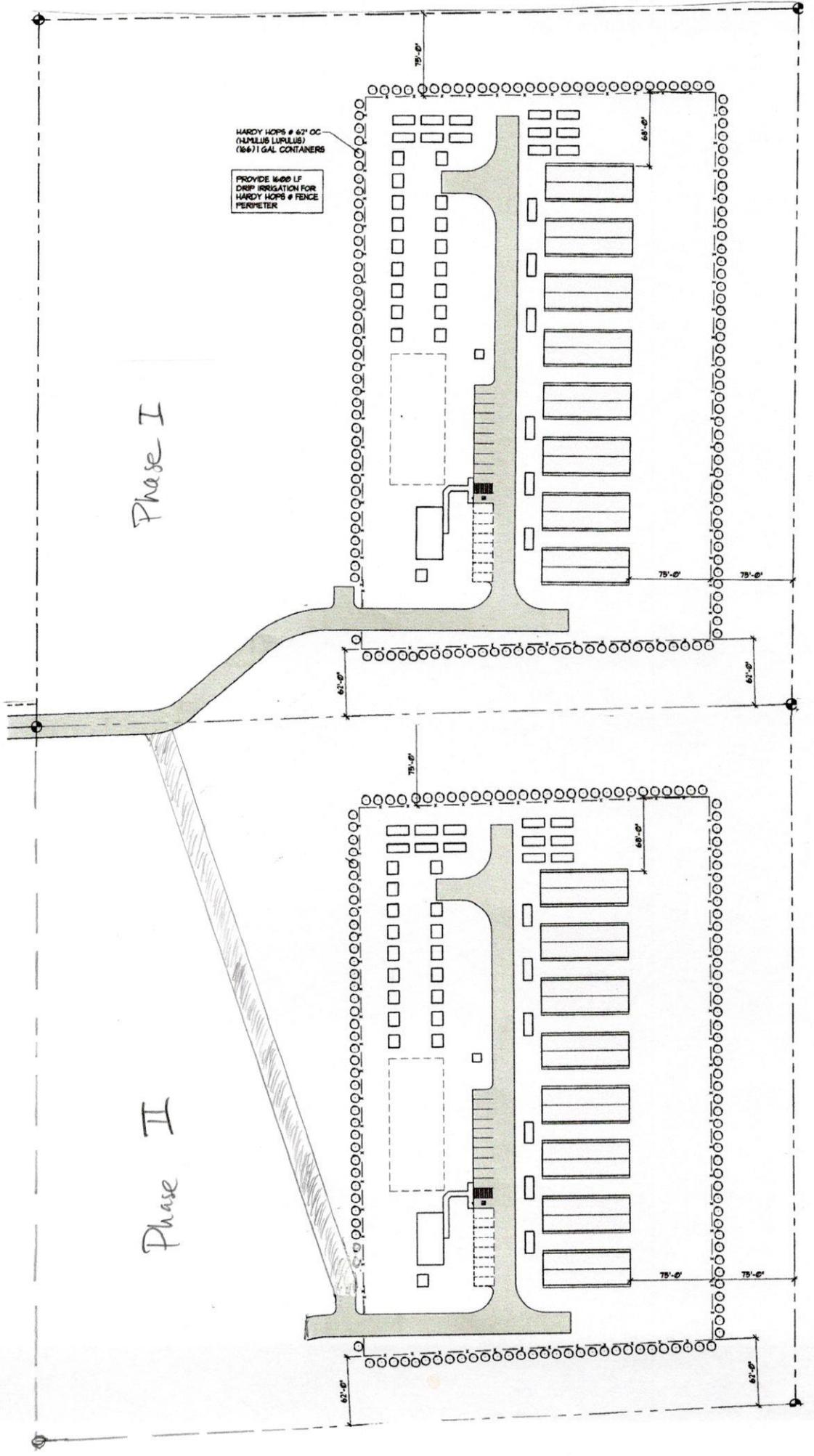
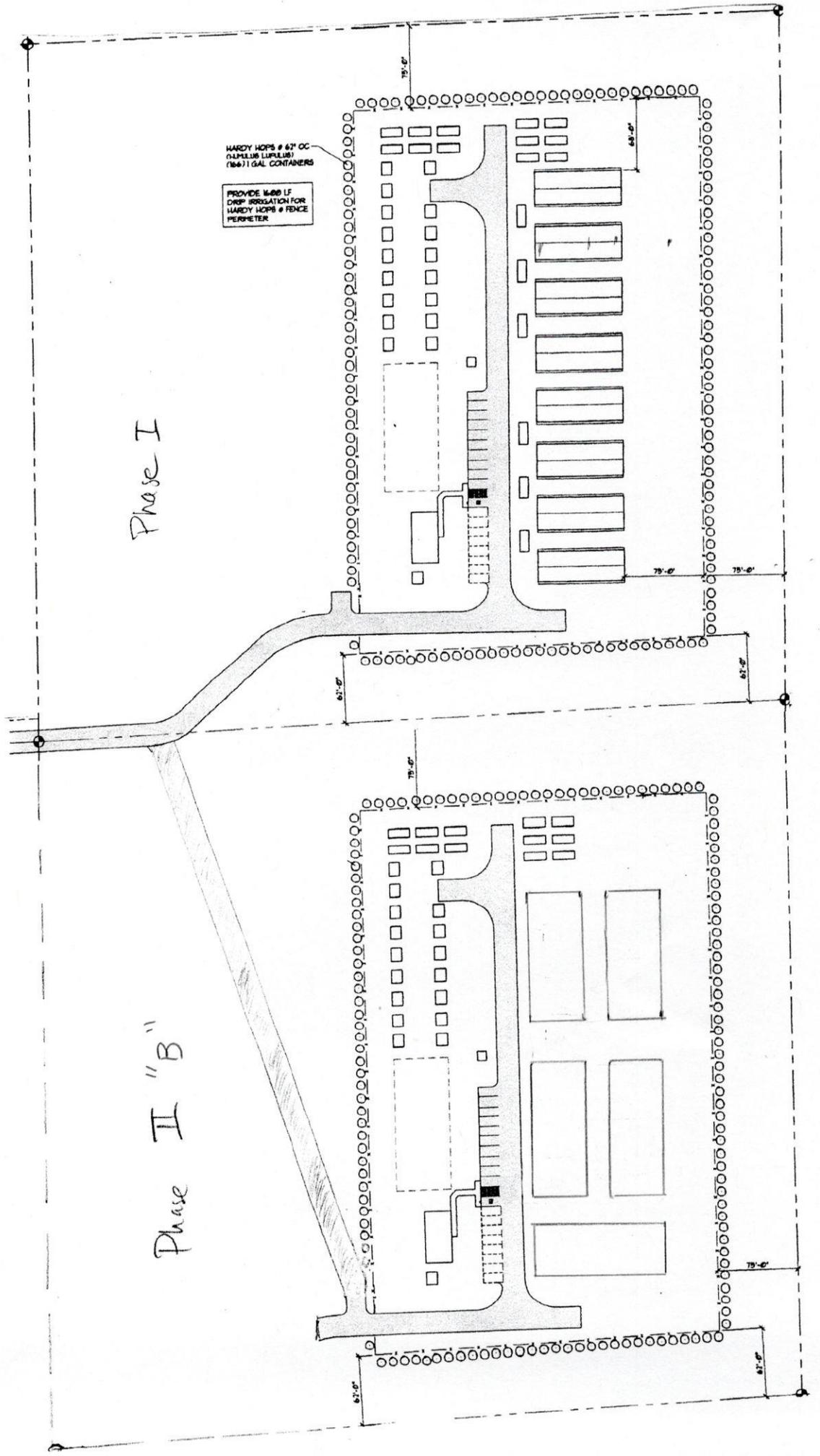


Exhibit C (Glass Bros Parcel Combination CB-14-00011)

Phase I and Future Phase II



Kaycee Hathaway

From: Leif Langlois <leiflanglois@gmail.com>
Sent: Friday, January 09, 2015 10:15 AM
To: Kaycee Hathaway
Subject: Re: SE-14-00011 Grow Bros Deem Complete and Additional Information Request

Hello Kaycee,

I believe you said in our last conversation that you needed me to get back to you information on the landscaping plan as well as a response to number 11 on the SEPA application. I haven't seen an email and I just wanted to make sure it wasn't going to hold up the information needed for you to publish the notice in the paper. Also to start the 15 day clock for the comment period. Please let me know and thank you!

Leif

On Wed, Jan 7, 2015 at 9:10 AM, Kaycee Hathaway <kaycee.hathaway@co.kittitas.wa.us> wrote:

Dear Leif,

Please see the attached document. If you have any further questions please feel free to contact me.

Thank you,

Kaycee K Hathaway

Kittitas County

Community Development Services/ Planner I

Phone: [\(509\) 962-7079](tel:(509)962-7079)

Email: kaycee.hathaway@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Kaycee Hathaway

From: Leif Langlois <leiflanglois@gmail.com>
Sent: Wednesday, January 07, 2015 12:53 PM
To: Kaycee Hathaway; mjn@mjnealaia.com
Subject: Re: SE-14-00011 Grow Bros Deem Complete and Additional Information Request
Attachments: SEPA Letter and County Response.pdf

Kaycee,

Please see attached response to your letter and let me know if it will suffice. Please let me know if there is anything else needed. Thank you.

Leif

On Wed, Jan 7, 2015 at 9:10 AM, Kaycee Hathaway <kaycee.hathaway@co.kittitas.wa.us> wrote:

Dear Leif,

Please see the attached document. If you have any further questions please feel free to contact me.

Thank you,

Kaycee K Hathaway

Kittitas County

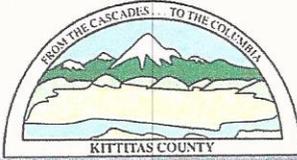
Community Development Services/ Planner I

Phone: [\(509\) 962-7079](tel:(509)962-7079)

Email: kaycee.hathaway@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

January 6, 2015

QLL Holdings, LLC
12990 Phelps Rd N.E.
Bainbridge Island, WA 98110

Leif Langlois
99 North Shore Rd
Orondo, WA 98843

RE: Grow Bros SEPA, SE-14-00011

Dear Mr. Langlois,

The application for multiple buildings for I-502 purposes, on Radar Road located to the North of the city of Kittitas, which is zoned Agriculture 20, located in a portion of Section 15, T18N, R19E, WM, in Kittitas County. Your application has been determined complete as of January 6, 2015.

Although the subject application is deemed complete Kittitas County Community Development Services will need the following information to continue processing the application:

1. Clarification on question A. 7. *Do you have any plans for future additions, expansion, or further activity related to of connected with this proposal? If yes, explain. Future phases as product demand determines.* Please explain what future phases consist of via a written explanation as well as a site plan if applicable.
2. Clarification on question 3 Water. 4. *Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. Water for agricultural purposes from "KRD" Irrigation District.* Please identify what agricultural purposes this will be used for.

If you have any questions regarding this matter, I can be reached at (509) 962-7079, or by e-mail at kaycee.hathaway@co.kittitas.wa.us

Sincerely,

Kaycee K Hathaway
Staff Planner

Kittitas County Community Development Services
Attention: Kaycee Hathaway
411 N. Ruby St, Suite 2
Ellensburg, WA 98926

RE: Grow Bros SEPA, SE-14-00011

Dear Kaycee,

In response to your letter dated January 6, 2015 the information is as follows:

1) Clarification on Question A. 7:

Grow Bros plans on expand its operation as allowed by the WSLCB and Kittitas County. If allowed, Phase II would begin as early as after the completion of the first Phase and out to five years after completion. It's possible that Phase II could be beyond five years if there are unforeseen circumstances affecting the operation or WSLCB delays expansion opportunities. The expansion would be on the property referenced in the Grow Bros Parcel Combination CB-14-00011 per Kittitas County. Please see attached Exhibit A indicating the location of the plot where the phases will be contained as well as Exhibit B showing Phase I & II's possible locations on the site plans.

2) Certification on question 3 Water. 4:

There are no known surface water withdrawals or diversions. KRD irrigation will not be used inside the fence line of the operation nor will be used in any marijuana grow processes or any related marijuana activity. Grow Bros would like to water their landscaping plan located on the outside perimeter the fence line of the project with KRD irrigation water in which the plantings will be hops.

Please let me know if you have any questions or concerns regarding our response. Thank you for your consideration and attention to this matter.

Sincerely,



Leif Langlois
206-391-9393
leiflanglois@gmail.com

Kaycee Hathaway

From: Leif Langlois <leiflanglois@gmail.com>
Sent: Wednesday, January 07, 2015 12:17 PM
To: Kaycee Hathaway
Subject: Re: SE-14-00011 Grow Bros Deem Complete and Additional Information Request

Thanks Kaycee

On Wed, Jan 7, 2015 at 9:10 AM, Kaycee Hathaway <kaycee.hathaway@co.kittitas.wa.us> wrote:

Dear Leif,

Please see the attached document. If you have any further questions please feel free to contact me.

Thank you,

Kaycee K Hathaway

Kittitas County

Community Development Services/ Planner I

Phone: [\(509\) 962-7079](tel:(509)962-7079)

Email: kaycee.hathaway@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

Kaycee Hathaway

From: Leif Langlois <leiflanglois@gmail.com>
Sent: Tuesday, January 06, 2015 12:41 PM
To: Kaycee Hathaway
Subject: Re: CB-14-00011 Grow Bros Final Approval

Hello Kaycee,

We talked yesterday regarding our SEPA application and you were going to forward me an email as to what we needed to do per our incomplete application. I haven't seen an email yet so just making sure I didn't miss it. Please let me know if you have sent it, Thank you.

Leif Langlois
Grow Bros, LLC

On Thu, Dec 4, 2014 at 1:48 PM, Kaycee Hathaway <kaycee.hathaway@co.kittitas.wa.us> wrote:

Dear Applicant,

Your Parcel Combination application has been sent to the assessor's office and is finalized, please see the attached documents. A hard copy of your approval will be sent via the US Postal Service.

Please click the below link to view any documents from your application. If you have any further questions please feel free to contact me.

[Cb-14-00011 Grow Bros](#)

Kaycee K Hathaway

Kittitas County

Community Development Services/ Planner I

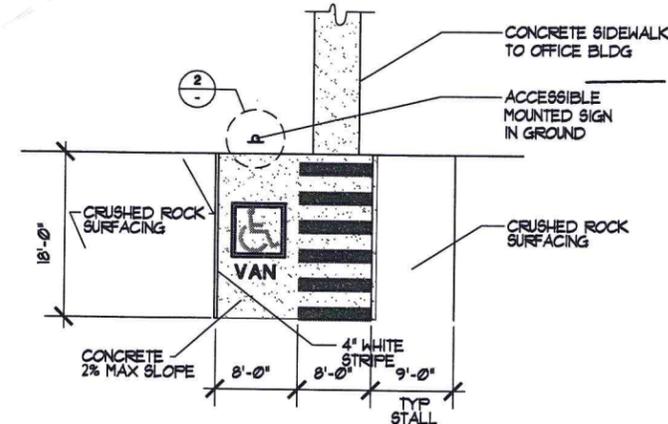
Phone: [\(509\) 962-7079](tel:(509)962-7079)

Email: kaycee.hathaway@co.kittitas.wa.us

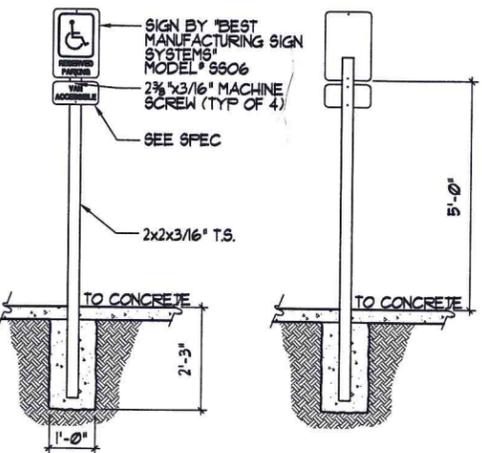
Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

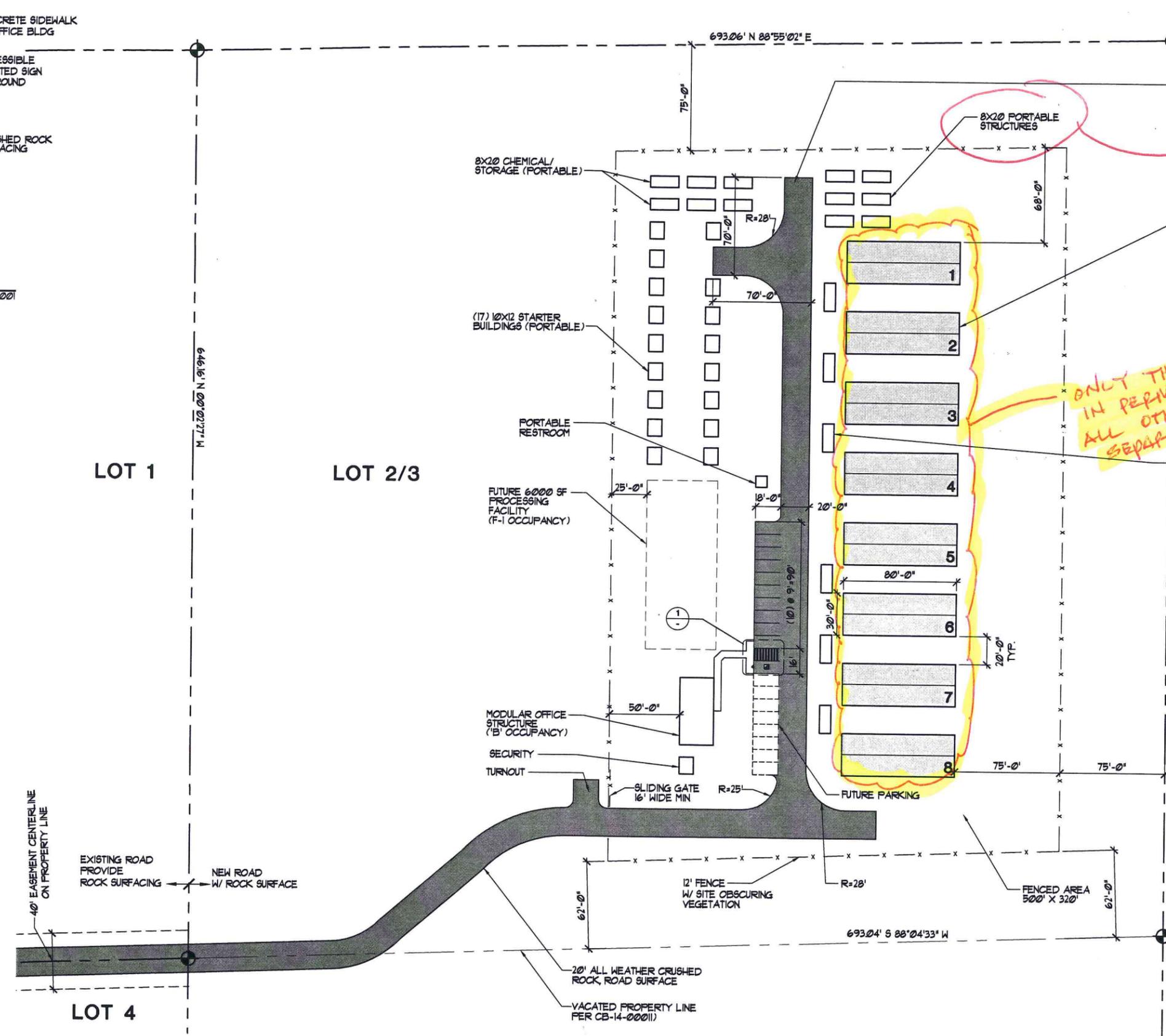
REVISIONS	BY



1 ACCESSIBLE STALL
1" = 1'-0" 14469-001



2 ACCESSIBLE SIGNAGE
1/2" = 1'-0" 14469-003



NOTE OVER 120 SQ.FT. CANNOT BE PORTABLE REQUIRES PERMITS

ONLY THESE IN PERMITS ALL OTHERS REQUIRE SEPARATE PERMITS



509.663.6455
MJNEAL@MJNEALALA.COM
WWW.MJNEALALA.COM
P.O. BOX 1945
WENATCHEE, WA 98807

© Copyright 2014



RECEIVED
DEC 01 2014
KITITAS COUNTY
CDS

NEW PROJECT FOR:
GROW BROS.
ELLENSBURG, WA

Date: 2014-12-01
Scale Factor: 1
Drawn: ah
File: 14469
Sheet

ENLARGED SITE PLAN
SCALE: 1" = 40'



A1.2

MSDS FOR ALL 8 PERMITS

CHEMS	CoCo A	CoCo B	Drip Clean	Roots Excelerator	Great White	Vita Amino	Multi-zen	Bud XL	Moab	Top Booster	PH (up)	PH (down)	Mighty Wash*	Spray-n-Grow*
<u>OPERATION</u> <u>NEEDS FOR</u> <u>TWELVE (12)</u> <u>WEEKS:</u>	251.52	251.52	20.32	27.84	9.9375	137.44	80.32	112.48	50.13	24.09	202.88	0.76	1920.00	7.71
<u>OPERATION</u> <u>THREE (3)</u> <u>WEEK SUPPLY:</u>	83.84	83.84	6.77	9.28	3.31	45.81	26.77	37.49	16.71	8.03	67.63	0.25	640.00	2.57
<u>TOTAL</u> <u>GALLONS</u>														1032.32

Grow Bros will keep 3 weeks of chemicals on site at a time.

(EN)

EC FERTILIZER

(2002 C 51 E /C.1.3.)

MATERIAL SAFETY DATA SHEET



House&Garden®A-Coco Nutrient

1. Identification of the Product and the Company
Product Name : A-Coco Nutrient
Distributor : House&Garden. B.V. Postbus 1032, NL-1300 BA Almere
Emergency Phone : +31 (0)6-10-939412
2. Composition / Information on Ingredients
Chemical Description : Calcium nitrate solution
Hazardous Ingredients : Nitrogen total (N) 5% (as nitrate nitrogen) Potash (K ₂ O) 1% (soluble in water) Magnesium (Mg) 0,5 (soluble in water)
3. Hazards
Causes irritation. Slightly acid
Skin : Irritating,
Eyes : Irritating,
Ingestion : May irritate throat and cause gastrointestinal irritation or nausea
Inhalation : None
Fire : Non-combustible
4. First Aid Measures
Skin : Remove contaminated clothing, thoroughly wash exposed area with water or take shower, get medical attention
Eyes : Flush with water for at least 15 minutes and seek medical advice
Ingestion : Rinse mouth with water and seek medical advice or go to hospital
Inhalation : n.a.
5. Fire Fighting Measures
Extinguishing Media : The product itself is not combustible; in case of fire in immediate environment: all extinguishing media are permitted; preferred media are water spray, foam, CO ₂ , dry ice.
Unsuitable Extinguishing Media : Water jet.
Specific Hazards : In case of fire, cool storage tanks and containers with water spray to prevent decomposition.
6. Accidental Release Measures
Personal precautions: Avoid contact with skin and eyes.
Environmental precautions and disposal: Avoid environmental distribution. Do not discharge to sewer or surface water.

(EN)

EC FERTILIZER

(2002 C 51 E /C.1.3.)

MATERIAL SAFETY DATA SHEET



House&Garden®A-Coco Nutrient

<p>7. Handling & Storage</p> <p><u>Handling:</u> Keep out of reach of children. Not for internal use, avoid contact with skin and eyes. Irritates the skin, mucous membranes, eyes and gullet. Wear suitable protective clothing. In case of contact with skin or eyes, wash immediately with plenty of water. Technical precautions: safety shower and eye shower stations. Store at a temperature between 7 and 30 degrees Centigrade.</p> <p><u>Storage:</u> Storage conditions: Take all necessary precautions to prevent contamination in case of damaged containers. Store the containers onto drip trays or barrier material to prevent product from being discharged to the sewer or the surface water.</p>
<p>8. Exposure Control/Personal Protection</p> <p>Personal Protection: Skin : Gloves, protective clothing. Eyes : Eye goggles Inhalation : n.a.</p>
<p>9. Physical & Chemical Properties</p> <p>Appearance : Clear, red fluid Odour : None pH : <5 Crystallization temperature : <5°C Bulk density : 1.20 kg/l at 30°C Solubility in water : fully soluble</p>
<p>10. Stability & Reactivity</p> <p>Conditions to avoid: do not expose to heat. Temperatures in excess of 200°C may cause decomposition and release poisonous nitrate vapours.</p> <p>Materials to avoid: metals, alkalis</p> <p>Suitable materials : plastics, pvc</p>
<p>11. Toxicological Information</p> <p>n.a.</p>
<p>12. Ecological Information</p> <p>Larger quantities of A-Coco Nutrient are water contaminant.</p>

(EN)

EC FERTILIZER

(2002 C 51 E /C.1.3.)

MATERIAL SAFETY DATA SHEET



House&Garden®A-Coco Nutrient

13. Disposal Information

Soiled containers : Rinse with water, contact distributor/manufacturer on reuse.
Remainders/unused product: Neutralise with water. Mix residues with soil or sand before disposal.
Ensure that disposal is in compliance with local regulations.

14. Transport Information

EC FERTILIZER (2002 C 51 E/C.1.3.)
ADR/RID none/IMDG/CFR NON HAZARDOUS
Shipping information: Coco nutrient.

15. Regulatory Information

Labelling in compliance with EC Directives (2002 C 51E /C.1.3.)
Slightly irritating

16. Other Information

The information provided in this Material Safety Data Sheet is to our best knowledge and belief, accurate and reliable as of the date compiled. However, no warranty or guarantee is made in this respect. It remains the user's responsibility to ensure the suitability and completeness of this information for a particular application. House&Garden B.V. does not accept liability for any damage or loss that may arise from the use of this information.

Reference: House&Garden.B.VI/WH

Date of last issue: August 2006

Revision: 8



House&Garden®B-Coco Nutrient

<p>1. Identification of the Product and the Company</p> <p>Product Name : B-Coco Nutrient Distributor : House&Garden. B.V. Postbus 1032, NL-1300 BA Almere</p> <p>Emergency Phone : +31 (0)610 939 412</p>
<p>2. Composition / Information on Ingredients</p> <p>Chemical Description : Solution of NPK nutrients Hazardous Ingredients : Nitrogen total (N) 2% (as nitrate nitrogen) Phosphoric acid anhydride (P2O5) 3% (soluble in water) Potassium oxide (K2O) 8% (soluble in water)</p>
<p>3. Hazards</p> <p>Causes irritation. Slightly acid</p> <p>Skin : Irritating, Eyes : Irritating, Ingestion : May irritate throat and cause gastrointestinal irritation or nausea Inhalation : None</p> <p>Fire : non-combustible</p>
<p>4. First Aid Measures</p> <p>Skin : Remove contaminated clothing, thoroughly wash exposed area with water or take shower, seek medical advice Eyes : Flush with water for at least 15 minutes and seek medical advice Ingestion : Rinse mouth with water and seek medical advice or go to hospital Inhalation : n.a.</p>
<p>5. Fire Fighting Measures</p> <p>Extinguishing Media : The product itself is not combustible; in case of fire in immediate environment: all extinguishing media are permitted; preferred media are water spray, foam, CO₂, dry ice. Unsuitable Extinguishing Media : Water jet. Specific Hazards : In case of fire, cool storage tanks and containers with water spray to prevent decomposition.</p>
<p>6. Accidental Release Measures</p> <p>Personal precautions: Avoid contact with skin and eyes.</p> <p>Environmental precautions and disposal: Avoid environmental distribution. Do not discharge to sewer or surface water.</p>



House&Garden®B-Coco Nutrient

<p>7. Handling & Storage</p> <p><u>Handling:</u> Keep out of reach of children. Not for internal use, avoid contact with skin and eyes. Irritates the skin, mucous membranes, eyes and gullet. Wear suitable protective clothing. In case of contact with skin or eyes, wash immediately with plenty of water. Technical precautions: safety shower and eye shower stations. Store at a temperature between 7 and 30 degrees Centigrade.</p> <p><u>Storage:</u> Storage conditions: Take all necessary precautions to prevent contamination in case of damaged containers. Store the containers onto drip trays or barrier material to prevent product from being discharged to the sewer or the surface water.</p>
<p>8. Exposure Control/Personal Protection</p> <p>Personal Protection: Skin : Gloves, protective clothing. Eyes : Eye goggles Inhalation : n.a.</p>
<p>9. Physical & Chemical Properties</p> <p>Appearance : Clear, colourless fluid Odour : None pH : <2 Crystallization temperature : <5°C Bulk density : 1.32 kg/l at 30°C Solubility in water : fully soluble</p>
<p>10. Stability & Reactivity</p> <p>Conditions to avoid: do not expose to heat. Temperatures in excess of 200°C may cause decomposition and release poisonous nitrate vapours.</p> <p>Materials to avoid : metals, alkalis</p> <p>Suitable materials : plastics, pvc</p>
<p>11. Toxicological Information</p> <p>n.a.</p>
<p>12. Ecological Information</p> <p>Larger quantities of B-Coco Nutrient are water contaminant.</p>



House&Garden®B-Coco Nutrient

13. Disposal Information

Soiled containers : Rinse with water, contact distributor/manufacturer on reuse.
Remainders/unused product: Neutralise with water. Mix residues with soil or sand before disposal.
Ensure that disposal is in compliance with local regulations.

14. Transport Information

EC FERTILIZER (2002 C 51 /C.2.1.)
ADR/RID none/IMDG/CFR NON HAZARDOUS
Shipping information: Coco nutrient.

15. Regulatory Information

Labelling in compliance with EC Directives (2002 C 51 /C.2.1.)
Slightly irritating

16. Other Information

The information provided in this Material Safety Data Sheet is to our best knowledge and belief, accurate and reliable as of the date compiled. However, no warranty or guarantee is made in this respect. It remains the user's responsibility to ensure the suitability and completeness of this information for a particular application. House&Garden B.V. does not accept liability for any damage or loss that may arise from the use of this information.

Reference: House&Garden.B.VI/WH
Date of last issue: August 2006
Revision: 8



House&Garden®Bud XL

<p>1. Identification of the Product and the Company</p> <p>Product Name : House&Garden® Bud XL Distributor : House&Garden. B.V. Postbus 1032, NL-1300 BA Almere</p> <p>Emergency Phone : +31 (0)610 939412</p>
<p>2. Composition / Information on Ingredients</p> <p>Growth stimulator guaranteed analysis. Total Nitrogen (N) 0,1% (0,07% Ammoniacal Nitrogen; 0,03% Nitrate Nitrogen); available Phosphate (P205) 0,3%; Soluble Potash (K20) 0,2 Non-plant food ingredients. Derived from: Nitric acid, Potassium Hydroxide, Phosphoric</p>
<p>3. Hazards</p> <p><u>Hazardous Ingredients</u> : None <u>Health Hazards</u> : None <u>Safety Hazards</u> : None <u>Environmental Hazards</u>: None</p>
<p>4. First Aid Measures</p> <p>Skin : Rinse thoroughly, seek medical advice if symptoms occur. Eyes : Rinse thoroughly, seek medical advice if symptoms occur. Ingestion : Rinse mouth thoroughly. If swallowed, give plenty of water. Do not induce vomiting. Inhalation : None</p>
<p>5. Fire Fighting Measures</p> <p>Extinguishing Media: The product itself is not combustible; in case of fire in immediate environment: all extinguishing media are permitted; preferred media are water, foam, CO₂.</p> <p>Specific Hazards : No particular measures required.</p>
<p>6. Accidental Release Measures</p> <p><u>Personal precautions</u>: No particular measures required.</p> <p><u>Environmental precautions and disposal</u>: Product may be discharged to sewer; read local regulations.</p>



MATERIAL SAFETY DATA SHEET

House&Garden®Bud XL

<p>7. Handling & Storage <u>Handling:</u> No particular measures required. Store at a temperature between 5 and 30 degrees Centigrade.</p> <p><u>Storage:</u> Storage conditions: No particular safety measures required. Store in well-ventilated, dry and frost-free area.</p>
<p>8. Exposure Control/Personal Protection</p> <p>MAC value : Not determined</p> <p><u>Personal Protection:</u> Skin : No special precautions required Eyes : Goggles are recommended. Mildly alkaline, may cause irritation of eyes or skin. Inhalation : No special precautions required</p> <p>No special protective clothing required. Provide eye wash stations. Handle the product in accordance with normal professional industrial operations. Prevent direct contact with food preparation tables. After contact, immediately clean surfaces with a disinfectant.</p>
<p>9. Physical & Chemical Properties</p> <p>Appearance : Bright lilac fluid Odour : Herbaceous, strongly fragrant pH : at 100g/l: 7-8 at 20°C Crystallization temperature : <0°C Bulk density : 1.10-1.15 kg/dm³ Viscosity : Solubility in water : fully soluble</p>
<p>10. Stability & Reactivity The product is stable under normal conditions. <u>Conditions & Materials</u> : Frost may cause separation of ingredients. <u>Conditions to avoid</u> : Reducing agents and combustible materials. <u>Materials to avoid</u> : <u>Hazardous Decomposition Products</u> : Unknown.</p>
<p>11. Toxicological Information Acute oral LD50 : Unknown Acute dermal LD50 : Unknown Non-poisonous, may cause irritation in allergic persons. Symptoms: red eyes and swellings around the eyes, coughing, irritated throat and shortness of breath.</p>
<p>12. Ecological Information LC50(fish)>100mg/l, EC50(daphnia)>100mg/l and IC50(algae)>100 mg/l. <u>Ecological Toxicity:</u> Permitted in ecological production <u>Ecological Properties:</u> Growth Stimulator: high concentrations may cause plant burns.</p>



MATERIAL SAFETY DATA SHEET

House&Garden®Bud XL

13. Disposal Information
<u>Remainders</u> : Use as organic fertilizer. Product residues may be added to compost in small quantities.
<u>Container</u> : Fully recyclable.
<u>Recommended cleaning agents</u> : Rinse thoroughly with water. Decompose rinse water as fertilizer.
<u>General measures</u> : Read instructions before use.
14. Transport Information
EC Directive (91/155 EEC) Not hazardous for transport under UN,ADR/RID/IMO/IMDG/CFR Shipping information: House&Garden® <i>Bud XL flowering stimulator</i>
15. Regulatory Information
Labelling in compliance with EC Directives (20092/91.) R phrase: None S phrase: None
16. Other Information
The information provided in this Material Safety Data Sheet is to our best knowledge and belief, accurate and reliable as of the date compiled. However, no warranty or guarantee is made in this respect. It remains the user's responsibility to ensure the suitability and completeness of this information for a particular application. House&Garden B.V. does not accept liability for any damage or loss that may arise from the use of this information.

Reference: House&Garden.B.VI/WH
Date of last issue: January 2008
Revision: 9

(EN)

EC FERTILIZER

(2002 C 51 E /C0.20.7.)

MATERIAL SAFETY DATA SHEET



House&Garden®Dripclean

<p>1. Identification of the Product and the Company</p> <p>Product Name : Dripclean Distributor : House&Garden. B.V. Postbus 1032, NL-1300 BA Almere</p> <p>Emergency Phone : +31 (0)610 939412</p>
<p>2. Composition / Information on Ingredients</p> <p>Cleaning agent guaranteed analysis Available Phosphate (P205) 24,0%; Soluble Potash (K2O) 8%.</p> <p>Derived from: Phosphoric acid anhydride, Potassium oxide.</p>
<p>3. Hazards</p> <p>Causes irritation. pH-neutral.</p> <p>Skin : Irritating, Eyes : Irritating, Ingestion : May irritate throat and cause gastrointestinal irritation or nausea Inhalation : None</p> <p>Fire : non-combustible</p>
<p>4. First Aid Measures</p> <p>Skin : Remove contaminated clothing, thoroughly wash exposed area with water or take shower, seek medical advice Eyes : Flush with water for at least 15 minutes and seek medical advice Ingestion : Rinse mouth with water and seek medical advice or go to hospital Inhalation : n.a.</p>
<p>5. Fire Fighting Measures</p> <p>Extinguishing Media : The product itself is not combustible; in case of fire in immediate environment: all extinguishing media are permitted; preferred media are water spray, foam, CO₂, dry ice. Unsuitable Extinguishing Media : Water jet. Specific Hazards : In case of fire, cool storage tanks and containers with water spray to prevent decomposition.</p>
<p>6. Accidental Release Measures</p> <p>Personal precautions: Avoid contact with skin and eyes.</p> <p>Environmental precautions and disposal: Avoid environmental distribution. Do not discharge to sewer or surface water.</p>

(EN)

EC FERTILIZER

(2002 C 51 E /C0.20.7.)

MATERIAL SAFETY DATA SHEET



House&Garden®Dripclean

7. Handling & Storage

Handling:

Keep out of reach of children. Not for internal use, avoid contact with skin and eyes. Irritates the skin, mucous membranes, eyes and gullet. Wear suitable protective clothing.

In case of contact with skin or eyes, wash immediately with plenty of water.

Technical precautions: safety shower and eye shower stations.

Store at a temperature between 7 and 30 degrees Centigrade.

Storage:

Storage conditions: Take all necessary precautions to prevent contamination in case of damaged containers. Store the containers onto drip trays or barrier material to prevent product from being discharged to the sewer or the surface water.

8. Exposure Control/Personal Protection

Personal Protection:

Skin : Gloves, protective clothing.

Eyes : Eye goggles

Inhalation : n.a.

9. Physical & Chemical Properties

Appearance : Bright, colourless fluid

Odour : None

pH : <6-7

Crystallization temperature : <7°C

Bulk density : 1.30 kg/l at 30°C

Solubility in water : fully soluble

10. Stability & Reactivity

Conditions to avoid: do not expose to heat. Temperatures in excess of 200°C may cause decomposition and release poisonous nitrate vapours.

Materials to avoid: metals, alkalis

Suitable materials: plastics, pvc

11. Toxicological Information

n.a.

12. Ecological Information

Larger quantities of Dripclean are water contaminant.

(EN)

EC FERTILIZER

(2002 C 51 E /C0.20.7.)

MATERIAL SAFETY DATA SHEET



House&Garden®Dripclean

13. Disposal Information

Soiled containers : Rinse with water, contact distributor/manufacturer on reuse.
Remainders/unused product: Neutralise with water. Mix residues with soil or sand before disposal.
Ensure that disposal is in compliance with local regulations.

14. Transport Information

EC FERTILIZER (2002 C 51E /C.2.7.)
ADR/RID none/IMDG/CFR NON HAZARDOUS
Shipping information: Dripclean.

15. Regulatory Information

Labelling in compliance with EC Directives (2002 C 51E /C0.20.7.)
Slightly irritating

16. Other Information

The information provided in this Material Safety Data Sheet is to our best knowledge and belief, accurate and reliable as of the date compiled. However, no warranty or guarantee is made in this respect. It remains the user's responsibility to ensure the suitability and completeness of this information for a particular application. House&Garden B.V. does not accept liability for any damage or loss that may arise from the use of this information.

Reference: House&Garden.B.VI/WH
Date of last issue: January 2008
Revision: 9

Ingestion: For small amounts drink plenty of water. More than a mouthful should be purged by vomiting but only if victim is conscious.

Skin: Wash with soap and water.

Signs/symptoms of exposure: Product components are soil like in nature and are non-toxic, non-allergenic, and non pathogenic to mammals. No known chronic effects.

Precautions for safe handling and use:

Respiratory Protection: Not normally needed. If dusting occurs use approved respirator to eliminate exposure.

Ventilation: Exhaust fan recommended to control dusting.

Protective gloves/clothing: Rubber or plastic recommended if repeated or prolonged contact expected.

Eye Protection: Chemical splash goggles recommended where dusting is expected, otherwise safety glasses suffice.

Work Practice: Use good housekeeping practices. Keep containers tightly closed.

Spills: Avoid creating dust when cleaning up. Scoop, shovel or sweep to labeled containers for recycling/salvage if not contaminated by other material.

Waste Disposal Method: Package material for removal to approved landfill.

Precautions for storing and handling: Avoid Storage in wet or moist areas.

Material Safety Data Sheet

Section 1: IDENTIFICATION

Product Name: Mighty Wash – RTU
Product Type: Foliage Cleaner
Chemical Name: N/A
Formula: Proprietary

Section 2: PHYSICAL DATA

Flash Point (closed cup method):	N/A
Specific Gravity:	0.9927
Vapor Pressure:	N/A
Vapor Density:	Greater than 1
Boiling Point/Melting Point:	>200
Solubility in Water:	Soluble
Appearance:	Pink opaque liquid

Section 3: FIRE AND EXPLOSION HAZARD DATA

Extinguishing Media:	N/A
Flash Point:	Non-flammable
Special Fire Fighting Procedure:	N/A
Unusual Fire and Explosion Hazards:	None required
Stability:	Stable
Hazardous Polymerization:	Will not occur
Materials to Avoid:	N/A
Conditions to Avoid:	Below 35°F
Hazardous Decomposition Products:	None

Section 4: SPILL, LEAK AND DISPOSAL PROCEDURES

Precautions if Material is Spilled or Released:	Soak spills with direct sand, sawdust, vermiculite, or other suitable absorbent materials to prevent slipping.
Waste Disposal Methods:	Dispose according to federal, state and local regulations

Section 5: PROTECTION INFORMATION

Ventilation:	Not normally required
Respiratory Protection:	Not normally required, but if vapor concentration is high due to heat, use respirator

Eye Protection: Safety glasses and goggles recommended.
Skin Protection: Standard rubber gloves and similarly approved type work clothes recommended.

Section 6: HEALTH HAZARD DATA

Occupational Exposure Limit: N/A
Threshold Limit Value: Not established
OSHA Permissible Exposure Limit: Not established
Health Hazard Determination: The components of this mixture have not been found to be carcinogenic. Components of this mixture can be irritating to the eyes. Their identity is proprietary and therefore considered a trade secret.
Effects of Overexposure: Contact of product with eyes may result in mild irritation reaction.

Emergency and First Aid Procedure:

Inhalation: Remove person from contaminated area to fresh air. If breathing is difficult, see physician
Skin: In case of eye or skin contact, flush with water. If irritation persists, contact physician.
Eyes: In case of eye or skin contact, flush with water. If irritation persists, contact physician.
Ingestion: In case of eye or skin contact, flush with water. If irritation persists, contact physician.

Section 7: STORAGE, HANDLING, SPECIAL PRECAUTIONS

Storage and Handling: Store in tightly sealed containers (preferably full) in cool dry area, away from heat, flame and sunlight
Special Precautions: None Required

US Poison Control Centers: 1-800-222-1222

Manufactured for: NPK Industries

1600 Skypark Dr. Suit 215
Medford, OR 97504
+1.800.944.4508

Revised- 10/15/10

DISCLAIMER: The information in this Material Safety Data Sheet (MSDS) is believed to be correct as of the date issued. By making the MSDS available, NPK LLC, DBA NPK Industries does not make any express or implied warranty (including any warranty of merchantability or fitness for a particular purpose) regarding the MSDS, its accuracy or the product to which it relates. Anyone using this information agrees that NPK Industries shall not be held liable (based on its negligence or otherwise) for any personal injury or other damage relating to, or arising from such use, including direct, incidental, or consequential damage and such user agrees to indemnify NPK Industries for any claims arising out of its use.

Product Identifier: MAD FARMER™ M.O.A.B.™
 Material Safety Data Sheet (MSDS)
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1. CHEMICAL PRODUCT AND COMPANY IDENTIFICATION

Product Name: Mad Farmer™ M.O.A.B.™ (Mother Of All Blooms)
Product Description: A white, granular powder, having a slight characteristic odor.

Information provided by: South Coast Horticultural Supply, Inc.
 26895 Aliso Creek Road B685
 Aliso Viejo, CA 92656

Telephone: (310) 947-6158

In case of emergency call: 911
For transportation Emergency call CHEMTREC: 800-424-9300

2. COMPOSITION & INFORMATION ON INGREDIENTS

Component	CAS#	OSHA Hazard	WT%	ACGIH		OSHA	
				TLV _(TWA)	STEL	PEL _(TWA)	STEL
Monopotassium Phosphate	7778-77-0	Eye irritant; Slight to Moderate Skin Irritant, Respiratory Irritant	90 +/- 5	None	None	None	None
Monoammonium Phosphate	7722-76-1	Eye irritant; Slight to Moderate Skin Irritant, Respiratory Irritant	8 +/- 2	None	None	None	None

Particulates Not Otherwise Regulated: (Total Dust: 15mg/m³) (Respirable fraction: 5 mg/m³)

3. HAZARDS IDENTIFICATION

NPFA 704 DESIGNATION HAZARD RATING 4= Extreme 3= High 2= Moderate 1= Slight 0= Insignificant	
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Product Identifier: MAD FARMER™ M.O.A.B.™
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Emergency Overview: A white, granular, moderately acidic powder having a slight characteristic odor. The powder and dusts can cause eye irritation and possible slight to moderate skin irritation. Inhalation of dusts from this product may cause irritation to the respiratory tract. Ingestion of this product may cause moderate irritation to the entire gastrointestinal tract.

POTENTIAL HEALTH EFFECTS

Inhalation: Inhalation of this product's dusts may cause moderate irritation to the nose, mouth, throat, mucous membranes and lungs. Symptoms of exposure may include sneezing, coughing, shortness of breath and chest discomfort or pain.

Eye Contact: Exposure to the powder or dust can cause eye irritation through the mechanical action of the suspended particles and from the chemical interactions. Symptoms of exposure may include tearing, redness, swelling and discomfort or pain. This product is not expected to cause corneal damage or impairment of vision, when treated promptly.

Skin Contact: Exposure to the powder or dust may cause slight to moderate skin irritation. Symptoms of exposure may include redness, possible swelling and, on prolonged exposure, a drying or chafing of the skin. No published reports indicate this product or its components are absorbed through the skin.

Ingestion: Ingestion of this product may cause moderate irritation to the entire gastrointestinal tract, including the stomach and intestines, characterized by nausea, vomiting, abdominal discomfort and diarrhea.

Chronic Hazards: The chronic health effects of exposure by inhalation of this product are dependent upon the number, duration and concentrations of the exposures. Otherwise, the chronic exposure effects are expected to be the same as for acute exposure.

4. FIRST AID MEASURES

Inhalation: If inhaled, immediately move to fresh air. If not breathing, give artificial respiration, preferably mouth-to-mouth. If breathing is difficult, give oxygen. Call a physician.

Eye Contact: In case of contact, immediately flush eyes with plenty of clean running water for at least 15 minutes, lifting the upper and lower lids occasionally. Remove contact lenses, if worn. Get medical attention if irritation persists.

Skin Contact: In case of contact, cleanse affected area thoroughly by washing with mild soap and water. Remove contaminated clothing and shoes and wash before reuse. If irritation occurs and persists, get medical attention.

Ingestion: If swallowed, give plenty of water to drink. Call a physician. DO NOT induce vomiting unless directed to do so by medical personnel. Never give anything by mouth to an unconscious person.

Note to Physicians: Treat exposure symptomatically.

5. FIRE FIGHTING MEASURES

Flashpoint and Method: This product does not flash.

Flammable Limits (in air, % by volume): Lower: Not applicable Upper: Not applicable

Autoignition Temperature: Not applicable

GENERAL HAZARD: This product is a dry powder mixture of mainly inorganic materials. The Uniform Fire Code health hazard classification for this product is **IRRITANT**. This product may produce hazardous decomposition products.

Fire Fighting Instructions: **Extinguishing Media:** Water, foam, CO₂, or dry chemicals. Use the extinguishing media that is best suited for the surrounding fire.

Fire Fighting Equipment: Fire fighters should wear full protective equipment, including self-contained breathing apparatus.

Hazardous Combustion Products: When heated to decomposition, it may emit toxic chloride fumes and Ammonia gas with toxic carbon monoxide, carbon dioxide, phosphorous oxides, nitrogen oxides and potassium oxide.

6. ACCIDENTAL RELEASE MEASURES

Land Spill: Wearing recommended protective equipment and clothing, pick up the spilled material and place in approved containers for recovery, disposal, or satellite accumulation. Neutralize the acidity, of the remaining solid, using a dilute alkaline solution that is appropriate for neutralizing acidic solids. Liberally cover spill area with sodium bicarbonate. Flush the spill area with water; collect the rinsates for disposal or sewer, as appropriate.

Water Spill: Wear recommended protective equipment and clothing if contact with hazardous material can occur. Stop or divert water flow. Dike contaminated water and remove for disposal and/or treatment. As appropriate, notify all downstream users of possible contamination.

7. HANDLING AND STORAGE

Storage Temperature: Ambient

Storage Pressure: Ambient

Product Identifier: MAD FARMER™ M.O.A.B.™

Material Safety Data Sheet (MSDS)

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General: Store this product in a cool, dry area. Protect eyes, skin and clothing from contact with this product. Wear recommended personnel protective equipment. Do not breathe this product's dusts. Use with adequate ventilation. Do not ingest this product. Keep the containers tightly closed when not in use. Wash thoroughly with soap and water after handling this product.

8. EXPOSURE CONTROLS / PERSONAL PROTECTION

Control Measures: Use a local or general, mechanical exhaust ventilation system capable of maintaining emissions, in the work area, below the ACGIH-TLV, OSHA-PEL or levels that may cause irritation.

Recommended Personal Protective Equipment:

Respirator: Respiratory protection may be required when using this product. If use of this product creates dusts that exceed an ACGIH-TLV, OSHA-PEL or may cause irritation, wear a NIOSH approved full facepiece or half mask air-purifying cartridge respirator equipped with a good particulate cartridge or supplied air.

Eyes: Wear chemical goggles (recommended by ANSI Z87.1-1979), unless a full facepiece respirator is worn.

Gloves: Wear rubber or plastic gloves.

Clothing and Equipment: If contact is likely, wear a rubber or plastic apron. An eye wash station and safety shower should be in the work area.

Footwear: If contact is likely, wear rubber boots.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance:	White, granular powder	Bulk Density (pounds/ft ³):	No data available
Physical State:	Solid	Vapor Pressure:	Not applicable
Odor:	Slight characteristic	Vapor density (air=1):	Not applicable
Odor Threshold:	No data available	Evaporation rate (n-Butyl Acetate=1):	Not applicable
Molecular Formula:	Mixture	VOC Content:	Not applicable
Molecular Weight:	Not applicable	% Volatile:	Nil
Boiling Point:	No data available	Solubility in H2O:	Moderate (10 – 50%)
Freezing/Melting Point:	No data available	Octanol/Water Partition Coefficient:	No data available
Specific gravity:	Not applicable	pH (as is):	Not applicable
Density (pounds/gallon):	Not applicable	pH (1% solution):	4.0 to 5.0

10. STABILITY AND REACTIVITY

General: This product is stable and hazardous polymerization will not occur.

Conditions to avoid: None known.

Incompatible Material: Caustic and strong alkali solutions and strong oxidizers

Hazardous Decomposition Products: When heated to decomposition, it may emit toxic chloride fumes and Ammonia gas with toxic oxides of carbon, phosphorous, nitrogen and potassium.

Sensitivity to Mechanical Impact: This product is NOT sensitive to mechanical impact.

Sensitivity to Static Discharge: This product is NOT sensitive to static discharge.

11. TOXICOLOGICAL INFORMATION

COMPONENTS:	Monopotassium Phosphate	Monoammonium Phosphate
Eye Contact:	No data available	No data available
Skin Contact:	No data available	No data available
Oral Rat LD₅₀:	7,100 mg/kg	5,750 mg/kg
Dermal Rabbit LD₅₀:	Greater than 7,940 mg/kg	Greater than 7,940 mg/kg
Inhalation Rat LC₅₀:	No data available	No data available
Human Data:	No data available	No data available
Other Toxicological Data:	Oral Rat LD _{Lo} 4,640 mg/kg	No data available
Carcinogenicity:	No data available	No data available
Teratogenicity:	No data available	No data available
Mutagenicity:	No data available	No data available
Synergistic Products:	None reported	None reported
Target Organs:	Eyes, Skin, Mucous membranes and Lungs	Eyes, Skin, Mucous membranes and Lungs
Medical Conditions Aggravated By Exposure	Skin or Respiratory disorders	Skin or Respiratory disorders

12. ECOLOGICAL INFORMATION

Environmental Fate: This product is moderately soluble in water and it can affect the pH of water. Inorganic phosphates, in contact with soil, sub-surface or surface waters, may be taken up by plants and utilized as essential nutrients. Phosphates may also form precipitates, usually with Calcium or Magnesium. The resultant compounds are insoluble, becoming part of the soil.

Environmental Considerations: The aquatic toxicity of this product has not been determined. However, the aquatic toxicity of this product is related to the pH of the water. For Rainbow Trout, the

Product Identifier: MAD FARMER™ M.O.A.B.™

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reported LC₅₀ is about a pH of 4.0 for a 7 day bioassay. Other species may vary a bit from this pH level, but all are susceptible to acidic pH conditions.

13. DISPOSAL CONSIDERATIONS

RCRA 40 CFR 261 Classification: Non-RCRA Waste

U.S. EPA Waste Number/Description: Not applicable

If this product is disposed of as shipped, it does not meet the criteria of a hazardous waste as defined under 40 CFR 261, in that it does not exhibit the characteristics of a hazardous waste of Subpart C, nor is it listed as hazardous waste under Subpart D due to toxicity. As a non-RCRA solid waste, it should be disposed of in accordance with all local, state, and federal regulations. Consult state or local officials for proper disposal method.

14. TRANSPORTATION INFORMATION

DOT Proper Shipping Name:	Not Restricted					
	Hazard Class:	Not applicable	UN Number:	Not applicable	Packing Group:	Not applicable
	Primary Label:	None required	Subsidiary Label(s):	None required		
	Primary/Subsidiary Placards:	None required				
DOT Reportable Quantity (RQ):	None listed	RQ for Product:	Not applicable			
Marine Pollutant:	No					
2008 North American Emergency Response Guidebook No.:				Not applicable		
TDG Proper Shipping Name:	NOT RESTRICTED					
	Hazard Class:	Not applicable	UN Number:	Not applicable	Packing Group:	Not applicable
	Primary Label:	None required	Subsidiary Label(s):	None required		
	Primary/Subsidiary Placards:	None required				

Product Identifier: MAD FARMER™ M.O.A.B.™

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TDG Reportable Quantity (RQ):#	Not applicable			
TDG Schedule XII:	Not applicable			
Regulated Limit (RL):##	None listed	RL for Product:	Not applicable	
Other Shipping Information:	None			
<small># Canadian Transportation of Dangerous Goods Regulations (TDGR), Part IX, Table 1, Quantities or levels for Immediate Reporting: releases of reportable quantities, RQ, that meet the definition of a "dangerous occurrence" (a threat to life, health, property, or the environment) must be reported to the appropriate authorities as outlined in TDGR 9.13(1) and 9.14(1). ## Reporting to Environment Canada is required for any releases exceeding the regulated limits, RL, of 9.2 materials (primary or secondary). The regulated limits are found in Schedule XIII of the TDGR.</small>				

15. REGULATORY INFORMATION

COMPONENTS:	Monopotassium Phosphate	Monoammonium Phosphate
OSHA Target Organs:	Eyes, Skin, Mucous membranes and Lungs	Eyes, Skin, Mucous membranes and Lungs
Carcinogenic Potential:		
Regulated by OSHA:	No	No
Listed on NTP Report:	No	No
Listed by IARC:	No	No
IARC group:	Not applicable	Not applicable
ACGIH Appendix A:	Not listed	Not listed
A1 Confirmed Human:	Not applicable	Not applicable
A2 Suspected Human:	Not applicable	Not applicable
U.S. EPA Requirements:		
Release Reporting		
CERCLA (40 CFR 302)		
Listed Substance:	Not listed	Not listed
Reportable Quantity:	Not applicable	Not applicable
Category:	Not applicable	Not applicable
RCRA Waste No:	Not applicable	Not applicable
Unlisted Substance:	Not applicable	Not applicable

Product Identifier: MAD FARMER™ M.O.A.B.™

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Reportable Quantity:	Not applicable	Not applicable
Characteristic:	Not applicable	Not applicable
RCRA Waste No:	Not applicable	Not applicable
SARA TITLE III		
Section 302 & 303 (40 CFR 355):		
Listed Substance:	Not listed	Not listed
Reportable Quantity:	Not applicable	Not applicable
Planning Threshold:	Not applicable	Not applicable
Section 311 & 312 (40 CFR 370)		
Hazard Categories (product):		
Fire:	N	
Sudden Release of Pressure:	N	
Reactive:	N	
Acute Health:	Y	
Chronic Health:	N	
Planning Threshold:	10,000 pounds	10,000 pounds
Section 313 (40 CFR 372):		
Listed Toxic chemical:	Not listed	Not listed
Reporting Threshold:	Not applicable	Not applicable
U.S. TSCA Status		
Listed (40 CFR 710):	Yes	Yes
State Regulations		
State of California: Safe Drinking Water and Toxins Enforcement Act, 1986 (Proposition 65):		
Carcinogen:	No	No
Reproductive Toxin:	No	No
Other Regulations		
State Right to Know Laws:	None known	
Canadian Regulations		
Product Information:		
Controlled Product:	Yes	
WHMIS HAZARD Symbols:	Material Causing Other Toxic Effects	
WHMIS Class & Division:	D.2B	
Ingredient Information:		
IDL Substance:	No	No
DSL or NDSL lists:	DSL	DSL

16. OTHER INFORMATION

EPA Registration number: Not applicable

Approved Product Uses: Not applicable

Product Identifier: MAD FARMER™ M.O.A.B.™
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Special Notes:

This product is not formulated to contain any material, which the state of California has found to cause cancer and/or birth defects or other reproductive harm.

Additional SARA Title III, Section 313 Information:

When this product is dissolved in water, it is subject to the above regulation under the "aqueous ammonia from water dissociable ammonium salts and other sources"; 10 percent of total aqueous ammonia is reportable under this listing.

Special Instructions:

When making solutions of this product, always add this product to cool or warm water, or other aqueous solutions, with adequate mixing to ensure a uniform solution.

Do not add this product to hypochlorite bleaches, chlorine sanitizers or chlorinated cleaners as this may liberate toxic corrosive Chlorine gas.

MSDS Revision Information: MSDS-M1

Updated April 24, 2012.

This material Safety Data Sheet is provided as an information resource only. It should not be taken as a warranty or representation for which South Coast Horticultural Supply, Inc. assumes legal liability. While South Coast Horticultural Supply, Inc. believes the information contained herein is accurate and compiled from sources believed to be reliable, it is the responsibility of the user to investigate and verify its validity. The buyer assumes all responsibility of using and handling the product in accordance with applicable federal, state, and local regulations.

All information appearing in this document was based on data provided by third party sources and was compiled to comply with the Federal Hazard Communication Standard and the California Hazardous Substances Information and Training Act. The information is believed to be accurate as of the Update, but is not warranted as being the final authority in the use of this product. This information does not purport to be legal or medical advice.



MATERIAL SAFETY DATA SHEET

House&Garden®Multi Zyme

<p>1. Identification of the Product and the Company</p> <p>Product Name : House&Garden® Multi zyme Distributor : House&Garden. B.V. Postbus 1032, NL-1300 BA Almere</p> <p>Emergency Phone : +31 (0)610 939412</p>
<p>2. Composition / Information on Ingredients</p> <p>Growth stimulator guaranteed analysis. Total Nitrogen (N) 0.5% (0.06% Ammoniacal Nitrogen; 0,44% Nitrate Nitrogen); available Phosphate (P205) 0.1%; Soluble Potash (K20 Non-plant food ingredients. Derived from: Nitric acid, Potassium Hydroxide, Phosphoric</p>
<p>3. Hazards</p> <p><u>Hazardous Ingredients:</u> None <u>Health Hazards:</u> None <u>Safety Hazards:</u> None <u>Environmental Hazards:</u> None</p>
<p>4. First Aid Measures</p> <p>Skin : Rinse thoroughly, seek medical advice if symptoms occur. Eyes : Rinse thoroughly, seek medical advice if symptoms occur. Ingestion : Rinse mouth thoroughly. If swallowed, give plenty of water. Do not induce vomiting. Inhalation : None</p>
<p>5. Fire Fighting Measures</p> <p>Extinguishing Media : The product itself is not combustible; in case of fire in immediate environment: all extinguishing media are permitted; preferred media are water, foam, CO₂.</p> <p>Specific Hazards : No particular measures required.</p>
<p>6. Accidental Release Measures</p> <p><u>Personal precautions:</u> No particular measures required.</p> <p><u>Environmental precautions and disposal:</u> Product may be discharged to sewer; read local regulations.</p>



MATERIAL SAFETY DATA SHEET

House&Garden®Multi Zyme

<p>7. Handling & Storage <u>Handling:</u> No particular measures required. Store at a temperature between 5 and 30 degrees Centigrade.</p> <p><u>Storage:</u> Storage conditions: No particular safety measures required. Store in well-ventilated, dry and frost-free area.</p>
<p>8. Exposure Control/Personal Protection</p> <p>MAC value: Not determined</p> <p><u>Personal Protection:</u> Skin : No special precautions required Eyes : Goggles are recommended. Mildly alkaline, may cause irritation of eyes or skin. Inhalation : No special precautions required</p> <p>No special protective clothing required. Provide eye wash stations. Handle the product in accordance with normal professional industrial operations. Prevent direct contact with food preparation tables. After contact, immediately clean surfaces with a disinfectant.</p>
<p>9. Physical & Chemical Properties</p> <p>Appearance : Braun fluid. Odour : Herbaceous, strongly fragrant pH : at 100g/l: 7-8 at 20°C Crystallization temperature : <0°C Bulk density : 1.10-1.15 kg/dm3 Viscosity: Solubility in water: fully soluble</p>
<p>10. Stability & Reactivity The product is stable under normal conditions. <u>Conditions & Materials:</u> Frost may cause separation of ingredients. <u>Conditions to avoid</u> : Reducing agents and combustible materials. <u>Materials to avoid</u> : <u>Hazardous Decomposition Products:</u> Unknown.</p>
<p>11. Toxicological Information Acute oral LD50 : Unknown Acute dermal LD50 : Unknown Non-poisonous, may cause irritation in allergic persons. Symptoms: red eyes and swellings around the eyes, coughing, irritated throat and shortness of breath.</p>
<p>12. Ecological information LC50(fish)>100mg/l, EC50(daphnia)>100mg/l and IC50(algae)>100 mg/l. <u>Ecological Toxicity:</u> Permitted in ecological production <u>Ecological Properties:</u> Growth Stimulator: high concentrations may cause plant burns.</p>



MATERIAL SAFETY DATA SHEET

House&Garden®Multi Zyme

<p>13. Disposal Information</p> <p><u>Remainders:</u> Use as organic fertilizer. Product residues may be added to compost in small quantities. <u>Container:</u> Fully recyclable.</p> <p><u>Recommended cleaning agents:</u> Rinse thoroughly with water. Decompose rinse water as fertilizer.</p> <p><u>General measures:</u> Read instructions before use.</p>
<p>14. Transport Information</p> <p>EC Directive (91/155 EEC) Not hazardous for transport under UN,ADR/RID/IMO/IMDG?CFR Shipping information: House&Garden®<i>Multi zyme Growth Stimulator</i></p>
<p>15. Regulatory Information</p> <p>Labelling in compliance with EC Directives (20092/91.) R phrase: None S phrase: None</p>
<p>16. Other Information</p> <p>The information provided in this Material Safety Data Sheet is to our best knowledge and belief, accurate and reliable as of the date compiled. However, no warranty or guarantee is made in this respect. It remains the user's responsibility to ensure the suitability and completeness of this information for a particular application. House&Garden B.V. does not accept liability for any damage or loss that may arise from the use of this information.</p>

Reference: House&Garden.B.VI/WH
Date of last issue: January 2008
Revision: 9



Date : 06/15/2013
Version : 2

Material Safety Data Sheet

PH DOWN LIQUID

1. Product and company identification

Product name : PH DOWN LIQUID
 Material uses : Not available.
 Supplier/Manufacturer : General Hydroponics
 PO BOX 1576
 Sebastopol CA 95472
 Tel: (707) 824-9376
 Fax: (707) 824-9377
 MSDS authored by : KMK Regulatory Services Inc.
 In case of emergency : CHEMTREC, U.S. : 1-800-424-9300
 International: +1-703-527-3887 (collect calls accepted)

2. Hazards identification

Emergency overview

Physical state : Liquid.
 Color : Yellow.
 Odor : Odorless.
 Signal word : DANGER!
 Hazard statements : CAUSES RESPIRATORY TRACT, EYE AND SKIN BURNS. MAY BE HARMFUL IF SWALLOWED. CONTAINS MATERIAL THAT MAY CAUSE TARGET ORGAN DAMAGE, BASED ON ANIMAL DATA.
 Precautionary measures : Do not breathe vapor or mist. Do not ingest. Use only with adequate ventilation. Do not get in eyes. Do not get on skin. Do not eat, drink or smoke when using this product. Keep container tightly closed. Wash thoroughly after handling.
 OSHA/HCS status : This material is considered hazardous by the OSHA Hazard Communication Standard (29 CFR 1910.1200).
 Routes of entry : Dermal contact. Eye contact. Inhalation. Ingestion.

Potential acute health effects

Inhalation : Corrosive to the respiratory system. Exposure to decomposition products may cause a health hazard. Serious effects may be delayed following exposure.
 Ingestion : Harmful if swallowed. May cause burns to mouth, throat and stomach.
 Skin : Corrosive to the skin. Causes burns.
 Eyes : Corrosive to eyes. Causes burns.

Potential chronic health effects

Chronic effects : Contains material that may cause target organ damage, based on animal data.
 Carcinogenicity : No known significant effects or critical hazards.
 Mutagenicity : No known significant effects or critical hazards.
 Teratogenicity : No known significant effects or critical hazards.
 Developmental effects : No known significant effects or critical hazards.
 Fertility effects : No known significant effects or critical hazards.

2. Hazards identification

Target organs : Contains material which may cause damage to the following organs: upper respiratory tract, skin, eye, lens or cornea.

Over-exposure signs/symptoms

Inhalation : Adverse symptoms may include the following:
respiratory tract irritation
coughing

Ingestion : Adverse symptoms may include the following:
stomach pains

Skin : Adverse symptoms may include the following:
pain or irritation
redness
blistering may occur

Eyes : Adverse symptoms may include the following:
pain
watering
redness

Medical conditions aggravated by over-exposure : Pre-existing disorders involving any target organs mentioned in this MSDS as being at risk may be aggravated by over-exposure to this product.

See toxicological information (Section 11)

3. Composition/information on ingredients

Name	CAS number	%
Phosphoric acid	7664-38-2	10 - 30
Ammonium dihydrogenorthophosphate	7722-76-1	5 - 10
Citric acid	77-92-9	5 - 10

There are no additional ingredients present which, within the current knowledge of the supplier and in the concentrations applicable, are classified as hazardous to health or the environment and hence require reporting in this section.

4. First aid measures

Eye contact : Check for and remove any contact lenses. Immediately flush eyes with plenty of water for at least 20 minutes, occasionally lifting the upper and lower eyelids. Get medical attention immediately.

Skin contact : In case of contact, immediately flush skin with plenty of water for at least 20 minutes while removing contaminated clothing and shoes. Wash clothing before reuse. Clean shoes thoroughly before reuse. Get medical attention immediately.

Inhalation : Move exposed person to fresh air. If not breathing, if breathing is irregular or if respiratory arrest occurs, provide artificial respiration or oxygen by trained personnel. Loosen tight clothing such as a collar, tie, belt or waistband. Get medical attention immediately.

Ingestion : Wash out mouth with water. Do not induce vomiting unless directed to do so by medical personnel. Never give anything by mouth to an unconscious person. Get medical attention immediately.

Protection of first-aiders : No action shall be taken involving any personal risk or without suitable training. If it is suspected that fumes are still present, the rescuer should wear an appropriate mask or self-contained breathing apparatus. It may be dangerous to the person providing aid to give mouth-to-mouth resuscitation. Wash contaminated clothing thoroughly with water before removing it, or wear gloves.

Notes to physician : In case of inhalation of decomposition products in a fire, symptoms may be delayed. The exposed person may need to be kept under medical surveillance for 48 hours.

5. Fire-fighting measures

Flammability of the product : No specific fire or explosion hazard.

Extinguishing media

Suitable : Use an extinguishing agent suitable for the surrounding fire.

Not suitable : None known.

Special exposure hazards : No special precaution is required.

Hazardous thermal decomposition products : Decomposition products may include the following materials:
carbon dioxide
carbon monoxide
nitrogen oxides
phosphorus oxides

Special protective equipment for fire-fighters : Fire-fighters should wear appropriate protective equipment and self-contained breathing apparatus (SCBA) with a full face-piece operated in positive pressure mode.

6. Accidental release measures

Personal precautions : No action shall be taken involving any personal risk or without suitable training. Evacuate surrounding areas. Keep unnecessary and unprotected personnel from entering. Do not touch or walk through spilled material. Do not breathe vapor or mist. Provide adequate ventilation. Wear appropriate respirator when ventilation is inadequate. Put on appropriate personal protective equipment (see Section 8).

Environmental precautions : Avoid dispersal of spilled material and runoff and contact with soil, waterways, drains and sewers. Inform the relevant authorities if the product has caused environmental pollution (sewers, waterways, soil or air).

Methods for cleaning up

Small spill : Stop leak if without risk. Move containers from spill area. Dilute with water and mop up if water-soluble. Alternatively, or if water-insoluble, absorb with an inert dry material and place in an appropriate waste disposal container. Dispose of via a licensed waste disposal contractor.

Large spill : Stop leak if without risk. Move containers from spill area. Approach release from upwind. Prevent entry into sewers, water courses, basements or confined areas. Wash spillages into an effluent treatment plant or proceed as follows. Contain and collect spillage with non-combustible, absorbent material e.g. sand, earth, vermiculite or diatomaceous earth and place in container for disposal according to local regulations (see Section 13). The spilled material may be neutralized with sodium carbonate, sodium bicarbonate or sodium hydroxide. Dispose of via a licensed waste disposal contractor. Contaminated absorbent material may pose the same hazard as the spilled product. Note: see Section 1 for emergency contact information and Section 13 for waste disposal.

7. Handling and storage

Handling : Put on appropriate personal protective equipment (see Section 8). Eating, drinking and smoking should be prohibited in areas where this material is handled, stored and processed. Workers should wash hands and face before eating, drinking and smoking. Remove contaminated clothing and protective equipment before entering eating areas. Do not get in eyes or on skin or clothing. Do not breathe vapor or mist. Do not ingest. Use only with adequate ventilation. Wear appropriate respirator when ventilation is inadequate. Keep in the original container or an approved alternative made from a compatible material, kept tightly closed when not in use. Keep away from alkalis. Empty containers retain product residue and can be hazardous. Do not reuse container.

7. Handling and storage

- Storage** : Store in accordance with local regulations. Store in original container protected from direct sunlight in a dry, cool and well-ventilated area, away from incompatible materials (see Section 10) and food and drink. Separate from alkalis. Keep container tightly closed and sealed until ready for use. Containers that have been opened must be carefully resealed and kept upright to prevent leakage. Do not store in unlabeled containers. Use appropriate containment to avoid environmental contamination.

8. Exposure controls/personal protection

United States

Ingredient	Exposure limits
Phosphoric acid	ACGIH TLV (United States, 3/2012). STEL: 3 mg/m ³ 15 minutes. TWA: 1 mg/m ³ 8 hours. NIOSH REL (United States, 6/2009). STEL: 3 mg/m ³ 15 minutes. TWA: 1 mg/m ³ 10 hours. OSHA PEL (United States, 6/2010). TWA: 1 mg/m ³ 8 hours. OSHA PEL 1989 (United States, 3/1989). TWA: 1 mg/m ³ 8 hours. STEL: 3 mg/m ³ 15 minutes.
Ammonium dihydrogenorthophosphate	ACGIH TLV (United States). TWA: 5 mg/m ³ 8 hours. Form: Dust

- Recommended monitoring procedures** : If this product contains ingredients with exposure limits, personal, workplace atmosphere or biological monitoring may be required to determine the effectiveness of the ventilation or other control measures and/or the necessity to use respiratory protective equipment. Reference should be made to appropriate monitoring standards. Reference to national guidance documents for methods for the determination of hazardous substances will also be required.
- Engineering measures** : Use only with adequate ventilation. If user operations generate dust, fumes, gas, vapor or mist, use process enclosures, local exhaust ventilation or other engineering controls to keep worker exposure to airborne contaminants below any recommended or statutory limits.
- Hygiene measures** : Wash hands, forearms and face thoroughly after handling chemical products, before eating, smoking and using the lavatory and at the end of the working period. Appropriate techniques should be used to remove potentially contaminated clothing. Wash contaminated clothing before reusing. Ensure that eyewash stations and safety showers are close to the workstation location.

Personal protection

- Respiratory** : Use a properly fitted, air-purifying or supplied air respirator complying with an approved standard if a risk assessment indicates this is necessary. Respirator selection must be based on known or anticipated exposure levels, the hazards of the product and the safe working limits of the selected respirator.
- Hands** : Chemical-resistant, impervious gloves complying with an approved standard should be worn at all times when handling chemical products if a risk assessment indicates this is necessary. Considering the parameters specified by the glove manufacturer, check during use that the gloves are still retaining their protective properties. It should be noted that the time to breakthrough for any glove material may be different for different glove manufacturers. In the case of mixtures, consisting of several substances, the protection time of the gloves cannot be accurately estimated.
- Eyes** : Safety eyewear complying with an approved standard should be used when a risk assessment indicates this is necessary to avoid exposure to liquid splashes, mists or dusts. If contact is possible, the following protection should be worn, unless the assessment indicates a higher degree of protection: chemical splash goggles and/or face shield. If inhalation hazards exist, a full-face respirator may be required instead.

8. Exposure controls/personal protection

- Skin** : Personal protective equipment for the body should be selected based on the task being performed and the risks involved and should be approved by a specialist before handling this product.
- Environmental exposure controls** : Emissions from ventilation or work process equipment should be checked to ensure they comply with the requirements of environmental protection legislation. In some cases, fume scrubbers, filters or engineering modifications to the process equipment will be necessary to reduce emissions to acceptable levels.

9. Physical and chemical properties

- Physical state** : Liquid.
- Color** : Yellow.
- Odor** : Odorless.
- pH** : 1.2
- Boiling/condensation point** : 104°C (219.2°F)
- Melting/freezing point** : -8°C (17.6°F)
- Relative density** : 1.13
- Vapor pressure** : 2.3 kPa (17.5 mm Hg) [room temperature]
- Viscosity** : Kinematic (room temperature): 0.01 cm²/s (1 cSt)
- Solubility** : Easily soluble in the following materials: cold water and hot water.
- Partition coefficient (LogKow)** : There is no data available.

10. Stability and reactivity

- Chemical stability** : The product is stable.
- Conditions to avoid** : No specific data.
- Incompatible materials** : Reactive or incompatible with the following materials: oxidizing materials, metals, acids and alkalis.
- Hazardous decomposition products** : Under normal conditions of storage and use, hazardous decomposition products should not be produced.
- Possibility of hazardous reactions** : Under normal conditions of storage and use, hazardous reactions will not occur.

11. Toxicological information

Acute toxicity

Product/ingredient name	Result	Species	Dose	Exposure
Phosphoric acid Ammonium dihydrogenorthophosphate	LD50 Oral	Rat	1.25 g/kg	-
	LD50 Dermal	Rabbit	>5000 mg/kg	-
Citric acid	LD50 Oral	Rat	>2000 mg/kg	-
	LD50 Oral	Rat	3 g/kg	-

Chronic toxicity

There is no data available.

Irritation/Corrosion

11. Toxicological information

Product/ingredient name	Result	Species	Score	Exposure	Observation
Citric acid	Eyes - Severe irritant	Rabbit	-	24 hours 750 Micrograms	-
	Skin - Mild irritant	Rabbit	-	24 hours 500 milligrams	-
	Skin - Moderate irritant	Rabbit	-	0.5 Milliliters	-

Sensitizer

Skin : There is no data available.

Respiratory : There is no data available.

Carcinogenicity

There is no data available.

Mutagenicity

There is no data available.

Teratogenicity

There is no data available.

Reproductive toxicity

There is no data available.

12. Ecological information

Ecotoxicity : No known significant effects or critical hazards.

Aquatic ecotoxicity

Product/ingredient name	Result	Species	Exposure
Citric acid	Acute LC50 160000 µg/l Marine water	Crustaceans - Carcinus maenas - Adult	48 hours

Persistence/degradability

There is no data available.

13. Disposal considerations

Waste disposal : The generation of waste should be avoided or minimized wherever possible. Disposal of this product, solutions and any by-products should comply with the requirements of environmental protection and waste disposal legislation and any regional local authority requirements. Dispose of surplus and non-recyclable products via a licensed waste disposal contractor. Waste should not be disposed of untreated to the sewer unless fully compliant with the requirements of all authorities with jurisdiction. Waste packaging should be recycled. Incineration or landfill should only be considered when recycling is not feasible. This material and its container must be disposed of in a safe way. Care should be taken when handling empty containers that have not been cleaned or rinsed out. Empty containers or liners may retain some product residues. Avoid dispersal of spilled material and runoff and contact with soil, waterways, drains and sewers.

Disposal should be in accordance with applicable regional, national and local laws and regulations.

Refer to Section 7: HANDLING AND STORAGE and Section 8: EXPOSURE CONTROLS/PERSONAL PROTECTION for additional handling information and protection of employees.

14. Transport information

Regulatory information	UN number	Proper shipping name	Classes	PG*	Label	Additional information
DOT Classification	UN1805	PHOSPHORIC ACID, SOLUTION RQ(Phosphoric Acid)	8	III		Reportable quantity 24449.9 lbs / 11100.2 kg [2595 gal / 9823.2 L] Package sizes shipped in quantities less than the product reportable quantity are not subject to the RQ (reportable quantity) transportation requirements.
IMDG Class	UN1805	PHOSPHORIC ACID, SOLUTION	8	III		-
IATA-DGR Class	UN1805	PHOSPHORIC ACID, SOLUTION	8	III		-

PG* : Packing group

Exemption to the above classification may apply.

AERG : 153

15. Regulatory information

 HCS Classification : Corrosive material
 Target organ effects

 U.S. Federal regulations : **TSCA 8(a) CDR Exempt/Partial exemption:** Not determined
United States inventory (TSCA 8b): All components are listed or exempted.
Clean Water Act (CWA) 311: Phosphoric acid

 Clean Air Act Section 112 : Not listed
 (b) Hazardous Air Pollutants (HAPs)

 Clean Air Act Section 602 : Not listed
 Class I Substances

 Clean Air Act Section 602 : Not listed
 Class II Substances

DEA List I Chemicals (Precursor Chemicals) : Not listed

DEA List II Chemicals (Essential Chemicals) : Not listed

SARA 302/304

Composition/information on ingredients

No products were found.

SARA 304 RQ : Not applicable.

SARA 311/312

 Classification : Reactive
 Immediate (acute) health hazard

Composition/information on ingredients

15. Regulatory information

Name	%	Fire hazard	Sudden release of pressure	Reactive	Immediate (acute) health hazard	Delayed (chronic) health hazard
Phosphoric acid	10 - 30	No.	No.	No.	Yes.	No.
Citric acid	5 - 10	No.	No.	No.	Yes.	No.

SARA 313

	Product name	CAS number	Concentration
Form R - Reporting requirements	Ammonium dihydrogenorthophosphate	7722-76-1	5 - 10
Supplier notification	Ammonium dihydrogenorthophosphate	7722-76-1	5 - 10

SARA 313 notifications must not be detached from the MSDS and any copying and redistribution of the MSDS shall include copying and redistribution of the notice attached to copies of the MSDS subsequently redistributed.

State regulations

- Massachusetts : The following components are listed: Phosphoric acid
 New York : The following components are listed: Phosphoric acid
 New Jersey : The following components are listed: Phosphoric acid
 Pennsylvania : The following components are listed: Phosphoric acid

California Prop. 65

No products were found.

16. Other information

Label requirements : CAUSES RESPIRATORY TRACT, EYE AND SKIN BURNS. MAY BE HARMFUL IF SWALLOWED. CONTAINS MATERIAL THAT MAY CAUSE TARGET ORGAN DAMAGE, BASED ON ANIMAL DATA.

Hazardous Material Information System (U.S.A.) : Health : 3 * Flammability : 0 Physical hazards : 0

Caution: HMIS® ratings are based on a 0-4 rating scale, with 0 representing minimal hazards or risks, and 4 representing significant hazards or risks. Although HMIS® ratings are not required on MSDSs under 29 CFR 1910.1200, the preparer may choose to provide them. HMIS® ratings are to be used with a fully implemented HMIS® program. HMIS® is a registered mark of the National Paint & Coatings Association (NPCA). HMIS® materials may be purchased exclusively from J. J. Keller (800) 327-6868.

The customer is responsible for determining the PPE code for this material.

National Fire Protection Association (U.S.A.) : Health : 3 Flammability : 0 Instability : 0

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Copyright ©2001, National Fire Protection Association, Quincy, MA 02269. This warning system is intended to be interpreted and applied only by properly trained individuals to identify fire, health and reactivity hazards of chemicals. The user is referred to certain limited number of chemicals with recommended classifications in NFPA 49 and NFPA 325, which would be used as a guideline only. Whether the chemicals are classified by NFPA or not, anyone using the 704 systems to classify chemicals does so at their own risk.

History

- Date of issue mm/dd/yyyy : 06/15/2013
 Date of previous issue : 03/15/2013
 Version : 2
 Revised Section(s) : 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16.

16. Other information

Notice to reader

To the best of our knowledge, the information contained herein is accurate. However, neither the above-named supplier, nor any of its subsidiaries, assumes any liability whatsoever for the accuracy or completeness of the information contained herein.

Final determination of suitability of any material is the sole responsibility of the user. All materials may present unknown hazards and should be used with caution. Although certain hazards are described herein, we cannot guarantee that these are the only hazards that exist.



Material Safety Data Sheet

PH UP LIQUID

1. Product and company identification

Product name : PH UP LIQUID
Material uses : Not available.
Supplier/Manufacturer : General Hydroponics
PO BOX 1576
Sebastopol CA 95472
Tel: (707) 824-9376
Fax: (707) 824-9377
MSDS authored by : KMK Regulatory Services Inc.
In case of emergency : CHEMTREC, U.S. : 1-800-424-9300
International: +1-703-527-3887 (collect calls accepted)

2. Hazards identification

Emergency overview

Physical state : Liquid.
Color : Blue.
Odor : Odorless.
Signal word : WARNING!
Hazard statements : CAUSES RESPIRATORY TRACT, EYE AND SKIN IRRITATION. MAY BE HARMFUL IF SWALLOWED.
Precautionary measures : Do not ingest. Avoid breathing vapor or mist. Use only with adequate ventilation. Avoid contact with eyes, skin and clothing. Keep container tightly closed. Wash thoroughly after handling.
OSHA/HCS status : This material is considered hazardous by the OSHA Hazard Communication Standard (29 CFR 1910.1200).
Routes of entry : Not available.

Potential acute health effects

Inhalation : Irritating to respiratory system.
Ingestion : Harmful if swallowed.
Skin : Irritating to skin.
Eyes : Irritating to eyes.

Potential chronic health effects

Chronic effects : No known significant effects or critical hazards.
Carcinogenicity : No known significant effects or critical hazards.
Mutagenicity : No known significant effects or critical hazards.
Teratogenicity : No known significant effects or critical hazards.
Developmental effects : No known significant effects or critical hazards.
Fertility effects : No known significant effects or critical hazards.

Over-exposure signs/symptoms



2. Hazards identification

- Inhalation** : Adverse symptoms may include the following:
respiratory tract irritation
coughing
- Ingestion** : No known significant effects or critical hazards.
- Skin** : Adverse symptoms may include the following:
irritation
redness
- Eyes** : Adverse symptoms may include the following:
pain or irritation
watering
redness
- Medical conditions aggravated by over-exposure** : None known.

See toxicological information (Section 11)

3. Composition/information on ingredients

Name	CAS number	%
Potassium Carbonate	584-08-7	10 - 30

There are no additional ingredients present which, within the current knowledge of the supplier and in the concentrations applicable, are classified as hazardous to health or the environment and hence require reporting in this section.

4. First aid measures

- Eye contact** : Check for and remove any contact lenses. Immediately flush eyes with plenty of water for at least 20 minutes, occasionally lifting the upper and lower eyelids. Get medical attention immediately.
- Skin contact** : In case of contact, immediately flush skin with plenty of water for at least 20 minutes while removing contaminated clothing and shoes. Wash clothing before reuse. Clean shoes thoroughly before reuse. Get medical attention immediately.
- Inhalation** : Move exposed person to fresh air. If not breathing, if breathing is irregular or if respiratory arrest occurs, provide artificial respiration or oxygen by trained personnel. Loosen tight clothing such as a collar, tie, belt or waistband. Get medical attention immediately.
- Ingestion** : Wash out mouth with water. Do not induce vomiting unless directed to do so by medical personnel. Never give anything by mouth to an unconscious person. Get medical attention immediately.
- Protection of first-aiders** : No action shall be taken involving any personal risk or without suitable training. If it is suspected that fumes are still present, the rescuer should wear an appropriate mask or self-contained breathing apparatus. It may be dangerous to the person providing aid to give mouth-to-mouth resuscitation.
- Notes to physician** : No specific treatment. Treat symptomatically. Contact poison treatment specialist immediately if large quantities have been ingested or inhaled.

5. Fire-fighting measures

Flammability of the product : No specific fire or explosion hazard.

Extinguishing media

Suitable : Use an extinguishing agent suitable for the surrounding fire.

Not suitable : None known.

Special exposure hazards : No special precaution is required.

Hazardous thermal decomposition products : Decomposition products may include the following materials:
carbon dioxide
carbon monoxide
metal oxide/oxides

Special protective equipment for fire-fighters : Fire-fighters should wear appropriate protective equipment and self-contained breathing apparatus (SCBA) with a full face-piece operated in positive pressure mode.

6. Accidental release measures

Personal precautions : No action shall be taken involving any personal risk or without suitable training. Evacuate surrounding areas. Keep unnecessary and unprotected personnel from entering. Do not touch or walk through spilled material. Avoid breathing vapor or mist. Provide adequate ventilation. Wear appropriate respirator when ventilation is inadequate. Put on appropriate personal protective equipment (see Section 8).

Environmental precautions : Avoid dispersal of spilled material and runoff and contact with soil, waterways, drains and sewers. Inform the relevant authorities if the product has caused environmental pollution (sewers, waterways, soil or air).

Methods for cleaning up

Small spill : Stop leak if without risk. Move containers from spill area. Dilute with water and mop up if water-soluble. Alternatively, or if water-insoluble, absorb with an inert dry material and place in an appropriate waste disposal container. Dispose of via a licensed waste disposal contractor.

Large spill : Stop leak if without risk. Move containers from spill area. Approach release from upwind. Prevent entry into sewers, water courses, basements or confined areas. Wash spillages into an effluent treatment plant or proceed as follows. Contain and collect spillage with non-combustible, absorbent material e.g. sand, earth, vermiculite or diatomaceous earth and place in container for disposal according to local regulations (see Section 13). Dispose of via a licensed waste disposal contractor. Contaminated absorbent material may pose the same hazard as the spilled product. Note: see Section 1 for emergency contact information and Section 13 for waste disposal.

7. Handling and storage

Handling : Put on appropriate personal protective equipment (see Section 8). Eating, drinking and smoking should be prohibited in areas where this material is handled, stored and processed. Workers should wash hands and face before eating, drinking and smoking. Remove contaminated clothing and protective equipment before entering eating areas. Do not ingest. Avoid contact with eyes, skin and clothing. Avoid breathing vapor or mist. Use only with adequate ventilation. Wear appropriate respirator when ventilation is inadequate. Keep in the original container or an approved alternative made from a compatible material, kept tightly closed when not in use. Keep away from acids. Empty containers retain product residue and can be hazardous. Do not reuse container.

Storage : Store in accordance with local regulations. Store in original container protected from direct sunlight in a dry, cool and well-ventilated area, away from incompatible materials (see Section 10) and food and drink. Separate from acids. Keep container tightly closed and sealed until ready for use. Containers that have been opened must be carefully resealed and kept upright to prevent leakage. Do not store in unlabeled containers. Use appropriate containment to avoid environmental contamination.

8. Exposure controls/personal protection

Consult local authorities for acceptable exposure limits.

- Recommended monitoring procedures** : If this product contains ingredients with exposure limits, personal, workplace atmosphere or biological monitoring may be required to determine the effectiveness of the ventilation or other control measures and/or the necessity to use respiratory protective equipment. Reference should be made to appropriate monitoring standards. Reference to national guidance documents for methods for the determination of hazardous substances will also be required.
- Engineering measures** : Use only with adequate ventilation. If user operations generate dust, fumes, gas, vapor or mist, use process enclosures, local exhaust ventilation or other engineering controls to keep worker exposure to airborne contaminants below any recommended or statutory limits.
- Hygiene measures** : Wash hands, forearms and face thoroughly after handling chemical products, before eating, smoking and using the lavatory and at the end of the working period. Appropriate techniques should be used to remove potentially contaminated clothing. Wash contaminated clothing before reusing. Ensure that eyewash stations and safety showers are close to the workstation location.

Personal protection

- Respiratory** : Use a properly fitted, air-purifying or supplied air respirator complying with an approved standard if a risk assessment indicates this is necessary. Respirator selection must be based on known or anticipated exposure levels, the hazards of the product and the safe working limits of the selected respirator.
- Hands** : Chemical-resistant, impervious gloves complying with an approved standard should be worn at all times when handling chemical products if a risk assessment indicates this is necessary. Considering the parameters specified by the glove manufacturer, check during use that the gloves are still retaining their protective properties. It should be noted that the time to breakthrough for any glove material may be different for different glove manufacturers. In the case of mixtures, consisting of several substances, the protection time of the gloves cannot be accurately estimated.
- Eyes** : Safety eyewear complying with an approved standard should be used when a risk assessment indicates this is necessary to avoid exposure to liquid splashes, mists or dusts. If contact is possible, the following protection should be worn, unless the assessment indicates a higher degree of protection: chemical splash goggles.
- Skin** : Personal protective equipment for the body should be selected based on the task being performed and the risks involved and should be approved by a specialist before handling this product.
- Environmental exposure controls** : Emissions from ventilation or work process equipment should be checked to ensure they comply with the requirements of environmental protection legislation. In some cases, fume scrubbers, filters or engineering modifications to the process equipment will be necessary to reduce emissions to acceptable levels.

9. Physical and chemical properties

- Physical state** : Liquid.
- Color** : Blue.
- Odor** : Odorless.
- pH** : 12 to 12.3
- Boiling/condensation point** : 100°C (212°F)
- Melting/freezing point** : 0°C (32°F)
- Relative density** : 1.09
- Solubility** : Easily soluble in the following materials: cold water and hot water.
- Partition coefficient (LogKow)** : There is no data available.

10. Stability and reactivity

- Chemical stability : The product is stable.
- Conditions to avoid : No specific data.
- Incompatible materials : Reactive or incompatible with the following materials: oxidizing materials and acids.
- Hazardous decomposition products : Under normal conditions of storage and use, hazardous decomposition products should not be produced.
- Possibility of hazardous reactions : Under normal conditions of storage and use, hazardous reactions will not occur.

11. Toxicological information

Acute toxicity

Product/ingredient name	Result	Species	Dose	Exposure
Potassium Carbonate	LD50 Oral	Rat	1870 mg/kg	-

Chronic toxicity

There is no data available.

Irritation/Corrosion

- Skin : There is no data available.
- Eyes : There is no data available.
- Respiratory : There is no data available.

Sensitizer

- Skin : There is no data available.
- Respiratory : There is no data available.

Carcinogenicity

There is no data available.

Mutagenicity

There is no data available.

Teratogenicity

There is no data available.

Reproductive toxicity

There is no data available.

12. Ecological information

Ecotoxicity : No known significant effects or critical hazards.

Aquatic ecotoxicity

Product/ingredient name	Result	Species	Exposure
Potassium Carbonate	Acute LC50 630000 to 670000 µg/l Fresh water Acute LC50 650000 to 820000 µg/l Fresh water	Crustaceans - Ceriodaphnia dubia Daphnia - Daphnia magna	48 hours 48 hours

Persistence/degradability

There is no data available.

13. Disposal considerations

Waste disposal : The generation of waste should be avoided or minimized wherever possible. Disposal of this product, solutions and any by-products should comply with the requirements of environmental protection and waste disposal legislation and any regional local authority requirements. Dispose of surplus and non-recyclable products via a licensed waste disposal contractor. Waste should not be disposed of untreated to the sewer unless fully compliant with the requirements of all authorities with jurisdiction. Waste packaging should be recycled. Incineration or landfill should only be considered when recycling is not feasible. This material and its container must be disposed of in a safe way. Care should be taken when handling empty containers that have not been cleaned or rinsed out. Empty containers or liners may retain some product residues. Avoid dispersal of spilled material and runoff and contact with soil, waterways, drains and sewers.

Disposal should be in accordance with applicable regional, national and local laws and regulations.

Refer to Section 7: HANDLING AND STORAGE and Section 8: EXPOSURE CONTROLS/PERSONAL PROTECTION for additional handling information and protection of employees.

14. Transport information

Regulatory information	UN number	Proper shipping name	Classes	PG*	Label	Additional information
DOT Classification	Not regulated.	-	-	-		-
IMDG Class	Not regulated.	-	-	-		-
IATA-DGR Class	Not regulated.	-	-	-		-

PG* : Packing group

Exemption to the above classification may apply.

AERG : Not applicable

15. Regulatory information

HCS Classification : Irritating material

U.S. Federal regulations : TSCA 8(a) CDR Exempt/Partial exemption: Not determined

United States inventory (TSCA 8b): All components are listed or exempted.

Clean Water Act (CWA) 311: Edetic acid

Clean Air Act Section 112 : Not listed
(b) Hazardous Air Pollutants (HAPs)

Clean Air Act Section 602 : Not listed
Class I Substances

Clean Air Act Section 602 : Not listed
Class II Substances

DEA List I Chemicals : Not listed
(Precursor Chemicals)

DEA List II Chemicals : Not listed
(Essential Chemicals)

SARA 302/304

Composition/information on ingredients

No products were found.



15. Regulatory information

SARA 304 RQ : Not applicable.

SARA 311/312

Classification : Immediate (acute) health hazard

Composition/information on ingredients

Name	%	Fire hazard	Sudden release of pressure	Reactive	Immediate (acute) health hazard	Delayed (chronic) health hazard
Potassium Carbonate	10 - 30	No.	No.	No.	Yes.	No.

State regulations

Massachusetts : None of the components are listed.

New York : None of the components are listed.

New Jersey : None of the components are listed.

Pennsylvania : None of the components are listed.

California Prop. 65

No products were found.

16. Other information

Label requirements : CAUSES RESPIRATORY TRACT, EYE AND SKIN IRRITATION. MAY BE HARMFUL IF SWALLOWED.

Hazardous Material Information System (U.S.A.) : Health : 2 Flammability : 0 Physical hazards : 0

Caution: HMIS® ratings are based on a 0-4 rating scale, with 0 representing minimal hazards or risks, and 4 representing significant hazards or risks. Although HMIS® ratings are not required on MSDSs under 29 CFR 1910.1200, the preparer may choose to provide them. HMIS® ratings are to be used with a fully implemented HMIS® program. HMIS® is a registered mark of the National Paint & Coatings Association (NPCA). HMIS® materials may be purchased exclusively from J. J. Keller (800) 327-6868.

The customer is responsible for determining the PPE code for this material.

National Fire Protection Association (U.S.A.) : Health : 2 Flammability : 0 Instability : 0

Reprinted with permission from NFPA 704-2001, Identification of the Hazards of Materials for Emergency Response Copyright ©1997, National Fire Protection Association, Quincy, MA 02269. This reprinted material is not the complete and official position of the National Fire Protection Association, on the referenced subject which is represented only by the standard in its entirety.

Copyright ©2001, National Fire Protection Association, Quincy, MA 02269. This warning system is intended to be interpreted and applied only by properly trained individuals to identify fire, health and reactivity hazards of chemicals. The user is referred to certain limited number of chemicals with recommended classifications in NFPA 49 and NFPA 325, which would be used as a guideline only. Whether the chemicals are classified by NFPA or not, anyone using the 704 systems to classify chemicals does so at their own risk.

History

Date of issue mm/dd/yyyy : 06/15/2013

Date of previous issue : 03/15/2013

Version : 2

Revised Section(s) : 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16.

Notice to reader

To the best of our knowledge, the information contained herein is accurate. However, neither the above-named supplier, nor any of its subsidiaries, assumes any liability whatsoever for the accuracy or completeness of the information contained herein. Final determination of suitability of any material is the sole responsibility of the user. All materials may present unknown hazards and should be used with caution. Although certain hazards are described herein, we cannot guarantee that these are the only hazards that exist.



MATERIAL SAFETY DATA SHEET

House&Garden®Roots Excelerator

<p>1. Identification of the Product and the Company</p> <p>Product Name : House&Garden® Roots Excelerator Distributor : House&Garden. B.V. Postbus 1032, NL-1300 BA Almere</p> <p>Emergency Phone : +31 (0)610 939412</p>
<p>2. Composition / Information on Ingredients</p> <p>Growth stimulator guaranteed analysis. Total Nitrogen (N) 0.6% (0.6% Ammoniacal Nitrogen; available Phosphate (P205) 0.2 %; Soluble Potash (K20 Non-plant food ingredients. Derived from: Ammonium Nitrate, Potassium Hydroxide,</p>
<p>3. Hazards</p> <p><u>Hazardous Ingredients:</u> None <u>Health Hazards:</u> None <u>Safety Hazards:</u> None <u>Environmental Hazards:</u> None</p>
<p>4. First Aid Measures</p> <p>Skin : Rinse thoroughly, seek medical advice if symptoms occur. Eyes : Rinse thoroughly, seek medical advice if symptoms occur. Ingestion : Rinse mouth thoroughly. If swallowed, give plenty of water. Do not induce vomiting. Inhalation : None</p>
<p>5. Fire Fighting Measures</p> <p>Extinguishing Media : The product itself is not combustible; in case of fire in immediate environment: all extinguishing media are permitted; preferred media are water, foam, CO₂.</p> <p>Specific Hazards : No particular measures required.</p>
<p>6. Accidental Release Measures</p> <p><u>Personal precautions:</u> No particular measures required.</p> <p><u>Environmental precautions and disposal:</u> Product may be discharged to sewer; read local regulations.</p>



MATERIAL SAFETY DATA SHEET

House&Garden®Roots Excelerator

<p>7. Handling & Storage <u>Handling:</u> No particular measures required. Store at a temperature between 5 and 30 degrees Centigrade.</p> <p><u>Storage:</u> Storage conditions: No particular safety measures required. Store in well-ventilated, dry and frost-free area.</p>
<p>8. Exposure Control/Personal Protection</p> <p>MAC value: Not determined <u>Personal Protection:</u> Skin : No special precautions required Eyes : Goggles are recommended. Mildly alkaline, may cause irritation of eyes or skin. Inhalation : No special precautions required</p> <p>No special protective clothing required. Provide eye wash stations. Handle the product in accordance with normal professional industrial operations. Prevent direct contact with food preparation tables. After contact, immediately clean surfaces with a disinfectant.</p>
<p>9. Physical & Chemical Properties</p> <p>Appearance : Black fluid. Odour : Herbaceous, strongly fragrant pH : at 100g/l: 7-8 at 20°C Crystallization temperature : <0°C Bulk density : 1.10-1.15 kg/dm3 Viscosity: Solubility in water: fully soluble</p>
<p>10. Stability & Reactivity The product is stable under normal conditions. <u>Conditions & Materials:</u> Frost may cause separation of ingredients. <u>Conditions to avoid:</u> Reducing agents and combustible materials. <u>Materials to avoid:</u> <u>Hazardous Decomposition Products:</u> Unknown.</p>
<p>11. Toxicological Information Acute oral LD50 : Unknown Acute dermal LD50 : Unknown Non-poisonous, may cause irritation in allergic persons. Symptoms: red eyes and swellings around the eyes, coughing, irritated throat and shortness of breath.</p>
<p>12. Ecological information <u>Ecological Toxicity:</u> Permitted in ecological production <u>Ecological Properties:</u> Growth Stimulator: high concentrations may cause plant burns.</p>



MATERIAL SAFETY DATA SHEET

House&Garden®Roots Excelerator

<p>13. Disposal Information</p> <p><u>Remainders:</u> Use as organic fertilizer. Product residues may be added to compost in small quantities. <u>Container:</u> Fully recyclable.</p> <p><u>Recommended cleaning agents:</u> Rinse thoroughly with water. Decompose rinse water as fertilizer.</p> <p><u>General measures:</u> Read instructions before use.</p>
<p>14. Transport Information</p> <p>EC Directive (91/155 EEC) Not hazardous for transport under UN,ADR/RID/IMO/IMDG/CFR Shipping information: <i>House&Garden®Roots Excelerator</i></p>
<p>15. Regulatory Information</p> <p>Labelling in compliance with EC Directives (20092/91.) R phrase: None S phrase: None</p>
<p>16. Other Information</p> <p>The information provided in this Material Safety Data Sheet is to our best knowledge and belief, accurate and reliable as of the date compiled. However, no warranty or guarantee is made in this respect. It remains the user's responsibility to ensure the suitability and completeness of this information for a particular application. House&Garden B.V. does not accept liability for any damage or loss that may arise from the use of this information.</p>

Reference: House&Garden.B.VI/WH
Date of last issue: January 2008
Revision: 9

MATERIAL SAFETY DATA SHEET

SPRAY-N-GROW

SECTION 1 – Product & Company

Company Name Spray-N-Grow, Inc.
Company Address..... 20 Hwy 35 S Rockport, TX 78382
Phone Number 361-790-9033
Emergency Phone Number 800-323-2363
Effective Date 10-25-01
Trade Name..... Spray-N-Grow
Chemical Family..... Inorganic (Micronutrient)
Ingredients..... See attached analysis

SECTION 2 – Composition/Information on Ingredients

Ingredients are exempt from the requirements of a tolerance level by the Federal Code of Regulations, title 40, Part 181.001. Properties blend: .10% Iron, .05% Zinc derived from Iron Sulfate and Zinc Chloride.

SECTION 3 – Hazards Identification

Potential Health Effects

Eyes May cause irritation. Flush with water
Skin Contact..... None
Skin Absorption..... None
Ingestion..... May cause discomfort in the form of diarrhea, gastric distress. Consult physician if symptoms persist.
Inhalation..... None
Systematic & Other Effects..... See “Ingestion” above

SECTION 4 – First Aid Measures

Eye Contact..... Flush with water if irritated
Skin Contact..... Wash with water
Inhalation..... None
Ingestion..... Force down water & induce vomiting. Non-toxic, but drinking the concentrate may cause diarrhea.

SECTION 5 – Fire Fighting Measures

Flash Point..... None
Flammable Limits..... Non-flammable
Extinguishing Media N/A
Special Fire Fighting Procedure None
Unusual Fire & Explosion Hazard None, Non-combustible

SECTION 6 – Accidental Release Measures

Wash any spillage down with water if outside. Inside, wipe up with paper towels or rags.
No special handling requirements.

SECTION 7 – Handling & Storage

No special requirements.

SECTION 8 – Exposure Controls/Personal Protection

Ventilation
Respiratory Protection
Skin Protection
Eye Protection

SECTION 9 – Physical & Chemical Properties

Appearance..... Clear liquid – slightly bluish
Odor..... None
Specific Gravity 1.0
Solubility in Water..... Complete
Boiling Point 212° F

SECTION 10 – Stability & Reactivity

Stable/Unstable Stable
Incompatibility..... None
Chemical Properties..... Inorganic (Natural)
Combustion Products None

SECTION 11 – Toxicological Information

Inhalation..... None
Ingestion..... May cause discomfort if swallowed. May cause diarrhea.
Skin..... None
Eyes May be irritating to eyes.

SECTION 12 – Ecological Information

Ecological Information..... N/A

SECTION 13 – Disposal Consideration

Product Disposal..... Liquid material may be diluted with water and applied to soil in accordance to label instructions. Material absorbed into dirt, sand, or other absorbent materials may be safely placed in solid waste containers in accordance to Federal, State, and local law.

Container Disposal Triple rinse. Then offer for recycling or dispose of in a sanitary landfill, or by other procedures approved by sate or local authorities.

SECTION 14 – Transport Precautions

U.S. Department of Transportation
Proper Shipping Name NMFC #4610 Spray adjuvant
Hazard Class None, non-hazardous liquid.

SECTION 15 – Regulatory Information

U.S. Federal Regulations..... EPA Cat 4 – No hazard or using label required

SECTION 16 – Other Information

N/A

(EN)

EC FERTILIZER

(2002 C 51 E /C0.20.7.)

MATERIAL SAFETY DATA SHEET



House&Garden®Top Booster

<p>1. Identification of the Product and the Company</p> <p>Product Name : Top Booster Distributor : House&Garden. B.V. Postbus 1032, NL-1300 BA Almere</p> <p>Emergency Phone : +31 (0)610 939412</p>
<p>2. Composition / Information on Ingredients</p> <p>Chemical Description : Solution of PK nutrients</p> <p>Hazardous Ingredients : Phosphoric acid anhydride (P205) 8% (soluble in water) Potassium oxide (K2O) 7% (soluble in water) EDDHA iron</p>
<p>3. Hazards</p> <p>Causes irritation. pH-neutral.</p> <p>Skin : Irritating, Eyes : Irritating, Ingestion : May irritate throat and cause gastrointestinal irritation or nausea Inhalation : None</p> <p>Fire: non-combustible</p>
<p>4. First Aid Measures</p> <p>Skin : Remove contaminated clothing, thoroughly wash exposed area with water or take shower, seek medical advice Eyes : Flush with water for at least 15 minutes and seek medical advice Ingestion : Rinse mouth with water and seek medical advice or go to hospital Inhalation : n.a.</p>
<p>5. Fire Fighting Measures</p> <p>Extinguishing Media : The product itself is not combustible; in case of fire in immediate environment: all extinguishing media are permitted; preferred media are water spray, foam, CO₂, dry ice.</p> <p>Unsuitable Extinguishing Media : Water jet.</p> <p>Specific Hazards : In case of fire, cool storage tanks and containers with water spray to prevent decomposition.</p>
<p>6. Accidental Release Measures</p> <p>Personal precautions: Avoid contact with skin and eyes.</p> <p>Environmental precautions and disposal: Avoid environmental distribution. Do not discharge to sewer or surface water.</p>

(EN)

EC FERTILIZER

(2002 C 51 E /C0.20.7.)

MATERIAL SAFETY DATA SHEET



House&Garden®Top Booster

<p>7. Handling & Storage</p> <p><u>Handling:</u> Keep out of reach of children. Not for internal use, avoid contact with skin and eyes. Irritates the skin, mucous membranes, eyes and gullet. Wear suitable protective clothing. In case of contact with skin or eyes, wash immediately with plenty of water. Technical precautions: safety shower and eye shower stations. Store at a temperature between 7 and 30 degrees Centigrade.</p> <p><u>Storage:</u> Storage conditions: Take all necessary precautions to prevent contamination in case of damaged containers. Store the containers onto drip trays or barrier material to prevent product from being discharged to the sewer or the surface water.</p>
<p>8. Exposure Control/Personal Protection</p> <p>Personal Protection: Skin : Gloves, protective clothing. Eyes : Eye goggles Inhalation : n.a.</p>
<p>9. Physical & Chemical Properties</p> <p>Appearance : Clear, red fluid Odour : None PH : <6-7 Crystallization temperature : <7°C Bulk density : 1.33 kg/l at 30°C Solubility in water: fully soluble</p>
<p>10. Stability & Reactivity</p> <p>Conditions to avoid: do not expose to heat. Temperatures in excess of 200°C may cause decomposition and release poisonous nitrate vapours.</p> <p>Materials to avoid: metals, alkalis</p> <p>Suitable materials: plastics, pvc</p>
<p>11. Toxicological Information</p> <p>n.a.</p>
<p>12. Ecological information</p> <p>Larger quantities of Top Booster are water contaminant.</p>

(EN)

EC FERTILIZER

(2002 C 51 E /C0.20.7.)

MATERIAL SAFETY DATA SHEET



House&Garden®Top Booster

13. Disposal Information

Soiled containers : Rinse with water, contact distributor/manufacturer on reuse.
Remainders/unused product: Neutralise with water. Mix residues with soil or sand before disposal. Ensure that disposal is in compliance with local regulations.

14. Transport Information

EC FERTILIZER (2002 C 51E /C.2.7.)
ADR/RID none/IMDG/CFR NON HAZARDOUS
Shipping information: Top Booster.

15. Regulatory Information

Labelling in compliance with EC Directives (2002 C 51E /C0.20.7.)
Slightly irritating

16. Other Information

The information provided in this Material Safety Data Sheet is to our best knowledge and belief, accurate and reliable as of the date compiled. However, no warranty or guarantee is made in this respect. It remains the user's responsibility to ensure the suitability and completeness of this information for a particular application. House&Garden B.V. does not accept liability for any damage or loss that may arise from the use of this information.

Reference: House&Garden.B.VI/WH

Date of last issue: January 2008

Revision: 9

Botanicare: 6858 W. Chicago St. #3, Chandler, Az 85226 480-777-2000

VITAMINO MSDS SHEET

PRODUCT NAME: Vitamino

1. Ingredients: Water-soluble vitamins in an acidic medium

2. Physical Data:
Physical Form: Liquid
Boiling Point: 100° C
Vap Press: N/A
Vap Density: N/A
Sol in Water: Completely Soluble
Evaporation Rate: N/A
Appearance: Yellow-colored liquid
Odor: Organic odor

3. Fire and Explosion Hazard Data:
Flash Point: N/A
Method Used: N/A
Flammable Limits:
LFL: N/A
UFL: N/A
Extinguishing Media: This product is not combustible. Use any appropriate medium for extinguishing surrounding fires.

4. Reactivity Data:
Stability: Stable
Polymerization: Will not occur
Conditions to Avoid: Water of crystallization from applicable components driven off at approximately 235° F / 113° C
Materials to Avoid: Solutions can be corrosive to metals. Avoid strong oxidizing and reducing agents.

5. Environmental and Disposal Information:
ACTION TO TAKE FOR SPILLS OR LEAKS: Wear protective equipment including rubber boots, rubber gloves, rubber apron, and chemical goggles. For small spills, sweep up and dispose of in DOT-approved waste containers. Comply with all applicable governmental regulations on spill reporting, and handling and disposal of waste.

6. First Aid:
If Inhaled: Remove to fresh air
In case of eye contact: Flush eyes with lots of running water.

In case of skin contact: Wash skin with lots of soap and water. Remove contaminated clothing and shoes. Get medical attention if irritation persists.
If Swallowed: Do not induce vomiting. Consult a physician.

7. Health Hazard Information:

Primary Routes of Exposure: Skin or eye contact, swallowed

Signs and Symptoms of Exposure:

Eye Contact: May moderately irritate eyes.

Skin Contact: May irritate damp skin

Swallowed: Swallowing may result in abdominal discomfort

Chronic Effects of Exposure: No Specific information available.

Medical Conditions aggravated by exposure: None known

8. Handling Precautions:

Exposure Guideline:

Ventilation: Local mechanical exhaust ventilation at the point of use.

Respiratory Protection: Niosh- Approved dust and vapor respirator or mask in the absence of adequate environmental controls at the point of use.

Protective Clothing: Long sleeved shirt, trousers, safety shoes and gloves.

Eye Protection: Chemical goggles.

Other Protective measures: An eyewash and safety shower should be nearby and ready for use.

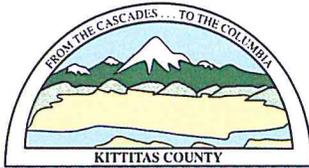
Kaycee Hathaway

From: Kaycee Hathaway
Sent: Wednesday, January 07, 2015 9:11 AM
To: leiflanglois@gmail.com
Subject: SE-14-00011 Grow Bros Deem Complete and Additional Information Request
Attachments: SE-14-00011 grow Bros Deem Complete Additional Information letter.pdf

Dear Leif,

Please see the attached document. If you have any further questions please feel free to contact me.

Thank you,
Kaycee K Hathaway
Kittitas County
Community Development Services/ Planner I
Phone: (509) 962-7079
Email: kaycee.hathaway@co.kittitas.wa.us



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

January 6, 2015

QLL Holdings, LLC
12990 Phelps Rd N.E.
Bainbridge Island, WA 98110

Leif Langlois
99 North Shore Rd
Orondo, WA 98843

RE: Grow Bros SEPA, SE-14-00011

Dear Mr. Langlois,

The application for multiple buildings for I-502 purposes, on Radar Road located to the North of the city of Kittitas, which is zoned Agriculture 20, located in a portion of Section 15, T18N, R19E, WM, in Kittitas County. Your application has been determined complete as of January 6, 2015.

Although the subject application is deemed complete Kittitas County Community Development Services will need the following information to continue processing the application:

1. Clarification on question A. 7. *Do you have any plans for future additions, expansion, or further activity related to of connected with this proposal? If yes, explain. Future phases as product demand determines.* Please explain what future phases consist of via a written explanation as well as a site plan if applicable.
2. Clarification on question 3 Water. 4. *Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. Water for agricultural purposes from "KRD" Irrigation District.* Please identify what agricultural purposes this will be used for.

If you have any questions regarding this matter, I can be reached at (509) 962-7079, or by e-mail at kaycee.hathaway@co.kittitas.wa.us

Sincerely,

Kaycee K Hathaway
Staff Planner

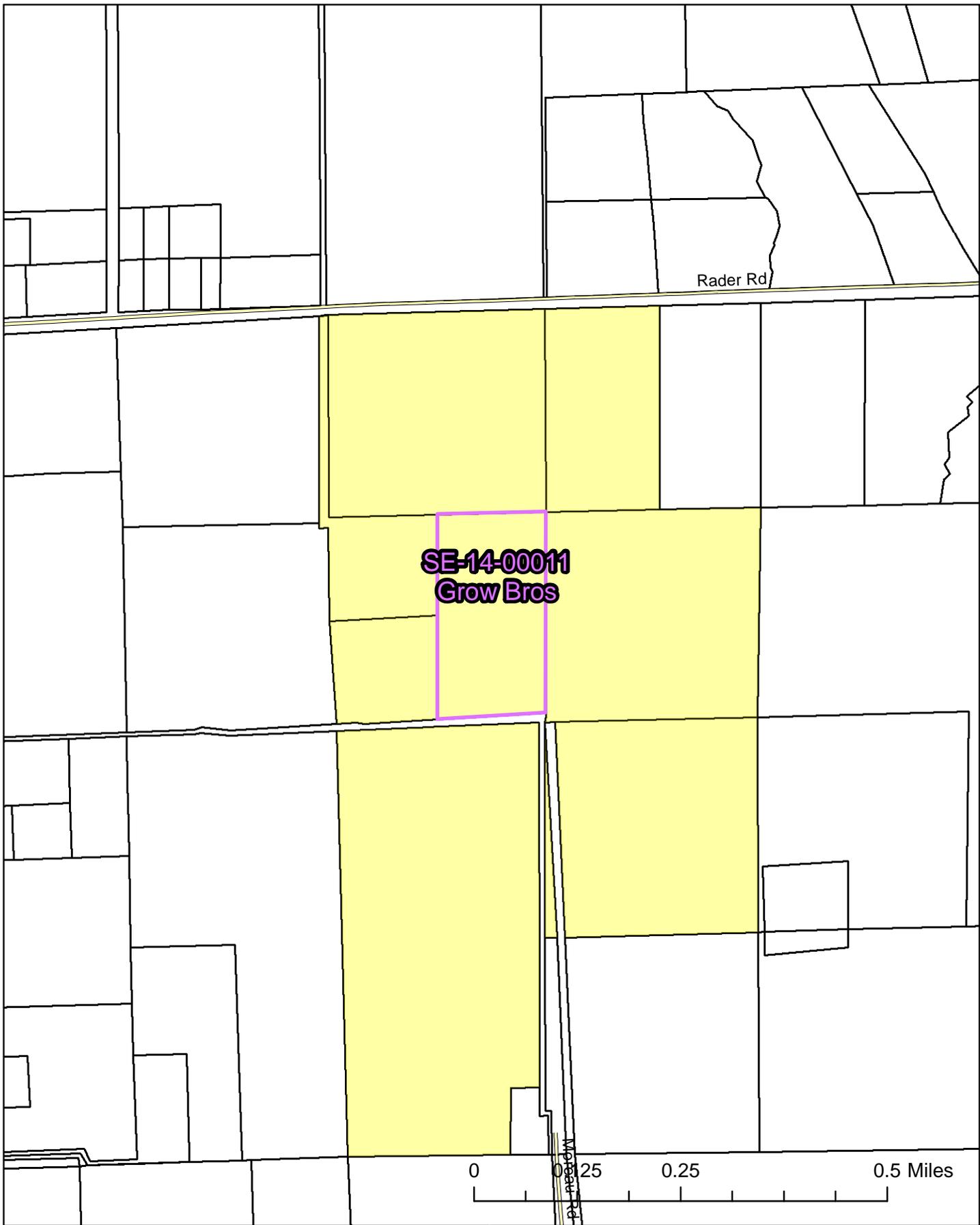
PURNELL FAMILY LLC
7151 BRICK MILL RD
ELLENSBURG, WA 98926

BLOXHAM, JOYCE
3080 RADER RD
ELLENSBURG, WA 98926

SCHNEBLY FAMILY FARM
PARTNERSHIP
6281 BRICK MILL RD
ELLENSBURG, WA 98926

ERICKSON, DONALD R ETUX
861 MOREAU RD
ELLENSBURG, WA 98926

QLL HOLDINGS LLC
12990 PHELPS RD NE
BAINBRIDGE ISLAND, WA 98110-4197



SE-14-00011
Grow Bros

500' Adjoiners
Map

Critical Areas Checklist

Monday, January 05, 2015

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

Is the project parcel in or near a Coal Mine area? Yes No

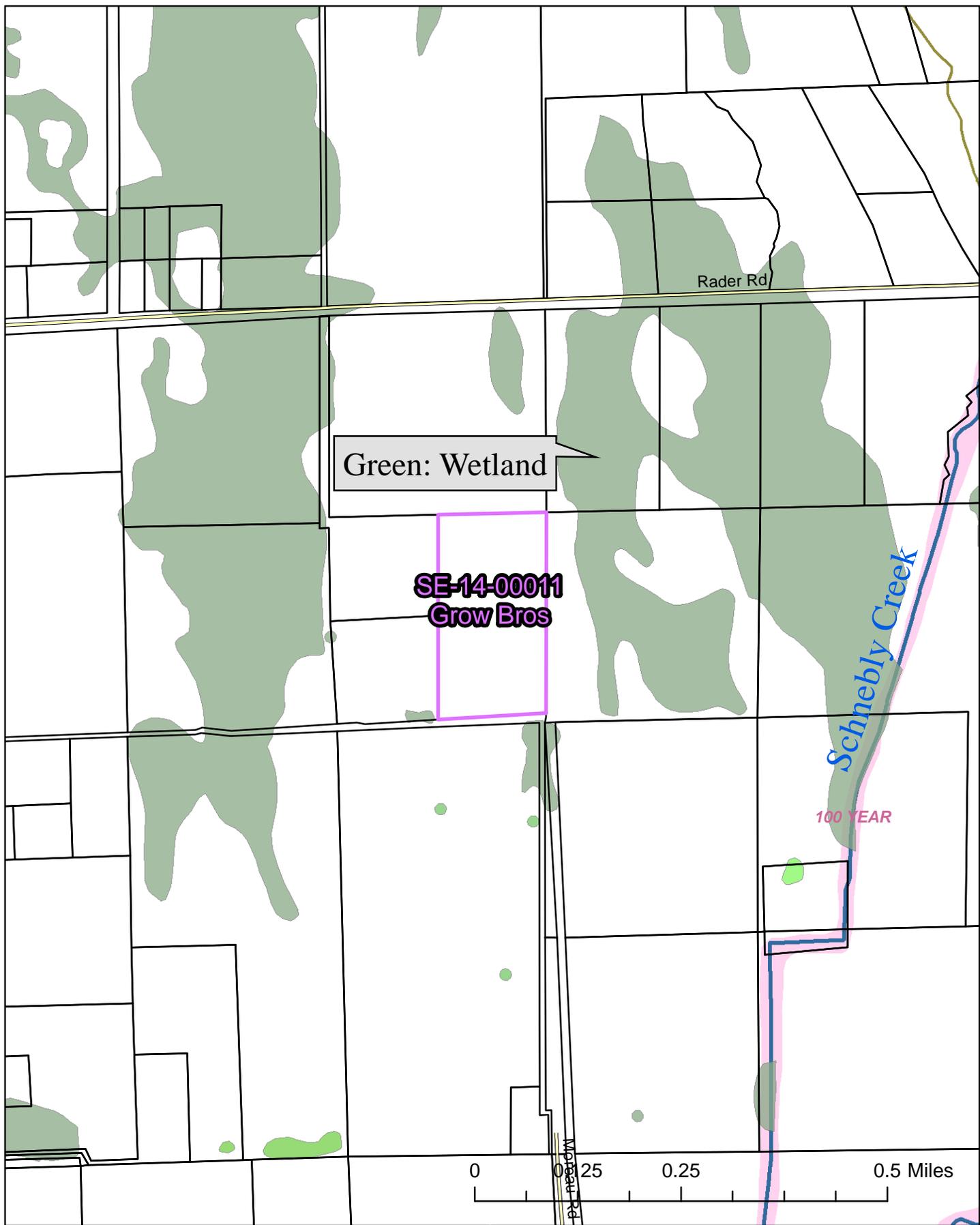
What is the Seismic Designation?

C

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



Green: Wetland

SE-14-00011
Grow Bros

Schnebly Creek

100 YEAR

0 0.25 0.25 0.5 Miles

SE-14-00011
Grow Bros

Critical Areas
Map

1/5/2015

kaycee.hathaway

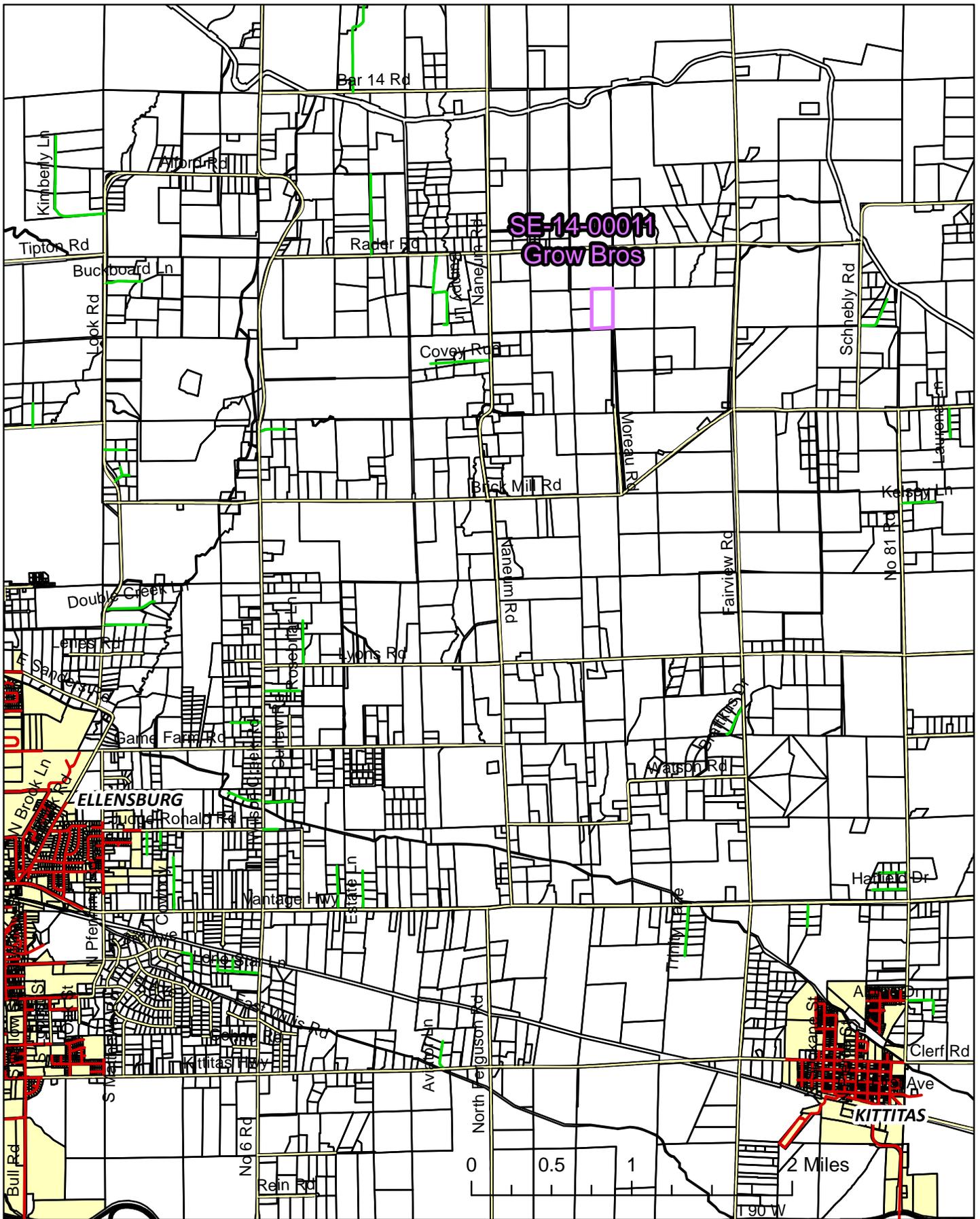


**SE-14-00011
Grow Bros**

**Air
Photo**

1/5/2015

kaycee.hathaway

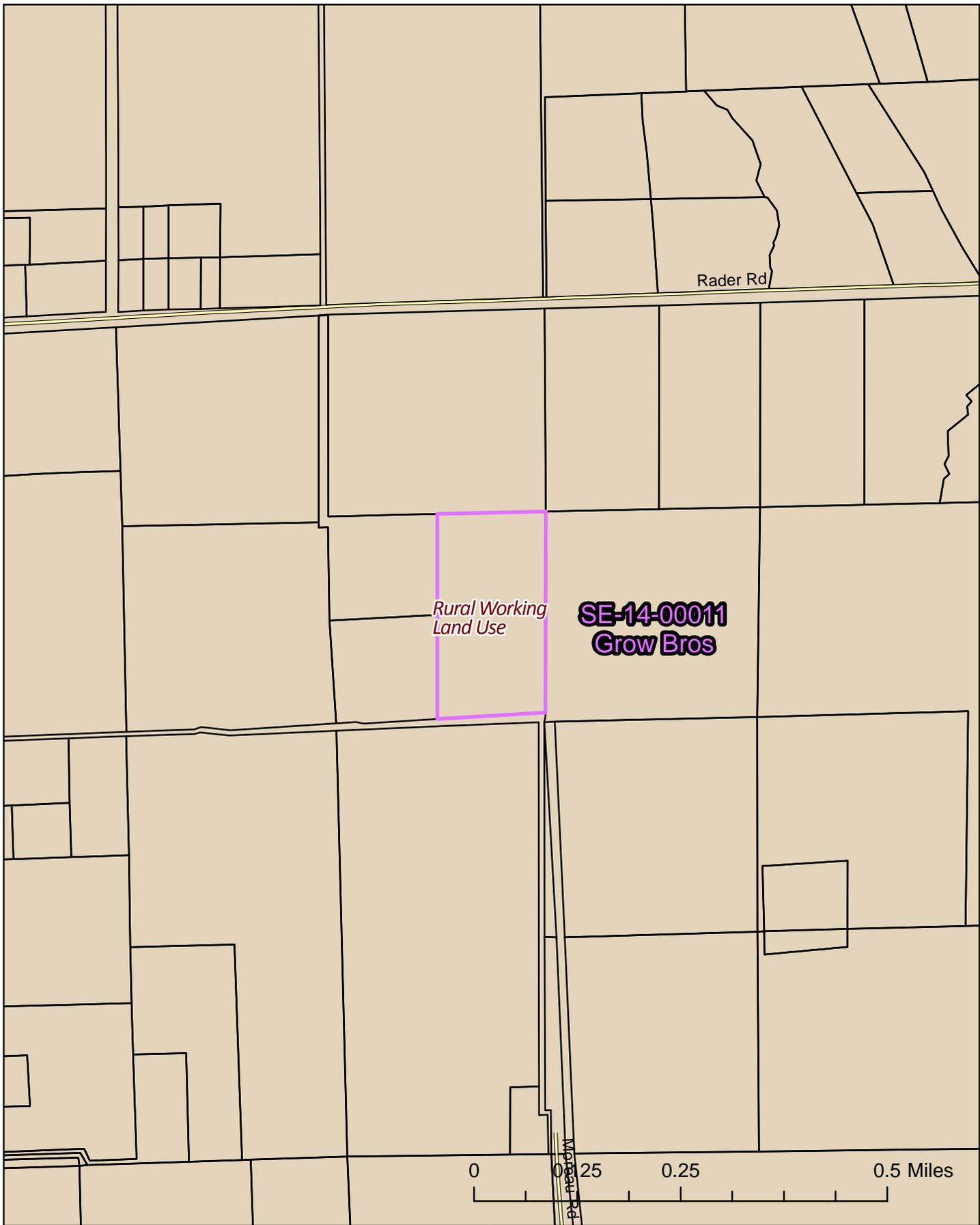


SE-14-00011
Grow Bros

Area
Map

1/5/2015

kaycee.hathaway

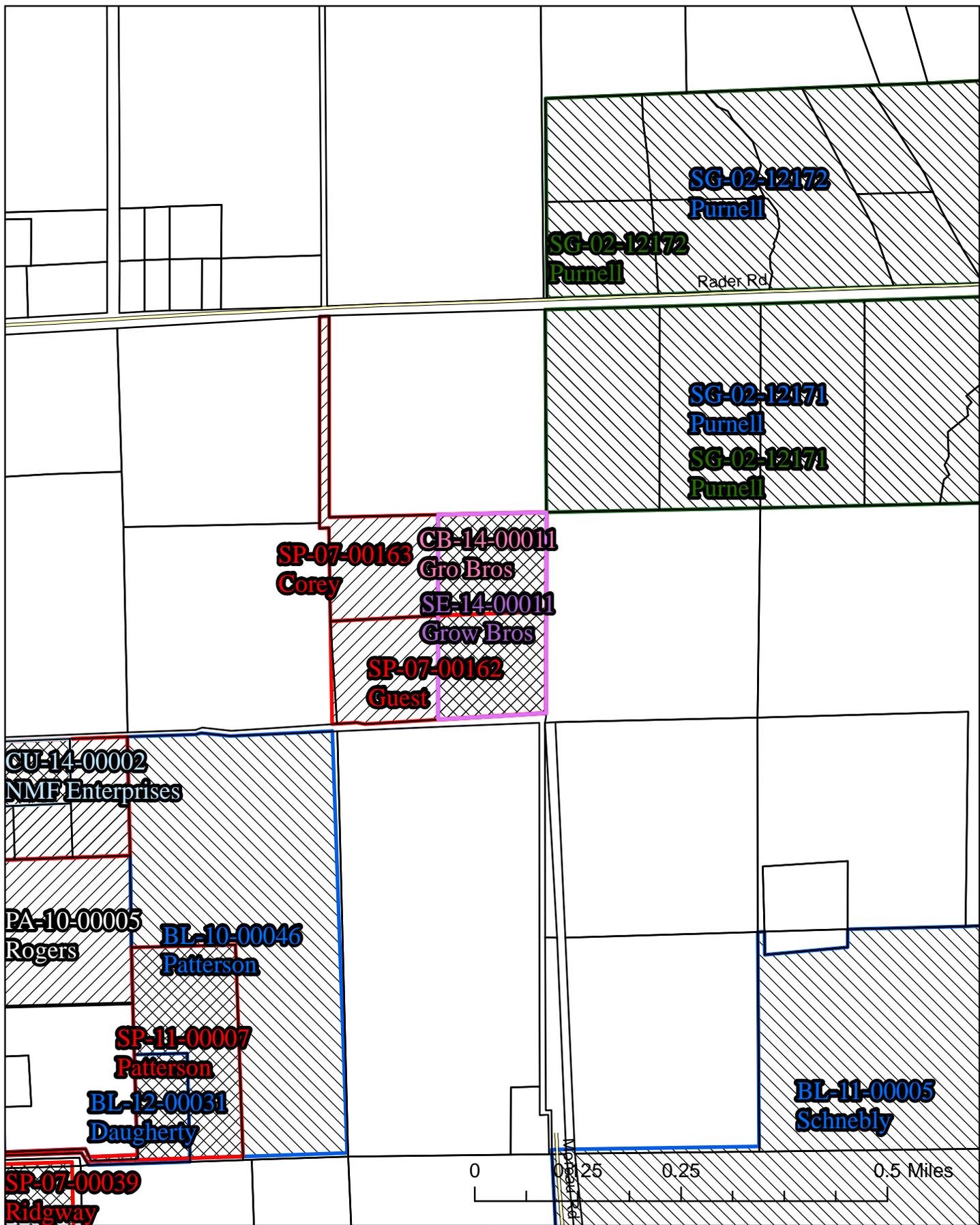


SE-14-00011
Grow Bros

Land Use
Map

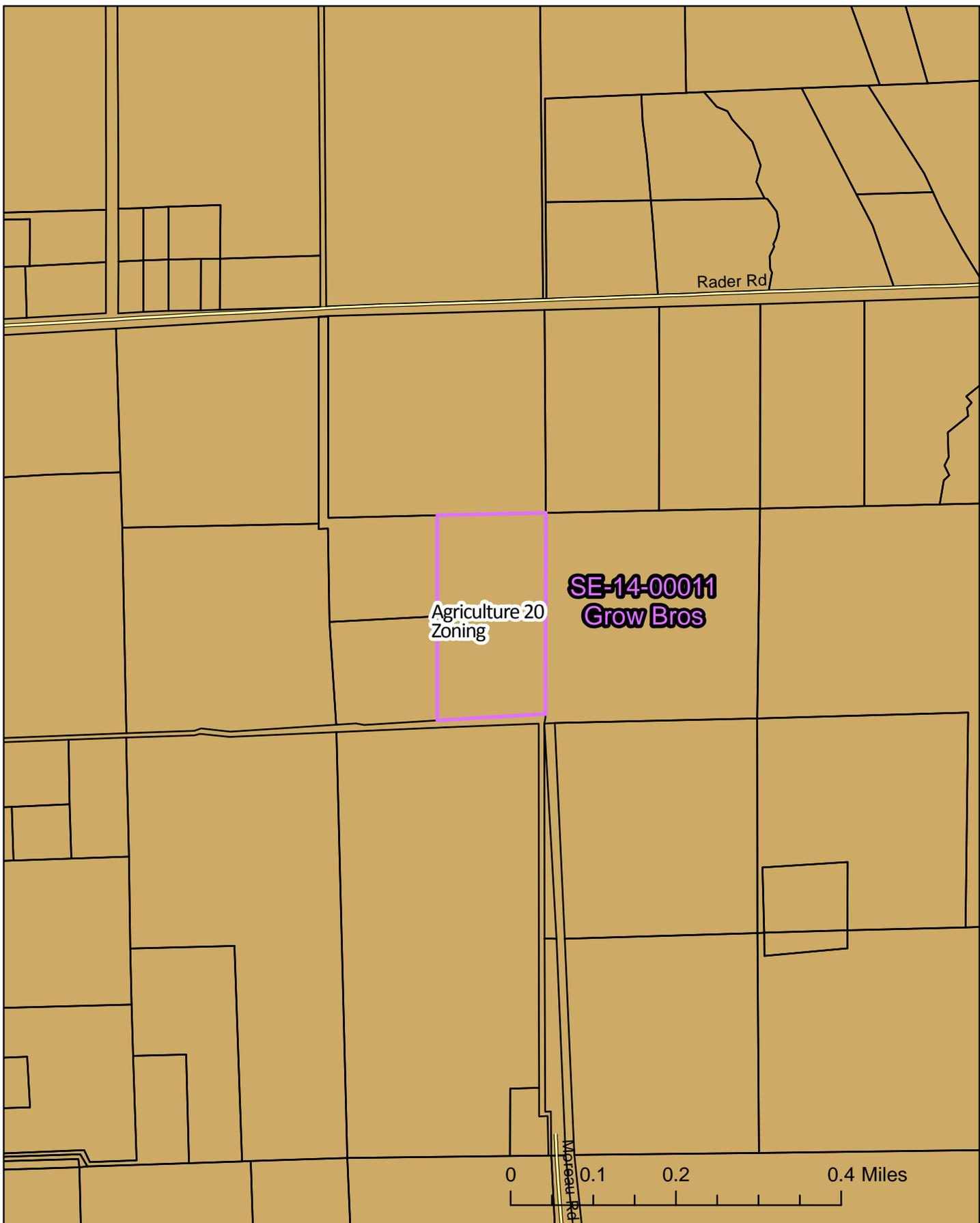
1/5/2015

kaycee.hathaway



SE-14-00011
Grow Bros

Regional Land Use
Map

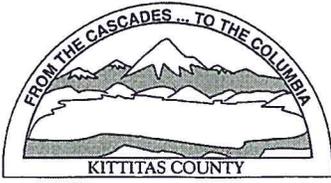


SE-14-00011
Grow Bros

Zoning
Map

1/5/2015

kaycee.hathaway



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00023881

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 029326

Date: 12/4/2014

Applicant: QLL HOLDINGS, LLC

Type: check # 9573301095

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SE-14-00011	CDS SEPA FEE	490.00
SE-14-00011	PW SEPA	70.00
	Total:	560.00

Rose,

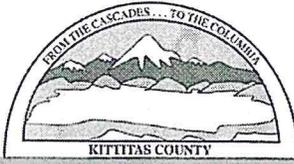


Here is the payment
for SEPA application.

Please let me know if there
is anything else needed.

Leif

QCC Holdings, LLC
Crow Bros, LLC



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

RECEIVED

SEPA ENVIRONMENTAL CHECKLIST DEC 01 2014

KITITITAS COUNTY

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [help]

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

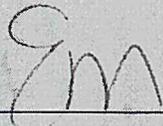
APPLICATION FEES:

490.00 Kittitas County Community Development Services (KCCDS)

70.00 Kittitas County Department of Public Works

\$560.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): 	DATE: 12-4-14	RECEIPT# 55-14-00011	
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

SEPA ENVIRONMENTAL CHECKLIST
UPDATED 2014

RECEIVED

DEC 01 2014

CITY OF TITAS COUNTY

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. background

1. Name of proposed project, if applicable: Grow Bros, LLC
2. Name of applicant: QLL Holdings, LLC
3. Address and phone number of applicant and contact person:

Applicant:

12990 Phelps Rd N.E.
Bainbridge Is., WA 98110
(206) 391-9393

Contact:

Leif Langlois,
99 North Shore Rd,
Orondo, WA 98843
(206) 391-9393

4. Date checklist prepared: 11-21-14

5. Agency requesting checklist: Kittitas County Community Development

6. Proposed timing or schedule (including phasing, if applicable): Building permit submittal 12-2-14, construction ASAP

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Future phases as product demand determines.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Studied enough to determine no adverse environmental impacts expected.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No

10. List any government approvals or permits that will be needed for your proposal, if known. Building permit.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) 21.12 acres, I-502 grow facility. (8) 30'x80' greenhouses, with (2) 8'x20' storage structures, (20) 10'x12' portable starter structures, an office and a 10x12' security building.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or

boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

2990 Rader Rd, Ellensburg WA 98926

Parcel # 784334, and 17954. PSA# CA-14-00018; Map# 18-19-15000-0004

Owner: Corey, Robert L etux

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)? 5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. Sandy loam w/ cobbles. Soils analysis forthcoming.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. Building footing excavation (19 C.Y.); No import or export planned.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Parcel too flat to experience erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 22,872 sf.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None needed.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and

give approximate quantities if known. Normal diesel exhaust from foundation excavation equipment, and boom truck setting structures.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: None.

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. No water bodies in immediate vicinity. Local lands within Yakima River watershed.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. None.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. Water for agricultural purposes from "KRD" Irrigation District.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. Agricultural irrigation water not consumed by plants would re-enter ground via pervious floor.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. Water supply per Kittitas County Public Health Department, (509) 962-7515.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the

following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. No sewer discharge into ground, porta-potties used for employees.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Storm-water run-off to percolate into soil.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. Irrigation and storm water to enter ground, no sewage to enter ground.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No off-site drainage patterns affected.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: Greenhouses to utilize gutters and downspouts.

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered? Pasture grass for cattle grazing will be removed in the areas of structures and drive-lanes/parking.

c. List threatened and endangered species known to be on or near the site. None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Hops planted at fence perimeter, 62 inches on center, for sight obscuring.

e. List all noxious weeds and invasive species known to be on or near the site. None known.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other cattle

- b. List any threatened and endangered species known to be on or near the site. None known.
- c. Is the site part of a migration route? If so, explain. No.
- d. Proposed measures to preserve or enhance wildlife, if any: None.
- e. List any invasive animal species known to be on or near the site. None.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Solar for spring/fall heating, and electricity for lighting.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: High Intensity Discharge (metal halide) lighting for energy efficiency.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. Chemicals to be used are not combustible.
- 1) Describe any known or possible contamination at the site from present or past uses. None known.
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None known.
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating

life of the project. Please see attached Material Safety Data Sheets.

- 4) Describe special emergency services that might be required. No special emergency services required.
- 5) Proposed measures to reduce or control environmental health hazards, if any:

Storage of chemicals to be in separate, secure facility.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? No noise from adjacent properties are expected to impact this project.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Normal construction noise erecting and placing structures. After construction complete, the operation of the facility will be unusually quiet.
- 3) Proposed measures to reduce or control noise impacts, if any: None needed.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. Cattle pasture on adjacent parcel will not be impacted.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? New use will be agricultural.
 - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: Surrounding land use should not affect or be affected by this proposal.
- c. Describe any structures on the site. None.
- d. Will any structures be demolished? If so, what? No.
- e. What is the current zoning classification of the site? Agriculture 20.
- f. What is the current comprehensive plan designation of the site? Rural working.
- g. If applicable, what is the current shoreline master program designation of the site? N./A.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No.
- i. Approximately how many people would reside or work in the completed project? No one would reside on-site, but 4-5 workers on-site at peak times.
- j. Approximately how many people would the completed project displace? None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: None needed.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: 100% sight obscuring fence.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: No adverse impacts anticipated.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. No housing units (no permanent residents).
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None eliminated.
- c. Proposed measures to reduce or control housing impacts, if any: None needed.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Two-story max., approx 25' tall. Greenhouse glazing to be translucent polycarbonate.
- b. What views in the immediate vicinity would be altered or obstructed? None.
- c. Proposed measures to reduce or control aesthetic impacts, if any: High quality greenhouses.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Greenhouse internal illumination.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? No.
- c. What existing off-site sources of light or glare may affect your proposal? None.
- d. Proposed measures to reduce or control light and glare impacts, if any: 12' high, 100% sight obscuring fence. Pole lights to have shielding optics to prevent stray light pollution from affecting neighboring properties.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? Lots of open land for exercise.
- b. Would the proposed project displace any existing recreational uses? If so, describe. No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. No.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. No.
- b. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. No indication of cultural or historic resources on-site.
- c. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. If footing excavation turns up anything below-grade that appears to be of historical or cultural significance, excavation work will stop and the proper authorities will be notified.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. County road (Rader Rd) provides access to property.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Unknown.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? 19 stalls provided; non displaced.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). No, only driveways.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? Peak volume would be 4-5 people commuting to work then during cropping at peak times possibly 4-5 runs a day with light trucks. No trucks over 10,000 GVW planned at this time.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No effect.
- h. Proposed measures to reduce or control transportation impacts, if any: During construction phase, a 6" thick aggregate construction exit will be provided at interface with county road, to prevent mud from entering R.O.W.

15. Public services

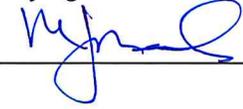
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. No.
- b. Proposed measures to reduce or control direct impacts on public services, if any. No special public services needed, over and above a normal commercial business.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
 other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Kittitas PUD power. No natural gas. Frontier internet. Telephone service available. No sewer planned; but a farming operation with portable toilets.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____