

March 21, 2022

City of Colusa Planning Department
425 Wester Street
City of Colusa, CA 95932
Attention Bryan Stice
Planning Director

Dear Mr. Stice,

Please accept this application from JAC INDUSTRIES COLUSA FARMS for design review for the construction and development on the 84-acre site on the northeast side of the city, bounded by D Street, East Clay Street, and the Sacramento River levee. The application is for design review, and Development Agreement, Special Use Permit, and Regulatory Use Permit to construct and operate a cannabis research and development business park.

The Proposed Project is for the construction and operation of a cannabis research and development business park. The Proposed Project would encompass approximately 420,000 square feet (ft²) on parcel four and would include energy-efficient buildings for cannabis cultivation, plant processing spaces, facilities for creating infused products, a testing laboratory for internal product testing, research/development and training centers, distribution center, and corporate offices. The various spaces can be sold or leased to other cannabis businesses properly licensed by the State of California.

Specific project objectives are as follows:

- Develop the Proposed Project area into a state-of-the-art cannabis research and development business park.
- Construct a facility that meets all state and local requirements for cannabis cultivation and business activities, including security and environmental standards required by the State of California.
- Construct a facility that meets all local laws, regulations, and ordinances that may apply to site development and building standards (e.g., building codes, local ordinances); and
- Build a facility that provides employment to up to 310 full-time employees.

The project site is situated in the northeast corner of the City of Colusa, along the south side of the Sacramento River levee (**Figure A.03**). The 84-acre project site is bounded by D Street to the west and East Clay Street to the south. The Sacramento River forms its northern boundary. The site is located on eight existing assessor parcels. Approval of the Proposed Project includes a lot line adjustment to the four legal parcels into a new realigned four parcels, as shown in the (**Figure A.04**).

The area is zone as Light Industrial District (M-1), with a current a General Plan designation Industrial District (I).

Residential, agricultural, and commercial uses surround the project location on three sides, with the Sacramento River on the north (**Figure A.03**). Residential uses are located at the southwest corner of the project site, and rural residential/agricultural uses are located along the south border of the site.

The topography of the site is flat at an elevation of ± 55 feet above mean sea level (ENGEO 2004). Most of the property is being farmed for hay. Mature trees line some parts of perimeter of the property and is surrounded by tall weeds and dry brush.

A fruit drier, pump shed, shower house, are located along the northern boundary of the property. All structures have been abandoned and in poor condition. There are two residential wells on the property and one agricultural well. A dirt and gravel road enters the property near the southeast corner, extends north along the eastern boundary, and then follows the northern boundary, providing access to the above-mentioned structures. According to research on previous land uses, the property has historically been used for the agricultural production of prune plums and oats, and contained a fruit dryer, two residences, and a railroad spur (ENGEO 2004).