



PLANNING COMMISSION

Charles Lucas, Chair
Geoffrey Holbrook, Vice Chair
Andie Guillen, Commissioner
Kris Haugh, Commissioner
Robert McDade, Commissioner

CITY HALL 420 South Imperial Avenue, Imperial, California 92251
Phone (760)355-4371 || Fax (760)355-4718 || web: <http://www.cityofimperial.org>

AGENDA

PLANNING COMMISSION REGULAR MEETING

200 West 9th Street
IMPERIAL, CA 92251

WEDNESDAY, FEBRUARY 13, 2019
6:30PM

Members of the audience are invited to speak on any item on or off the agenda. If the item is an agenda item, you will be permitted the opportunity to address the Planning Commission when the matter is considered. If you wish to speak on a matter which is not on the agenda, you will be given the opportunity to do so at the Public Comment section. When wishing to address the Planning Commission, please rise and state your name and address for the record. The Chairman reserves the right to place a time limit on each person's presentation of five (5) minutes.

A. PLANNING COMMISSION CALL TO ORDER:

ROLL CALL
PLEDGE OF ALLEGIANCE

B. PUBLIC APPEARANCES

C. CONSENT CALENDAR

- a. Approve Planning Commission Meeting Minutes for January 23, 2019.

D. NEW BUSINESS: (DISCUSSION/ACTION –RECOMMEND/DENY)

D-1 Public Hearing, Discussion/Action: Variance (19-01) to allow from the deviation of the ordained “Sign Ordinance” requirements for Subdivision Advertising for Monterey Park Subdivision. Brewer Road; Imperial, CA 92251.

1. Open Public Hearing.
2. Staff Report.
3. Public Testimony.
4. Commission Discussion.
5. Recommended Action: Approve **RESO No. PC 2019-02** a Resolution of the Planning Commission of the City of Imperial granting a Variance Permit and the Conditions of Approval Outlined in Resolution No. PC 2019-02 for the deviation of a proposed Monterey Park Subdivision Advertisement Sign located at the North East Corner of Austin and Brewer Road ; Imperial, CA 92251.

D-2 Discussion/Action: Similar Land Use Determination (19-01) for a “Hemp Extraction Facility” located at 520 Aten Road; Imperial, CA 92251

1. Staff Report
2. Commission Discussion
3. Recommended Action: Approve **RESO No. PC 2019-03**, approving a similar land use determination for the use of a “Hemp Extraction Facility” in an I-1 (General Industrial) Zone.

- D-3 Discussion/Action: Similar Land Use Determination (19_02) for a “Hemp Extraction Facility” located at 601 E. Barioni Blvd; Imperial, CA 92251
1. Staff Report
 2. Commission Discussion
 3. Recommended Action: Approve **RESO No. PC 2019-04**, approving a similar land use determination for the use of a “Hemp Extraction Facility” in an I-2 (Rail Served Industrial) Zone.

E. REPORTS:

- E-1. Commissioners Report
E-2. Staff Report

ADJOURN PLANNING COMMISSION MEETING UNTIL NEXT REGULARLY SCHEDULED MEETING.

NOTE: Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this agenda will be made available at the front counter at City Hall, located at 420 South Imperial Avenue, during normal business hours.

**MINUTES
CITY OF IMPERIAL
PLANNING COMMISSION
JANUARY 23, 2019**

**A.
ROLL CALL**

COMMISSIONERS PRESENT: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS

COMMISSIONERS ABSENT: NONE

OTHERS PRESENT: COMMUNITY DEVELOPMENT DIRECTOR MORA, PLANNER TYLEND, AND CITY CLERK JACKSON

CHAIRMAN LUCAS called the meeting to order at 6:30 P.M. and led those present in the Pledge of Allegiance.

**B.
PUBLIC APPEARANCES:**

None

**C.
CONSENT CALENDAR:**

- a. Approve Planning Commission Meeting Minutes for December 12, 2018 and January 9, 2019.

Motion by HAUGH, seconded by HOLBROOK to approve the Consent Calendar as presented.

AYES: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 5-0

NEW BUSINESS:

D-1. SUBJECT: PUBLIC HEARING: CONDITIONAL USE PERMIT # 19-01 TO ALLOW FOR THE OPERATION AND MODIFICATION OF AN EXISTING TELECOMMUNICATION FACILITY LOCATED AT 463 WEST ATEN ROAD, IMPERIAL, CA

The Public Hearing was opened at 6:33 PM

PLANNER TYLEND A informed the Commission that Verizon Wireless submitted an application for a Conditional Use Permit to allow for the modifications to the tower which consists of changing out and updating equipment and a time extension of the CUP from 3 years to 15 years. The existing antenna tower is currently camouflaged as a windmill. The existing communication facility is located at the rear of the self-storage yard on the southeast corner of the property at Tucker Storage. Additional equipment such as generator, prefabricated 194 square foot equipment building, is currently in place and surrounded by a 40 foot x 30 foot overall concrete block enclosure.

There were no comments from the audience and the Public Hearing was closed at 6:45 PM.

1. Approve Resolution PC 2019-01, a Resolution of the Planning Commission of the City of Imperial Granting a Conditional Use Permit and the Conditions of Approval for an Existing Telecommunication Facility Located at 463 West Aten Road, Imperial, CA.

Motion by HAUGH, seconded by MCDADE to approve Resolution PC 2019-01.

AYES: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 5-0

E. REPORTS:

E-1 CHAIRMAN AND COMMISSIONERS' REPORTS

None.

E-2. DIRECTOR'S REPORT

MORA informed the Commission that the Transit park construction continues with concrete poured and light poles installed.

Planning Commission meeting adjourned at 6:48 P.M.



Staff Report

Agenda Item No. D-1

To: City of Imperial Planning Commission
From: Lisa Tylanda, Planner
Date: February 8, 2019
Subject: **Variance-VAR(19-01)**
Deviation of Advertisement Sign size and location.

Summary:

Applicant:	Daniel Dobron- Monterrey Subdivision
Project Location:	Please see location map within staff report.
Zoning:	Proposed location site is near R-1 (Residential Single Family) in City-right-of way.
Recommendation:	Approve Variance with Conditions of Approval

Background

The applicant is requesting a Variance Permit to allow for deviation from the City of Imperials' "Sign Ordinance" code standards regarding "Subdivisions" in the following subjects: placement/location of proposed Monterrey Park Subdivision sign and size. The sign dimensions are 8' tall x 20' wide.

Section 24.19.400 et seq. of the Imperial Zoning Ordinance allows for variances from development standards "only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification."

Required Findings:

For the Planning Commission to approve a variance, all of these findings must be made:

The applicant has provided the following information in red, regarding the required findings.

1. **Special circumstances** apply to the property. These can be it's size, shape, topography, location, or surrounding structures. You must explain how these circumstances deprive your property of the privileges enjoyed by other property in the neighborhood which is zoned the same, and; **We have had an 8' x 20' advertising sign installed on south side of Brewer Road facing Austin Road right at the bridge for over 8 years. The homeowner refused to trim their trees which ended up blocking our main advertising sign so we**

moved the sign location and updated the sign to the north side of Brewer Road. The sign is a vinyl sign (8' x 20') same size as it was on the opposite side of the same street facing Austin Road.

2. The variance will meet the intent of the zoning on the parcel, and will not be detrimental to public health, safety, and welfare, and not be detrimental to other property in the neighborhood; and, This variance request will not be detrimental to the public health, safety, or welfare of any individuals, nor will it be detrimental to the property or neighborhood.
3. The variance **will not be** a grant of special privilege in the neighborhood, and will not allow you to build in a way that would not be allowed for someone else. These variances for signs have been granted before in the City of Imperial. The City of Imperial Planning Department approved resolution **No. PC 2017-13** - a Resolution of the Planning Commission of the City of Imperial granting the Variance and the Conditions of Approval Outlined in Resolution No. PC 2017-13 for the Jim and Tory Lessley - Victoria Park Imperial -to allow for deviations from the City of Imperial Municipal Code and Zoning Ordinances in regards to size, amount, placement, and locations of advertising signs and flags throughout various locations in the City of Imperial. Granting our variance would not grant a special privilege and will not allow us to build in a way that would not be allowed for someone else.

Environmental

The proposed project is not subject to CEQA since it is categorized as a minor project.

Recommendation

Staff recommends that the Planning Commission conduct a public hearing as required by Section 24.19.425 of the Imperial Zoning Ordinance. Staff recommends that the Planning Commission make the following findings:

- A. That granting the Variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.
- B. The granting of this Variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.
- C. The granting of this Variance does not allow a use or activity which not otherwise expressly authorized by the zoning regulation governing the parcel of property.
- D. That granting the Variance or its modification will not be incompatible with the City of Imperial General Plan.

RESOLUTION PC2019-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL APPROVING A VARIANCE FOR MONTERREY SUBDIVISION ADVERTISING SIGN SIZE AND LOCATION, LOCATED AT THE NORTH EAST CORNER OF AUSTIN AND BREWER ROAD IN THE CITY OF IMPERIAL, CA 92251

WHEREAS, Daniel Dobron submitted a request for a Variance for a subdivision advertisement sign size and location within the City; and

WHEREAS, a duly notified public hearing was held by the Planning Commission during an adjourned meeting on February 13, 2019 and;

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written comment received, the Planning Commission considered all facts relating to the request for a Variance.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act; and
- C) Installation and alteration of the sign is ministerial and therefore exempt from CEQA.
- D) There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project; and
- E) That based on the evidence presented at the public hearing, the Planning Commission hereby **APPROVES** Variance-**VAR 19-01** for Daniel Dobron for a Monterrey Park Subdivision advertising sign based on the following findings:
 - 1. That granting the Variance of its modification will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.

2. The granting of this Variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.
3. The granting of this Variance does not allow a use or activity which not otherwise expressly authorized by the zoning regulation governing the parcel of property.
4. That granting the Variance or its modification will not be incompatible with the City of Imperial General Plan.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this February 13, 2019.

Planning Commission Chairman

ATTEST:

Planning Secretary

**EXHIBIT A
RESOLUTION PC2019-02
CONDITIONS OF APPROVAL**

For

**Variance Permit #VAR 19-02
Daniel Dobron
Monterrey Subdivisions Imperial
Imperial, CA 92251**

1. An encroachment permit from the City of Imperial's Community Development Department must be obtained before any advertising sign may be placed.
2. Applicant shall not hold the City of Imperial or any of its employees responsible for any incidents regarding this Variance Permit. Applicant is full responsible for advertising signs and flags and any happenings that may transpire while they are in use.
3. The provisions of this Conditional Use Permit are to run with the land/project and shall bind the current and future owner(s) successor(s) in interest, assignee(s) and/or transferor(s) of said project. The Variance Permit is only valid for 2 years from date of resolution approval.
4. The proprietor/owner shall be responsible for the removal of all graffiti from the advertising signs and flags within 72 hours of its appearance on the property.
5. The proprietor/owner shall be responsible for maintaining the locations where the advertising signs and flags are placed and adjacent areas free of litter at all times.
6. Applicant shall comply with all local, State and Federal laws, regulations, rules, ordinances, and standards as they pertain to this project, whether specified herein or not. Where conflicts occur, the most stringent shall apply.
7. The conditional approval of the Variance Permit shall not constitute the waiver of any requirement of the City's Ordinances or regulations, except where a condition set forth herein specifically provides for a waiver.
8. Applicant must maintain advertising signs and flags clean and neat while signs are in usage.
9. The Applicant shall pay all impact and capacity fees as required by the city.
10. All applicable Conditions of Approval shall be completed prior to advertisement signs or flags being placed.
11. If the Community Development Department finds and determines that the Permittee or successor-in-interest has not complied or cannot comply with the terms and conditions of the Variance, or the Planning/Building Department determines that the permitted activities constitute a nuisance, the City shall provide Permittee with notice and opportunity to comply with the enforcement or abatement order. If after receipt of the order (1) Permittee fails to comply, and/or (2) Permittee cannot comply with the conditions set forth in the Variance, then the matter shall be referred to the Planning Commission for permit modification, suspension, or termination, or to the appropriate enforcement authority.

12. As between the City and the Permittee, any violation of this permit may be a "nuisance per se". The City may enforce the terms and conditions of this permit in accordance with its Codified Ordinances and/or State law. The provisions of this paragraph shall not apply to any claim of nuisance per se brought by a third party.
13. Permittee shall not be permitted to maintain a "nuisance", which is anything which: (1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and/or (2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal, and/or (3) occurs during or as a result of the approved project.



Staff Report

Agenda Item No.

D-2

To: City of Imperial Planning Commission

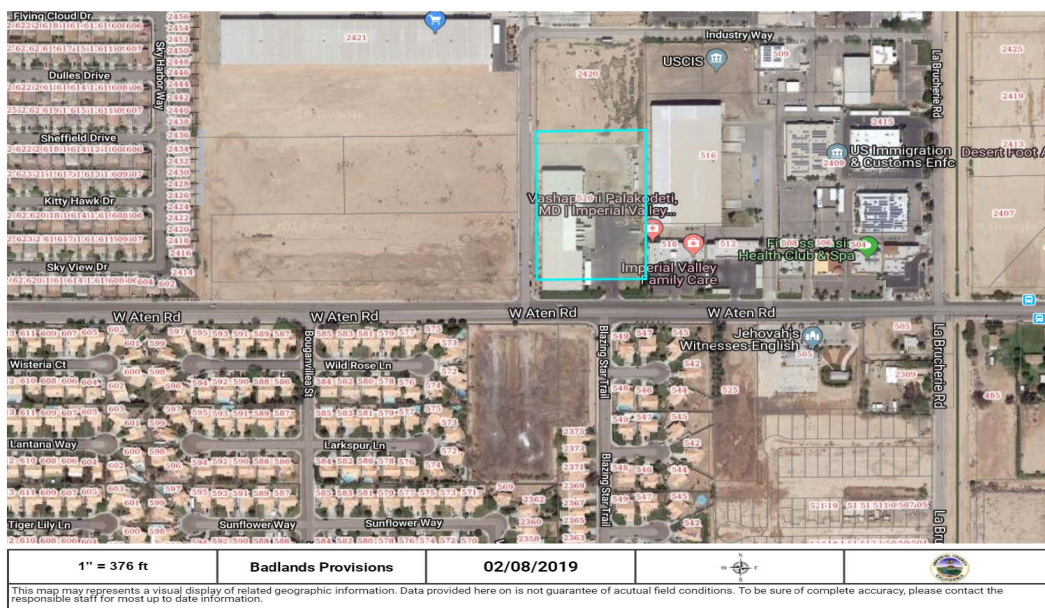
From: Lisa Tylanda, Planner

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

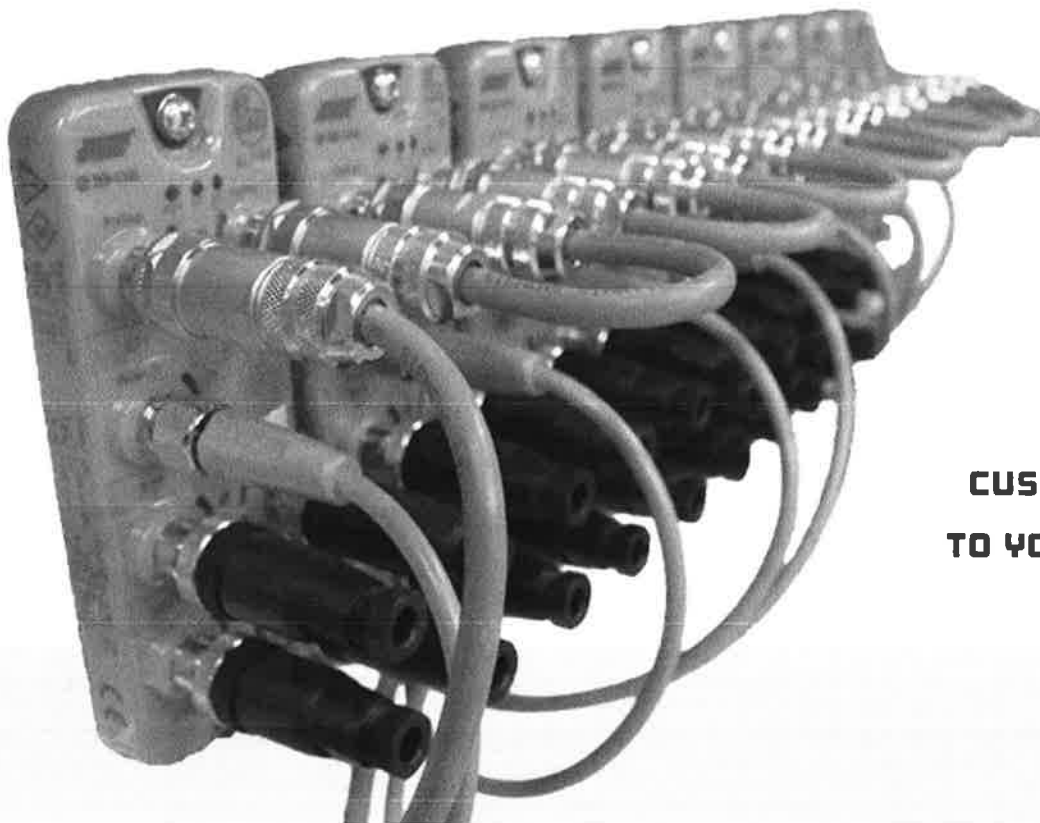




Controls

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- 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**

3630 TRYCLAN DRIVE CHARLOTTE, NC 28217

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704.900.6606

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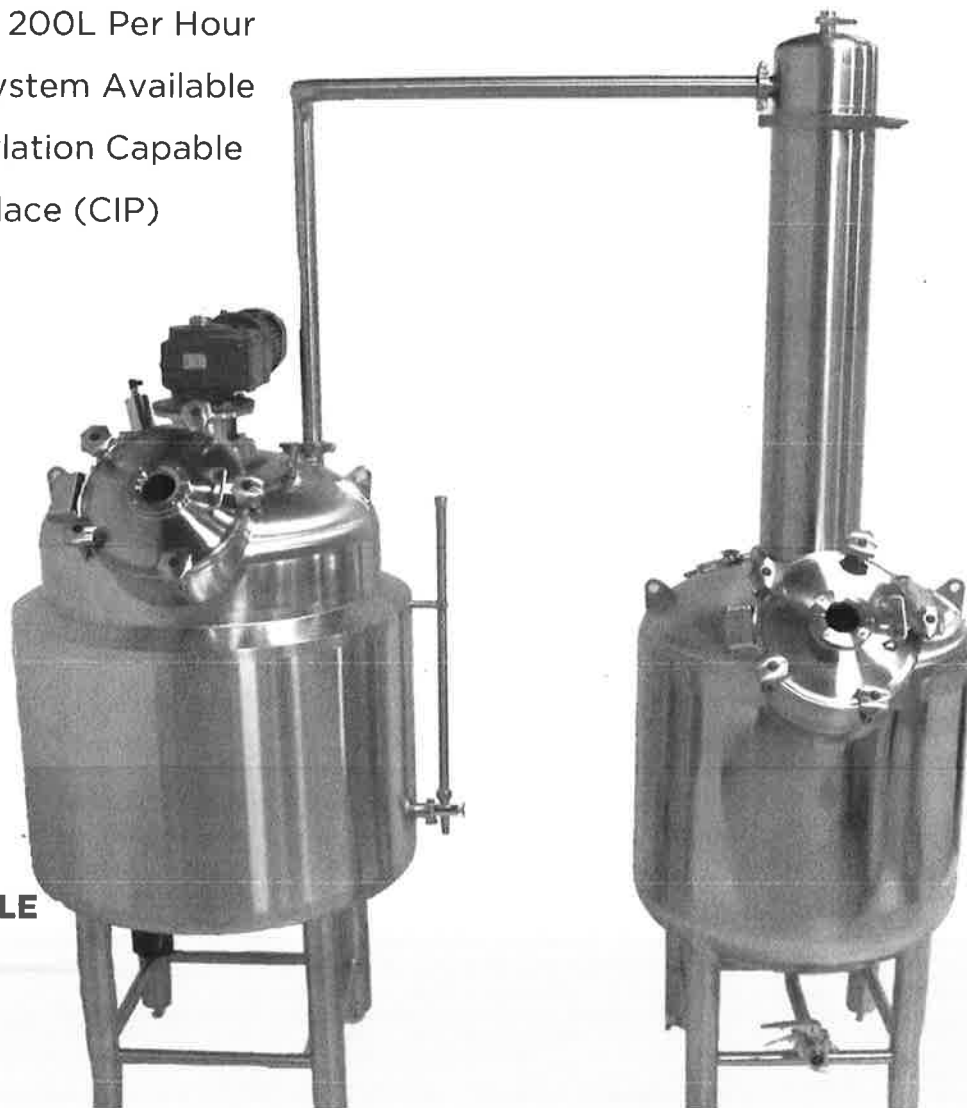
DEUTSCHEPROCESS.COM



Solvent Recovery

TAKE YOUR PROCESS TO THE NEXT LEVEL

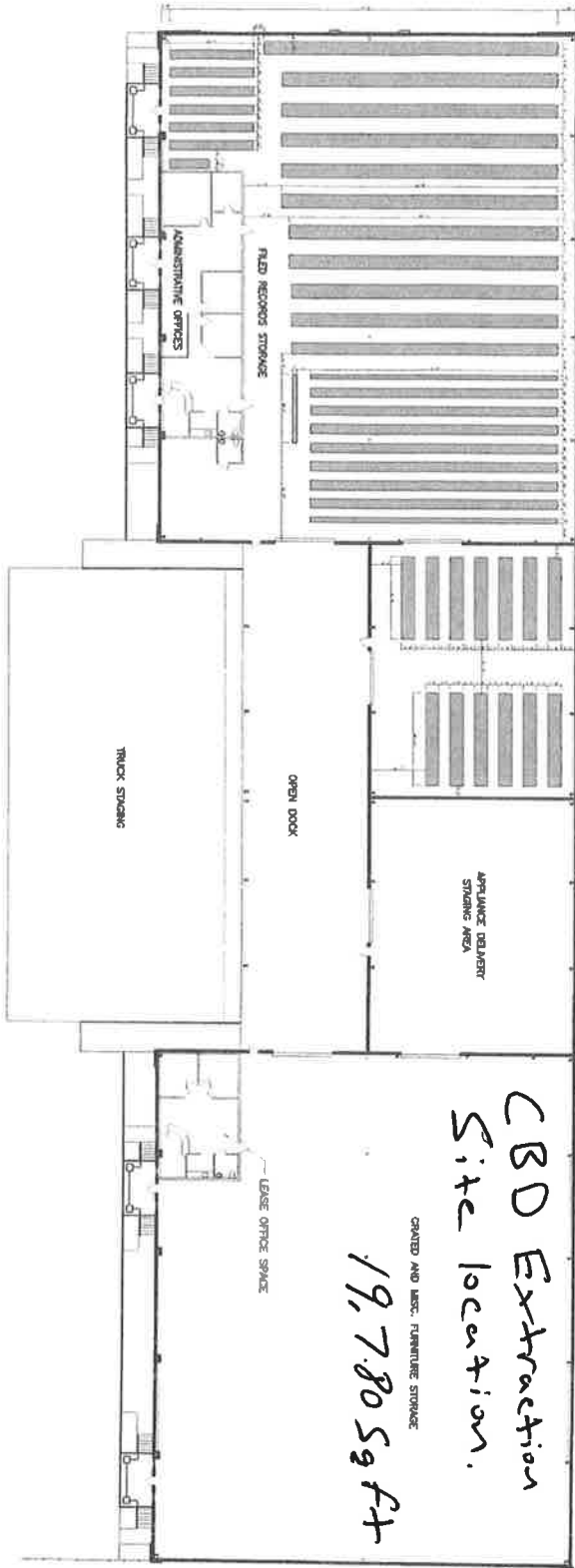
- Rising Film, Wiped Film, & Rotary Evap Available
- Siemens PLC Automation Controlled
- Starting at 200L Per Hour
- Turnkey System Available
- Decarboxylation Capable
- Clean-In-Place (CIP)



CUSTOM SIZES AVAILABLE

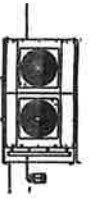
520 Aten rd Imperial

FLOOR PLAN



S + N
E

REVISIONS BY DATE APPROVED PROJECT NO.	SHEET CONTAINS FLOOR PLAN	DATED: JANUARY 2011 SCALE: AS SHOWN PREPARED BY: J. GARCIA CHECKED BY: J. GARCIA DATE: 1/11/11 SHEET 1	PIONEER VNS, INC. 520 W. ATEN RD. IMPERIAL, CALIFORNIA
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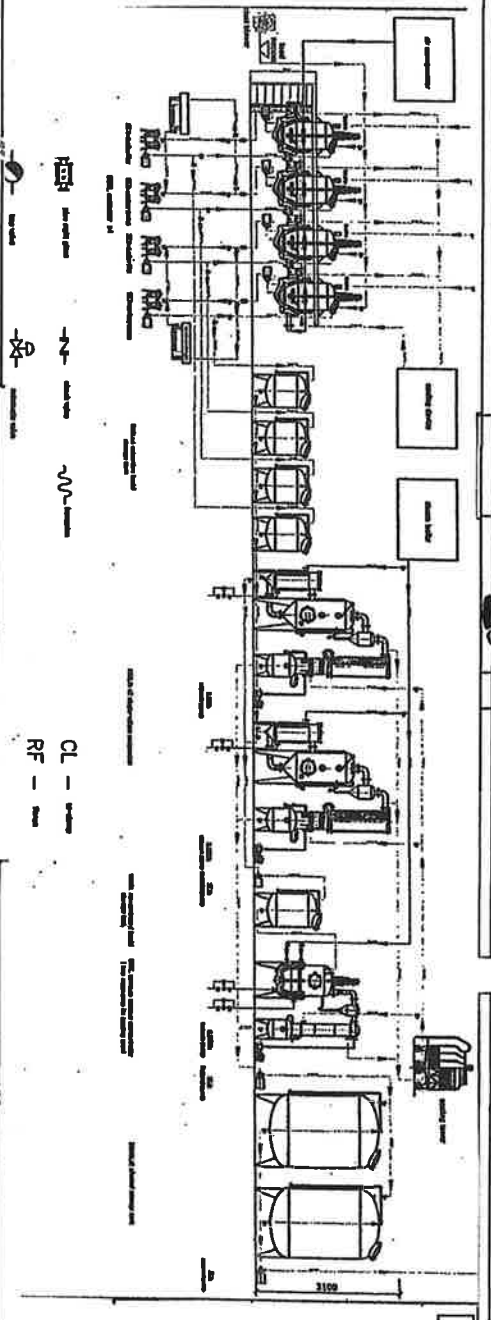


Fire
Extinguisher

Fire
Extinguisher

600
Gallon
Ethanol
Storage

N
W
+
S
E



Fire
Extinguisher

Office

Staff Report

Agenda Item No.

D-3

To: City of Imperial Planning Commission

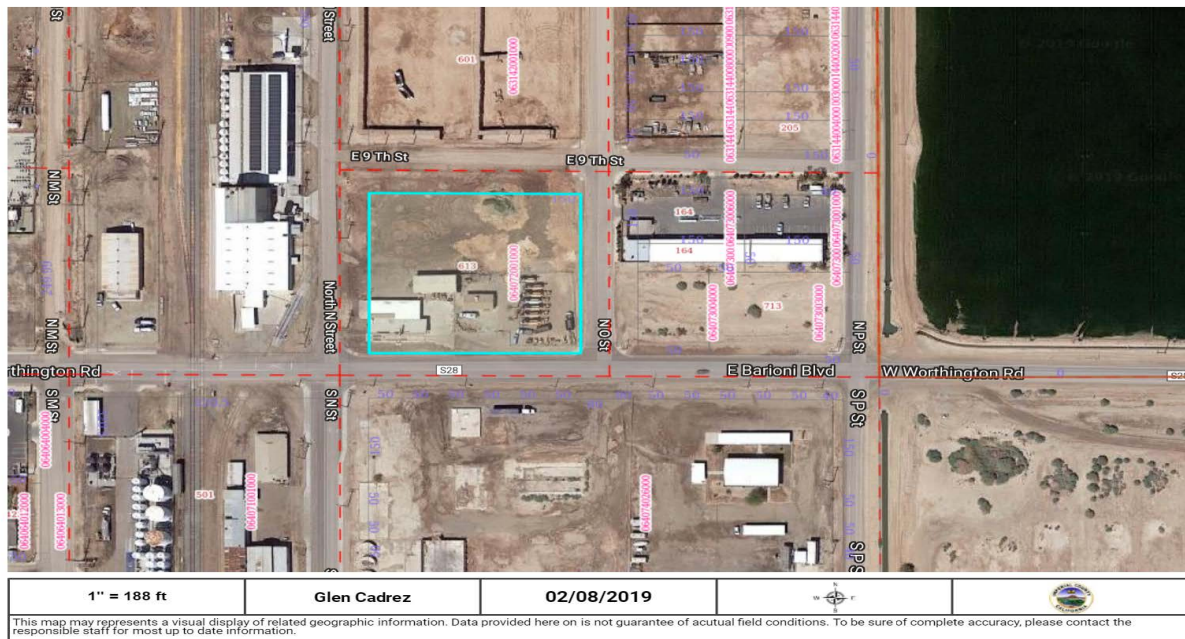
From: Lisa Tylenda, Planner

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.

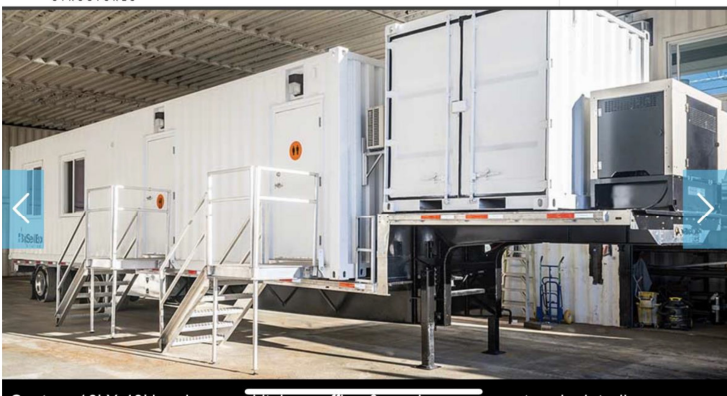
Attachments

- Business Plan
- Extraction Equipment Details



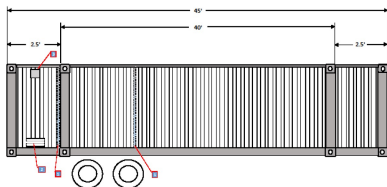
This C1D1 explosion proof FlexLAB design includes a 3 phase safety process.

- 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.





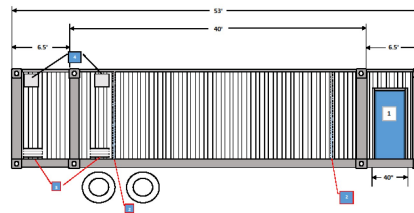
NOT TO SCALE			
Modified Box Systems, Inc.		Customer: ROB HELLMAN	
Model: MBS-HCMBL		Project: MOBILE LAB	
Title: PASSENGER SIDE (right side)		Drawn By: MICHAEL HOEL	
		Date: November 6, 2018	



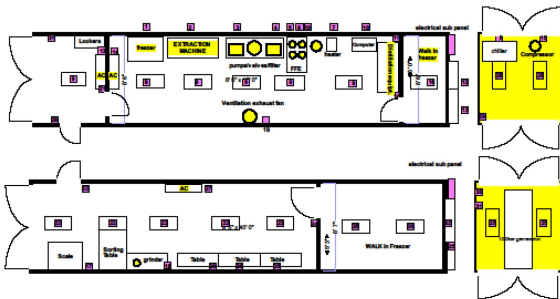
MATERIAL LIST			MATERIAL LIST		
QTY	DESCRIPTION	QTY	QTY	DESCRIPTION	QTY
1	OUTSIDE WALL	1	20' x 8' x 8' CARGO CONTAINER	1	
1	WALL PANEL	1	40' CARGO CONTAINER (INSIDE)	1	
1	FRONT WALL	1			



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



MATERIAL LIST			MATERIAL LIST		
QTY	DESCRIPTION	QTY	QTY	DESCRIPTION	QTY
1	OUTSIDE WALL	1	20' x 8' x 8' CARGO CONTAINER	1	
1	WALL PANEL	1	40' CARGO CONTAINER (INSIDE)	1	
1	FRONT WALL	1			



1. Therma Scientific no flow freezer model # 915 - 230V/60Hz 12 amp
2. automatic machine wash/dish 20amp
3. Gas column - 110V/60Hz 15 amp
4. Gas Pump - 110V/60Hz 15 amp
5. Agilent G1150 - 110V/60Hz 15 amp
6. Agilent G1150 - 110V/60Hz 15 amp
7. Gas Pump - 110V/60Hz 15 amp
8. Gas Pump - 110V/60Hz 15 amp
9. Gas Pump - 110V/60Hz 15 amp
10. standard outlet 110V-15 amp
11. standard outlet 110V-15 amp
12. standard outlet 110V-15 amp
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RESOLUTION PC2019-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL APPROVING A SIMILAR USE DETERMINATION TO CONDITIONALLY ALLOW FOR A HEMP EXTRACTION FACILITY IN AN I-1 (GENERAL INDUSTRIAL) ZONE, LOCATED AT 520 ATEN ROAD; IMPERIAL, CA 92251

WHEREAS, Badlands Provisions submitted an application for a Similar Use Determination; and

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written comment received, the Planning Commission considered all facts relating to the request for a Similar Land Use Determination.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act; and
- C) There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project; and
- D) That based on the evidence presented at the public hearing, the Planning Commission hereby determines that the project is Categorically Exempt under Section 15303 of the California Environmental Quality Act; and
- E) That the "Hemp Biomass Extraction Facility" is consistent with those uses allowed in the I-1 General Industrial Zone.
- F) That based on the evidence presented at the public hearing, the Planning Commission hereby **APPROVES** the Similar Land Use Determination for a Conditionally Approved "Hemp Biomass Extraction Facility" at 520 Aten Road, subject to the granting and approval of a Conditional Use Permit.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this February 13, 2019.

Charlie Lucas,
Planning Commission Chairman

ATTEST:

Debra Jackson, City Clerk
Planning Secretary

RESOLUTION PC2019-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL APPROVING A SIMILAR USE DETERMINATION TO CONDITIONALLY ALLOW FOR A HEMP EXTRACTION FACILITY IN AN I-2 (RAIL SERVED INDUSTRIAL) ZONE, LOCATED AT 601 E. BARIONI BOULEVARD; IMPERIAL, CA 92251

WHEREAS, Badlands Provisions submitted an application for a Similar Use Determination; and

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written comment received, the Planning Commission considered all facts relating to the request for a Similar Land Use Determination.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act; and
- C) There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project; and
- D) That based on the evidence presented at the public hearing, the Planning Commission hereby determines that the project is Categorically Exempt under Section 15303 of the California Environmental Quality Act; and
- E) That the "Hemp Biomass Extraction Facility" is consistent with those uses allowed in the I-1 General Industrial Zone.
- F) That based on the evidence presented at the public hearing, the Planning Commission hereby **APPROVES** the Similar Land Use Determination for a Conditionally Approved "Hemp Biomass Extraction Facility" at 601 E. Barioni Boulevard; Imperial, CA 92251, subject to the granting and approval of a Conditional Use Permit.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this February 13, 2019.

Charlie Lucas,
Planning Commission Chairman

ATTEST:

Debra Jackson, City Clerk
Planning Secretary