



Staff Report
Agenda Item No. D-2

To: City of Imperial Planning Commission

From: Lisa Tylanda, Planner

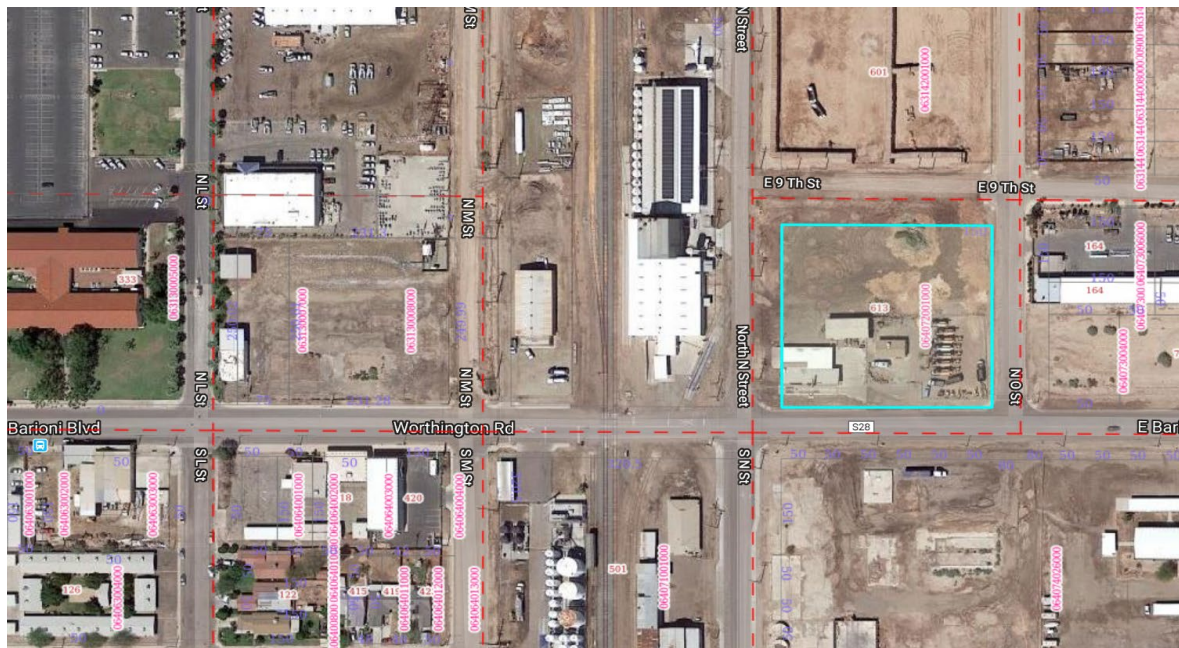
Date: March 13, 2019

Subject: Conditional Use Permit– Manufacturing of Cannabinoid Oil from Hemp Biomass within I-2 Rail Served Industrial Zone located at 613 Barioni Boulevard; Imperial, CA 92251

Surrounding Land Use:

Location Site	General Plan Designation	Zone District	Land Use
North	Industrial	I-2 (Rail-Served Industrial)	Vacant
South	Industrial	I-2 (Rail-Served Industrial)	Vacant
East	Industrial	I-2 (Rail-Served Industrial)	Offices/Vacant Lots
West	Industrial	I-2 (Rail-Served Industrial)	Offices/Transit Park

Background



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.

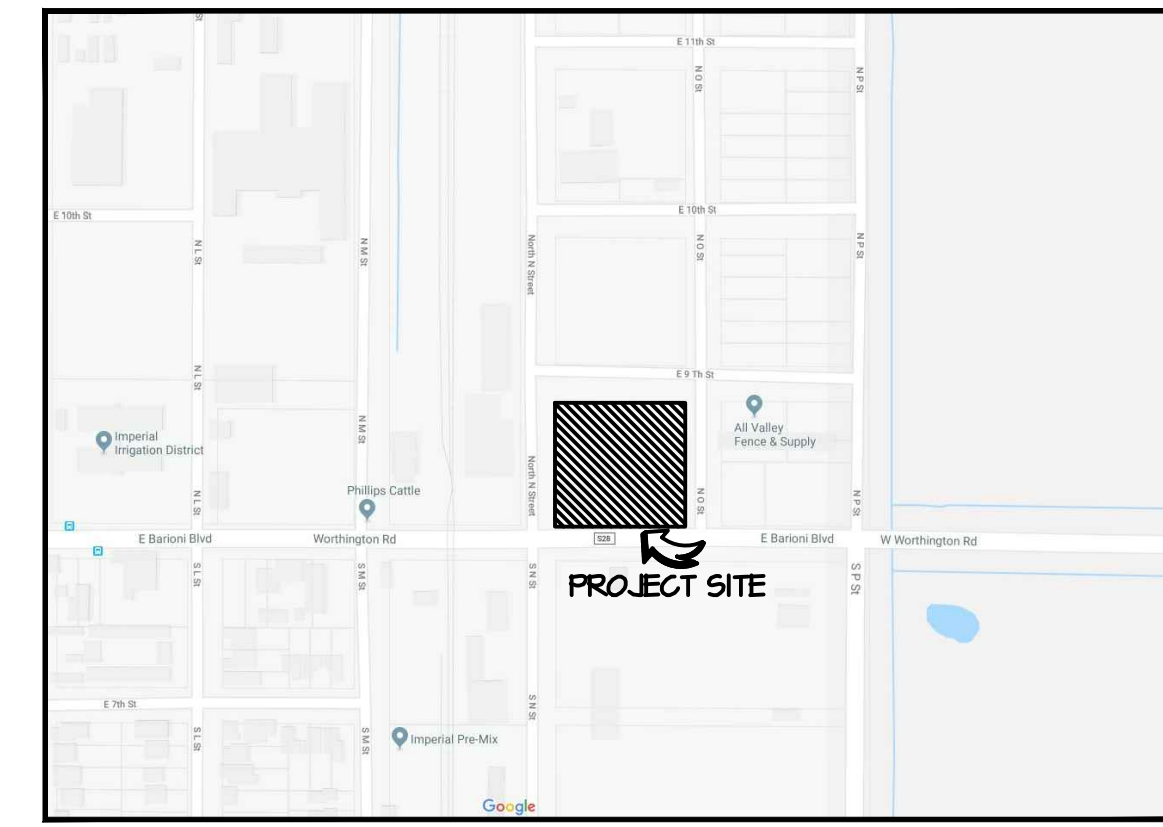
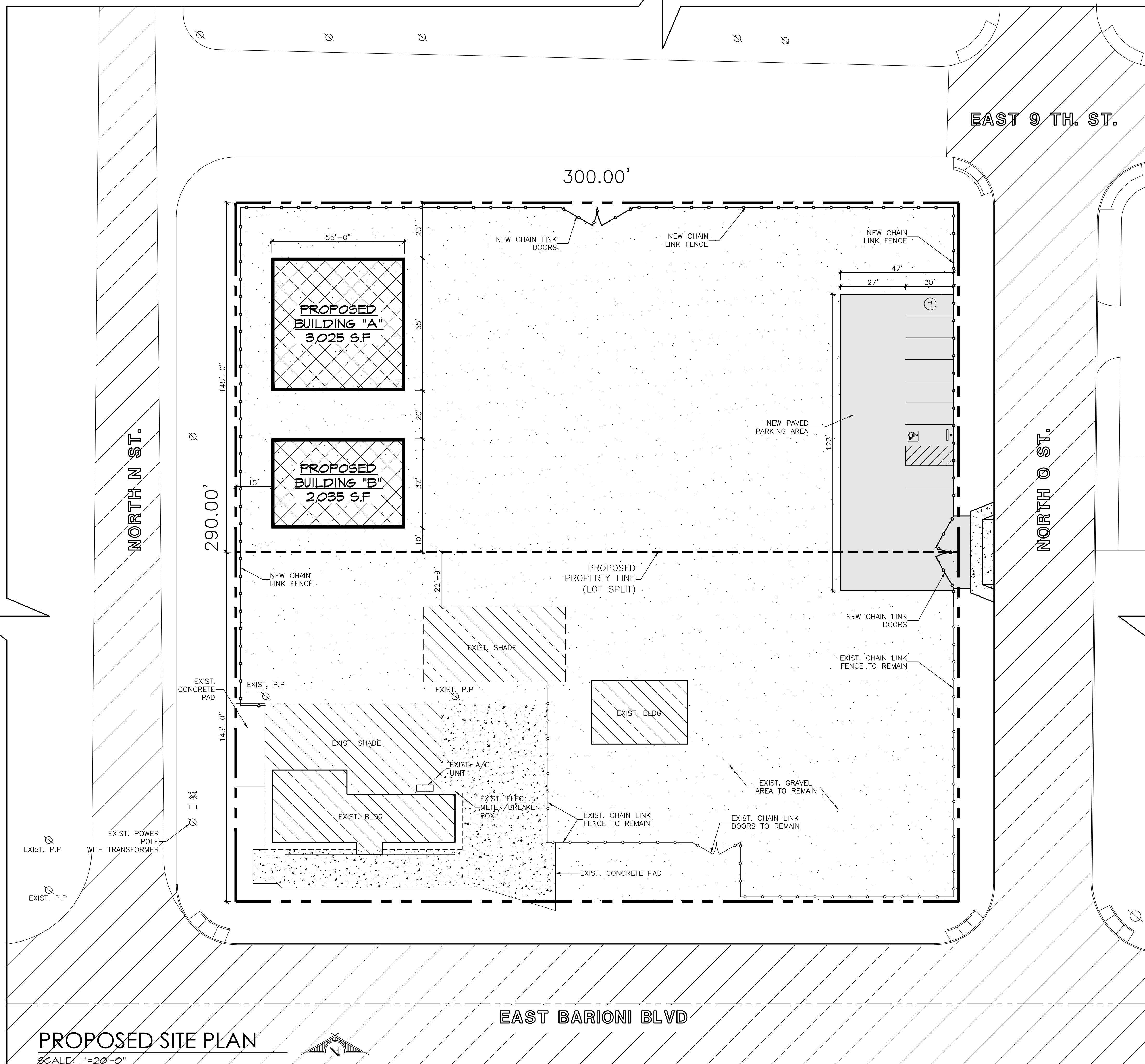
The cannabinoid extraction process will consist of a Carbon Dioxide extraction method, contained within a “Trailer Extraction Facility”.

Environmental

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

Attachments

- Business Plan
- Extraction Equipment Details



VICINITY MAP
NOT TO SCALE

PARKING REQUIRED:
 $3,025 \text{ SQ.FT.} / 500 = 6.05 \text{ STALLS}$
 $2,035 \text{ SQ.FT.} / 1000 = 2.03 \text{ STALLS}$
TOTAL REQUIRED = 8 STALLS

PARKING PROVIDED:
7 NEW REGULAR STALLS (9'x20')
1 NEW ADA STALLS (9'x20')
8 TOTAL STALLS PROVIDED

HATCH LEGEND

- EXIST. CONCRETE AREAS
- EXIST. BLDG/ SHADES
- EXIST. ASPHALT AREAS
- NEW BUILDING
- NEW ASPHALT AREA
- ASSUMED PROPERTY LINE
- PROPOSED PROPERTY LINE

PROPERTY BOUNDARY NOTE:
 THE PROPERTY OR BOUNDARY LINES SHOWN ON THIS PLAN ARE AN APPROXIMATE AND ASSUMED LOCATION. THIS PLAN SHALL NOT BE USED AS A LEGAL DOCUMENT FOR LOCATING, ESTABLISHING OR DEPICTING PROPERTY LINES. IF PROPERTY LINES NEED TO BE ESTABLISHED OR IDENTIFIED, A REGISTERED LAND SURVEYOR WILL PREPARE THE NECESSARY SURVEY

PROPOSED SITE PLAN

SCALE: 1"=20'-0"

DISCLAIMER:
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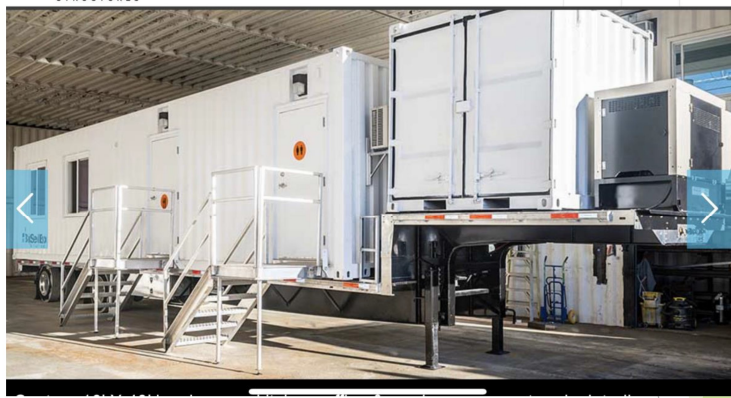
DUGGINS CONSTRUCTION
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 LIC. # 290934
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REVISION	DESCRIPTION	DATE
AS SHOWN	2/8/2019	MC
SHEET CONTENTS:		JOB No. 2019-013
PROPOSED SITE PLAN		DRAWING No. / -



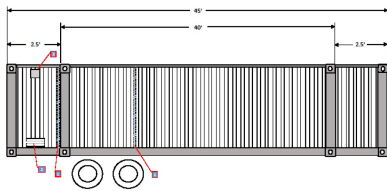
This C1D1 explosion proof FlexLAB design includes a 3 phase safety process.

- 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.





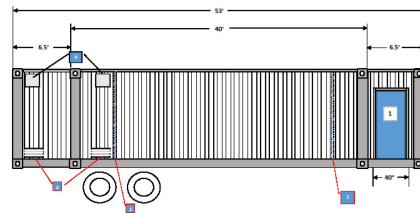
NOT TO SCALE			
©Modified Box Systems, Inc.		Customer: BOB WELLMAN	
Model: MBS-HCMBLB		Project: MOBILE LAB	
Title: PASSENGER SIDE (right side)		Drawn By: MICHAEL HOEL	
		Date: November 6, 2018	



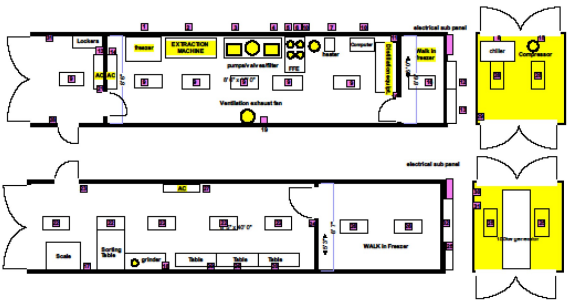
MATERIAL LIST			MATERIAL LIST		
LOC	DESCRIPTION	SIZE QTY	LOC	DESCRIPTION	SIZE QTY
1	STAINLESS STEEL	2	1	6.5" x 6.5" x 1" CONDUIT	2
2	STAINLESS STEEL	1	2	1/2" CONDUIT	2
3	STAINLESS STEEL	1			



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MATERIAL LIST			MATERIAL LIST		
LOC	DESCRIPTION	SIZE QTY	LOC	DESCRIPTION	SIZE QTY
1	1/2" CONDUIT	2	1	6.5" x 6.5" x 1" DOMESTIC CONVERTER	1
2	STAINLESS STEEL	1	2	1/2" CONDUIT	2
3	STAINLESS STEEL	1			
4	STAINLESS STEEL	1			



1. Thermo safe 60 lb freezer model # 915 - 230V/60Hz 12 amp
2. walk in freezer 150 cu ft 230V
3. walk in freezer 150 cu ft 230V
4. Agilent DSI-18 vacuum pump - 110-230V 11 amp
5. Agilent DSI-18 vacuum pump - 110-230V 11 amp
6. Agilent DSI-18 vacuum pump - 110-230V 11 amp
7. Agilent DSI-18 vacuum pump - 110-230V 11 amp
8. Agilent DSI-18 vacuum pump - 110-230V 11 amp
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30. Agilent DSI-18 vacuum pump - 110-230V 11 amp
31. Agilent DSI-18 vacuum pump - 110-230V 11 amp
32. Agilent DSI-18 vacuum pump - 110-230V 11 amp

