

# Giffen 2 FlexMOD Extraction Facility Major Conditional Use Permit

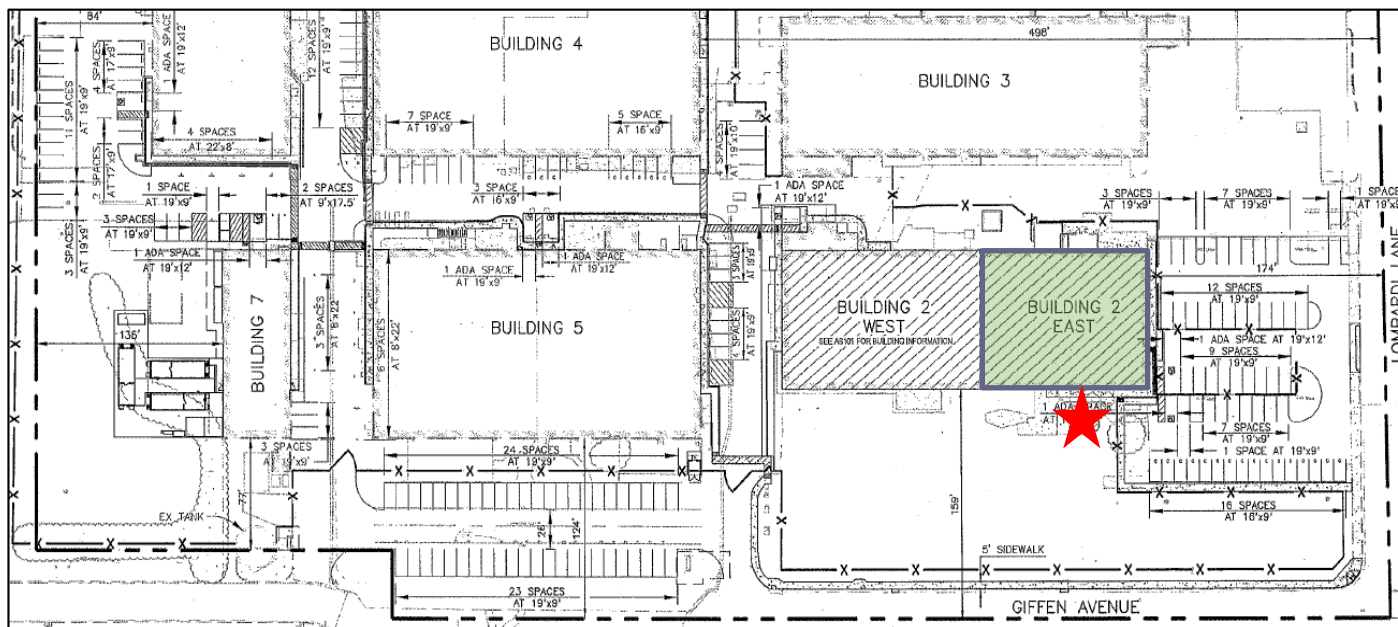
2715 Giffen Avenue

December 12, 2019

Andrew Trippel, City Planner  
Planning and Economic Development

## Project Description

- Cannabis Manufacturing – Level 2 (volatile) (Type 7) use in a  $\pm$  480-square foot, self-contained, FlexMOD modular unit located adjacent to 2715 Giffen Avenue, Building 2 East.

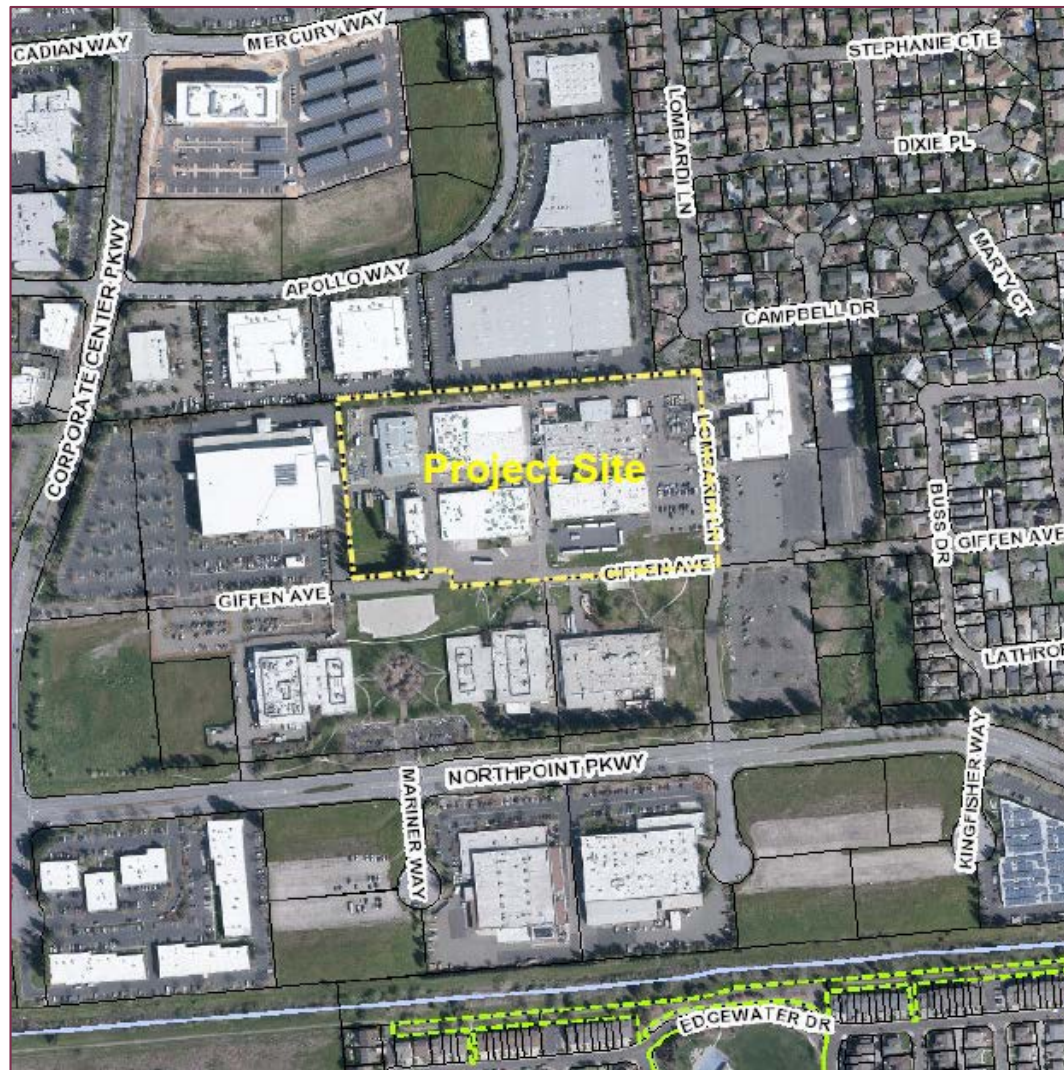








# 2715 Giffen Avenue

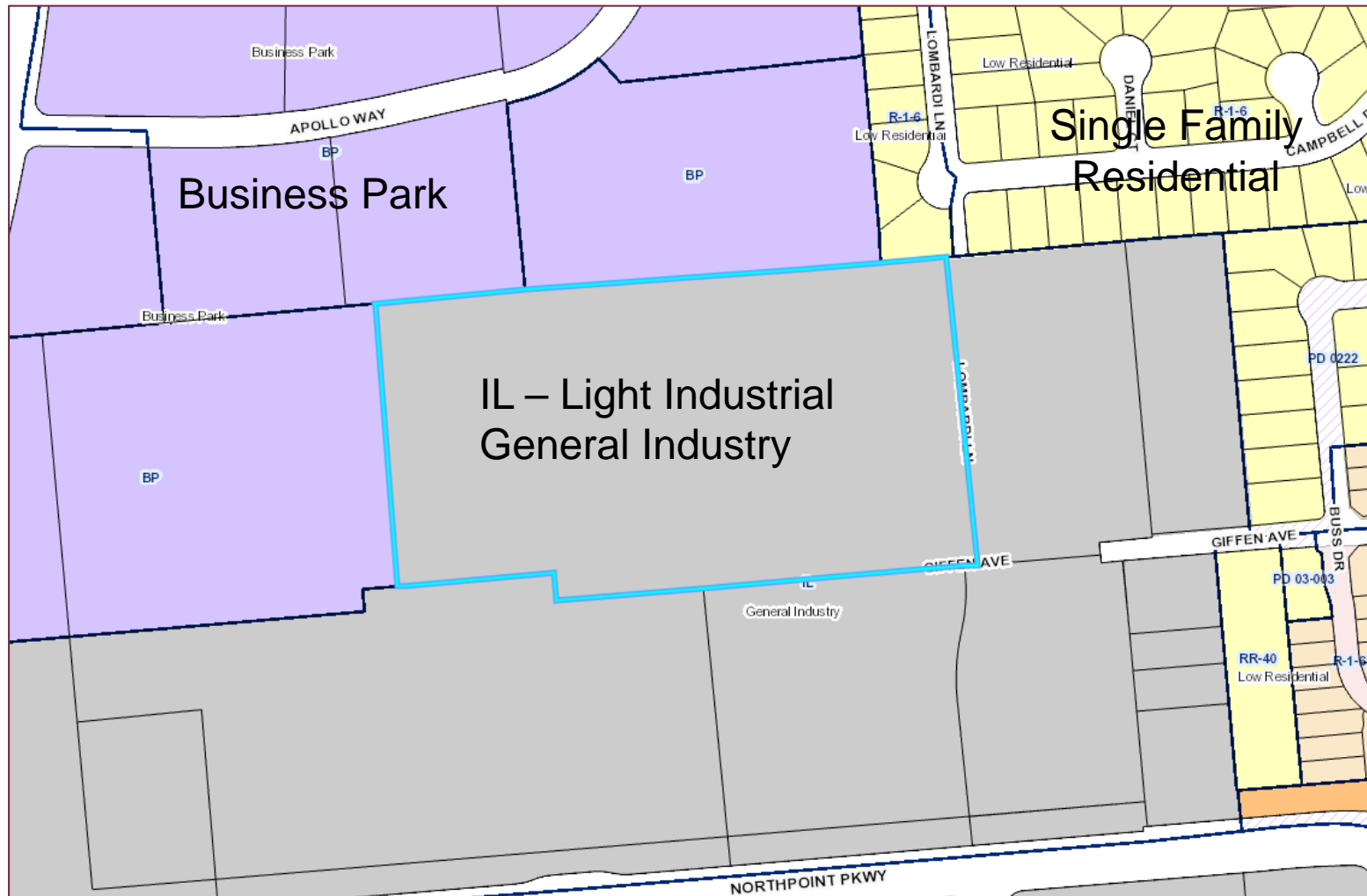




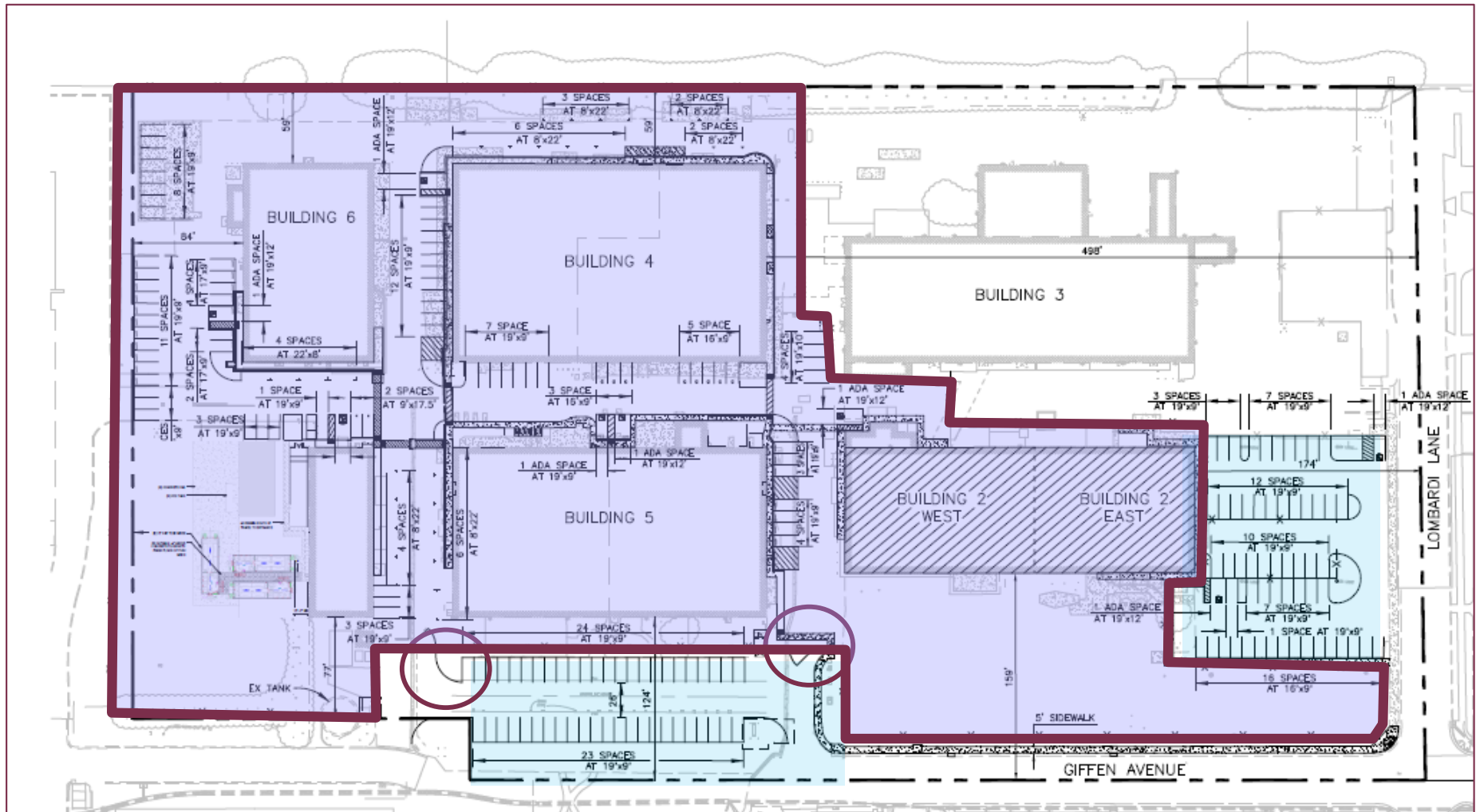
# 2715 Giffen Avenue



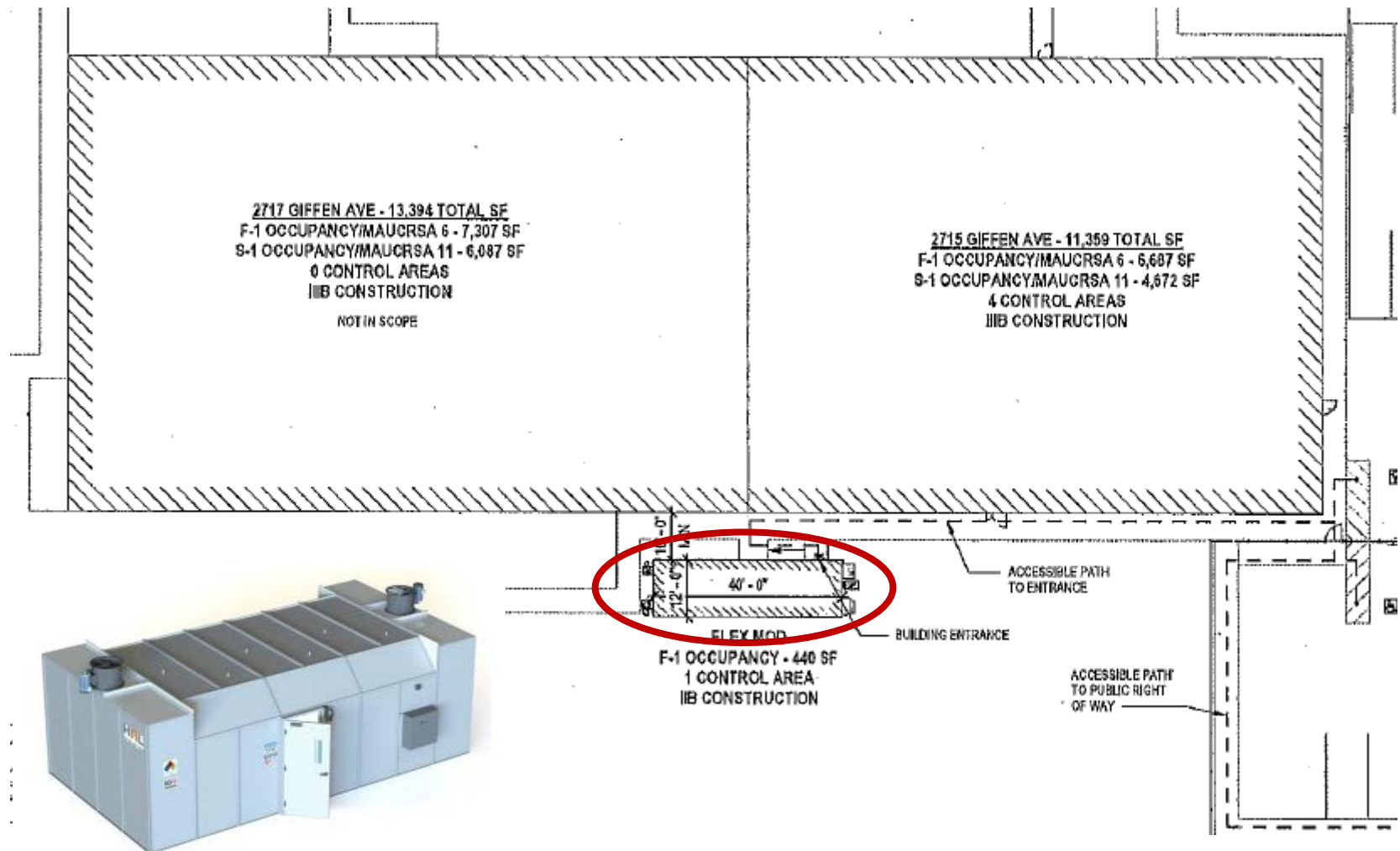
# General Plan & Zoning



# 2715 Giffen Avenue



# 2715 Giffen Avenue Building 2, East and West






## 2715 Giffen Avenue Building 2, East and West





# 2715 Giffen Avenue Building 2, East and West



## MODEL 355P

CLASS I, DIVISION 1 GROUP D EXTRACTION BOOTH





SAFETY US  
E497776

DIMENSIONS	
INTERIOR SF	355 FT <sup>2</sup>
EXTERIOR DIMENSIONS	14'3" W x 27'0" L x 9'4.5" H
INTERIOR DIMENSIONS	14'0" W x 25'6" L x 9'1.5" H
DOOR DIMENSIONS	3'0" W x 7'0" H
MAX HEIGHT W/ FAN	9'8" H
MAX LENGTH W/ FAN	28'8" L

CONSTRUCTION	
PANELS (70)	18-ga powder coated steel. Meets NFPA 33 (2018) 5.3.2 construction requirements. Note: These panels do not have a fire rating.
DOOR (1)	90-min. fire-rated, 18-ga steel LHR door with 7"x22" window & panic bar.
ANCHORS (93)	1" Drop Anchors (460lbs Pullout, 490lbs Shear, estimated at 25% of ultimate value. 3 Anchors per panel)
UTILITY PENETRATIONS (2)	(2) 3/4", (4) 1 1/8", (8) 1 3/8", (2) 1 3/4" penetrations with fire-rated hole seals. (All penetrations shall be sealed in accordance with the NEC.)

ELECTRICAL	
ELECTRICAL SUPPLY	(1) 30-amp 208VAC, 60Hz, 1 PH circuit. (Circuit should exclusively provide power for booth. All system components are powered by Control Panel.)
FULL LOAD AMPERAGE	FLA @ Purge Air Flow Rate: 22 amps. FLA @ Base Air Flow Rate: 11 amps.
CONTROL PANEL (1)	UL-Listed, UL 508A, (2) 1 to 3 Phase Variable Speed Drives, Micro PLC. Control Panel outputs can be connected to HVAC control systems and building fire control panels as required by your AHJ.
CONTROL SETTINGS (3)	Off / Fan On / Fan and Lights On
GAS SENSOR (1)	UL Listed Infrared, Class I, Division 1 explosion-proof sensor
LIGHT FIXTURES (6)	UL Listed 2-tube, Class I, Division 1, Ceiling drop mount
EMERGENCY LIGHT (1)	UL Listed Infrared, Class I, Division 1, Ceiling mount, CFL, 120-277V
CONDUIT & FITTINGS	All hazardous location electrical conduit and sealing fittings for the booth components are provided. Conduit runs from the control panel to booth penetrations are provided by customer and can be of EMT construction.

VENTILATION	
HVAC HARDWARE	(2) 18" Explosion-proof fan package. (Fans, motors, pulleys, and belts)
AIR FLOW RATES (2 Speeds)	Min. Base Air Flow Rate: 1000 CFM, Min. Purge Air Flow Rate: 3000 CFM (Minimum flow rates ensure exhaust concentrations never exceed 25% LEL of flammable solvents)
PLENUM DESIGN	Supply and exhaust designed to place greatest amount of air movement near floor surface and working surfaces. (At Purge Air Flow Rate, the bottom 12" cross-section of the booth tests at over 100 linear feet per minute.)


ALARMS	
LIGHT ALARM (1)	Amber, rated for Class I, Division 2 hazardous locations
SOUND ALARM (1)	24V DC, 109 Db @ 1M, rated for unclassified locations
ALARM SET POINTS (2)	Base Air Flow Rate up to 10% of Lower Explosive Limit Amber Light Alarm + Purge Air Flow Rate at 10% of LEL Amber Light Alarm + Purge Air Flow Rate + Sound Alarm at 25% of LEL

OTHER	
FIRE SUPPRESSION	Available upon request at an additional price. Any Fire Suppression Systems installed on the HAL Extraction Booth must be an automatic stand-alone unit, listed for use in hazardous locations, or an automatic sprinkler system from the building.
ODOR MITIGATION	Not included
INSTALLATION AND ASSEMBLY	HAL Extraction does not provide installation. A licensed electrician is required to connect the booth to the building power supply and connect control panel to booth components. HAL Extraction recommends using a mechanical engineer to design ducting connected to a HAL Extraction Booth.

COMPLIANCE	
UL CERTIFICATION	Booth System certified by UL category code QMCV. File # E47776
ENGINEERING PEER REVIEW	Peer Reviewed by Pressure Safety Inspectors (PSI) licensed in AZ, CA, CO, FL, HI, MA, MD, ME, MI, NV, OH, OR, PA, WA
DESIGNED CODE COMPLIANCE	The HAL Extraction Booth is designed to comply with applicable codes in: NFPA 1 (2018); NFPA 30 (2018); NFPA 33 (2018); NFPA 58 (2017); NFPA 70E (2018); NFPA 91 (2015); AZ Fire Code 2016; CA Fire Code 2016; International Fire Code 2018; OR Fire Code 2014; WA Fire Code 2015
OTHER	Computational Fluid Dynamics Analysis Report available for submittal to AHJ. Seismic Calculations and Structural Analysis Report available for submittal to AHJ.



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# Environmental Review

## California Environmental Quality Act (CEQA)

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303(c), in that it permits the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.



- Proximity to a residential neighborhood
- Proximity to a school
- Volatile nature of the proposed use
- Other cannabis uses in the area

- The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Major Conditional Use Permit for commercial Cannabis Medicinal and Adult Use Manufacturing – Level 2 (volatile) (Type 7) use in a FlexMOD unit at 2715 Giffen Avenue, Building 2 East.

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