



Staff Report

Agenda Item No. D-3

To: City of Imperial Planning Commission

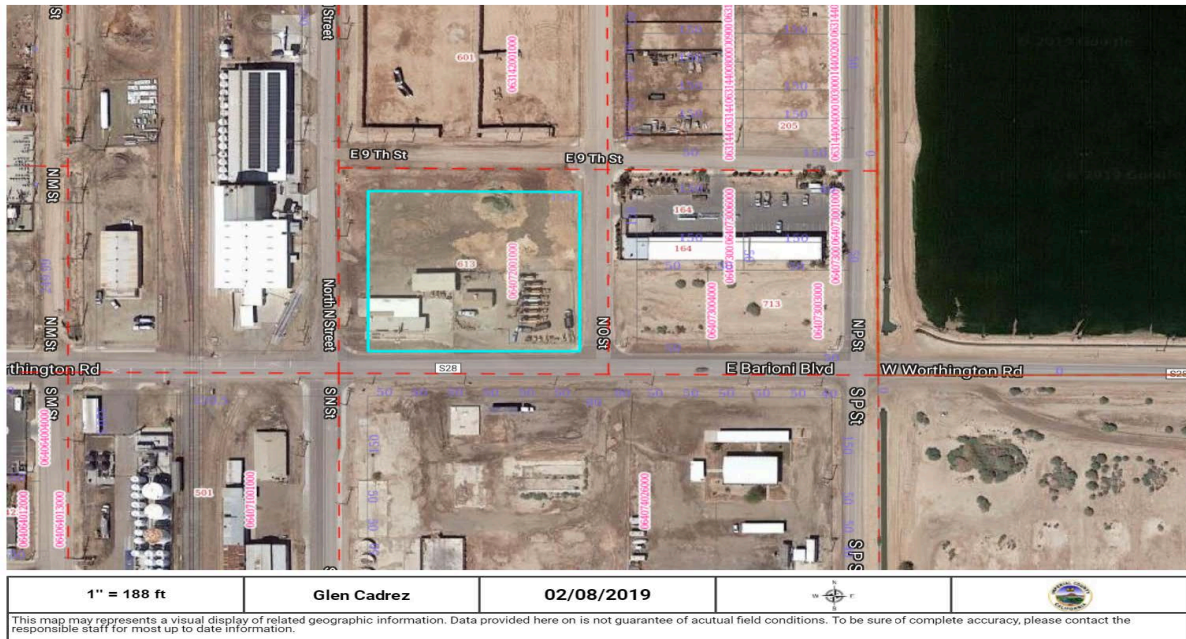
From: Lisa Tylanda, Planner

Date: February 8, 2019

Subject: Similar Land Use Determination – Manufacturing of Cannabinoid Oil from Hemp Biomass within I-2 Rail Served Industrial Zone

Background

601 E. Barioni Blvd- Similar Land Use Determination (19-02)



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. Glen Cadrez and Kevin Weeks have applied to allow the use of a "Hemp Biomass Extraction facility" located at 601 E.

Barioni Blvd; Imperial, CA. The property is located in an I-2 (Rail Served Industrial). This type of use is not listed within the City of Imperials Industrial Zoning Ordinance.

The cannabinoid extraction process will consist of a Carbon Dioxide extraction method, contained within a "Trailer Extraction Facility". Staff is comparing the facility to the following conditionally permitted uses within an I-2 (rail served) Industrial Zone:

"24.07.120 (C)(5.) Cleaning and dying plant and (B)(7.) Trailer Storage"

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-2 zone are typically "manufacturing" and heavy industrial uses and would create minimal impacts to if the proposed Hemp Extraction Facility were to be approved.

Therefore, Staff recommends that the Planning Commission find that the proposed Hemp Extraction Facility is similar to a conditionally permitted use within an I-2 zone.

Environmental

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

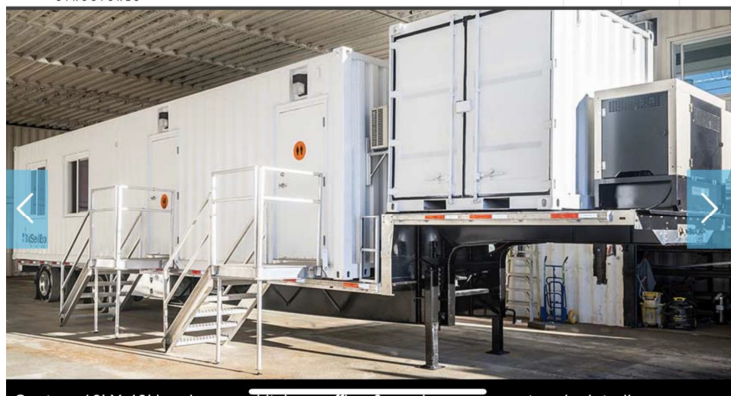
Attachments

- Business Plan
- Extraction Equipment Details



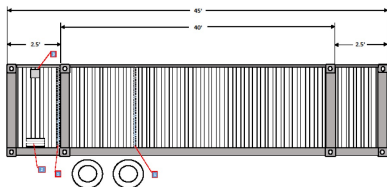
This C1D1 explosion proof FlexLAB design includes a 3 phase safety process.

- Phase 1: Fresh air flows into the Lab from the make-up air unit and is pulled out by the 800 CFM fan to maintain constant airflow to prevent gas build-up.
- Phase 2: If a higher level of gas is detected, the gas detection system will initiate the opening of a vent and the 5000 CFM fan will forcefully flush out all contaminated air.
- Phase 3: If gas levels continue to rise, the system will activate an audible alarm that also shuts down the electrical outlets inside.





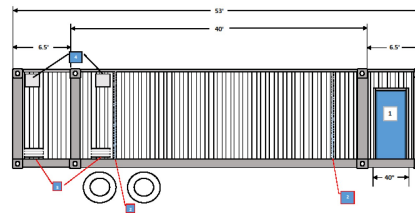
NOT TO SCALE			
©Modified Box Systems, Inc.		Customer: BOB WELLMAN	
Model: MBS-HCMBLB		Project: MOBILE LAB	
Title: PASSENGER SIDE (right side)		Drawn By: MICHAEL HOEL	
Date: November 6, 2018			



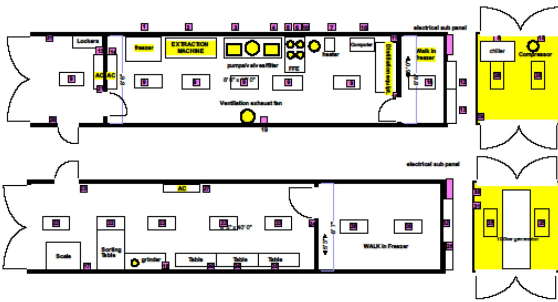
MATERIAL LIST			MATERIAL LIST		
LOC	DESCRIPTION	SIZE QTY	LOC	DESCRIPTION	SIZE QTY
1	STAINLESS STEEL	2	1	6.5" x 6.5" x 8" DOMESTIC CONDENSER	1
2	STAINLESS STEEL	1	2	1/2" CONDENSER COILS	1
3	STAINLESS STEEL	1			
4	STAINLESS STEEL	1			



NOT TO SCALE			
©Modified Box Systems, Inc.		Customer: BOB WELLMAN	
Model: MBS-HCMBLB		Project: MOBILE LAB	
Title: PASSENGER SIDE (right side)		Drawn By: MICHAEL HOEL	
Date: November 6, 2018			



MATERIAL LIST			MATERIAL LIST		
LOC	DESCRIPTION	SIZE QTY	LOC	DESCRIPTION	SIZE QTY
1	6.5" x 6.5" x 8" DOMESTIC CONDENSER	1	1	6.5" x 6.5" x 8" DOMESTIC CONDENSER	1
2	1/2" CONDENSER COILS	1	2	1/2" CONDENSER COILS	1
3	STAINLESS STEEL	2			
4	STAINLESS STEEL	1			



1. Thermo safe/60 no box freezer model # 915 - 230V/60Hz 12 amp
2. walk-in freezer 150-1800 20amp
3. Gas pump 110-10000 10 amp
4. Agilent DSI-18 vacuum pump - 110-10000 10 amp
5. Gas Pump 110-10000 10 amp
6. Heater - 200-10000 10 amp
7. Heater - 200-10000 10 amp
8. 7 x LED lights 110V/150W
9. 1 x LED light 110V/150W
10. 10000 BTU/hr heater condenser 200V 20A
11. 1/2" x 6" x 8" DOMESTIC CONDENSER
12. 1/2" CONDENSER COILS
13. Compressor 200-200amp
14. Light switch 110V/150W
15. 110V/150W
16. 110V/150W
17. 110V/150W
18. 110V/150W
19. 110V/150W
20. 110V/150W
21. 110V/150W
22. 110V/150W
23. 110V/150W
24. 110V/150W
25. 110V/150W
26. 110V/150W
27. 110V/150W
28. 110V/150W
29. 110V/150W
30. 110V/150W
31. 110V/150W
32. 110V/150W

