



Staff Report

Agenda Item No. D-2

To: City of Imperial Planning Commission

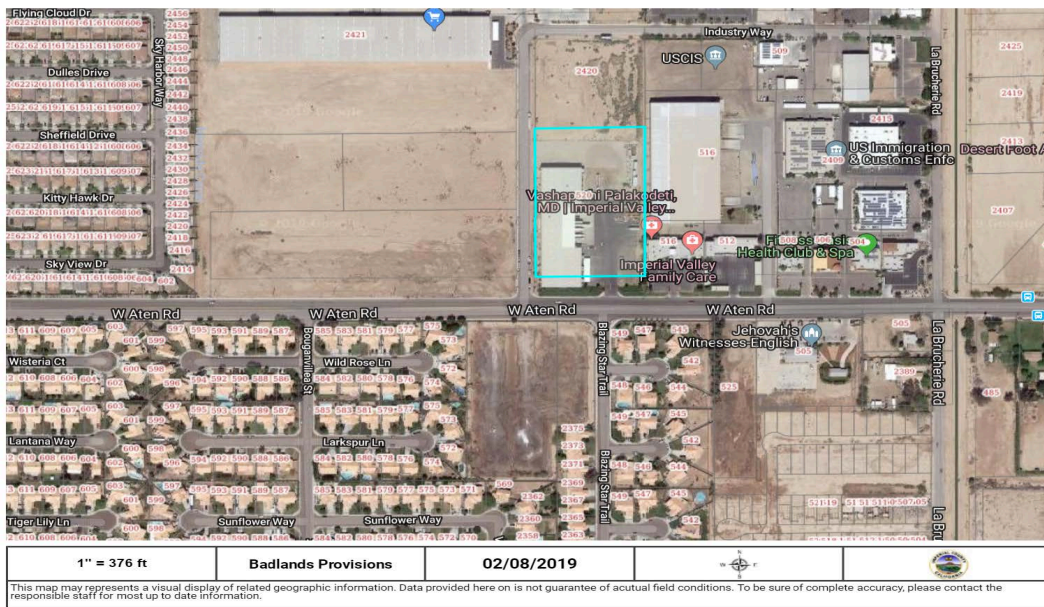
From: Lisa Tylanda, Planner

Date: February 8, 2019

Subject: Similar Land Use Determination – Manufacturing of Cannabinoid Oil from Hemp Biomass within I-1 General Industrial Zones

Background

520 Aten Road- Similar Land Use Determination (19-01)



As of December 20, 2018 the Hemp Farming Act of 2018 became law. Within this act, Hemp was removed from the “Schedule I Controlled Substances” list and was re-categorized as an ordinary agricultural commodity and its provisions have been incorporated into the 2018 United States Farm Bill. Badlands Provisions has applied to allow the use of a “Hemp Biomass Extraction facility” located at 520 Aten Road;

Imperial, CA. The property is located in an I-1(General Industrial Zone). This type of use is not listed within the City of Imperials Industrial Zoning Ordinance.

The cannabinoid extraction process will consist of a cyro-ethanol loop extraction method, which is a method of Chromatography that involves subzero temperatures which result in food grade product materials. Due to the process involving ethanol and resulting in food grade products, staff is comparing this use and methodology to the following conditionally permitted use in the Industrial Zoning Ordinance:

"24.07.120 (A)(8.) Citrus products manufacturing, including frozen foods"

The Zoning Code is written such that only those uses listed are allowed to be located within the specific zones, but a Classification of Use Determination would allow the Planning Commission to determine whether or not a proposed use is similar to, or not more detrimental than a use that is already permitted. The Planning Commission must also look at whether or not currently permitted uses would be compatible to the proposed use. Allowed uses in the I-1 zone are typically "clean" and light industrial uses and would create minimal impacts to the proposed Hemp Extraction Facility.

Therefore, Staff recommends that the Planning Commission find that the proposed Hemp Extraction Facility is similar to a conditionally permitted use within an I-1 zone.

Environmental

The proposed project is not subject to the California Environmental Quality Act.

Attachments

- Business Plan
- Extraction Equipment Details

PROJECT DESCRIPTION

Cryo Ethanol closed loop extraction is a method of drawing out essential cannabinoids by spraying Hemp Biomass (ground flower and trim) with subzero ethanol. After several re circulations over the material, Negative pressures transfer the resulting solution to a collection chamber where additional impurities Are removed by micron circulation. This super cold, low pressure means of extraction allows us to Process biomass into a clean desirable distillate product. After this a method of Chromatography is done To create an isolate material which results in a food grade product. These systems because of the closed Loop design make it possible to prevent any solvent or flammable vapor ever exiting the system or Venting into the extraction room where the system operates.

Once the Hemp Biomass extraction process is finished we will then begin to sell our products to both Wholesale and retail markets. The distillate products will be sold by the gram on retail side in specialized Packaged units and on the wholesale side it will be sold by Liter volume. Our Isolate products will be sold Into the Edibles market on wholesale side and eventually towards Pharmaceutical markets.

BADLANDS PROVISIONS
CBD EXTRACTION FACILITY

BUSINESS PLAN

JOHN AND ANDREW CURRIER, OWNERS

BRAWLEY, CA 92227

COMPANY DESCRIPTION

MISSION STATEMENT

To Manufacturer high quality CBD products for 4 categories Pain, Lifestyle, Health and Pets.

PRINCIPAL MEMBERS

Andrew Currier – President and Grower

John Currier – Vice President and Director of Operations

Legal Structure

Badlands Provisions co is C Corporation located in Brawley, CA

EXECUTIVE SUMMARY

PRODUCT

Badlands Provisions will be manufacturing CBD products grown from Industrial Hemp.

We will be producing CBD products derived from a Cyro Ethanol extraction method. Our

Products will be both in the distillate and Isolate forms developed for 4 specific categories, Pain, Health, Lifestyle, and Pets.

CUSTOMERS

Our customers will be both wholesale and retail outlets that want to sell CBD products in their Stores and Online. We will also sell our own retail products thru a subsidiary of Badlands Provisions called Cares CBD.

Method

Cyro Ethanol closed loop extraction is a method of drawing out essential cannabinoids by spraying Hemp biomass (ground flower and trim) with subzero ethanol. After several re circulations over the Material, negative pressures transfer the resulting solution to a collection chamber where additional Impurities are removed by micron circulation. This super cold, low pressure means of extraction allows Us to process biomass into a clean desirable distillate product. After this a method of Chromatography is Done to create an isolate material which results in a food grade product. These systems because of the Closed loop design make it to possible to prevent any solvent or flammable vapor ever exiting the System or venting into the extraction room where the system operates.

GROWTH STRATEGY

To grow the company over a 5 year plan to scale up at a 20% growth rate.

We are looking to install 1 new Cyro Rotary extraction vessel per year for 5 years. This will allow Us to Increase our daily output 20% annually to hit our goal of processing up to 4000lbs daily.

MARKET RESEARCH

INDUSTRY

Badlands Provisions will be a part of the New Emerging CBD Industry. Projections Show this Industry is growing from currently 700 million per year to 22 Billion by 2022. This forecast even shows it out growing the Cannabis Industry by 2022. We see No slowdown in the Industry as medical benefits grow like the new seizure medicine Epidiolex from GW Pharmaceuticals has shown miraculous benefits in patients. The latest Market research shows the fastest growing demographic is the 60 year and older generation.

REGULATIONS

Badlands Provisions must meet all City, County and State regulations concerning the Manufacturing of Hemp CBD Products. As the State finalizes their Bill SB 1409 and Federal law Legalizes Industrial Hemp thru the passage of the Farm Bill we await any new unforeseen Regulations not known at this point.

MARKETING

Our Marketing Strategy is to increase sales annually of both wholesale and retail products By aggressively advertising our Brand, Cares CBD. This will be accomplished by our team of Marketing specialists engaged in Search engine optimization and networking with retail outlets Across the country and internationally.



MECHANICAL EXTRACTION UNIT

TAKE YOUR PROCESS TO THE NEXT LEVEL

- Batch Style Ethanol Extraction Reactor - 175lbs
- Solvent Recovery Included - Kettle Surface Scraper
- Consulting and Engineering Service
- Desolventizing Drying Screw
- SIEMENS Control Panel
- Decanter Centrifuge
- Clean-In-Place (CIP)
- Custom Platform
- Modular Design
- C1D1



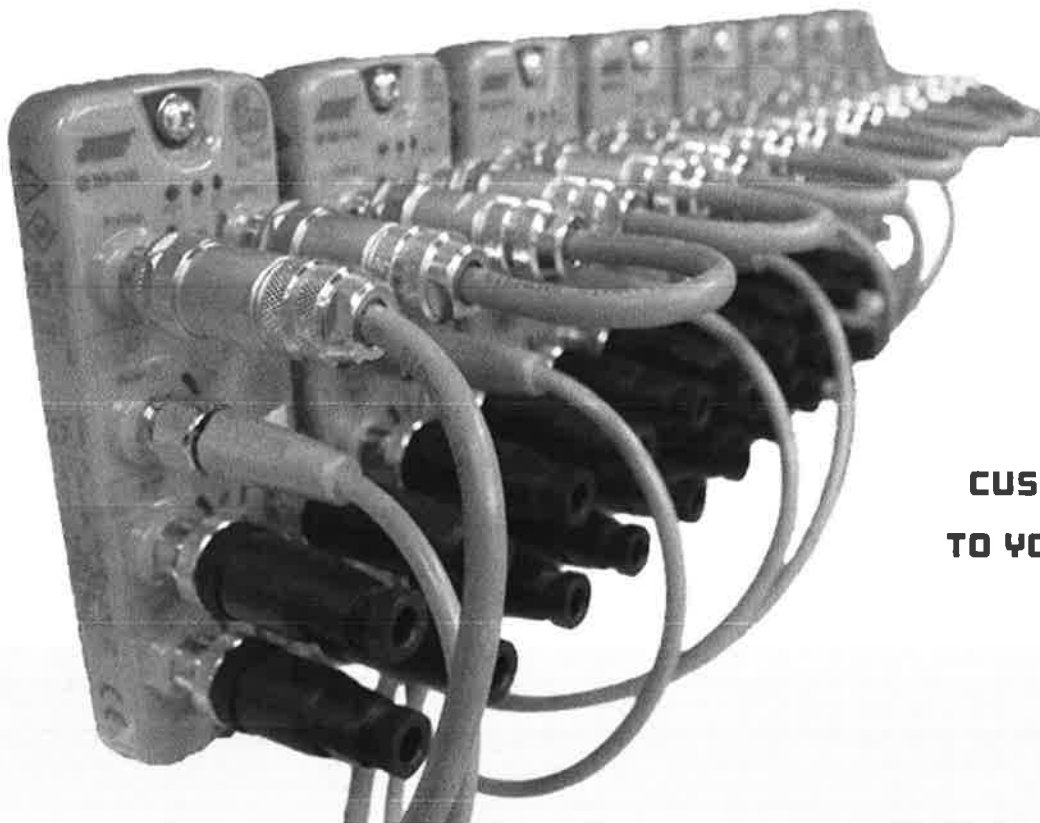


DEUTSCHE PROCESS

Controls

CUSTOM ASSEMBLED AND PROGRAMMED IN CHARLOTTE, NC

- Lower your labor requirements and improve consistency with automation
- Adjustable speed control on all motors by VFD drives
- Analog and fully automated systems available
- Remotely control and monitor your process
- Siemens hardware and components
- IFM Efector sensors and probes



**CUSTOM DESIGNED
TO YOUR APPLICATION**



Solvent Recovery

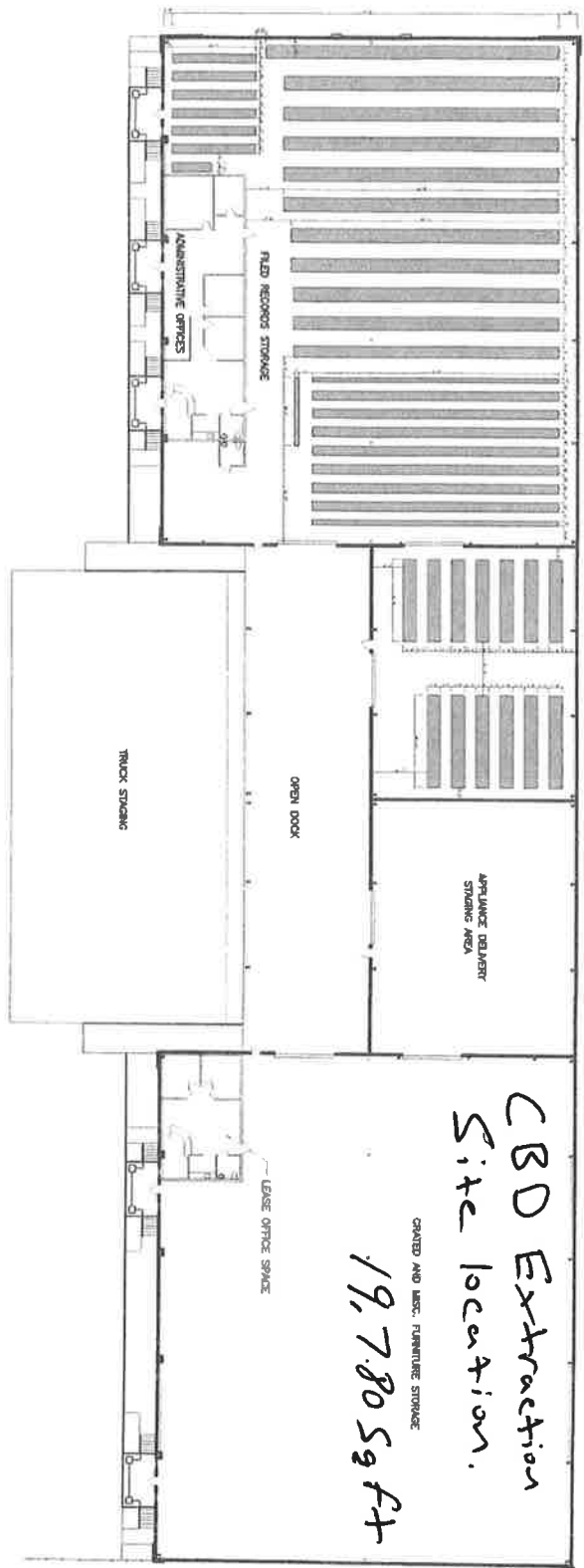
TAKE YOUR PROCESS TO THE NEXT LEVEL

- Rising Film, Wiped Film, & Rotary Evap Available
- Siemens PLC Automation Controlled
- Starting at 200L Per Hour
- Turnkey System Available
- Decarboxylation Capable
- Clean-In-Place (CIP)



CUSTOM SIZES AVAILABLE

520 Aten rd Imperial



CBD Extraction
Site location.

GRAINED AND ASST. FURNITURE STORAGE
19,780 Sq Ft

FLOOR PLAN

W
E
N
E

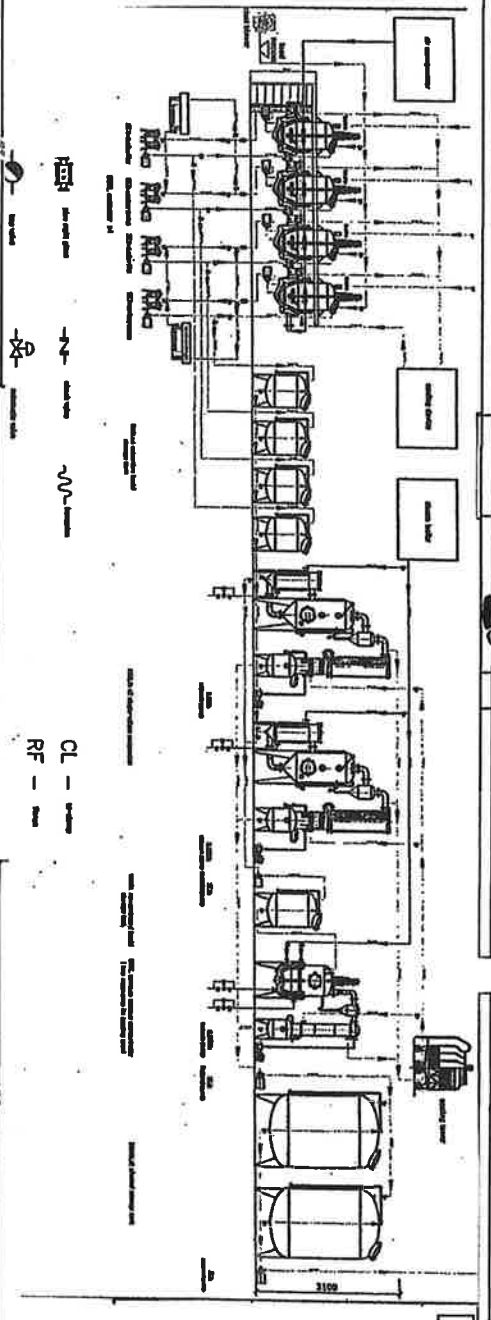
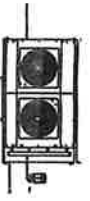
SHEET 	DATE: JANUARY 2011 SCALE: AS SHOWN DRAWN BY: [illegible] CHECKED BY: [illegible]	SHEET CONTENTS: FLOOR PLAN	OWNER: ADDRESS: PHONE NO.:	REVISIONS BY:
	PIONEER VNS, INC. 520 W. ATEN RD. IMPERIAL, CALIFORNIA			

Fire Extinguishers

600 Gallon Ethanol Storage

W
N+S
E

Fire Extinguishers



CL -
RF -

Fire Extinguisher

Office