



**Colusa California**  
**COLUSA FARMS**  
**Pomona Rio Property, LLC**  
**Colusa Riverbend Estates**

**UPDATED**  
**Design review Package**  
**Date: October , 2023**



**MO devco LLC**  
706 Foxglove Cir.  
Winters, CA 95694

**CLIENT**  
Pomona Rio Property, LLC  
PO Box 1267  
Sunset Beach, CA 95694

**PROJECT NAME**  
Colusa Farms  
**PROJECT NO.**  
001-2023

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**COVER PAGE**

**A.01**

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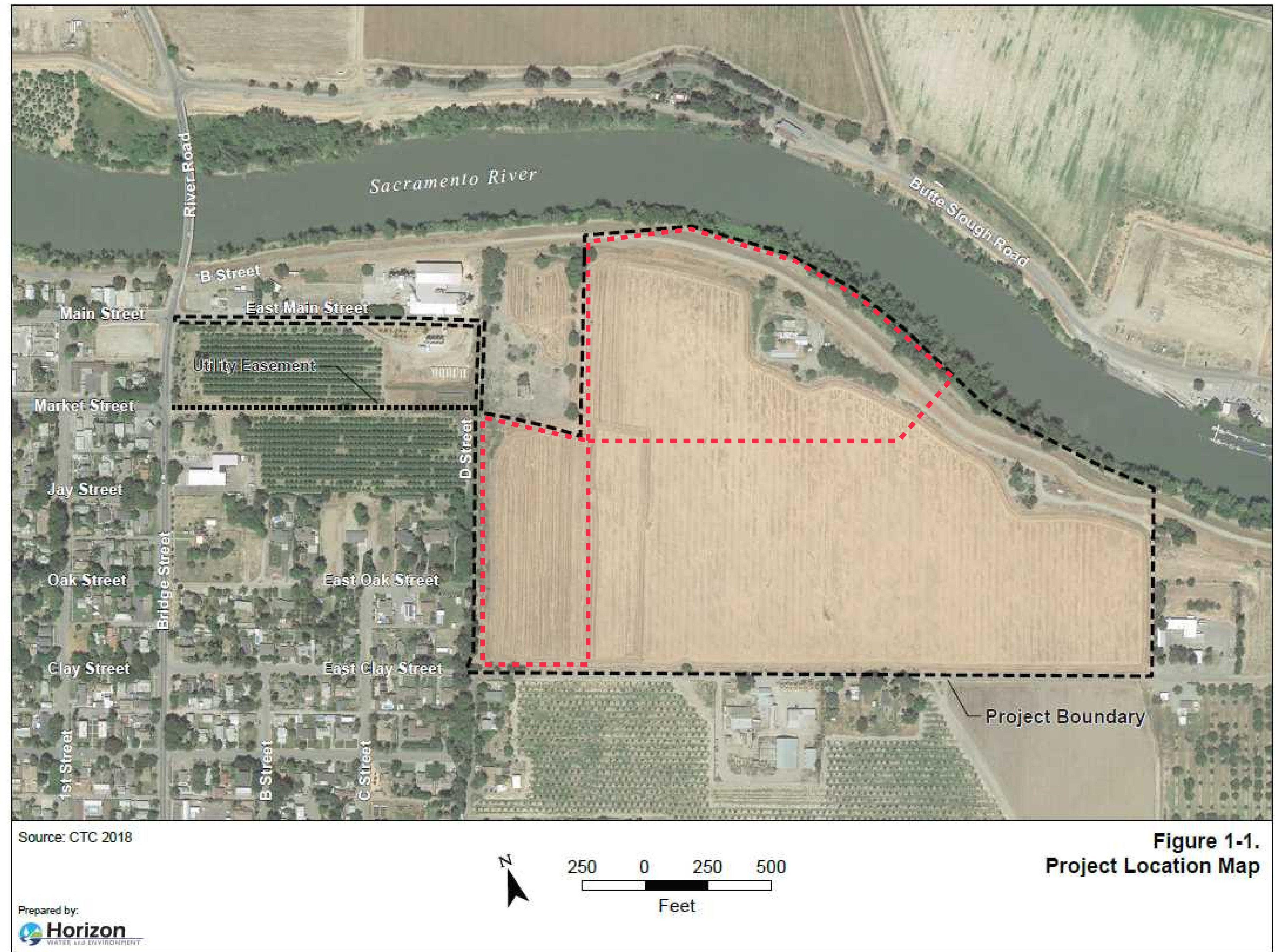
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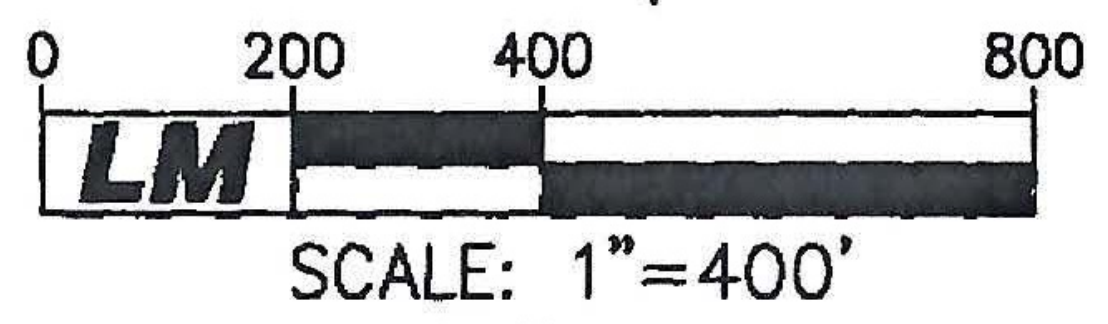
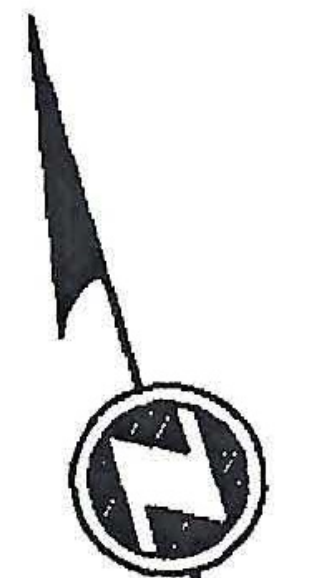
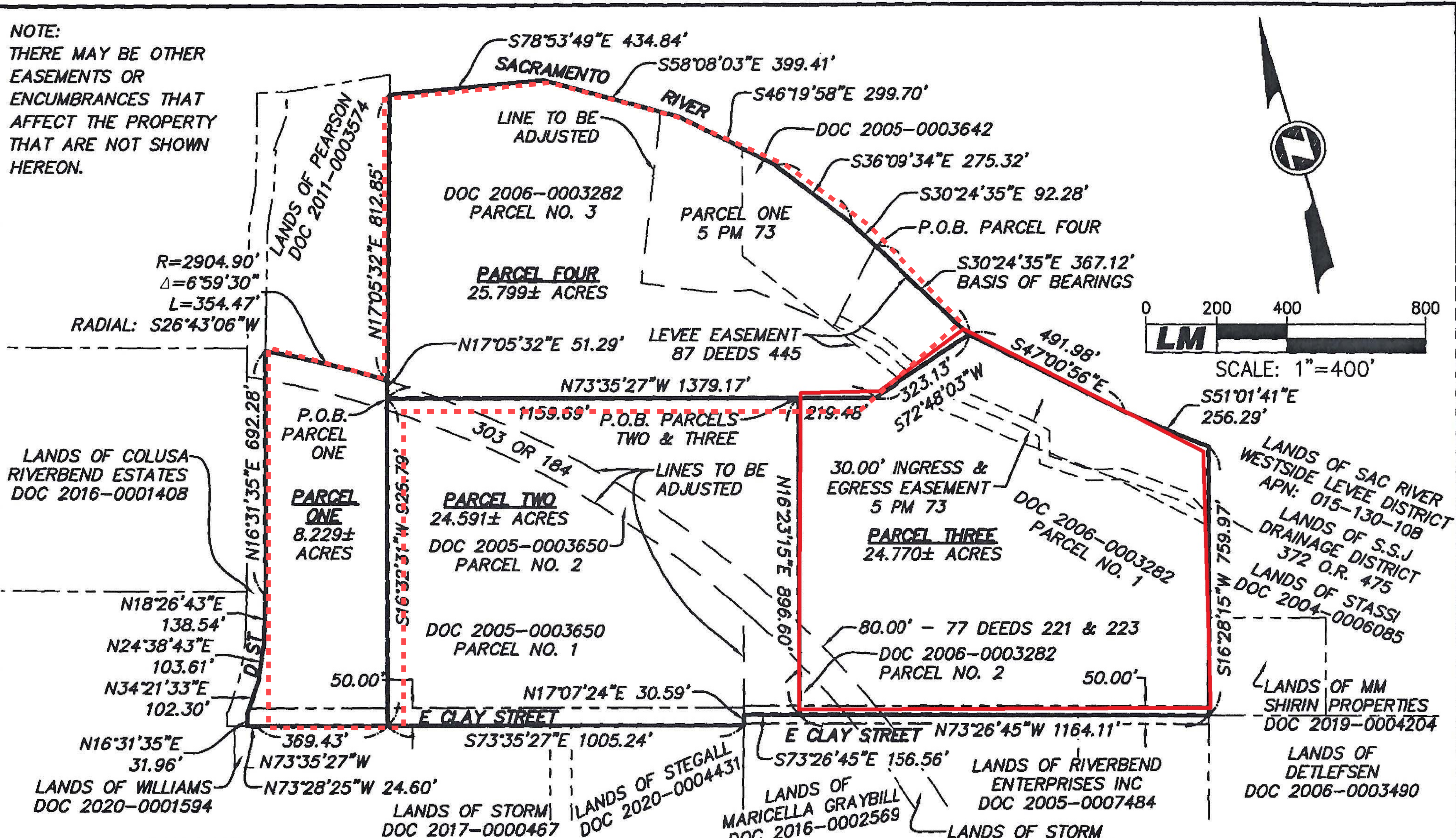
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# COLUSA FARMS

NOTE:  
THERE MAY BE OTHER  
EASEMENTS OR  
ENCUMBRANCES THAT  
AFFECT THE PROPERTY  
THAT ARE NOT SHOWN  
HEREON.



**LEGEND**

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- LOT LINE TO BE ADJUSTED
- RIGHT OF WAY

**LM LAUGENOUR AND MEIKLE**  
CIVIL ENGINEERING · LAND SURVEYING · PLANNING  
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 862-1755  
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 862-4602



**LOT LINE ADJUSTMENT**  
FOR  
**COLUSA RIVERBEND ESTATES, LP**  
LOCATED IN A PORTION OF THE JIMENO RANCHO,  
TOWNSHIP 16 NORTH, RANGE 1 WEST, MOUNT  
DIABLO BASE AND MERIDIAN,  
CITY OF COLUSA, COLUSA COUNTY, CALIFORNIA  
SHEET 1 OF 1      MARCH 25, 2022

X:\Land Projects\4571\4571.dwg\4571.LLA



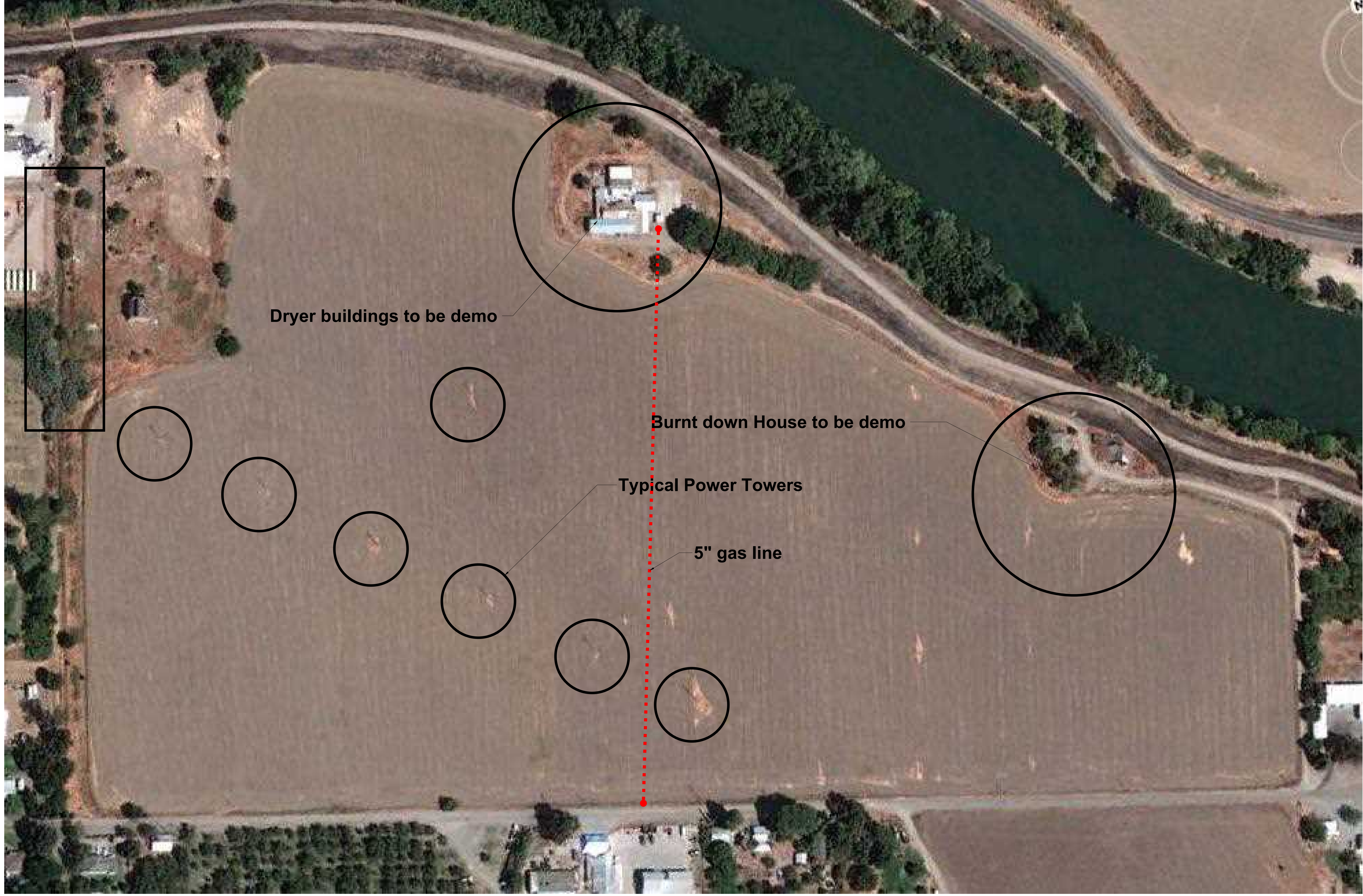
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**LOT LINE ADJUSTMENT  
PERIMETER PROPERTY LINE**



Dryer buildings to be demo

Burnt down House to be demo

Typical Power Towers

5" gas line

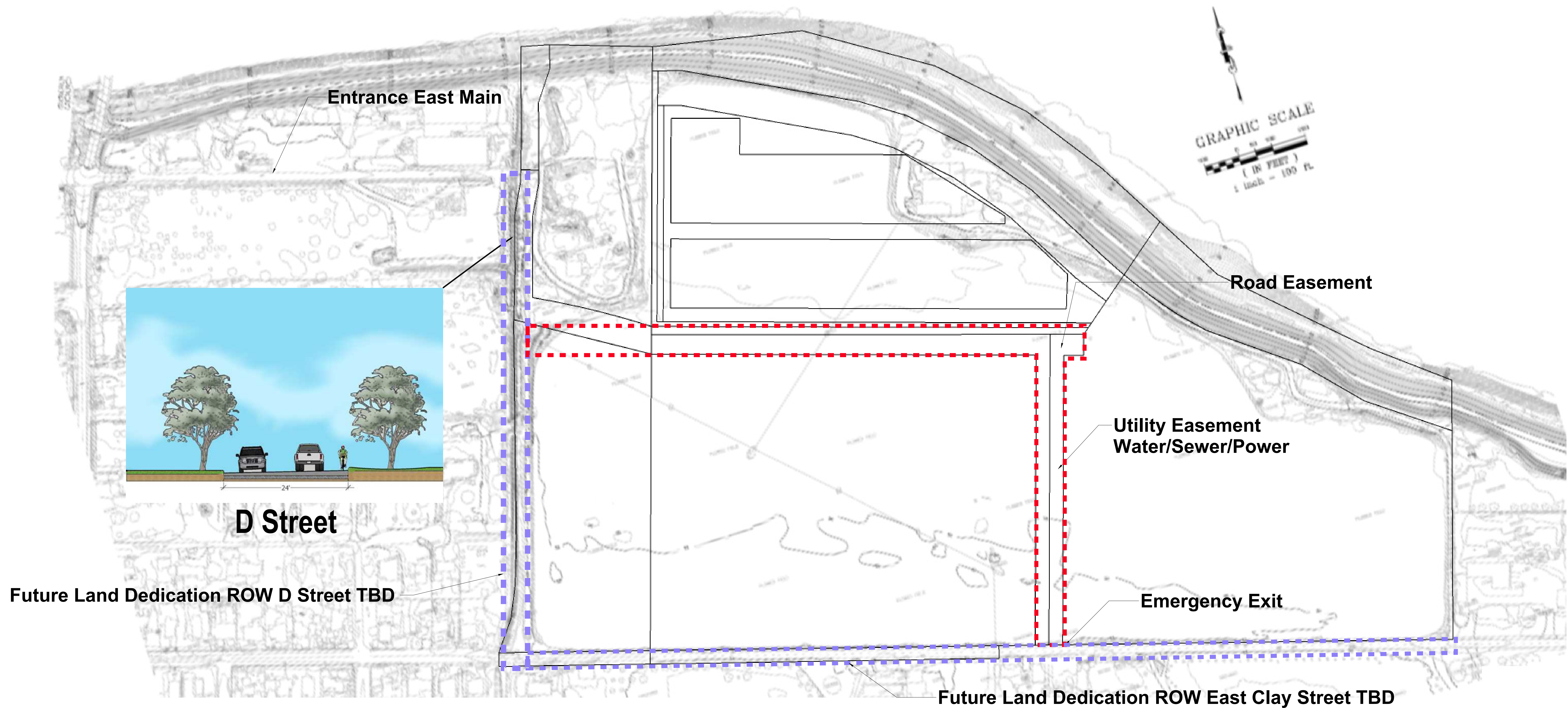
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There is one primary entrance to the Colusa Farms project: D Street will extend from East Main Street to the project site. East Main Street will be the main entrance and exit from the Colusa Farms Business Park for all future employees and deliveries. An easement for the future D Street will run north-south connecting both Market Street and East Clay Street.

All roads within the Colusa Farms Business Park are private roads and will be maintained by the property owners. The project will provide an emergency road for local Public Service that will extend through the project and circulate around the project turning south until intersecting with East Clay. The Public Service Road will be maintained by the property owners and will not be open to local traffic.

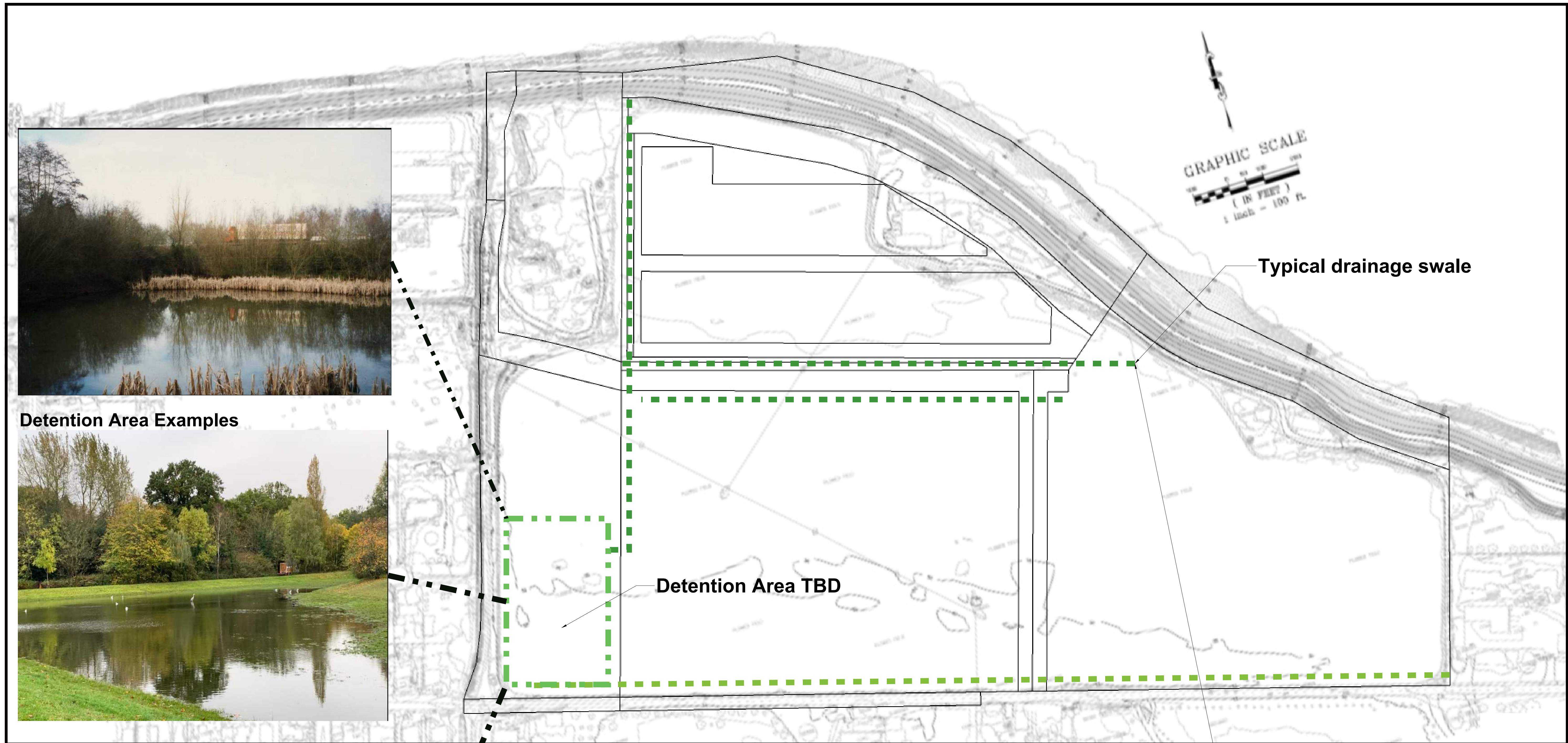
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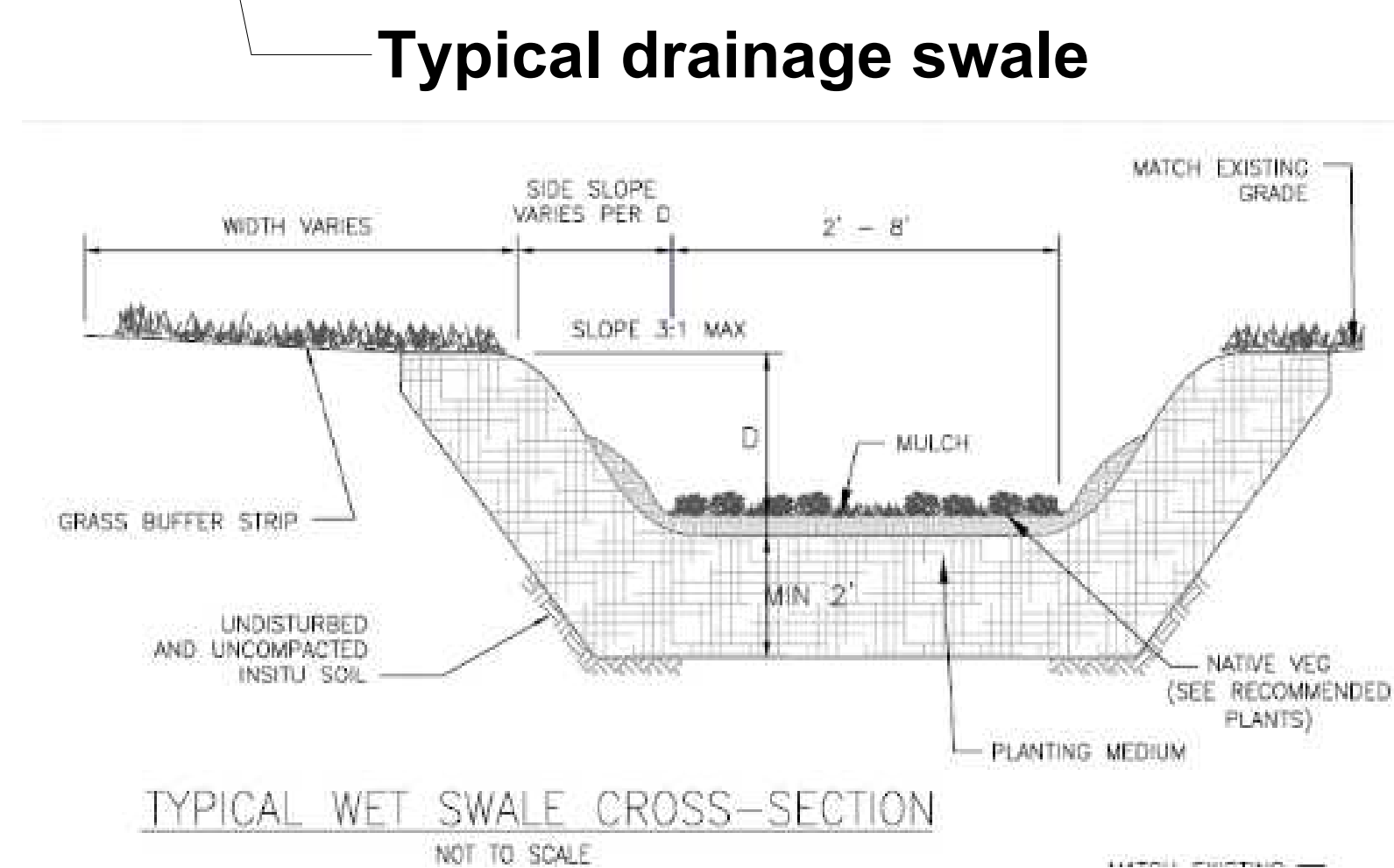
**PROPOSED EASEMENTS  
(ROAD & UTILITIES)**



**Detention Area Examples**



**Detention Area Example**



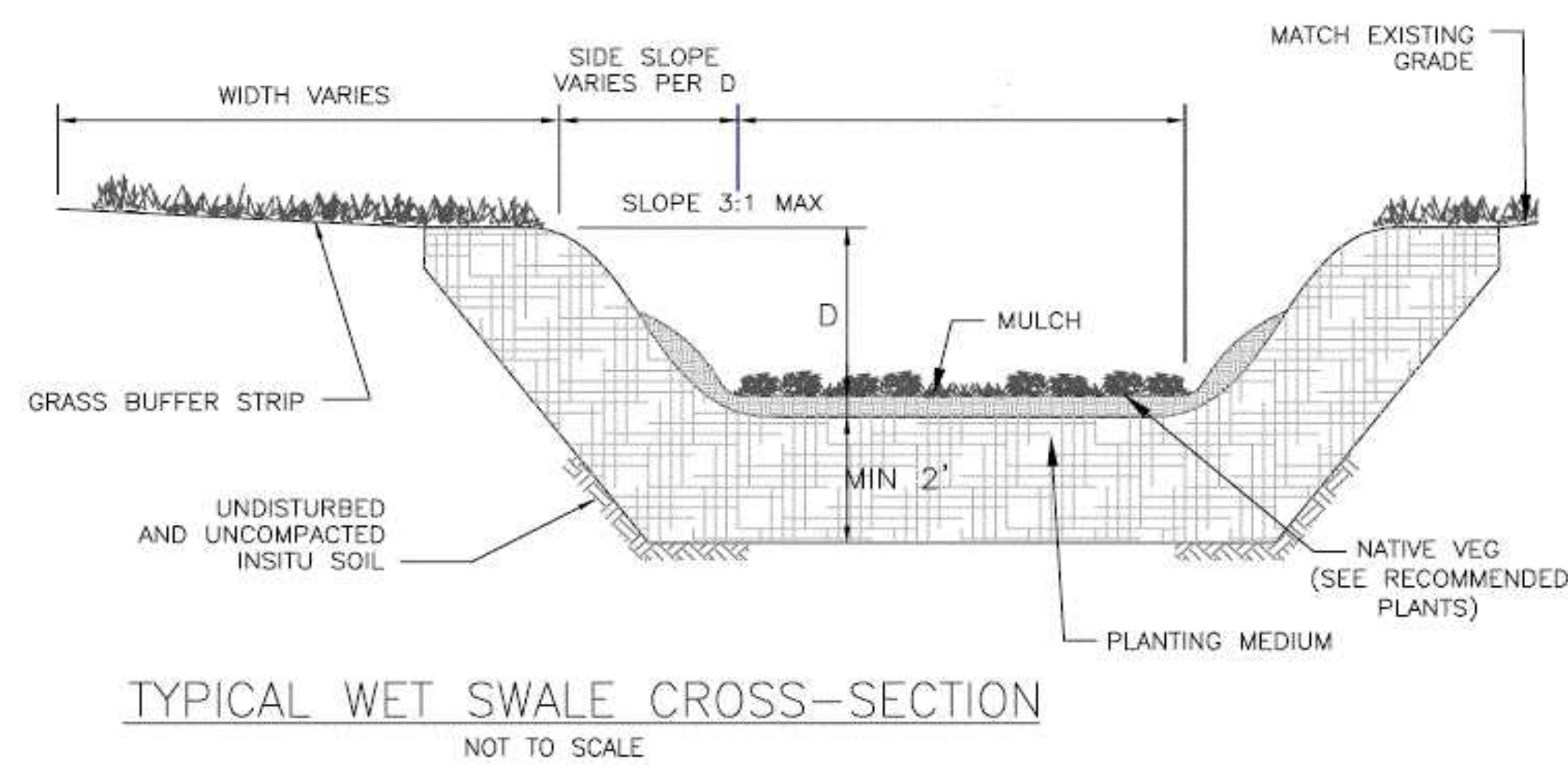
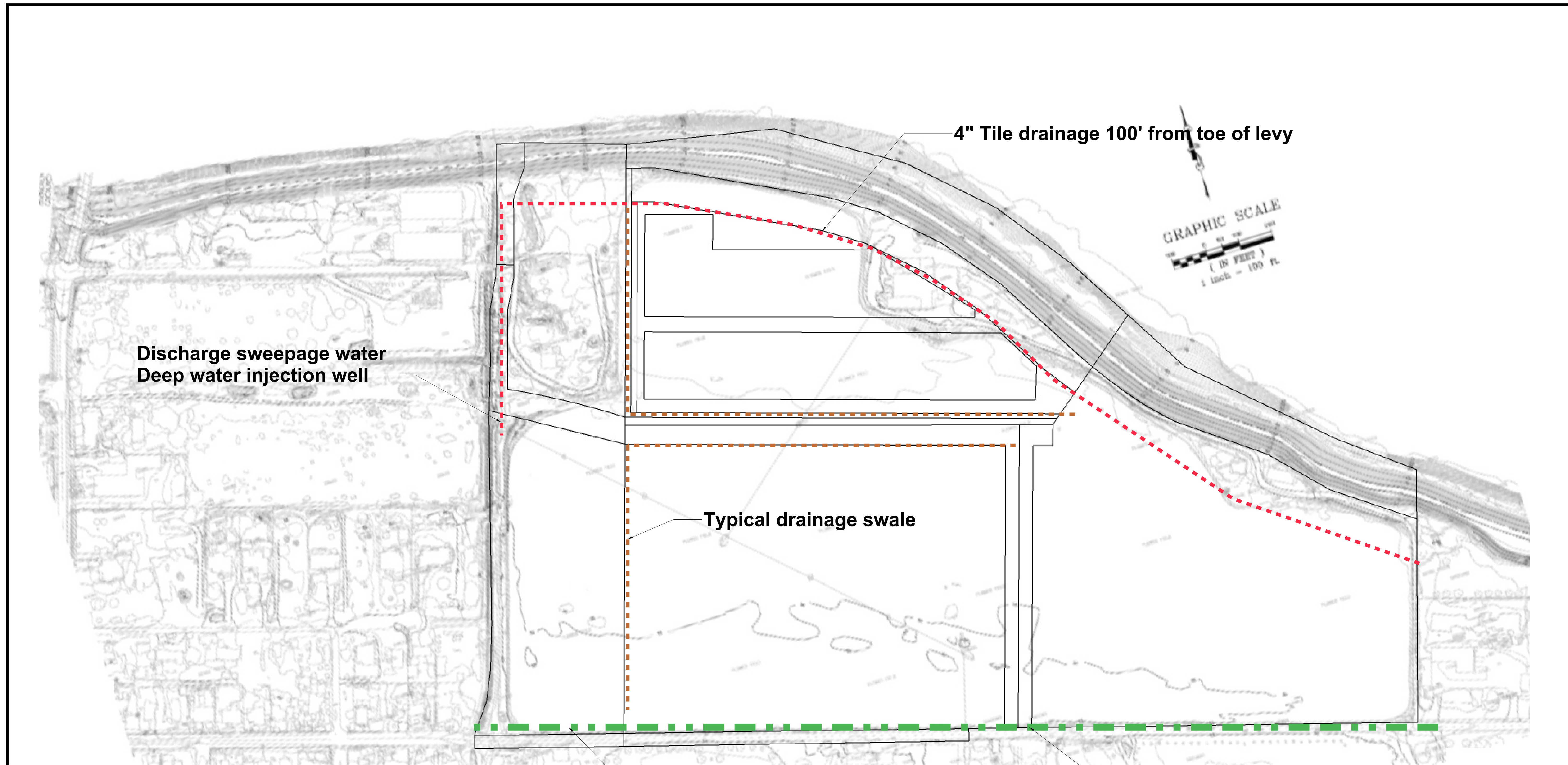
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**SITE GRADING EXHIBIT**



Drainage Swale (Typical Wet Swale)      Connect to existing 16" CP culverts (2)

The Applicant submitted a project drainage description and a concept off-site drainage routing exhibit depicting alternative proposed locations of interim drainage channels and detention facilities to serve the project plan area. A comprehensive storm drainage plan for the ultimate development buildout and any interim drainage plan serving the entire project area or any portion of the project area associated with phasing of the development improvements shall be prepared by a registered civil engineer and submitted to the City Engineer for approval.



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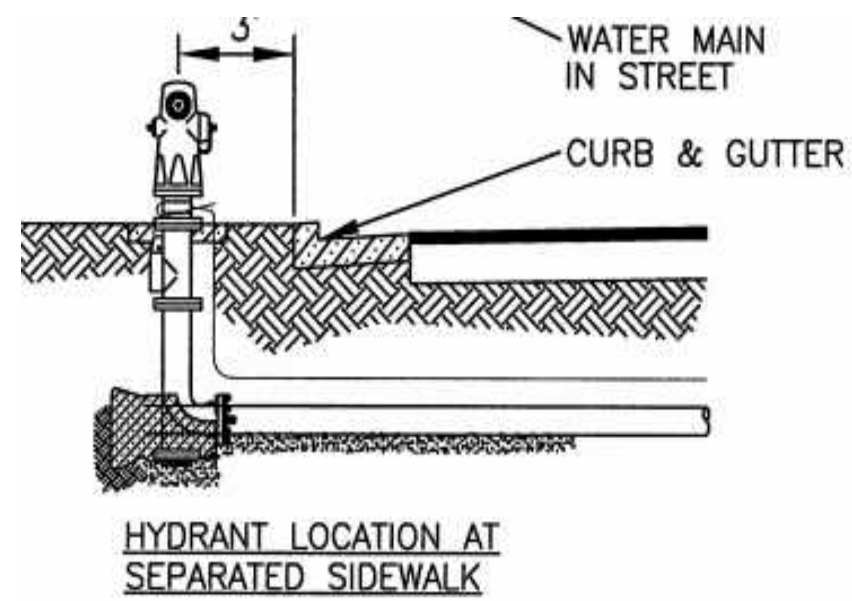
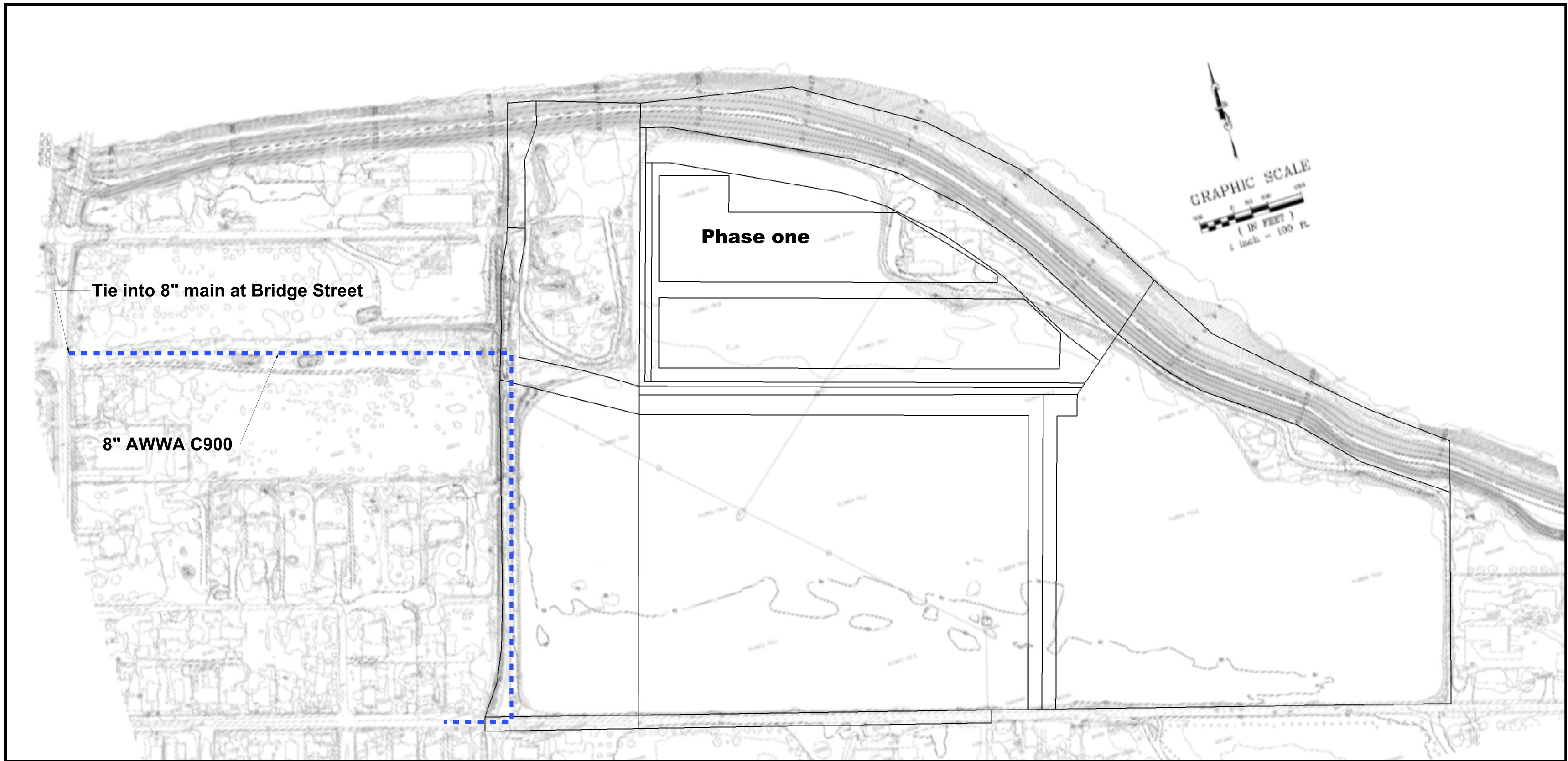
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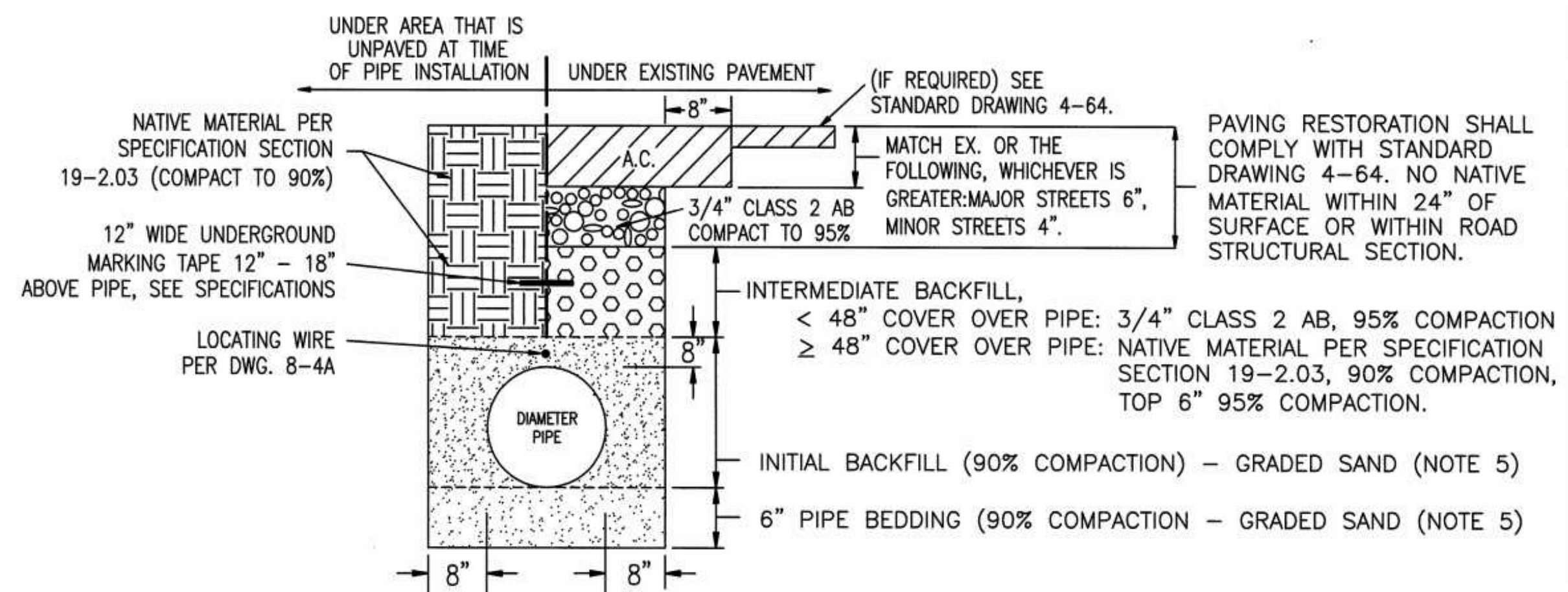
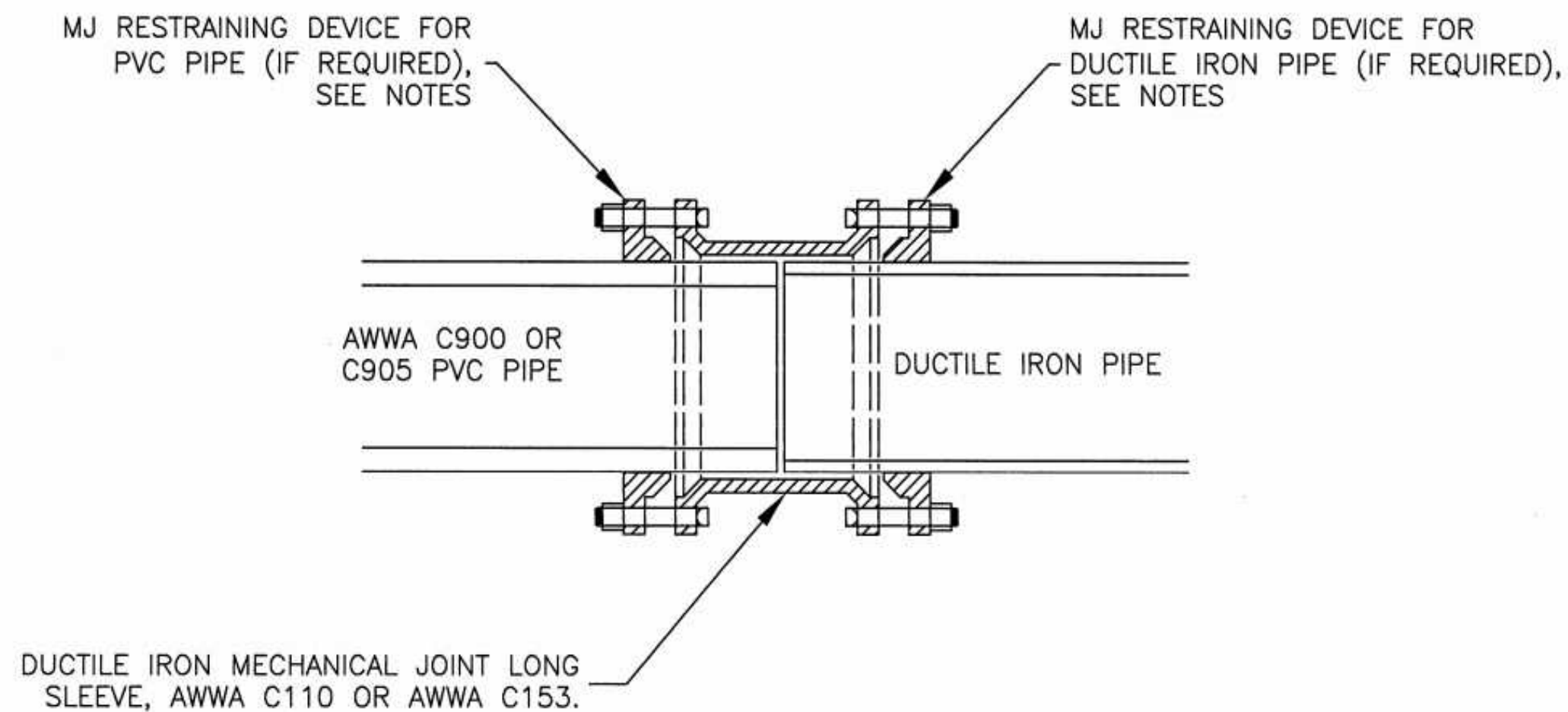
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**STORM DRAINAGE SYSTEM (M-1)**





- NOTES:
1. BOLLARDS NOT REQUIRED FOR HYDRANTS ON PUBLIC ROADWAYS. AT ALL OTHER HYDRANT LOCATIONS: IF LESS THAN 4 FEET BEHIND CURB, INSTALL BOLLARDS, TYPE AND LAYOUT PER FIRE DEPARTMENT.
  2. TYPE OF HYDRANT SHOWN IS FOR ILLUSTRATION ONLY.
  3. GATE VALVE SHALL BE FLANGED TO THE WATER MAIN.
  4. LOWEST CAP NUT ON HYDRANT SHALL BE 20" MIN. TO 24" MAX. ABOVE TOP OF CONCRETE PAD.
  5. THESE JOINTS MAY BE FLANGED OR RESTRAINED MECHANICAL JOINT WITH AN APPROVED RESTRAINED DEVICE.
  6. FIRE LATERAL: RESTRAIN ALL JOINTS. DUCTILE IRON PIPE, C900 PVC PIPE ALLOWED IF RUN IS LESS THAN ONE PIPE LENGTH AND INSTALLED WITHOUT PVC-TO-PVC JOINTS.
  7. ALL BURIED METAL SHALL BE ENCASED WITH 8 MIL POLYETHYLENE SO THAT NO SOIL IS IN CONTACT WITH METAL.



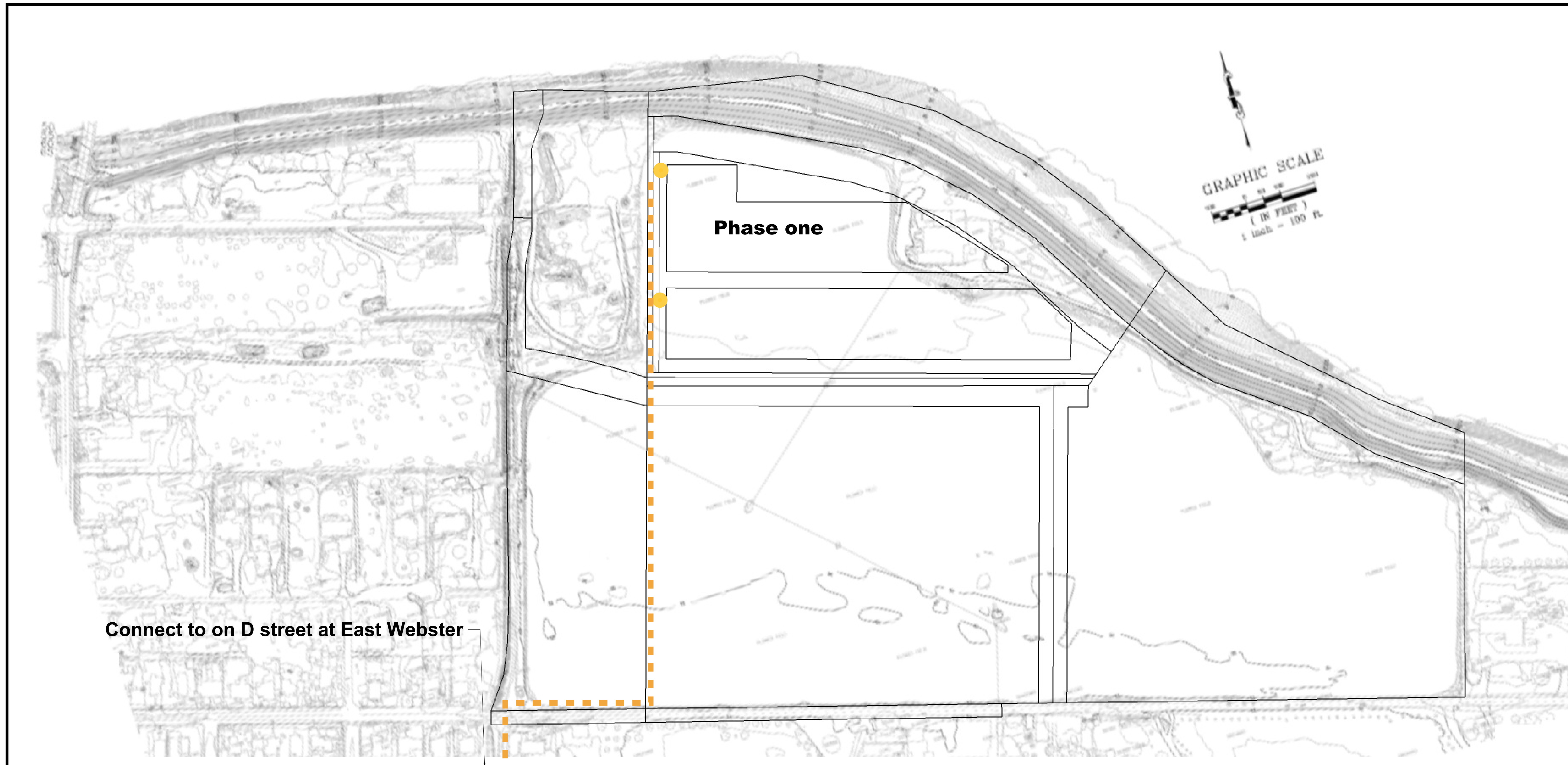
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WATER SYSTEM (M-1)



Gravity sewer systems often use large pipes that are installed in deep trenches and must follow a constant downslope. Low pressure sewer pipes may be as small as 2 inches in diameter and follow the contour of the land -- up and down hills, or across flat land at a constant depth. These small trenches can equal huge savings in installation costs.

Low pressure sewer systems are often used when a gravity sewer system cannot be installed, or is too expensive to do so. The land may be very flat, rocky, hilly, or wet.

**Features**

The DX502 grinder pump station consists of two model DX explosionproof grinder pumps in 500-gallon tank. The grinder pumps, motor controls and level-sensing are integrated into a compact unit, easily removable for service. The pumps are rated for explosionproof under Factory Mutual standards (approval standard 3611).

Solids are ground into fine particles that pass easily through the pumps, check valves and small-diameter pipe lines — even objects that should not be in sewage, such as plastic, rubber, fiber, wood, etc. The 1-1/4" discharge connections can be adapted to any piping materials that meet local code requirements.

The tank is made from tough, corrosion-resistant FRP. The DX502 can accommodate flows of 6000 gallons per day. Stations are available in heights of 129 inches and 160 inches.

E/One requires the installation of its stainless steel UNI-LATERAL to prevent backflow from the sewer system from entering the grinder pump station.

The E/One model DX502 duplex grinder pump station contains two grinder pumps that are rated for explosionproof, non-residential application. The pumps are engineered to meet Factory Mutual explosionproof equipment standards for use in classified locations.



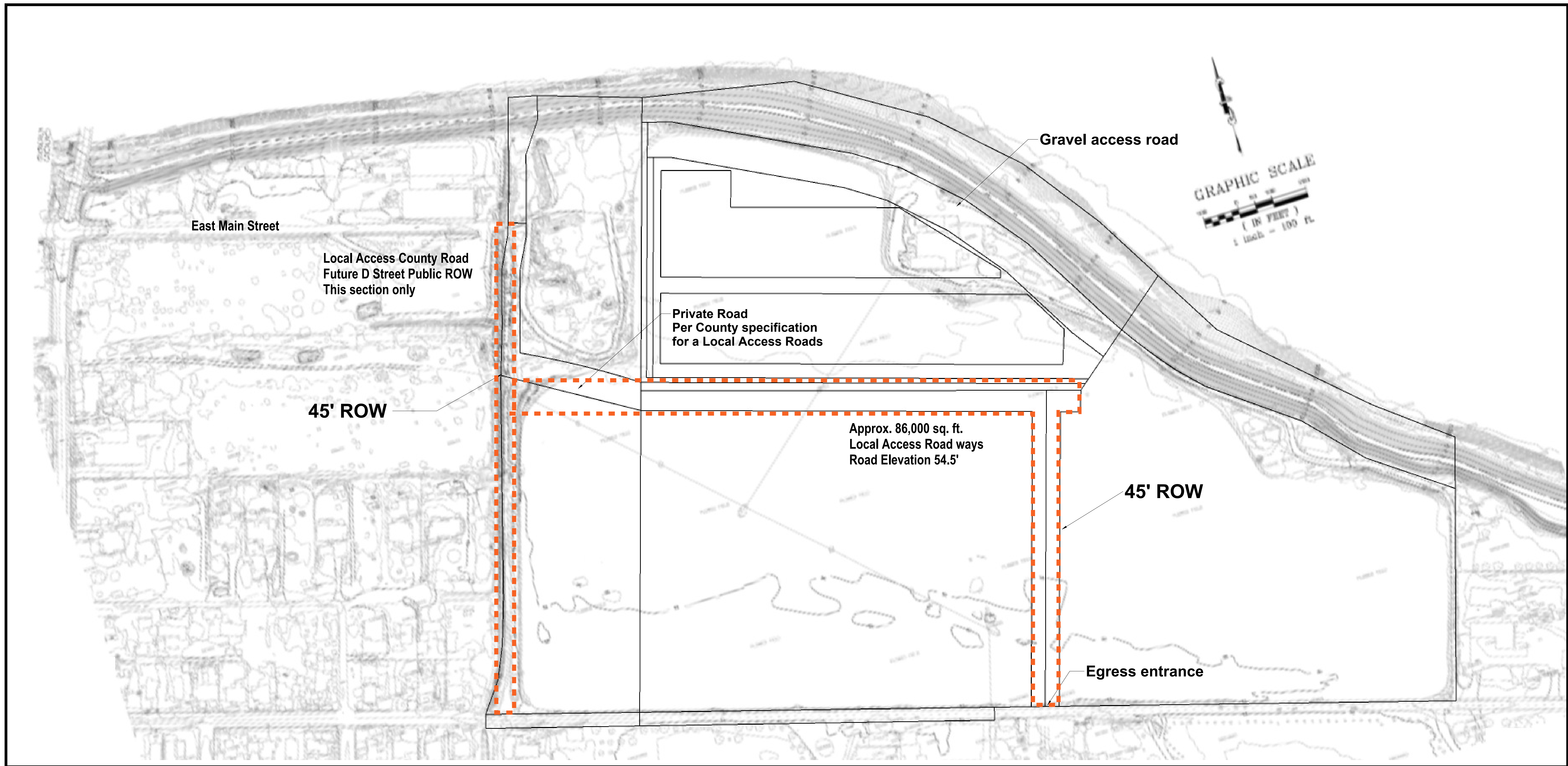
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**SEWER SYSTEM (M-1)**



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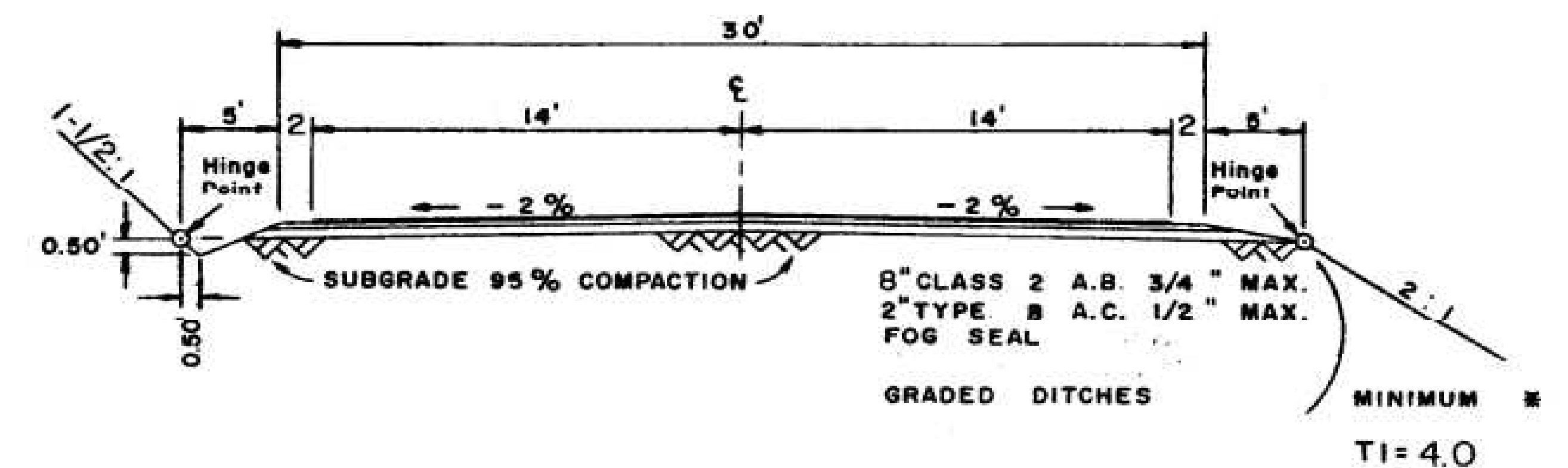
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<b>COUNTY OF COLUSA</b>		<b>DEPARTMENT OF PUBLIC WORKS</b>	
<b>TITLE</b>	<b>TYPICAL SECTIONS SUBDIVISION ROADS</b>	<b>STANDARD NO.</b>	<b>RS-3</b>
		<b>SCALE :</b>	<b>1" = 8' - 0"</b>

-80-



**LOCAL ACCESS ROAD**

**CIRCULATION PLAN (M-1)**

100% Build Out  
DEMAND LOAD IS 8,238KVA

DEMAND LOAD IN AMPS @ 480V IS 9,921 AMPS

DEMAND LOAD IN AMPS @ 12KV IS 397 AMPS

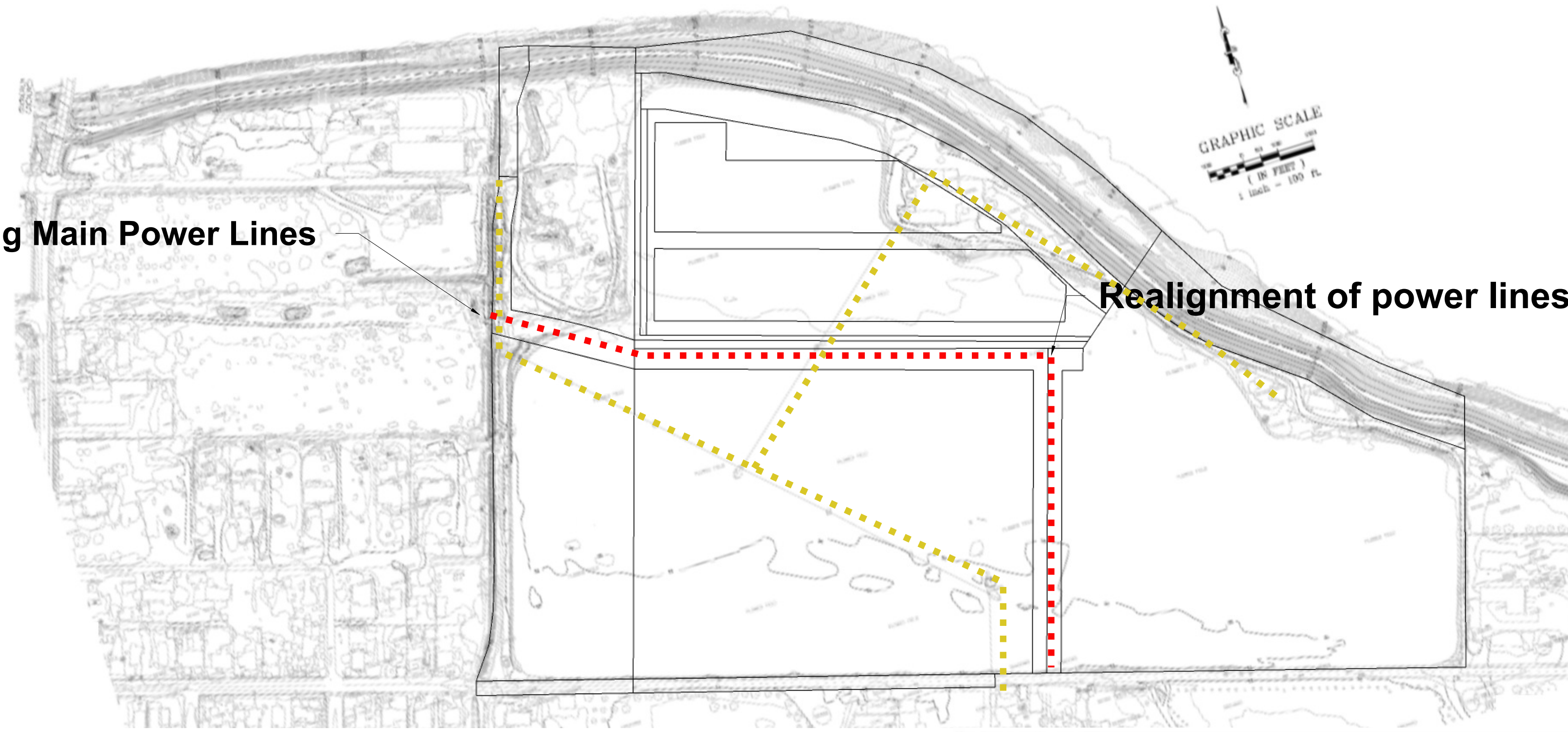
50% Build Out  
TOTAL DEMAND LOAD @ 100% IS = 8,238KVA

50% BUILD OUT  
ITEMS NOT INSTALLED = - 4,216KVA  
50% BUILDOUT DEMAND = 4,022KVA

DEMAND LAOD IN AMPS @480V IS 4,843 AMPS  
DEMAND LOAD IN AMPS @12KV IS 194 AMPS

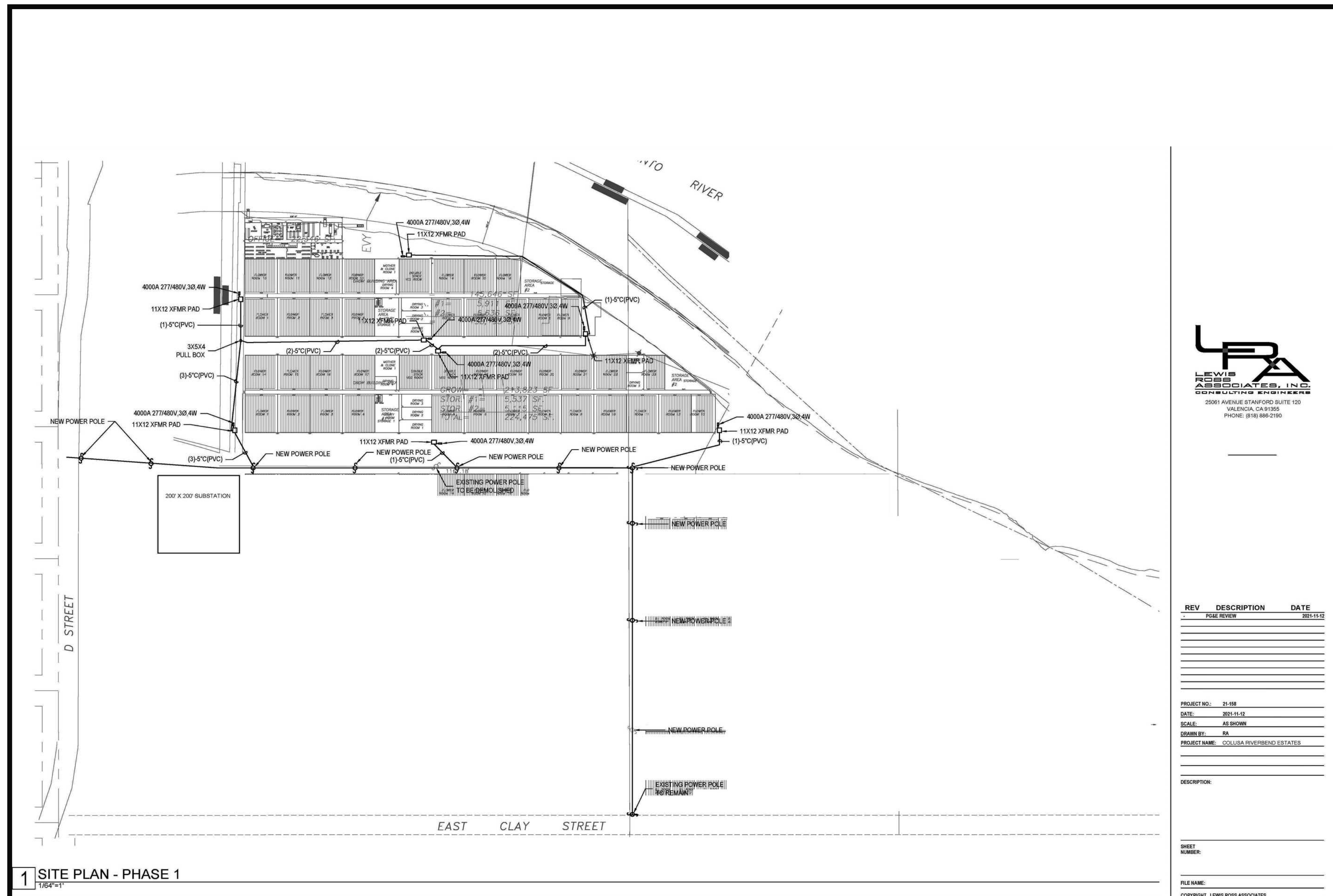
Existing Main Power Lines

Realignment of power lines



LEWISROSS ASSOCIATES  
25061 Avenue Stanford, Suite 120, Valencia, CA 91355.  
Ph: (818) 886-2190  
PHASE 1

PROJECT: COLUSA FARM  
CALCULATION: SERVICE SIZE  
01/04/2022



REV	DESCRIPTION	DATE
1	FILE REVIEW	2021-11-18

PROJECT NO.: 21-01  
DATE: 2021-11-18  
SCALE: AS SHOWN  
DRAWN BY: BA  
PROJECT NAME: COLUSA RIVERBEND ESTATES

DESCRIPTION:

SHEET NUMBER:

FILE NAME:  
COPYRIGHT: LEWIS ROSS ASSOCIATES

	EQUIPMENT NAME	AMOUNT OF EQUIPMENT	QTY	AMPS	VOLTS	TOTAL AMPS	CONNECTED LOAD KVA	DEMAND	100% DEMAND CONNECTED LOAD	ITEMS NOT INSTALLED FOR 50%
1	SUN SYSTEM WINDOW DE	INCLUDES VEG AND MOM = 5528	5528	2.3	480	7349	6103	50%	3051	1573
2	50 TON TRANE PACKAGE	4 PER FLOWER +2 MOM +7VEG =73	73	125	480	9125	7577	65%	4546	2429
3	PATTERSON FANS 32"	12 per room + 6mom + 1veg = 212	212	3.5	208	185	154	100%	154	80
4	QUEST 506 DEHUM	5X16 rooms =80	80	11	240	254	211	50%	105	53
5	PHILLIPS VEG LED LIGHTS			0.7	400					
6	MICRO COOL	Rough Estimate=6	6	4.8	480/115	29	24	25%	6	
7	CONTROL TRANE GROW LINK	12.5T units X 10	16	5	120	12	10	100%	10	5
8	COMFORT COOLING OFFICE STORAGE DRYTRIM	12.5T units X 10	10	25	480	481	200	100%	400	62
9	FERTIGATION SKID PUMPS AND AIR COMPRESSOR	LOW LINK/COMPRESSO	2	5/15.9	230	9	7	100%	7	3
10	WATER ROOM PUMPS		15	8	115	17	14	50%	7	
11	DO SYSTEM	NEO 250 75,000 gpd	1	9.5	460	9.5	7.5	100%	8	
12	RO SYSTEM	HL 13502-43,200gpd	1		480			100%		
13	WELL WATER BOOSTER PUMP HL SKID	HL 13707 - 1	1	1	460			100%		
14	CO2 SYSTEM COOLING	vaporizer/Condensor=	1	30/40	480	70	58	100%	58	
15	AIR SCRUBBERS IONIZERS		35	1.13	120	6	5	100%	5	2
16	PACKAGING MACHINE PACKLEAF		1	30	480	30	25	50%	13	
17	INTERNET	3-20amp dedicated breakers =3	3	20	115	3	2	100%	2	
18	CAMERAS DVR VOICE		135					100%		
19	FOARMERS		3	66	115	9	7.6	25%	2	
20	T24 LIGHTING	(80 on 24/7) - 244	244	0.5	480	71	59	50%	29	9
21	GREEN WORKING LIGHTS IN FLOWER ROOMS		144	0.16	120	3	3	25%	1	
22	WATER HEATERS FOR RESTROOMS		2	15	120	9	4	100%	1	
23	MISC POWER FOR OPERATIONS		1	120	277	40	33	50%	16	
24	MISC POWER ADMIN		1	50	277	17	14	50%	7	
25	EXTERIOR FACILITY LIGHTING		35	0.43	277	4	4	40%	2	

14,722KVA 8,238KVA 4,216KVA



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POWER SYSTEM AND RELOCATION



**Entrance off D Street**



**Landscape Buffer**

**Perimeter Landscape Buffer**



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**LANDSCAPE EXHIBIT**





### Development Standards and permitted uses

Land Use	Criteria	JAC Industries Phase One
Cultivation	P	X
Processing	P	X
Nursery	P	X
Manufacturing	P	x
Research	P	X
Development	P	X
Distribution and sales	P	X
Warehouse	P	X
Administration	P	X
Recycling area	P	X
Loading areas	P	X
Food service	P	x

#### Minimum Setbacks from the perimeter property lines

Cultivation	55'	X
Processing	55'	X
Nursery	55'	X
Manufacturing	40'	X
Research	40'	X
Development	40'	X
Distribution and sales	40'	X
Warehouse	40'	X
Administration	40'	X
Recycling area	55'	X
Loading areas	40'	X
Food service	40'	X

No structures are allowed within 100' of the levy toe

See Exhibit Map

#### Maximum Height

Cultivation	30'	X
Processing	30'	X
Nursery	30'	X
Manufacturing	45'	X
Research	45'	X
Development	45'	X
Distribution and sales	45'	X
Warehouse	45'	X
Administration	45'	X
Recycling area	30'	x
Loading areas	30'	X
Food service	45'	X

### Site Coverage Maximum

	JAC Industries Phase One	
Cultivation	22.00%	7.64%
Processing	5.00%	0.16%
Nursery	10.00%	0.82%
Manufacturing	12.00%	0.07%
Research	12.00%	0.12%
Development	12.00%	0.02%
Distribution and sales	11.00%	0.08%
Warehouse	11.00%	0.16%
Administration	3.00%	0.06%
Recycling area	10.00%	0.12%
Loading areas	10.00%	0.55%
Food service	2.00%	0.14%

### Interior setbacks between buildings

Cultivation	25'	X
Processing	25'	X
Nursery	25'	X
Manufacturing	25'	X
Research	25'	X
Development	25'	X
Distribution and sales	25'	X
Warehouse	25'	X
Administration	25'	X
Recycling area	25'	X
Loading areas	25'	X
Food service	25'	X

### Standards for roadways

Type	Roadway		Landscape		Sidewalk
	Lanes	ROW	Median		
D street/ County	2	54	no	no	X
Market Street on site	2	64'	no	no	X
Project Emergency access	2	26'	no	no	1
Project Service roads	2	24'	no	no	1

See Exhibit Map

### Landscape Standards

Approved Street Trees and drought tolerant plants		
Perimeter Landscape	Yes	X
Detention Area	Yes	X
Interior Landscaping will be limited if any.	No	X

See Exhibit Map

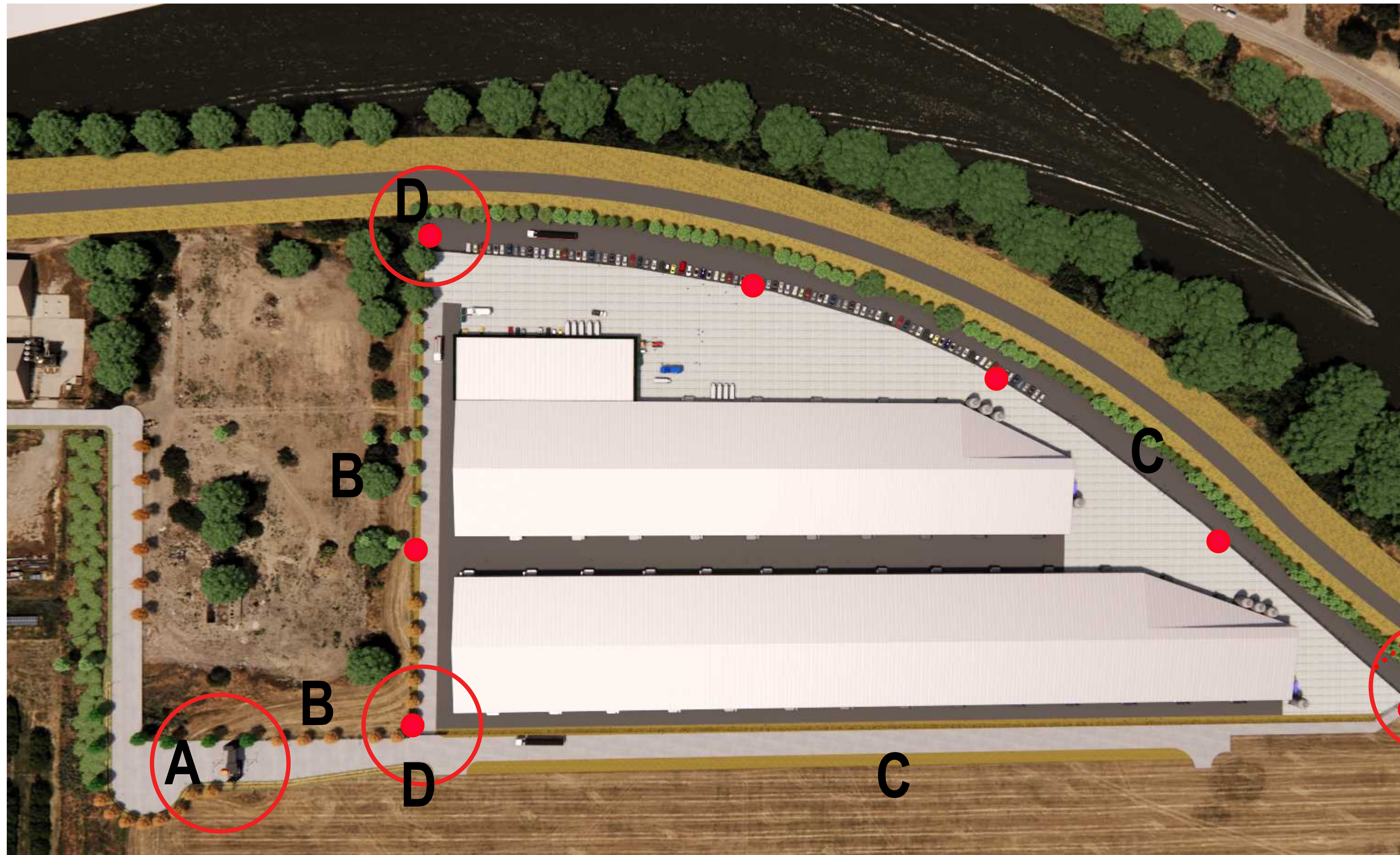
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Typical Camera on on Light Posts



Main Gate A



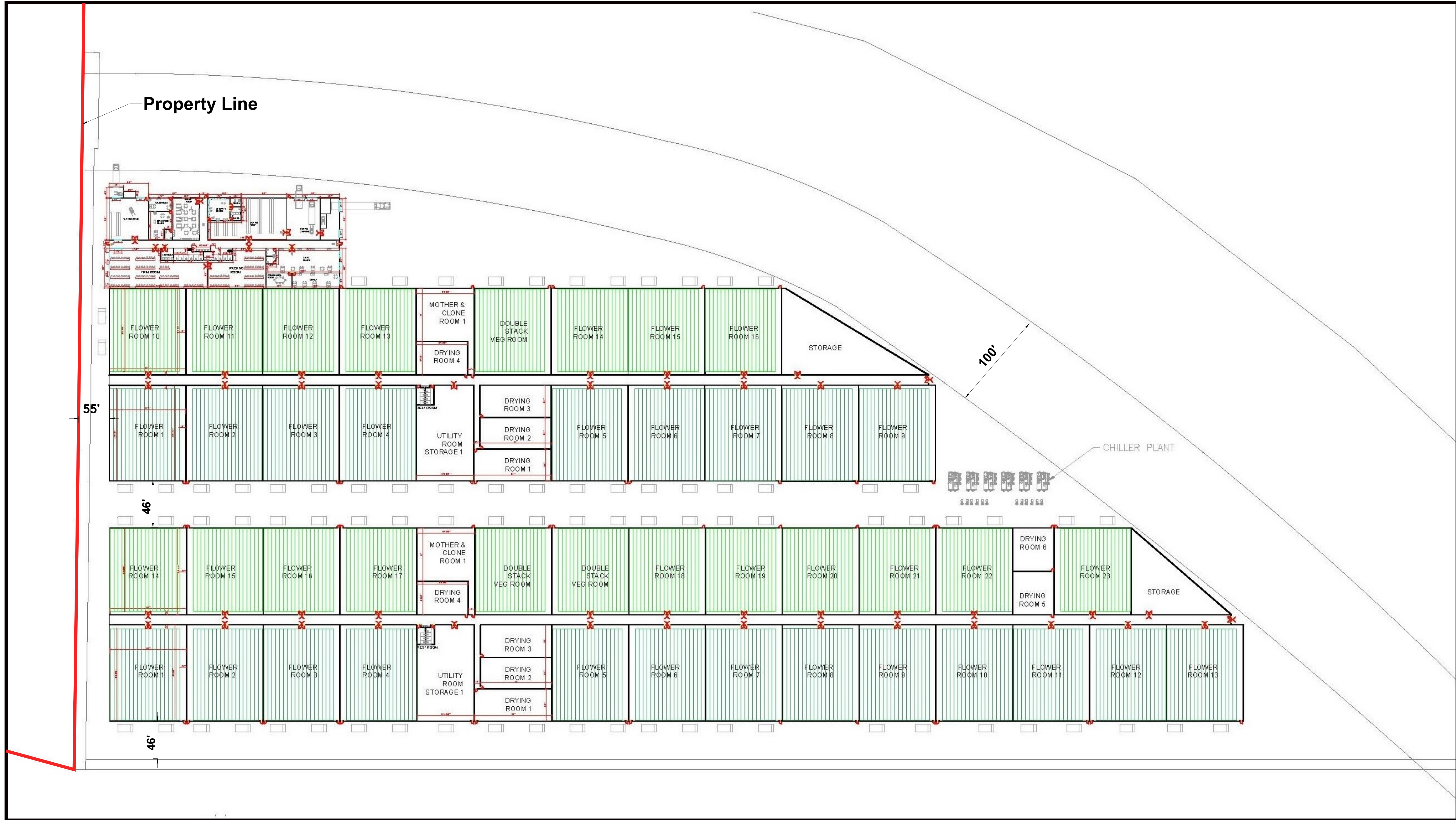
Perimeter Fence Type B



Perimeter Fence Type C



Exit Gates Type D



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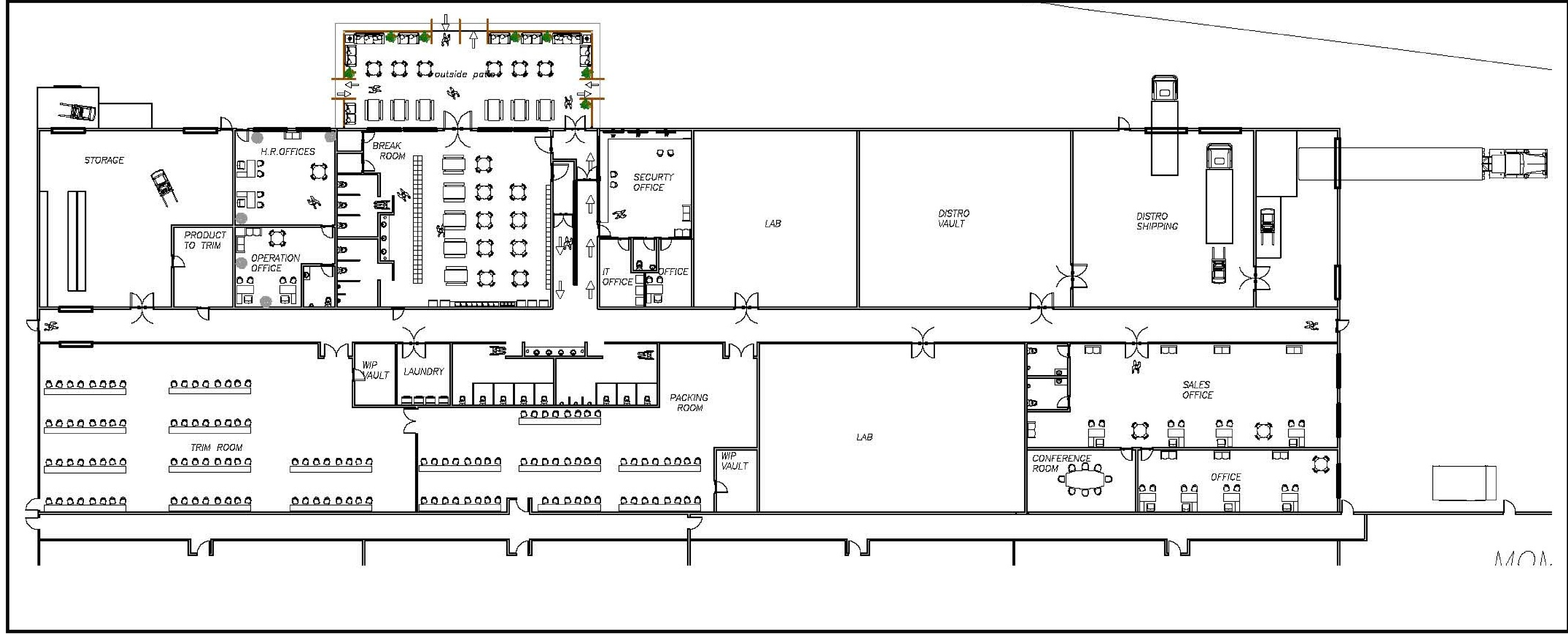
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**Phase One build out**





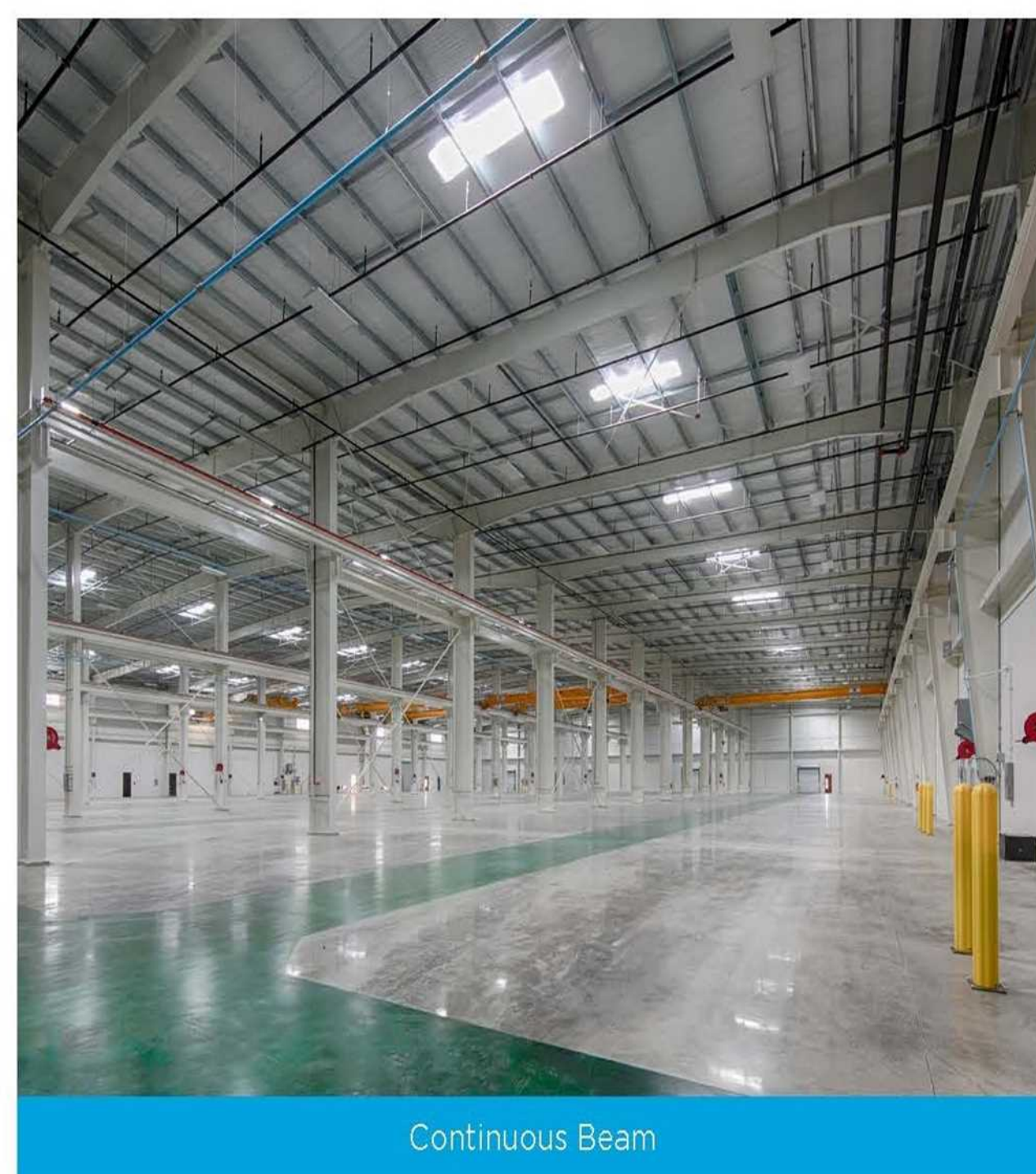
## PRIMARY FRAMING SOLUTIONS

VP frames are custom-designed for your project. All frames can be specified to support load and code requirements as well as for use with non-load-bearing conventional walls.

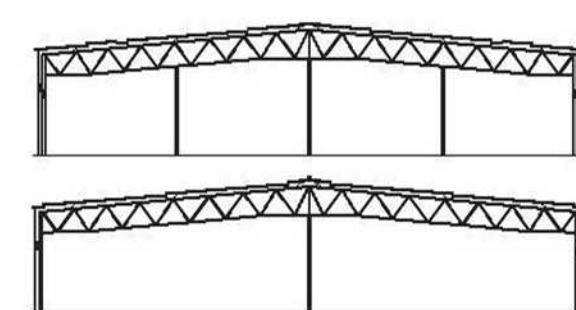
### Features

Primary framing solutions come in multiple configurations to meet stringent requirements.

- **Continuous Truss:** Open web design offering construction



Continuous Beam



Continuous Truss

### Benefits

- **Continuous Truss:** HVAC ducts, wiring, sprinkler systems, and lighting can be incorporated through the trusses to maximize clearance beneath the rafter.

### Continuous Truss

- Frames can be designed for center ridge, off-center or single slope.
- Roof pitch can be as low as 1/4:12.
- With Continuous Truss frames, virtually any width or eave height and interior clearance can be achieved.

## IMPRESSACLAD™ WALL PANEL

Embossed surface helps with local code restrictions.

### Features

- 16" wide coverage; lengths up to 32'
- Heavy 20 gauge embossed steel panel
- Concealed fastener system
- 30 year warranty
- Tongue and groove fit

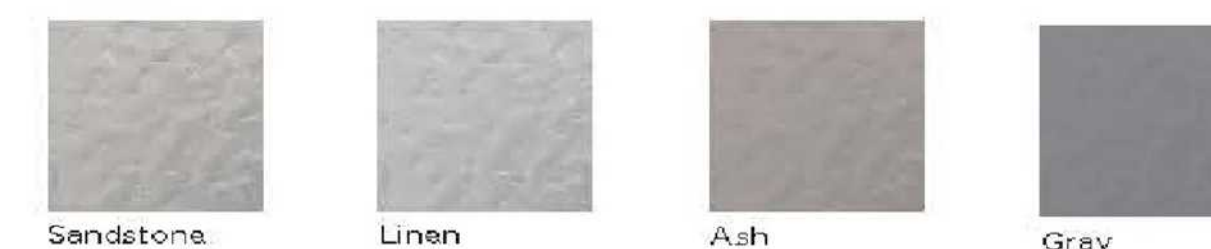


### Benefits

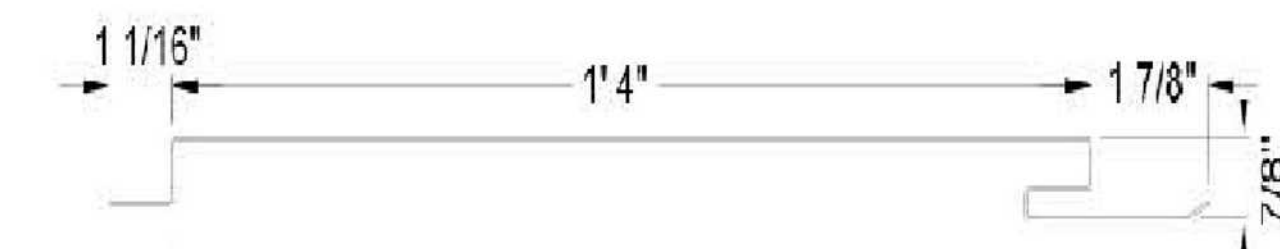
- Interlocking panel and concealed fasteners provide secure installation
- Embossed surface provides attractive architectural appearance
- Lightweight and stackable, ideal for applications up to six stories
- Works great as a soffit panel
- Can be installed over hat channels to achieve thicker insulation and higher R-values

Each ImpressaClad panel is manufactured from sturdy 20-gauge galvanized steel. Panel width installed is 16". Both top and bottom of every panel has a 5/8" fold back. Stacking trim allows panels to rest end-to-end for installation up a vertical wall, allowing for taller elevation applications. Panel lengths range from 14" to 32'. ImpressaClad panels are backed by a 30-year warranty.

The panels are available in 4 standard Kynar colors (custom colors available). Kynar paint finishes are respected for their durability, resistance and color retention. The swatches shown below are an approximation of actual paint colors. Variations may occur between sample materials and finished product. For actual paint color, ask for a painted metal chip.

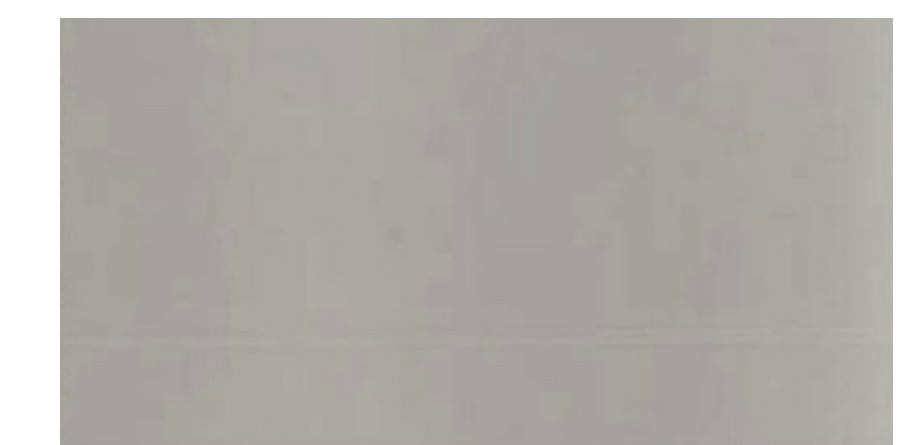


### ImpressaClad Panel Profile



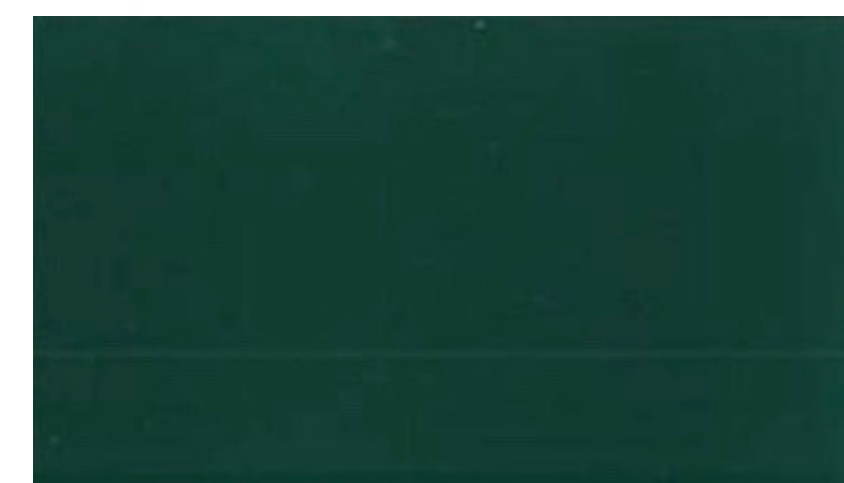
VARCO PRUDEN

**Siding Color Ash Gray**

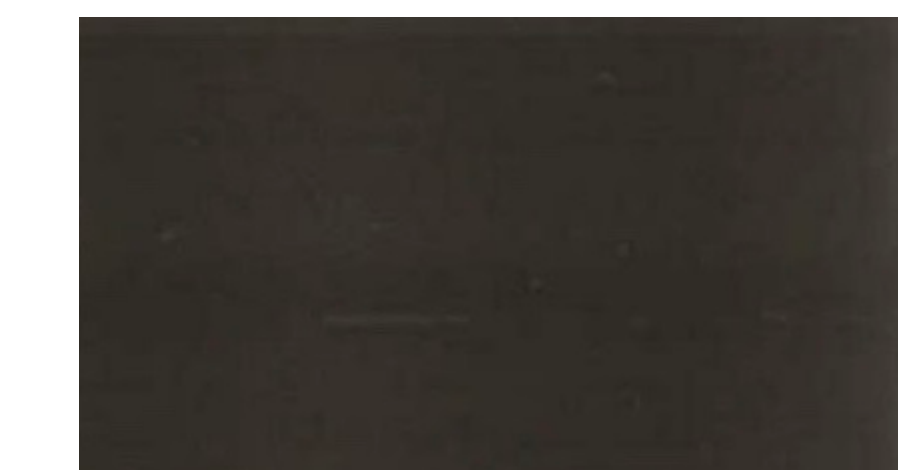


**Accent Colors**

**Evergreen**



**Burnished Slate**



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**Product Information  
 Framing and Siding**

## SSR™ STANDING SEAM ROOF

### Features

- Roof slopes as low as ¼":12"
- Panels offer 24" coverage with 3" high trapezoidal ribs
- Available in 24 ga. standard thickness; 22 ga. optional
- Available in acrylic coated Galvalume® coated sheet steel or KXL cool colors
- Exclusive ridge cap and clip design allow for thermal movement
- 360° seam creates weathertight seal
- Panels meet UL 90 and FM Class 1 ratings, ESR-2527 and Florida approvals



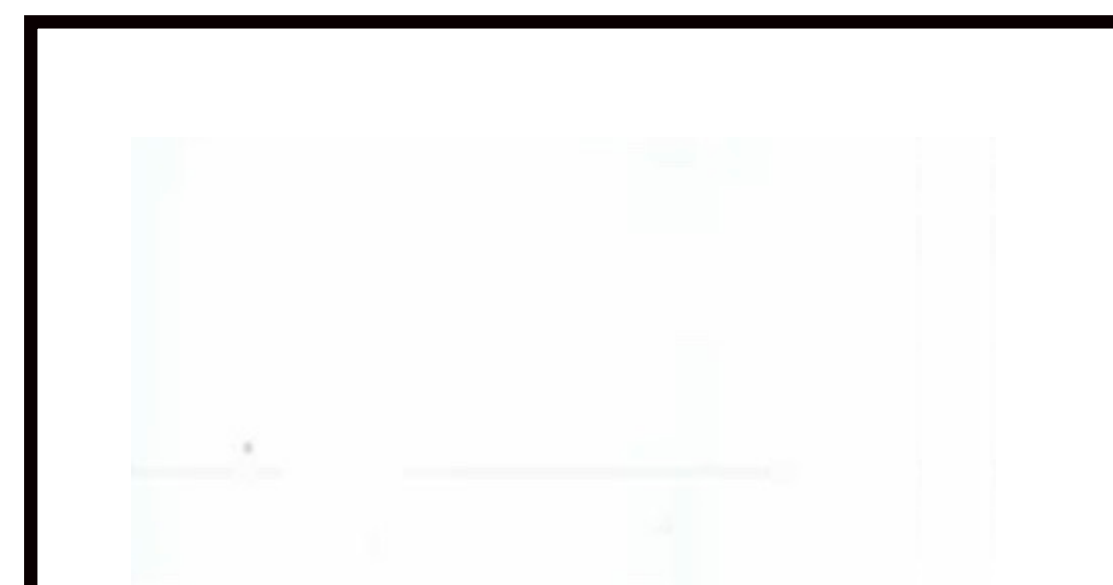
### Benefits

- Economical roof system
- Unique ridge and clip design delivers long-term weathertightness
- The panels are mechanically seamed to a full 360° interlock to form an effective single membrane
- Designed for reliable performance backed by a 25-year finish warranty
- Available in cool colors for improved energy efficiency



VARCO PRUDEN™

## Roof Color Arctic White

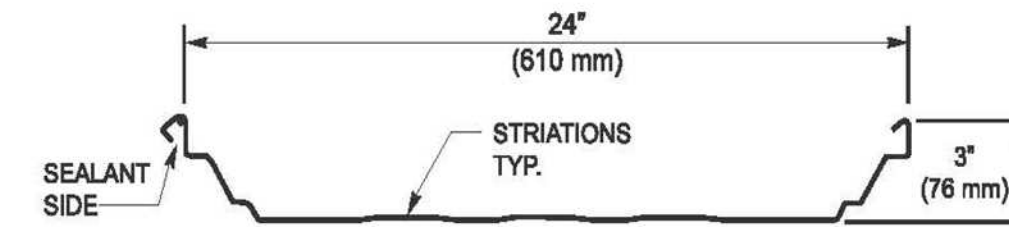


## LONG-TERM, LOW MAINTENANCE, WEATHERTIGHT PERFORMANCE

VP's SSR™ Standing Seam Roof offers economical construction and superior performance backed by an available 20-year weathertightness warranty.

Made from sturdy Galvalume® coated sheet steel, SSR panels come standard in 24-gauge, with 22-gauge optional. Finish options include acrylic coated Galvalume® or KXL paint. See VP's Standard Wall & Roof Colors (#6021) for KXL selections. Standard roof pitches range from ¼":12" up to 4":12" or greater to achieve the desired roof slope.

### SSR ROOF PROFILE



VP's Standard and Heavy Roof Clips are available in four heights: 3½", 4", 4½", and 5" tall.



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SSR panels are factory-formed and field-machine seamed in place yielding a single unit membrane. The patented SSR ridge system is efficiently installed requiring only one weather-sealed joint. The special clips used to attach SSR panels to structural members are designed to allow panel movement up to 1-5/8" in either direction to compensate for thermal effects. VP's concealed clips minimize the need for through-the-roof fasteners.

Varco Pruden Buildings meets the highest standards and certifications in the industry, including ESR-2527 & Florida approvals. UL Class 90 rating for wind uplift and FM Class 1-60, 1-90 and 1-105 ratings are available for most applications.

SSR panels can accommodate up to 9" of faced fiberglass blanket insulation for high levels of energy efficiency. For greater thermal performance, VP's ThermoLift™ system allows up to 15" of combined thermal block and insulation. Panels are available in lengths up to 60 feet, which minimizes requirements for end laps. SSR's innovative ridge system and unique panel design provides a long-lasting, weather-resistant roof.

- Kynar 500® is a registered trademark of Arkema.
- Hylar 5000® is a registered trademark of Solvay Solexis.
- Galvalume® is a registered trademark of BIEC International, Inc.

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Product Information  
Roofing









### Greenhouse Light Deprivation: Pros

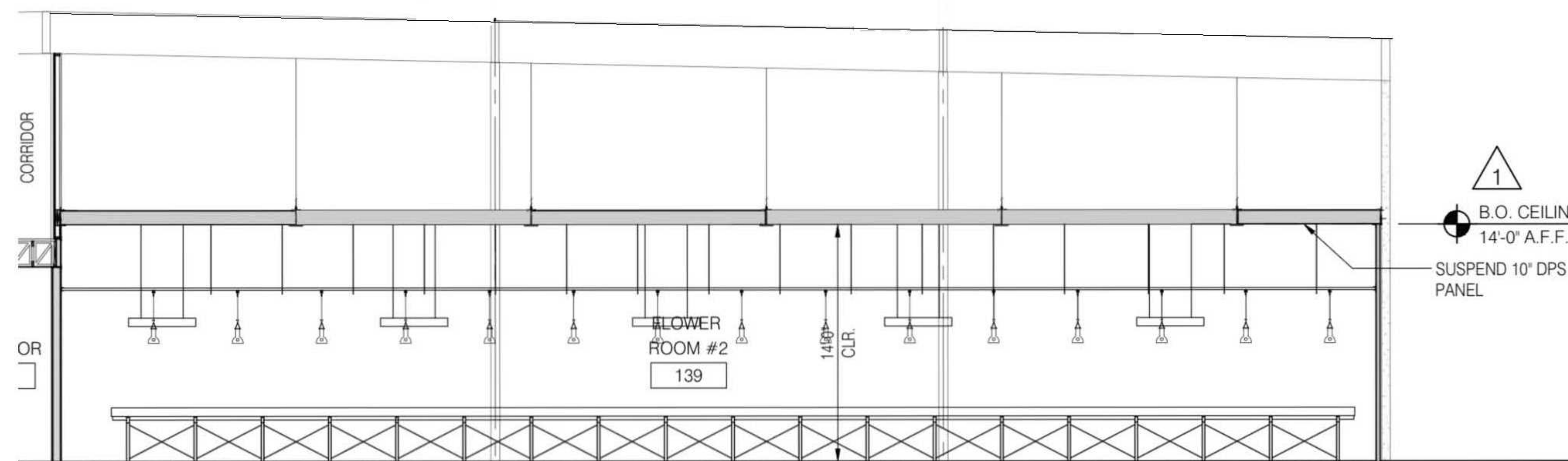
- Energy Efficient when Sun is Available
- Quality Product when Sun is Available

### Greenhouse Light Deprivation: Cons

- Upfront Cost
- Power Availability
- Consistent Product
- Longevity In Cultivation Equipment
- Inefficient Climate and Environment Control.
- Inefficient Sent Control
- Inconsistency in Crops
- Inconsistent work Environment
- Inconsistent ROI, Taxes, etc...
- Water Consumption Inconsistent



## Sealed Indoor Cultivation Room vs. Greenhouse Light Deprivation



### Sealed Indoor Cultivation: Pros

- Fully Sealed Climate/Environment Control
- R-Value Efficiency in walls and ceiling for Balanced Environment over Time
- Greater control of Air-born and Carrier transmittal of Microns and Pests
- Sealed Walls and Ceilings Mitigates Environmental Sent Escape
- Superior Product Quality
- Energy Efficient upon Climate Set Point Achievement
- Consistency in crops = Consistency with ROI, Taxes, etc..
- Longevity in Cultivation Equipment
- Safer and Consistent work Environment
- Precision Watering for Efficiency

### Sealed Indoor Cultivation: Cons

- Upfront Cost
- Material Availability
- Power Availability

Summarizing the comparison, Greenhouse light deprivation requires the same power for cultivation lights as well as HVAC tonnage do to the simple fact that when the sun is not out you must compensate. This is a Dollar for Dollar cost. The indoor sealed cultivation R rated panel system is cheaper than glazing as well as controllable. The glazing in a greenhouse requires automatic shades that blackout or retract depending on sunlight conditions. This is an enormous cost and inefficient when comes to light leaks or R value, not to mention the ability to control sent. Greenhouses are not sealed efficiently in or out, so if conditioned air can leak out that means pests and microns can get interior. All of this posses major problems for consistent quality product which is tested at the high level.

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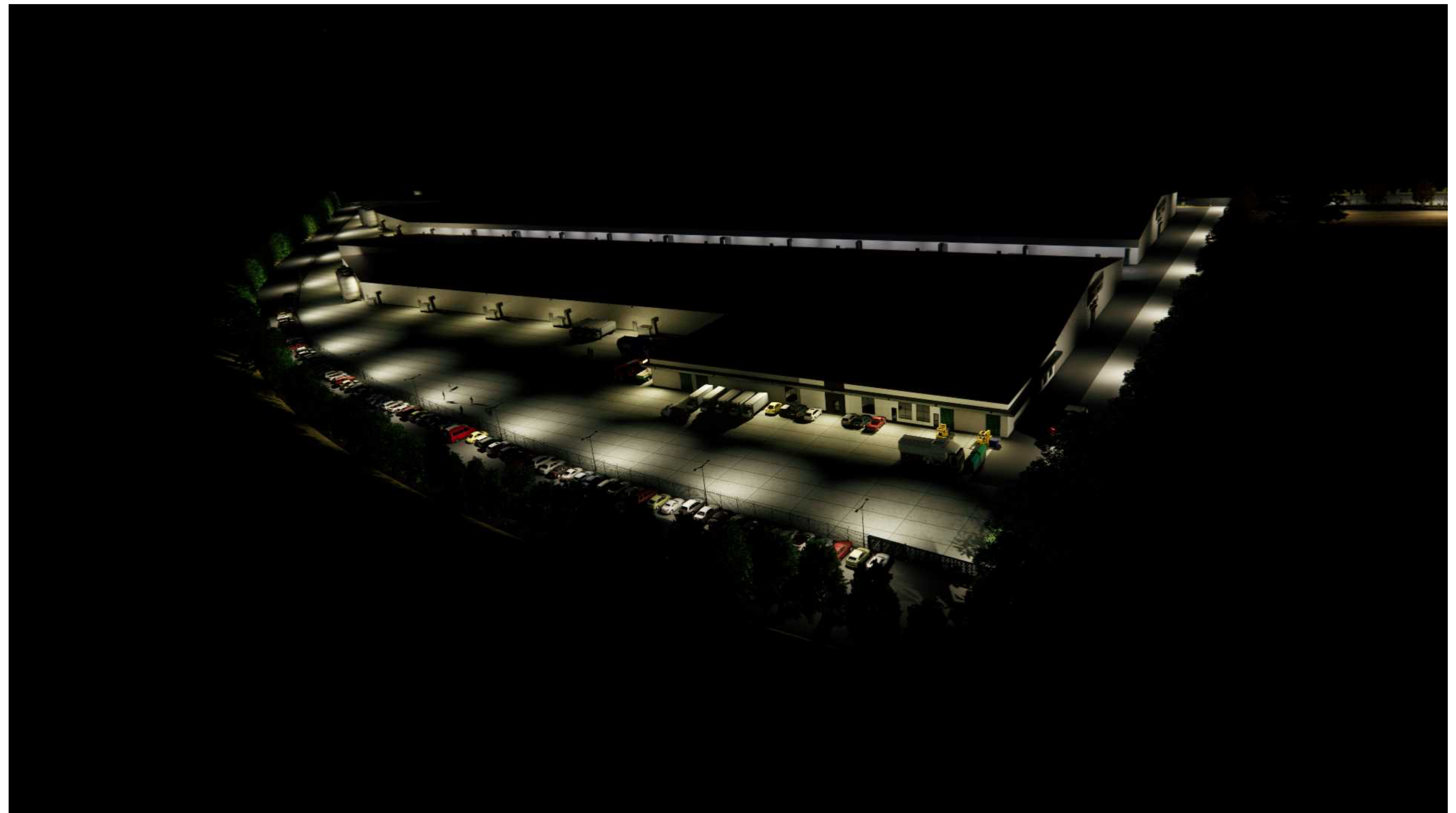
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Typical Cultivation Unit



South East View



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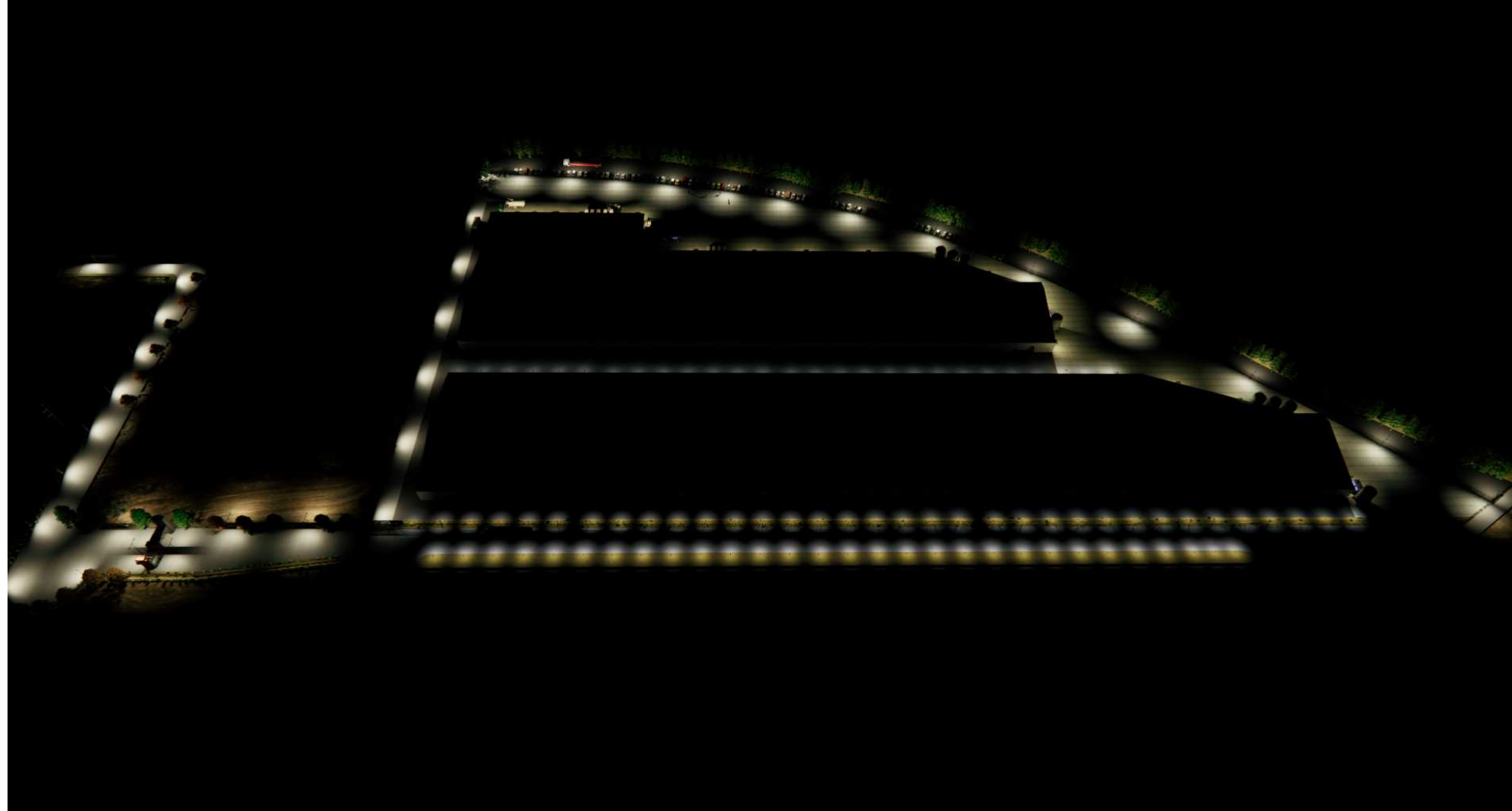
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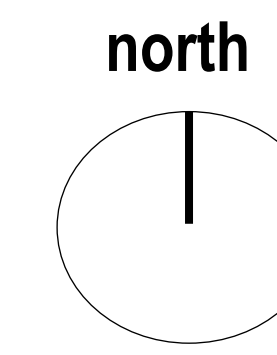
**Light studies**



North View

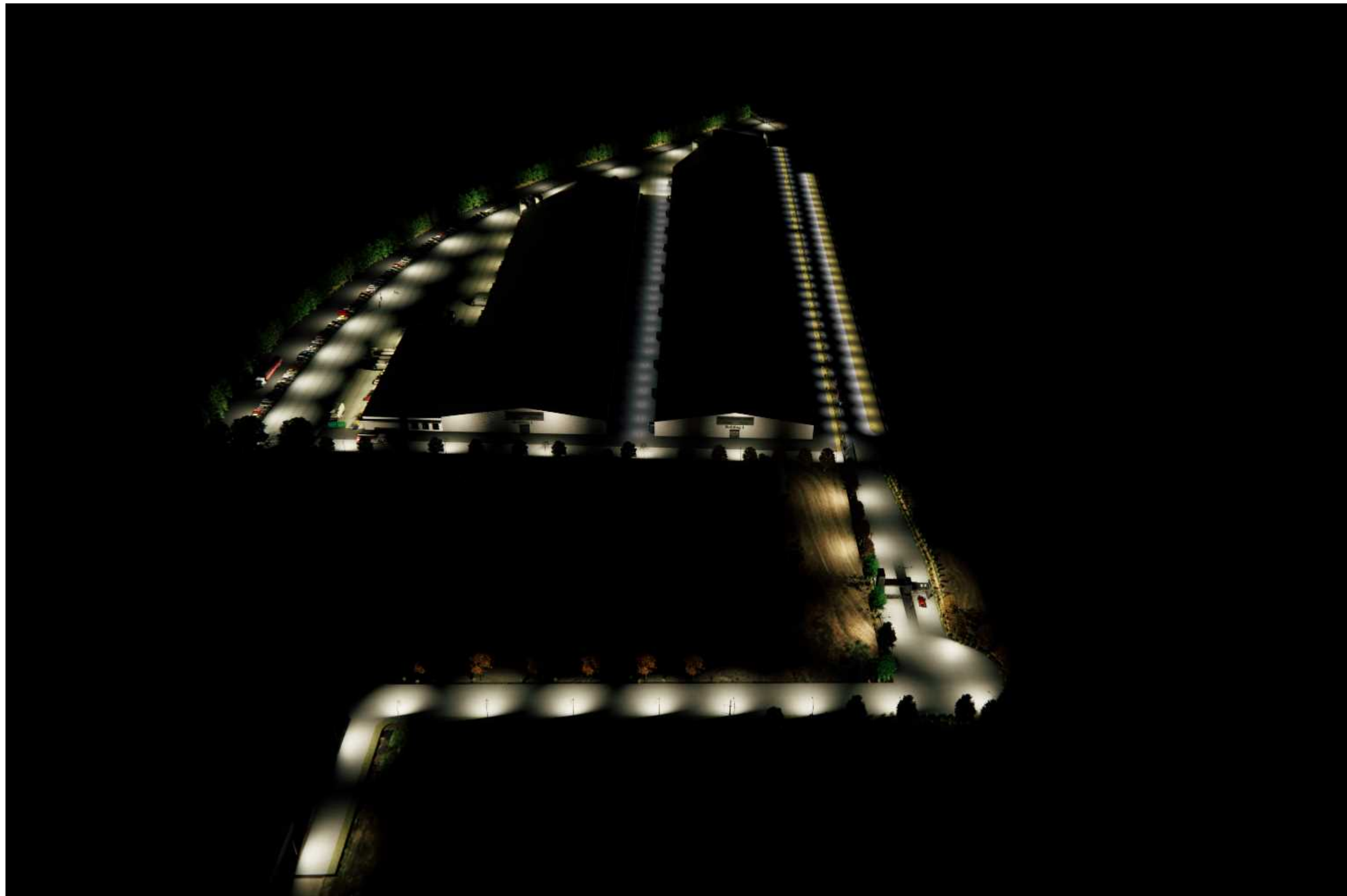


North View  
10:00 PM

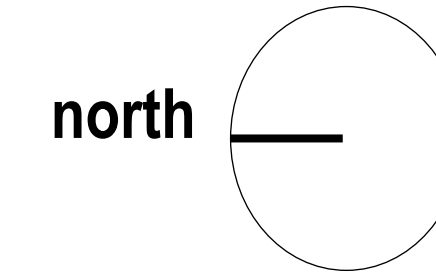




East View

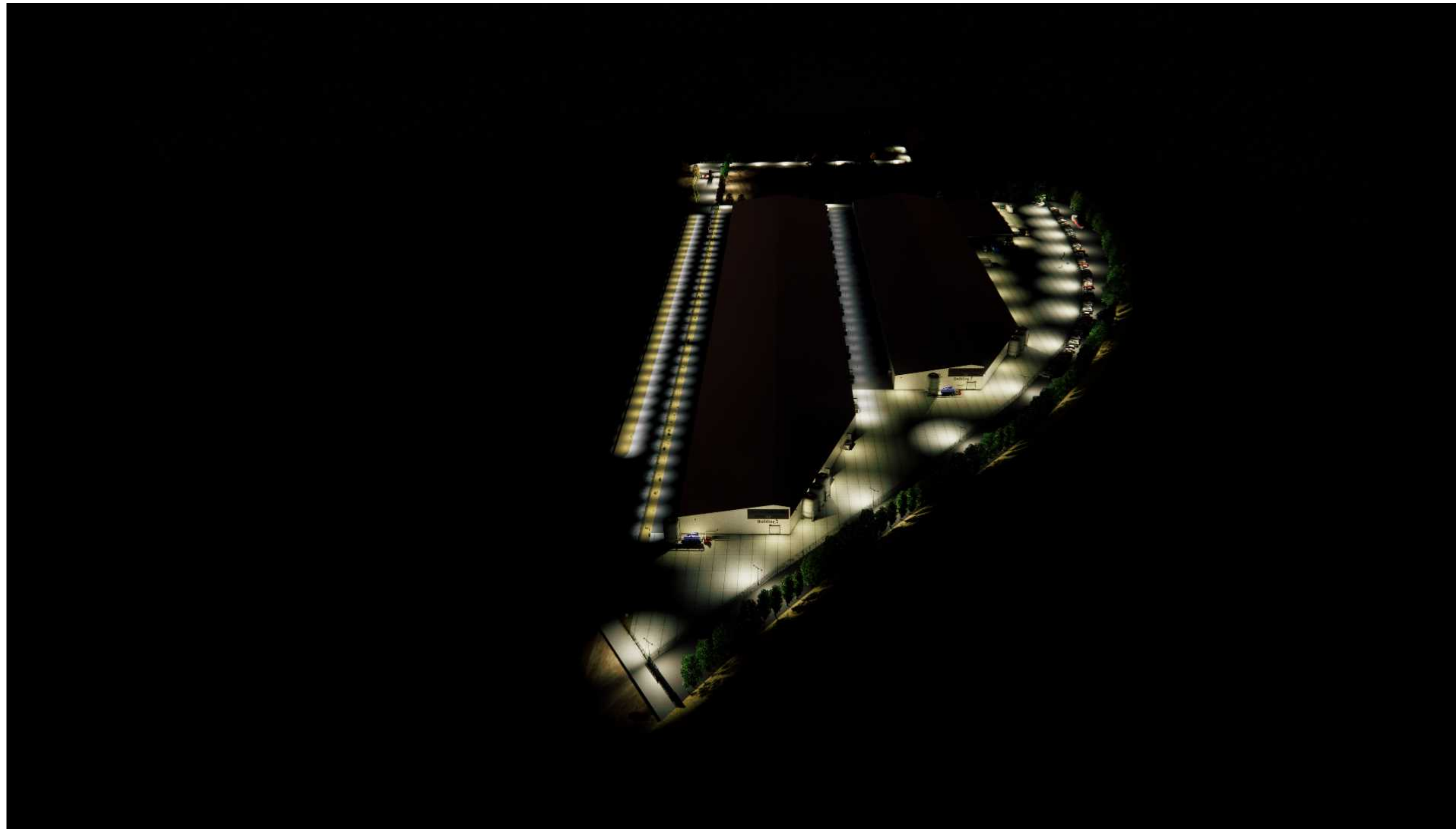
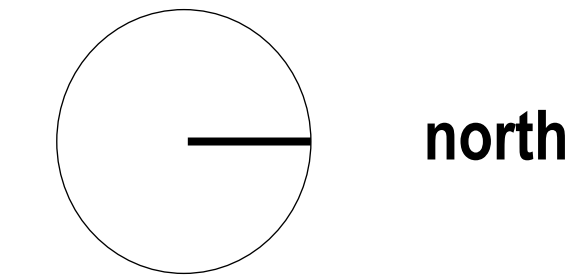


East View  
10:00 PM





West View



West View  
7:00 PM

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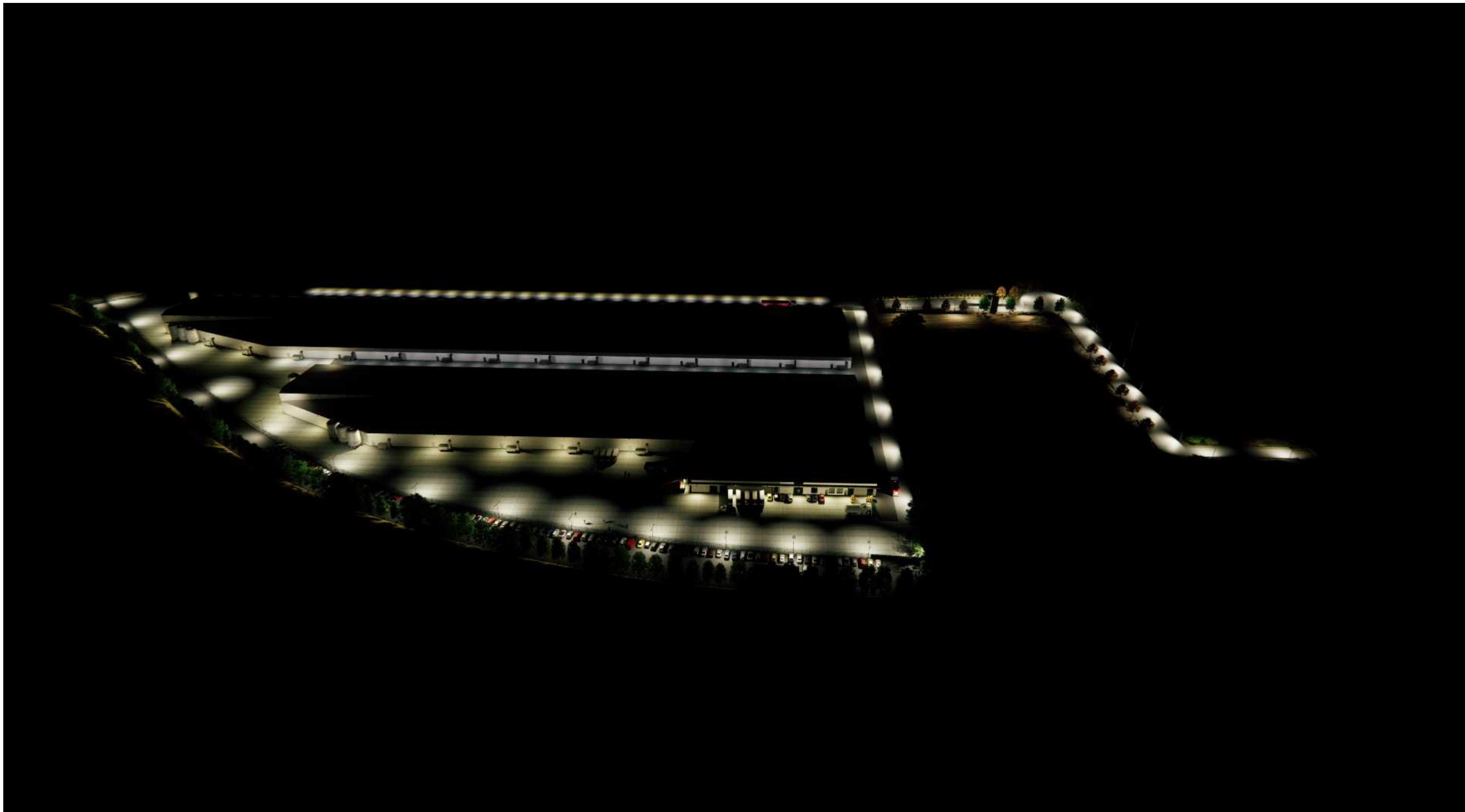
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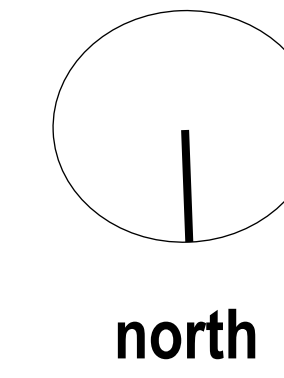
**Aerial Perspective  
West View**



South View



South View  
10:00 PM



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**Aerial Perspective  
South View**

ATTACHMENT A

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT 02-22 (C.U.P.)

**General Conditions**

1. Approval of this conditional use permit is limited to site designs, access, and development standards as established within the Triple Crown General Development Plan (GDP) and the City of Colusa Zoning Code.
2. The owner/developer shall secure land-use approvals via City Council approval of a development agreement, a Cannabis Business Special Use Permit, and a Cannabis Business Regulatory Permit prior to any site grading or construction.
3. Operational, odor control, site/building security, and signage plans shall be subject to Article 21.5 of the City Zoning Code and a Cannabis Business Special Use Permit.
4. The owner/developer shall comply with all Mitigation Monitoring and Reporting Program (MMRP) requirements as adopted within the 2019 Colusa Triple Crown Cannabis Business Park Project IS/MND.
5. The owner/developer shall submit a lighting plan in compliance with City Code Section 29.04 (c) (5) for review and approval by the Planning Department, prior to building permit issuance.
6. In the case this Conditional (Major) Use Permit has not been used within one (1) year after the date of granting thereof, unless vested under the rights granted by a development agreement between the applicant and the City, and without further action by the Planning Commission, the use permit granted shall be null and void.
7. Planning Commission approval of this Conditional Use Permit shall not be considered final or valid until the 10-day appeal period or, in the case when an appeal is filed, the appeal process is concluded in accordance with Section 33.01.D. of the *Colusa Zoning Ordinance*.

**Architectural Conditions**

1. Building permit plans shall illustrate doorway awnings, decorative window trim, and a wainscoting design (of contrasting materials and/or colors) along the north, east and west elevations of the administration building, subject to review and approval by the Planning Department.
2. All storage areas shall either be enclosed within buildings or screened with sufficient landscaping or other materials to minimize visual impacts to surrounding properties, subject to review and approval by the Planning Department.
3. All perimeter fencing shall be installed prior to any building occupancy, limited to a maximum of seven (7) feet above finished grade, and subject to review and approval by the Planning Department and/or Police Department.
4. Signage shall be considered and approved with the cannabis business special use permit.

**Access / Parking Conditions**

1. The owner/developer shall, prior to any Project site grading or construction, offer for dedication their fair share portion of property that is needed for future public rights-of-way and/or utility easements within the existing planned D Street and East Clay Street corridors. Such offer(s) for dedication and any corresponding plan(s) shall be subject to review by the City Engineer and Public Works Director.
2. The timing and future construction of D Street and East Clay Street frontage improvements and public utilities shall be determined by the City Engineer and Public Works Director, subject to a deferred improvement agreement.

3. The owner/developer shall pave all on site roadway, fire access, and primary parking areas with asphalt concrete or superior materials to minimize generation of dust pollutants, subject to review by the City Engineer.
4. The owner/developer shall submit plans for parking striping and handicap access, subject to review and approval by the Planning Department and Certified Access Specialist ("CASp") inspector.
5. Employee parking areas that are located within 100 feet of the Sacramento River Levee shall conform to the requirements of the Army Corps of Engineers and/or RD 108.
6. The owner/developer shall submit plans for the primary and emergency access gates, subject to review and approval by Planning Department.

**Drainage / Grading Conditions**

1. The owner/developer shall submit a comprehensive storm drainage plan for the ultimate development build out, any interim drainage plan serving the entire project area, or any portion of the project area associated with phasing of the development improvements, and such plan shall be prepared by a registered civil engineer and submitted to the City Engineer for approval. The drainage plan shall identify specific storm drainage design features to control increased runoff from the project site. The drainage plan shall demonstrate the effectiveness of the proposed storm drainage system to prevent negative impacts to existing downstream facilities and to prevent additional flooding at offsite downstream locations. All necessary calculations and assumptions and design details shall be submitted to the City Engineer for review and approval. The design features proposed by the owner/developer shall be consistent with the most recent version of the City's Storm Drainage Master Plan criteria and City Public Improvement Standards. The plan shall incorporate secondary flood routing analysis and shall include final sizing and location of on-site and off-site storm conduit channels, structures, and detention facilities. The Storm Drainage Plan shall be reviewed and approved by the City Engineer prior to any Project site grading or construction.
2. The owner/developer shall pay the cost associated with all improvements required by the Storm Drainage Plan and an appropriate reimbursement agreement shall be drafted to reimburse the owner/developer for oversized improvements on a pro rata basis per the project-level reimbursement agreement.
3. Drainage and stormwater basin system improvements shall be completed prior to any building occupancy.
4. Plans for the project storm water basin are within the jurisdiction of the Colusa County Airport Land Use Commission (ALUC). Such plans shall be reviewed by the ALUC for a determination of consistency with Colusa County Airport Land Use Compatibility Plan (ALUCP).

**Landscaping Conditions**

1. The owner/developer shall submit landscaping plans in compliance with State Municipal Water Efficiency Landscape Ordinance (MWELo) requirements, subject to review and approval by the Planning Department.
2. The owner/developer shall install tree landscaping to screen/obscure employee parking areas and buildings from public view along the Sacramento River levee, subject to review and approval by the Planning Department.

**Sewer / Water System Conditions**

1. The owner/developer shall connect to the City water consistent with City design standards, subject to review and approval by the City Engineer. The applicant shall pay any/all costs associated with connecting to the City water system including connection and impact fees.
2. The owner/developer shall connect to the City sewer system consistent with City design standards, subject to review and approval by the City Engineer. The applicant shall pay any/all costs associated with connecting to the City sewer system including connection and impact fees.

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