PROJECT: COLUSA TRIPLE CROWN

Project Title:	**Colusa Triple Crown**
Lead Agency Name and Address:	**City of Colusa** **Planning Division** **425 Webster Street** **Colusa, CA 95932**
Phone Number:	**(530) 458-4740**
Project Location:	**The project is in the northeast corner of the City of Colusa, along the border of the Sacramento River Levee. D Street is to the west and East Clay Street is to the south**
General Plan Designation(s):	**Low Density Residential and Medium Density Residential**
Zoning:	**Planned Development (P-D) District**
Contact Person:	**Michael S. Olivas 56mikeolivas@gmail.com (530) 400-6092**
Date Prepared:	**January 25, 2018**

Project Description:

The proposed project is a Cannabis Research and Development Business Park and a drainage detention area on 84 gross acres. The proposed project involves the following requested entitlements:

- **A Development Agreement, Special Use Permit, and Regulatory Use Permit to allow a Cannabis Research and Development Business Park.**
- **A General Plan Amendment of approximately 84 acres of the site from Low Density Residential District to Industrial District.**
- **A Rezone of approximately 84 acres of the site from Planned Development (P-D) District to Light Industrial (M-1)District.**
- **A Lot Line adjustment to create four parcels.**
- **General Development Plan to create, and to establish design standards and guidelines for a Cannabis Research and Development Business Park, open space, and related drainage facilities on a collective project site of 84 acres.**

Owner: Colusa Riverbend Estates LLC
1046 Olive Drive Suite 3
Davis CA 95616

Applicant: Colusa Triple Crown, LLC
1046 Olive Dr. Suite 3b
Davis, CA 95616

PROJECT: Colusa Triple Crown

Project Information

A.00

The project is in the northeast corner of the City of Colusa. The Sacramento River winds around the project site forming the site's northern boundary. Unincorporated lands of Colusa County border the project to the east, north and south, and the west (excepting limited lands already incorporated.)

Cannabis Research and Development Business Park

The Cannabis Research and Development Business Park will be approximately 1,490,000 square feet on 84 acres and will include energy-efficient greenhouses for cultivation, plant processing spaces, facilities for creating infused products, a testing laboratory, research & development and training centers, distribution center, and corporate offices. Space will be sold or leased to businesses registered under the California Marijuana Program.

Proposed site access will be from East Main Street to the project site.

The project shall consist of the following operations:

Cultivation

As plants mature from seedlings, they are transferred to the cultivation area which covers 900,000 square feet. This area utilizes state of the art greenhouses to harness readily available resources, i.e. the sun, while controlling negative factors such as pests and contaminants. Each greenhouse is optimized for the plant varietal(s) it houses and is controlled via a central computer system that monitors and corrects for humidity, temperature, light, and soil compounds.

Plant management and soil amendments are carried out through the widely accepted "fertigation" method which deploys plant nutrients through the plant's water supply (drip irrigation.) While each greenhouse is optimized for plant health, other factors will be considered. Minimizing environmental impact is important and will be managed through intelligent water reclamation. In addition, each greenhouse will be laid out in a way that allows for farmer access since we believe farm, farmer and plant benefit from regular, hands-on testing and attention.

Processing, Drying, & Storage

Throughout the year, plant flower will be harvested and processed into a commercial-ready product in 149,760 square feet of facilities. In addition to processing recently collected flower, the facilities will also serve as an inventoried storage location where flower will get prepared for testing and packaged for distribution.

The 'curing' process is an important step to ensure proper shelf life and safe consumption by the consumer. While most of this process is manual, it is space intensive to ensure inventory integrity and to store enough product to resist market demand fluctuations. This facility will also contain additional security elements given the quantity of finished product stored on-site.

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Manufacturing and R&D

Once the plant flower is harvested, dried, tested, and packaged, it is ready for sale or further refinement. The manufacturing facility, comprising 44,500 square feet, will house a fractional distillation process that separates out each plant chemical (e.g. terpenes, cannabinoids, etc.) into its purest form. These pure cannabinoids and terpenes can then get mixed together, for example, to provide a specific flavor or effect for the consumer when consumed.

The fractional distillation process does not use a solvent-based approach and is thus a much safer but more expensive process for refining flower into commercial ready cannabis oil.

Distribution

After Triple Crown's products are tested and ready for sale, they move to the 40,000 square foot distribution and warehouse facility. This facility may be operated by Big Moon Sky, an online-only dispensary in California. Big Moon Sky offers curated collections of cannabis products for sale on-line which are then shipped to consumer's homes across the state.

This facility will serve as a distribution center where orders are picked, packed, and then shipped out. Orders are pre-sorted based on delivery location minimizing the need for multiple truck pick-ups throughout the day cutting down on environmental impact and truck congestion.

This state-of-the-art distribution center also relies on local staffing; providing employment opportunities throughout the city and county. The facility operates across a single shift with the opportunity of extending to three shifts if required.

Any product that is not sold direct-to-consumer via Big Moon Sky is then made available to the regulated market and sold in bulk to distributors who hold the required local and state permits to purchase and transport cannabis products.

Nursery

Located on-site will be a 7.55-acre nursery facility where each plant will begin its development from seed to seedling. The nursery serves two purposes: plant incubator and strain/varietal development.

In the initial stages of development, the plant requires a particularly controlled environment free of pests and harmful environments that can take advantage of the fragile state of the infant plant. As the plant starts to mature, it develops natural defenses increasing survivability in its permanent, greenhouse environment. By segregating the immature plants, we increase plant health, ensure the development of natural plant defenses (reducing the reliance on pesticides, for example) and identify/correct potential plant health issues.

In addition to incubation, the nursery provides an environment for strain or varietal development. As with grape vines in the wine world, each plant is a hybrid bred to provide a quality product in a commercially viable quantity. Plant cloning and cross breeding must be carried out in a controlled environment and will thus be part of the nursery facility.

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A.00

Buildings C-1, C-2, C-5, C-5, C-6, C-7, C-8, C-9, C-10, C-11 and C-12 consist of two separate sections of 37,500 square feet each to accommodate 22,000 square feet of canopy cultivation and include separate areas for processing, drying, control equipment space, employee area and administration.

Building C-3, C-4, C-13 and C-14 consists of one separate section of 37,500 square feet in each building to accommodate the production, cultivation, processing, drying, control equipment space, employee areas, administration and warehouse.

The research & development building (R&D) is a total of 45,500 square feet that includes separate areas for manufacturing facilities for creating infused products, control equipment, testing laboratory, research and development laboratories, training center, warehouse and corporate administration areas. The R&D building also includes an interactive employee center along with food service facilities.

Building D-W, consists of 40,000 square feet for distribution and warehouse and including 11,200 square feet for administration, employee lounge and food service facilities.

Building M, consists of 14,400 square feet for Manufacturing, testing laboratory, control equipment areas and distribution activities, and 11,200 square feet for administration, and employee area.

N-1, N-2 and N-3 represents 7.55 acres of greenhouse production and plant genetics research & development.

The utility services will be provided by the following:

Domestic Water:	**The City of Colusa**
Waste Water:	**The City of Colusa**
Utility power:	**Pacific Gas and Electric PG&E**
Fire protection:	**The City of Colusa**
Police protection:	**The City of Colusa**
Solid Waste:	

The project will be developed in a series of phases in approximately three to five years.

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Project Information

A.00

TABLE OF CONTENTS

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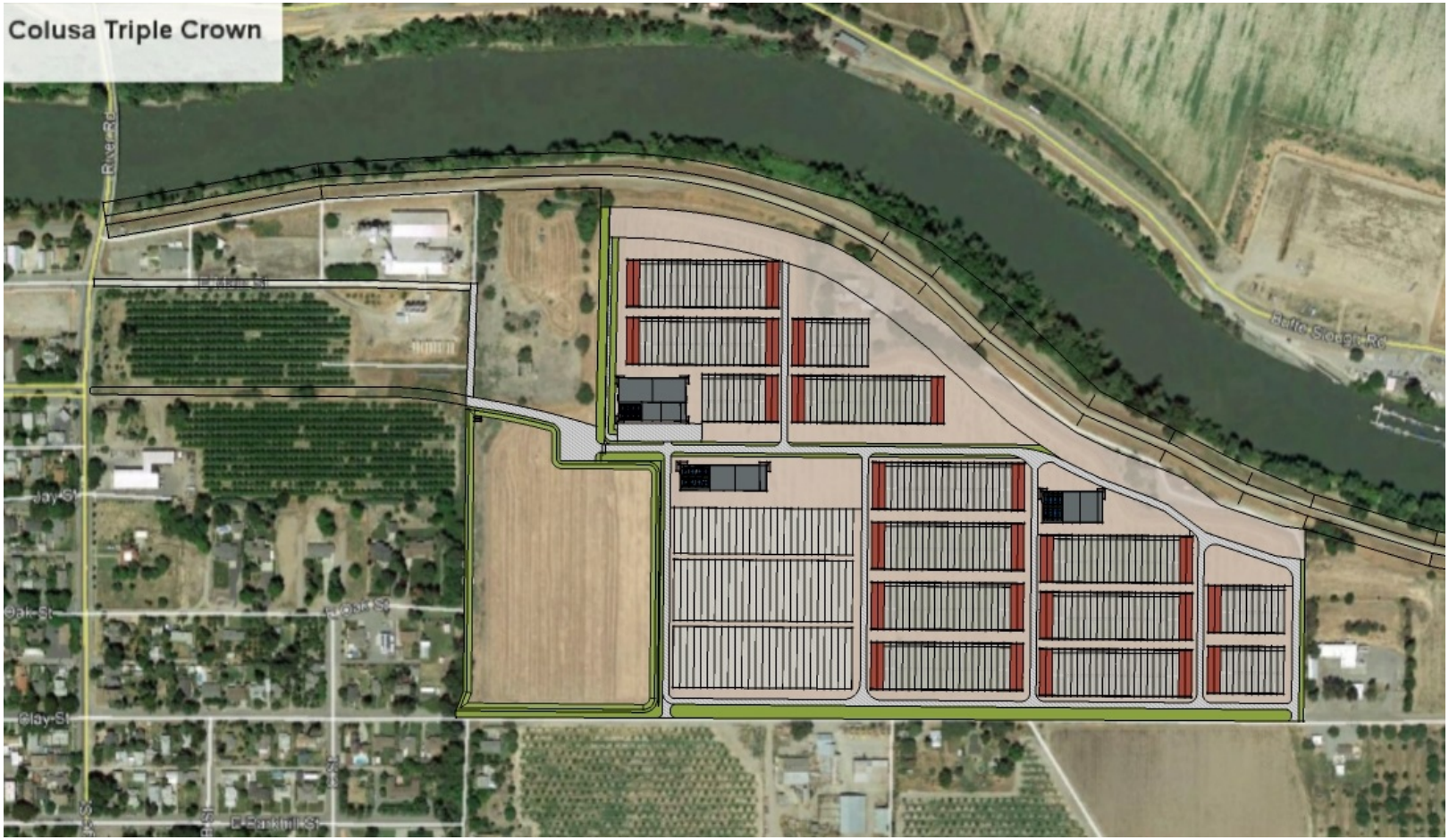
PROJECT:
Colusa Triple Crown

Table of Contents

A.01



Colusa Triple Crown: Project Information

Project: Colusa Triple Crown Business Park and R&D Agricultural Center
Developer: Colusa Triple Crown, LLC
Owner: Colusa Riverbend Estates, LLC
City of Colusa
Colusa County

N

Owner:
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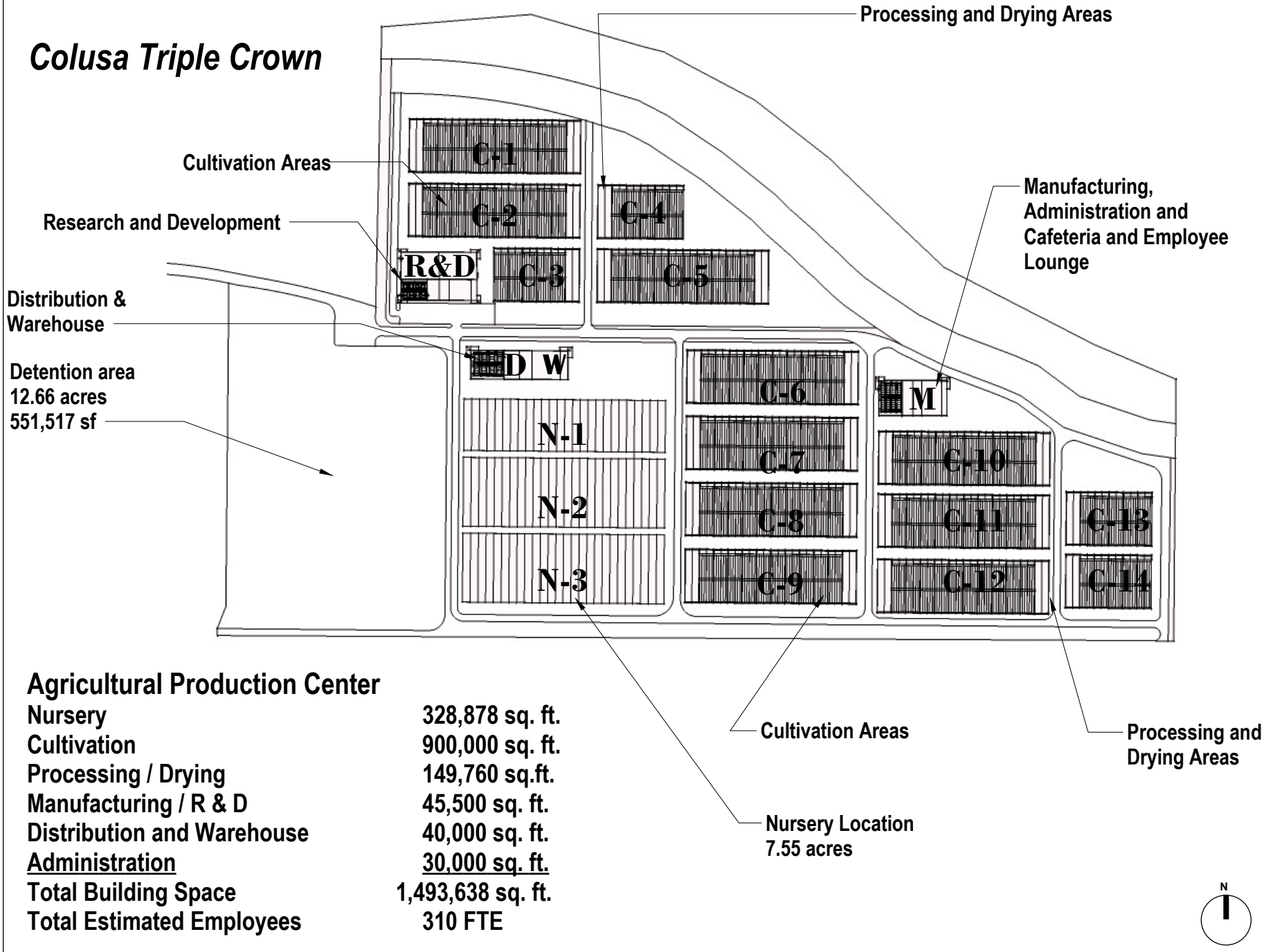
PROJECT:
Colusa Triple Crown

Project Aerial

A.02

Colusa Triple Crown



Agricultural Production Center

Nursery	328,878 sq. ft.
Cultivation	900,000 sq. ft.
Processing / Drying	149,760 sq.ft.
Manufacturing / R & D	45,500 sq. ft.
Distribution and Warehouse	40,000 sq. ft.
Administration	30,000 sq. ft.
Total Building Space	1,493,638 sq. ft.
Total Estimated Employees	310 FTE

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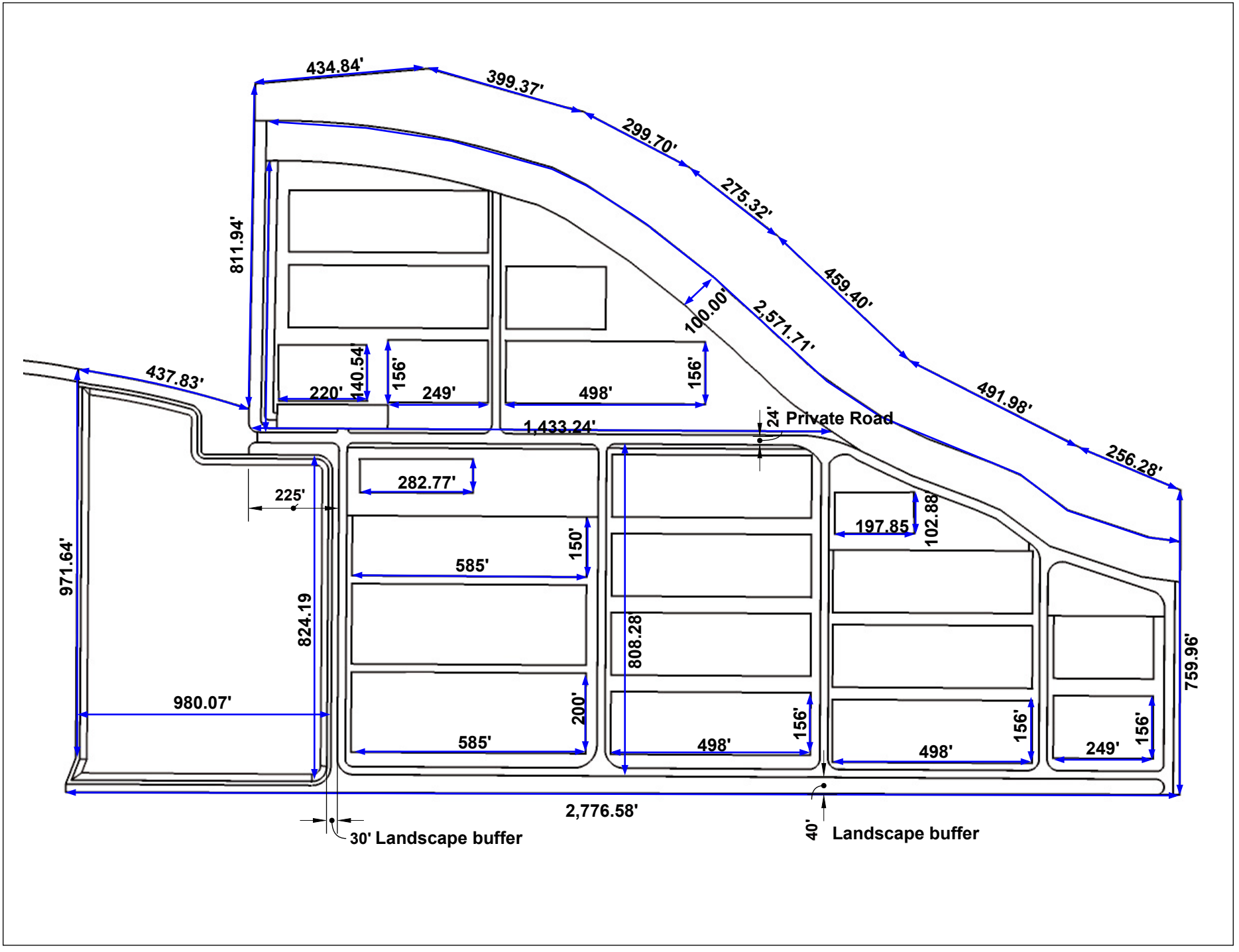
Proposed Project
Cannabis
Manufacturing Buisness Park

A.03



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Dimension Site Map

A.04

Development Standards and permitted uses

Land Use	Criteria
Cultivation	P
Processing	P
Nursery	P
Manufacturing	P
Research	P
Development	P
Distribution and sales	P
Warehouse	P
Administration	P
Recycling area	P
Loading areas	P
Food service	P

Minimum Setbacks from the perimeter property lines	
Cultivation	55'
Processing	55'
Nursery	55'
Manufacturing	40'
Research	40'
Development	40'
Distribution and sales	40'
Warehouse	40'
Administration	40'
Recycling area	55'
Loading areas	40'
Food service	40'

No structures are allowed within 100' of the levy toe

See Exhibit Map

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

Site Coverage Maximum	
Cultivation	22.00%
Processing	5.00%
Nursery	10.00%
Manufacturing	12.00%
Research	12.00%
Development	12.00%
Distribution and sales	11.00%
Warehouse	11.00%
Administration	3.00%
Recycling area	10.00%
Loading areas	10.00%
Food service	2.00%

Interior setbacks between buildings	
Cultivation	25'
Processing	25'
Nursery	25'
Manufacturing	25'
Research	25'
Development	25'
Distribution and sales	25'
Warehouse	25'
Administration	25'
Recycling area	25'
Loading areas	25'
Food service	25'

Standards for roadways

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

See Exhibit Map

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

See Exhibit Map

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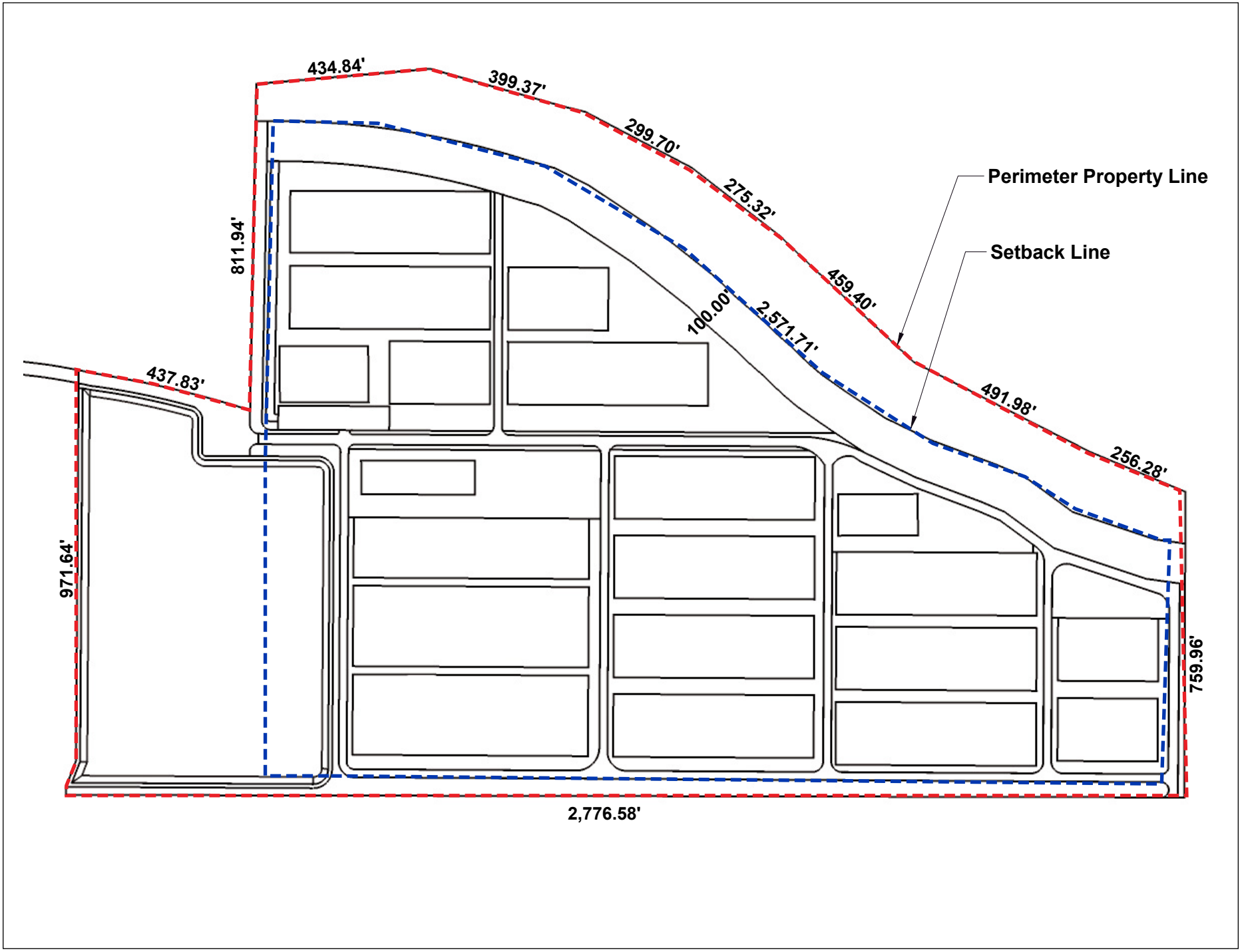
Development Standards



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Perimeter Property Line and Setbacks

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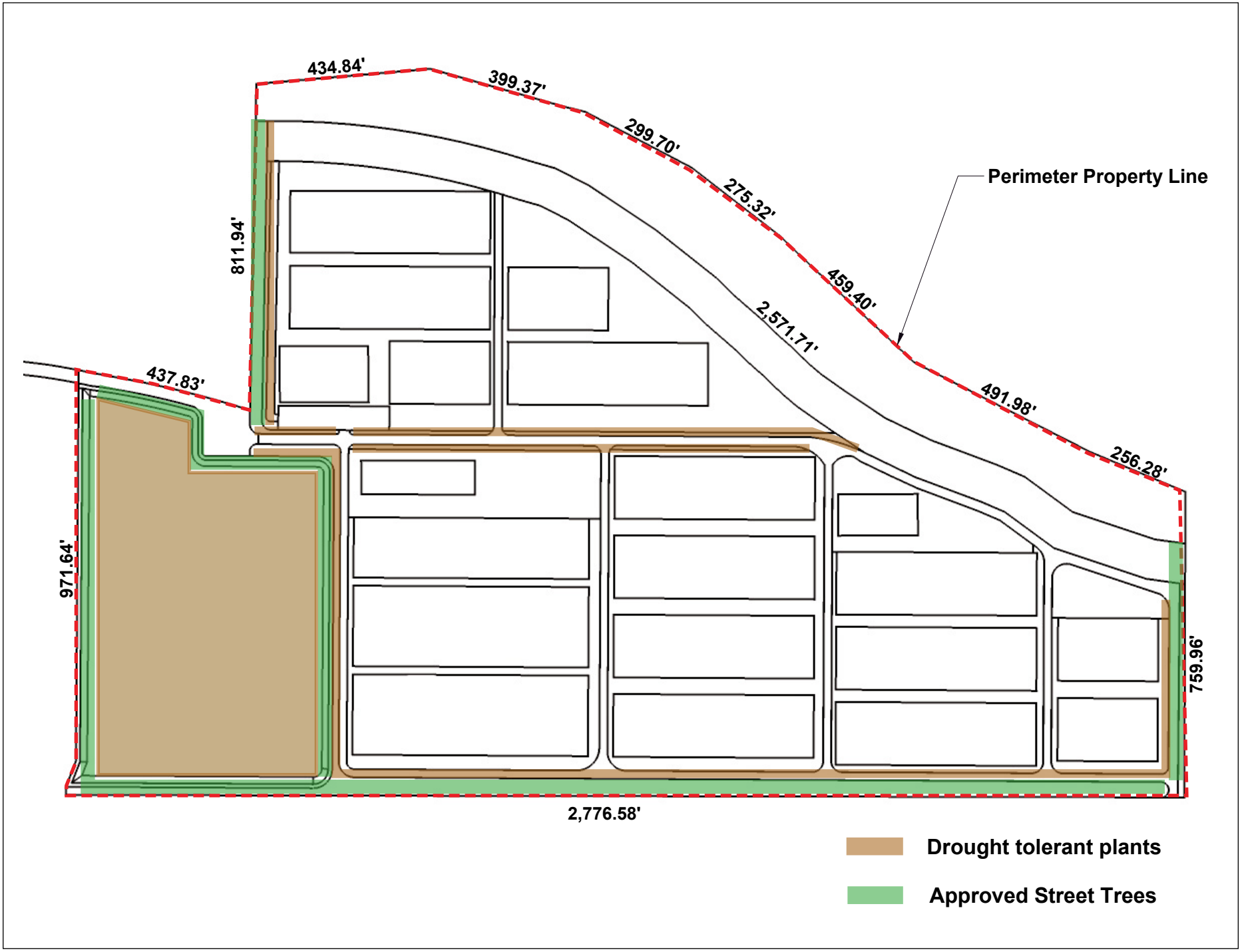

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Landscape Exhibit

A.07

Current Existing Conditions						
Total Roads and Sidewalks	-	SQ. FT.	0.00	Acres		
Lot Coverage	47,102	SQ. FT.	1.08	Acres		
Gravel Areas	51,552	SQ. FT.	1.18	Acres		
Farming Area	3,064,020	SQ. FT.	70.34	Acres		
Open Space	400,566	SQ. FT.	9.20	Acres		
Detention/Irrigation Channel	126,759	SQ. FT.	2.91	Acres		
Lot Landscape Areas	-	SQ. FT.	0.00	Acres		
Total Non Porous Surface	47,102	SQ. FT.	1.08	Acres		
Total Porous Surface	3,591,345	SQ. FT.	82.45	Acres		
Total Area	3,689,998	SQ. FT.				
Total Acres	84.71	Acres	84.71			

Colusa Triple Crown Business Park					Difference	Acres
Public Roads and Sidewalks	26,002	SQ. FT.	0.60	Acres	26,002	0.60
Private Roads and Parking	218,322	SQ. FT.	5.01	Acres	218,322	5.01
Gravel Areas	538,573	SQ. FT.	12.36	Acres		11.18
Parking Areas Gravel	420,578	SQ. FT.	9.66	Acres		
Lot Coverage	1,006,991	SQ. FT.	23.12	Acres	959,889	22.04
Landscape Areas	268,478	SQ. FT.	6.16	Acres	268,478	(64.18)
Open Space	400,566	SQ. FT.	9.20	Acres	-	-
Detention and Landscape Area	490,225	SQ. FT.	11.25	Acres	363,466	8.34
Nursey	320,436	SQ. FT.	7.36	Acres	320,436	
Total Non Porous Surface	1,571,750	SQ. FT.	36.08	Acres	1,524,648	35.00
Total Porous Surface	1,697,842	SQ. FT.	38.98	Acres	(1,893,502)	(43.47)
Total Area	3,690,170	SQ. FT.				
Total Acres	84.71	Acres	84.71	Acres		
Lot Coverage	35.97%					
Floor Area Ratio	0.366					

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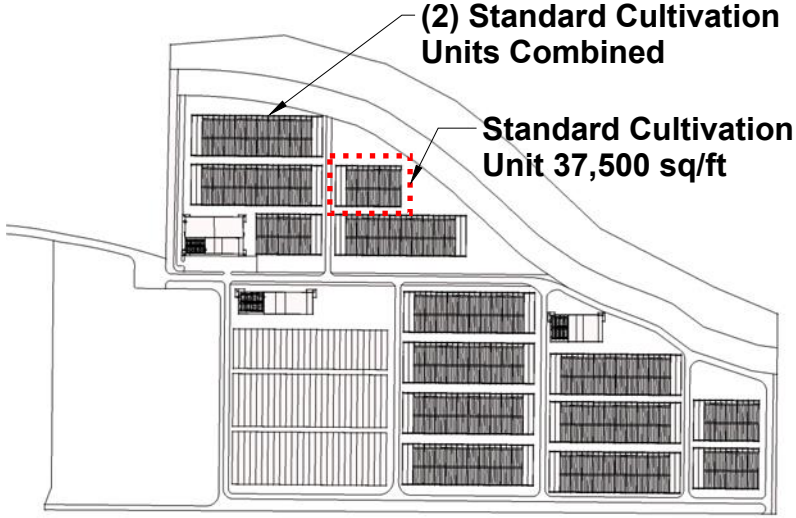
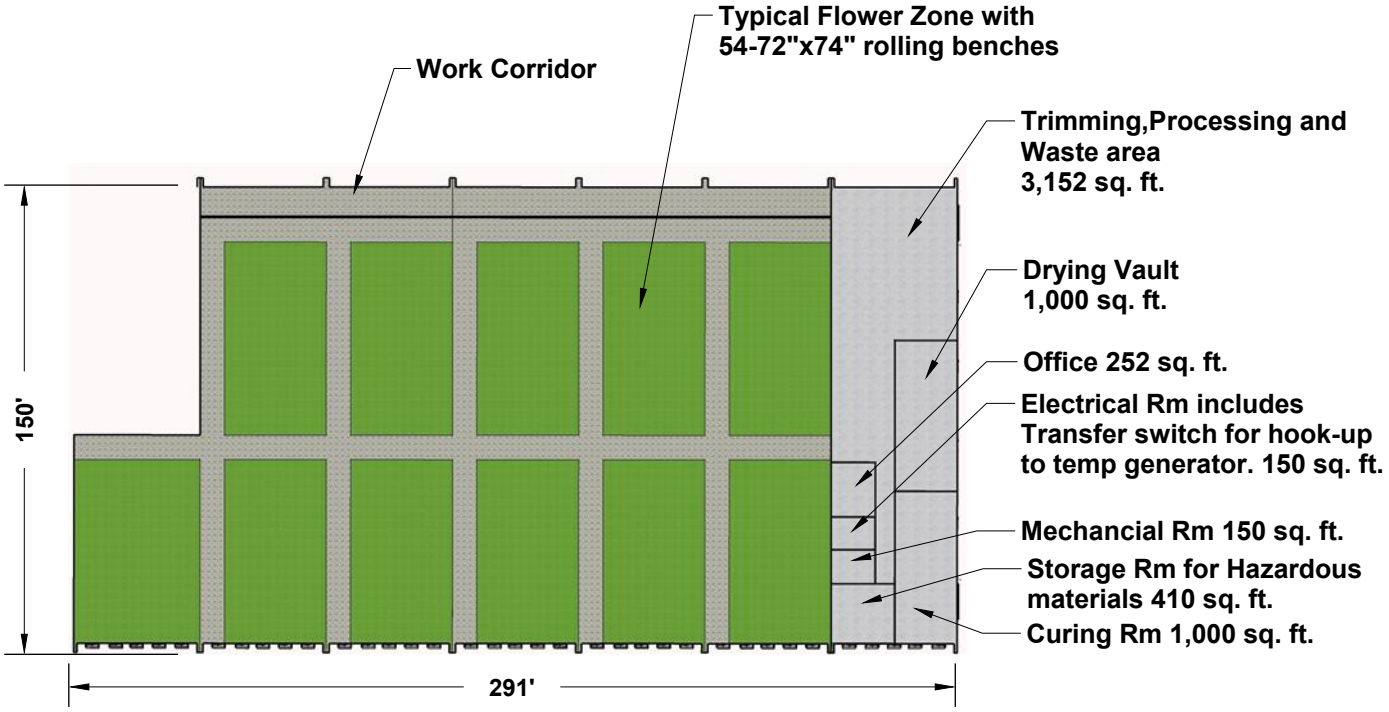
Calculation of Pervious and Impervious Surfaces

A.08



Standard Cultivation Unit



Typical Cultivation Standard Unit:

594-72"x74" Rolling Benches

21,978 sq. ft. of Flower bench space/canopy

33,737 sq. ft. of Greenhouse/ Cultivation

6,240 sq. ft. of Headhouse

Total Facility size equals 39,977 sq. ft.

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Standard Cultivation Unit 37,500 sq/ft

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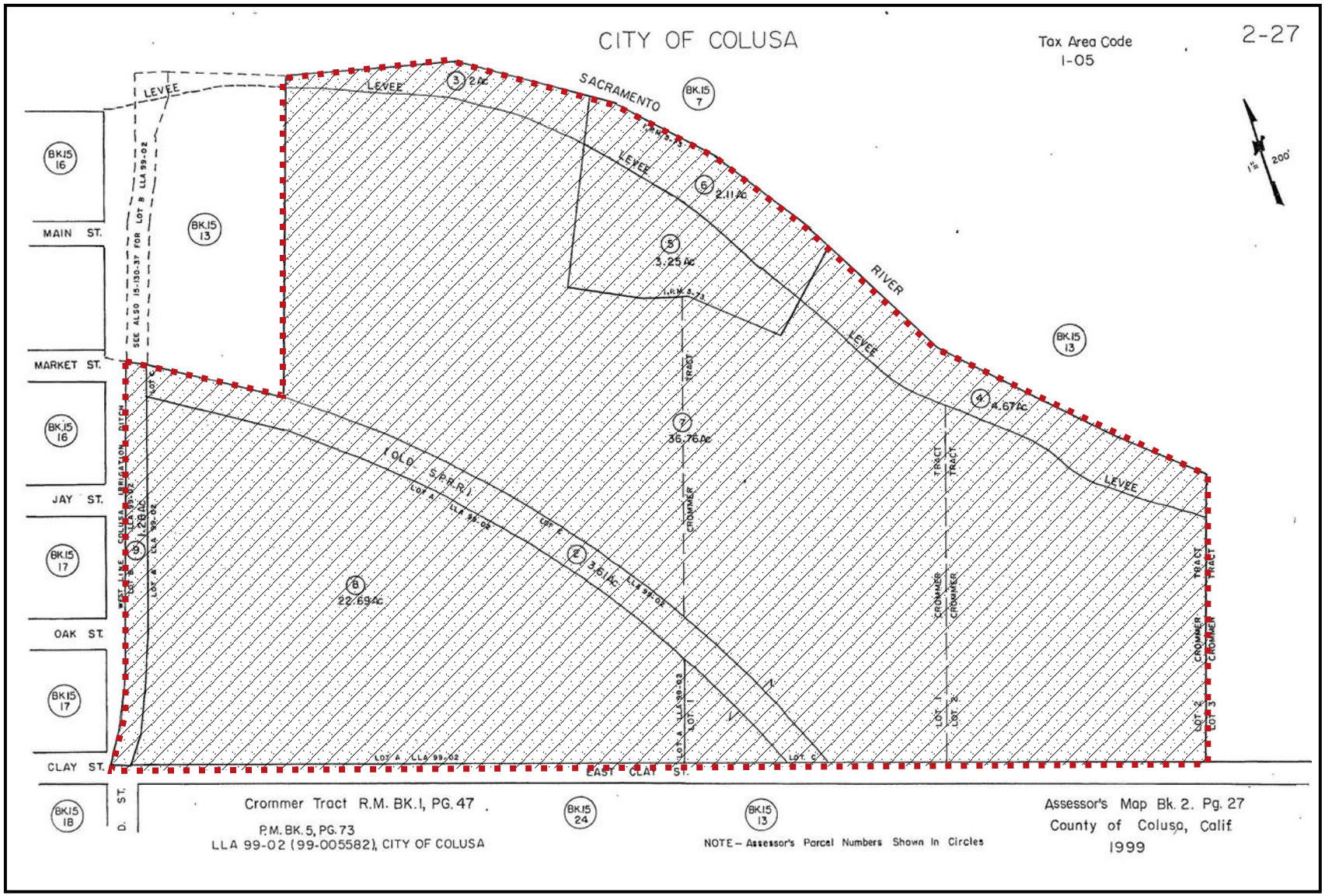

Existing Zoning: Planned Development (P-D) District

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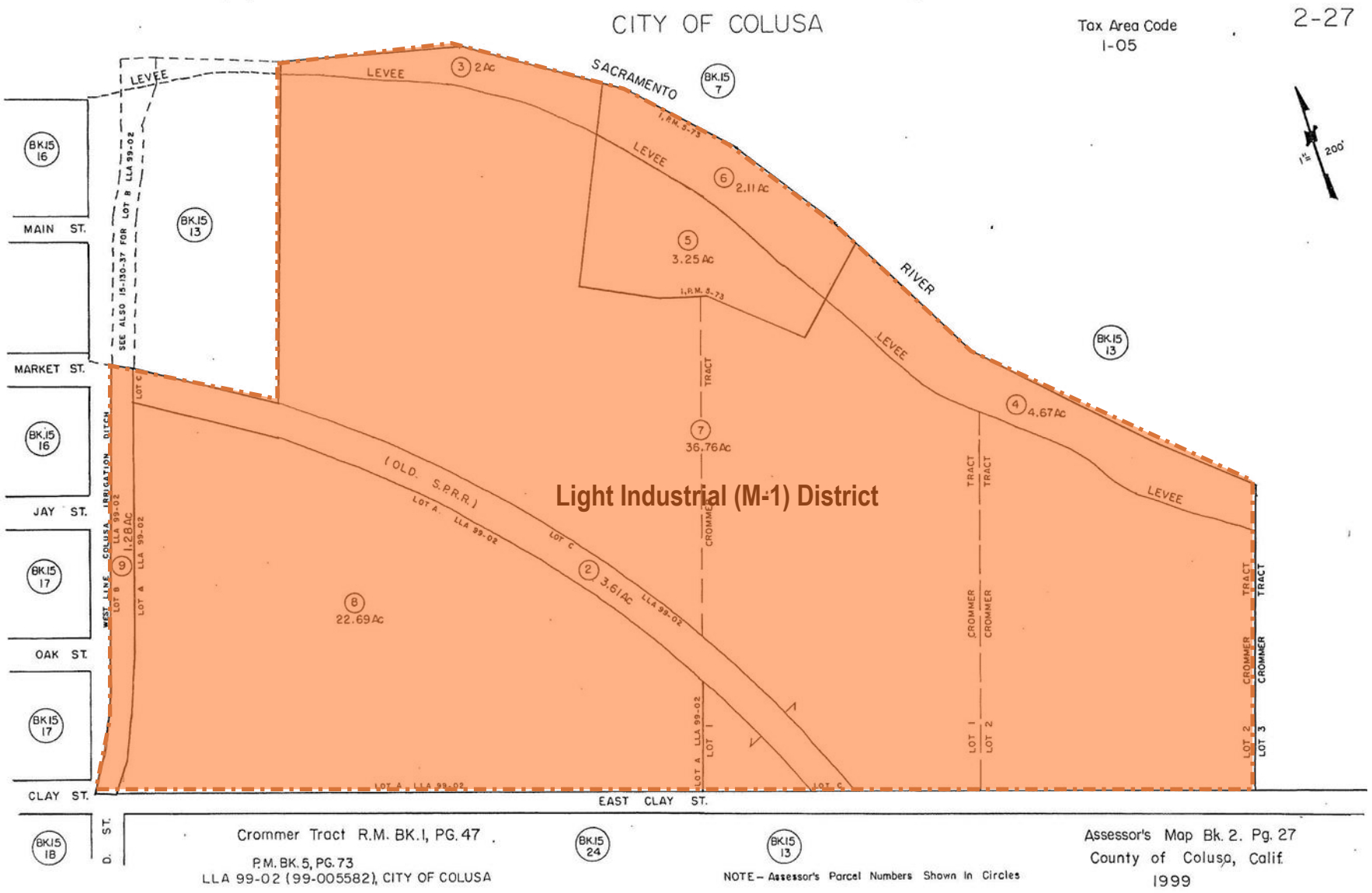
Existing Zoning
Planned Development
(P-D) District



Proposed Zoning: Light Industrial (M-1) District

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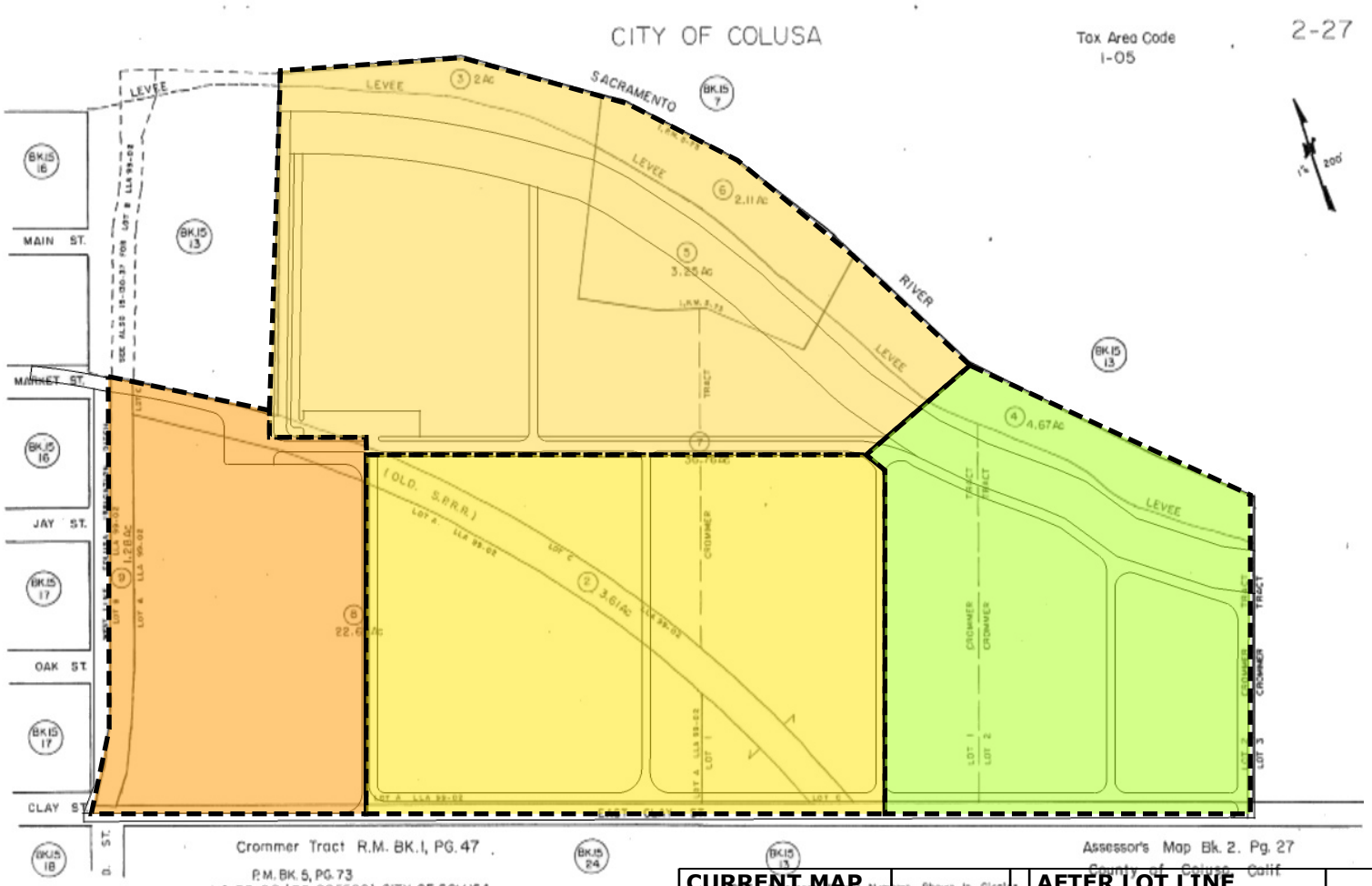
Proposed Zoning
Light Industrial (M-1)

A.11



CURRENT MAP			AFTER LOT LINE ADJUSTMENT	
APN	Acreage		APN	Acreage
002-270-002	2.112		002-270-003	14.210
002-270-003	2.719		002-270-005	27.120
002-270-004	3.993		002-270-007	24.250
002-270-005	2.628		002-270-009	19.120
002-270-006	3.804			
002-270-007	44.361			
002-270-008	25.134			
	84.70			84.70

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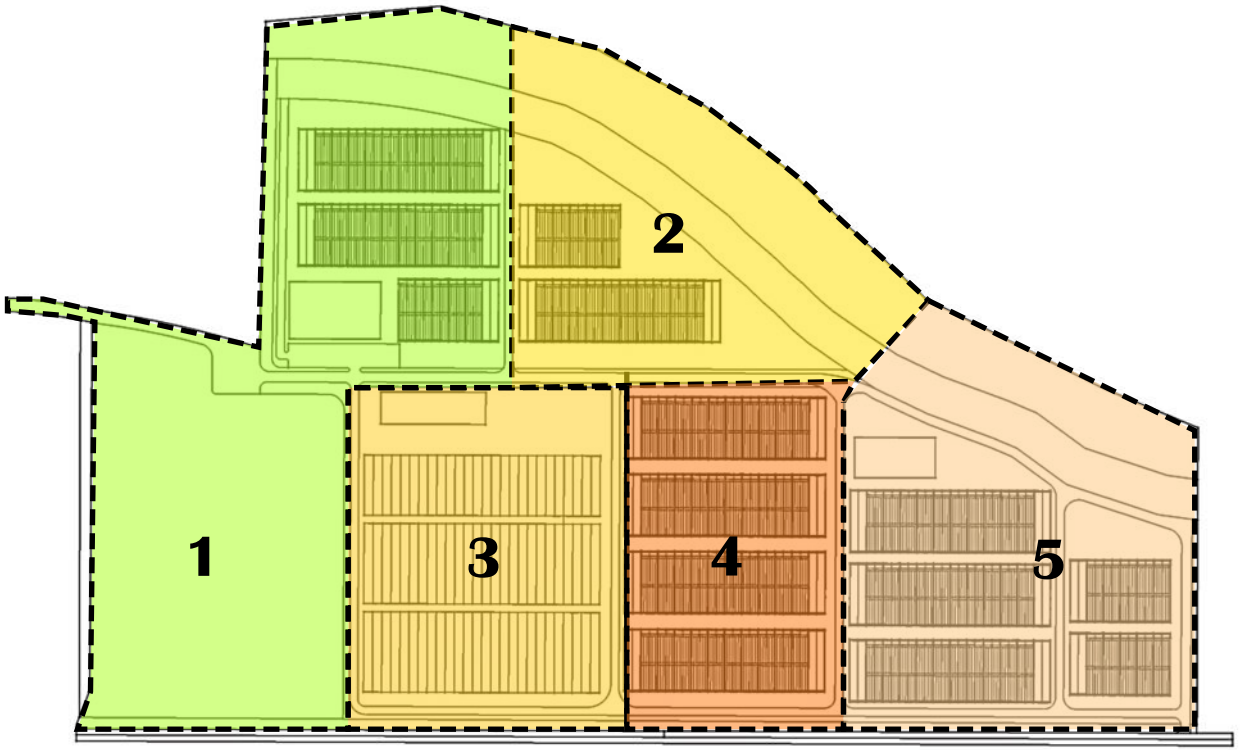
Proposed Lot Line Adjustment

A.12

Phase 1: The development and construction of 187,500 square feet of cultivation and processing that includes five separate structures at 37,500 square feet each. In addition, a 45,500 square feet of manufacturing & research and development, including square footage for administration. Necessary infrastructure will include the extension of D Street from East Main Street (limited section) to the commercial entrance, water extension from Bridge Street to project entrance, the construction of the required area of the detention basin and required drainage distribution system. The initial sewer connection will be established for the entire project. The development and construction will include all required landscaping and security details as proposed.

Phase 2: The development and construction of 112,500 square feet of cultivation and processing that includes three separate structures at 37,500 square feet each. Utilities will be extended to provide service for the commercial use including further development of the detention area. The development and construction will include all required landscaping and security details as proposed.

Phase 3: The development and construction of 328,878 square feet of nursery and supporting structures and equipment. A fourth structure is a 40,000-square foot distribution center and warehouse. Utilities will be extended to provide service along with further development of the detention area for drainage. The development and construction will include all required landscaping and security details as proposed.



Phase 4: The development and construction of 300,000 square feet of cultivation and processing that includes eight separate structures at 37,500 square feet each. Utilities will be extended to provide service for the commercial use including further development of the detention area. The development and construction will include all required landscaping and security details as proposed.

Phase 5: The development and construction of 300,000 square feet of cultivation and processing that includes eight separate structures at 37,500 square feet each. In addition, 19,250 square feet of distribution, manufacturing and warehouse. Utilities will be extended to provide service, including additional development of the detention area if necessary. The development and construction will include all required landscaping and security details as proposed.

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Proposed Phasing

A.13

East Main Street County Road

East Clay 58'-0 ROW

Private road for employees and deliveries and for use as public service not open to local traffic

Private roads for commercial use

Circulation Plan

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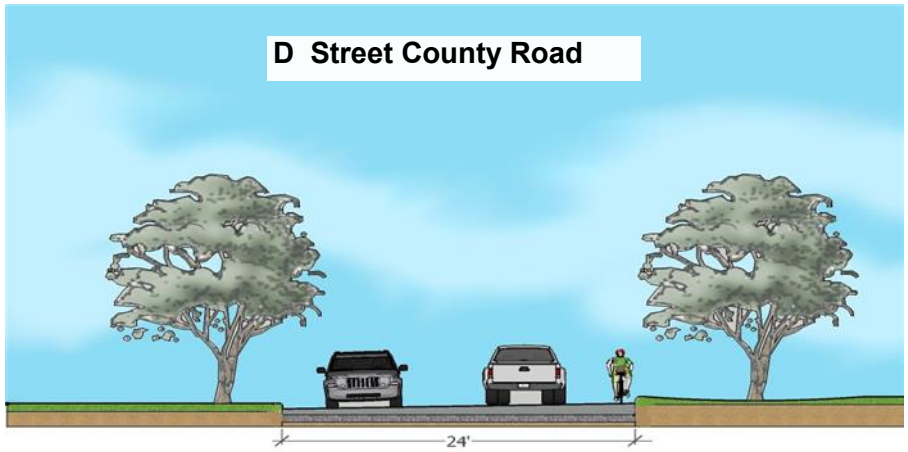
Circulation Plan
Light Industrial (M-1)

A.14



East Main Street from Bridge Street to D Street will be the Primary Entrance to the Project Site. D Street will be constructed as a County Road from East Main Street south to the main project entrance.

There is one primary entrance to the Colusa Triple Crown project: D Street will extend from East Main Street to the project site. East Main Street will be the main entrance and exit from Colusa Triple Crown 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 Triple Crown (CTC) 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 off Market Street 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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Street Section
Light Industrial (M-1)

Overall Drainage Plan

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. Drainage plan showing grading and drainage information including topographic information are preliminary only. 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. 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 off-site 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 applicant 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 approved prior to submittal of the first final map. The applicant shall pay the cost associated with all improvements required by the plan and an appropriate reimbursement agreement shall be drafted to reimburse the applicant for oversize improvements on a pro rata basis per the Project level Reimbursement Agreement.

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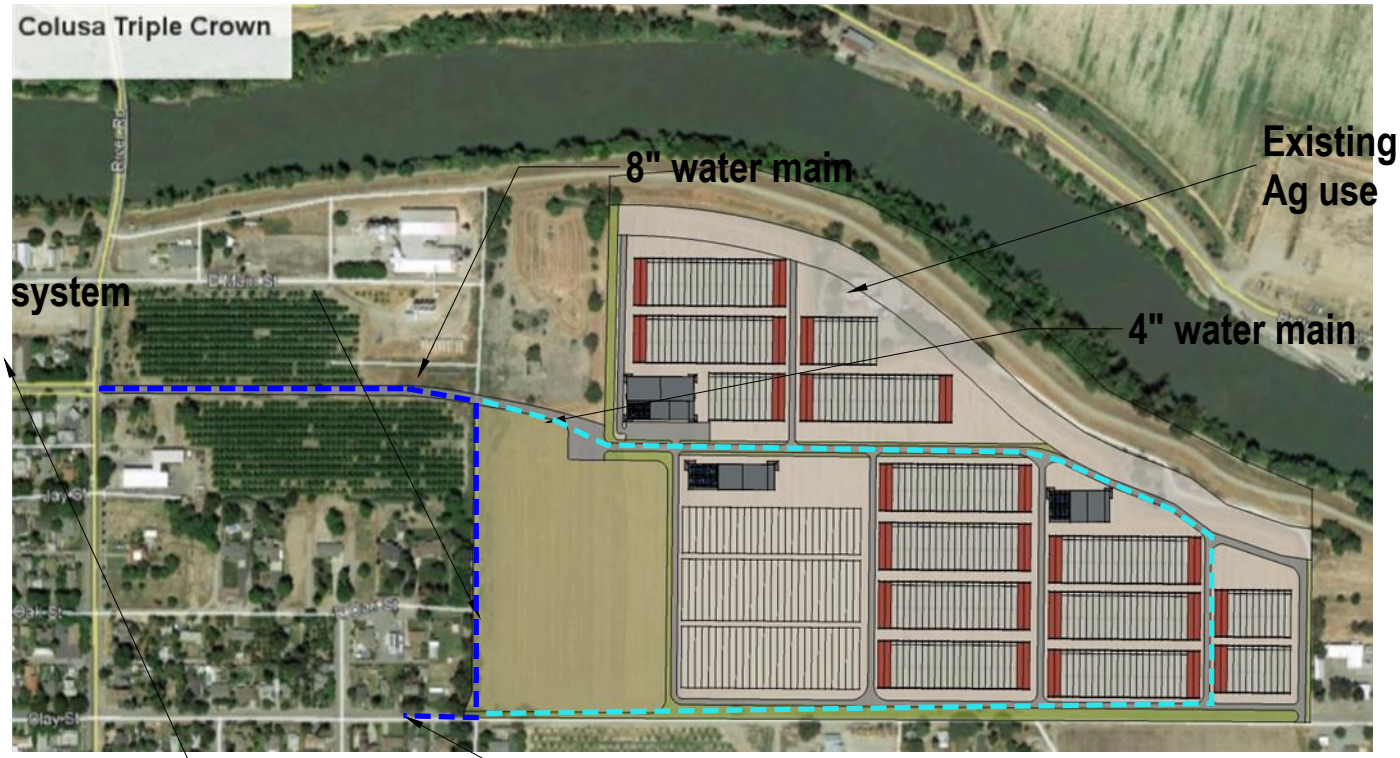
Storm Drain System
Light Industrial (M-1)



Water System Plan

All domestic water services will be metered. Water meters shall be installed on all water services to the satisfaction of the city engineer.

Per City of Colusa Cross Connection Control Program, all types of multi-family residential, commercial buildings and landscape irrigation services are required to maintain an approved backflow prevention assembly at the applicant's expense. Service size and flow rate for the backflow prevention assembly must be submitted. Location of the backflow prevention assembly shall be per the City of Colusa Public Improvements Standards and Construction Standards.

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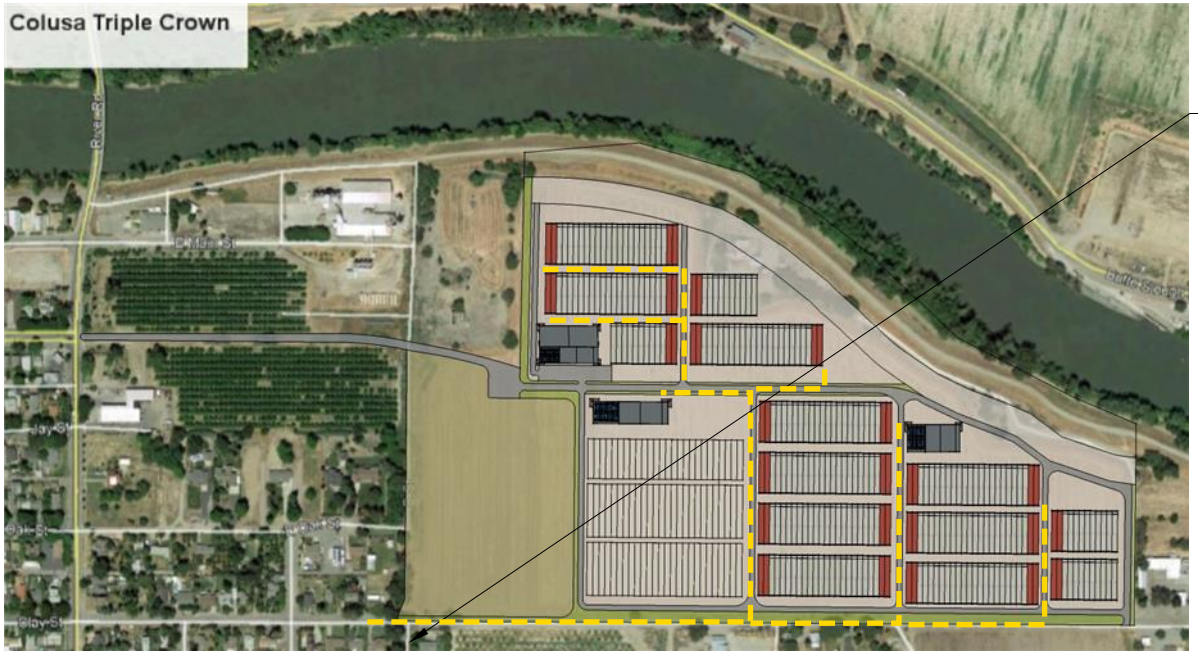
Colusa Triple Crown, LLC
1046 Olive Dr. Suite 3b
Davis, CA 95616

PROJECT:
Colusa Triple Crown

Water System
Light Industrial (M-1)

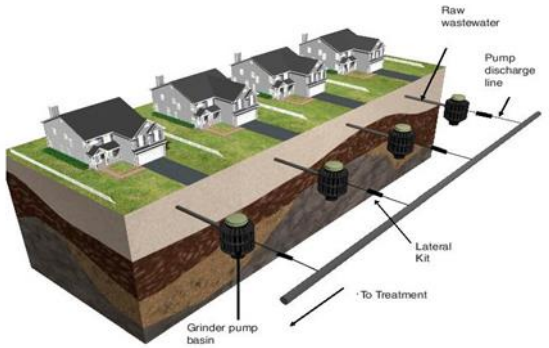


Connect to existing manhole on D Street. The system will be maintained by Colusa Triple Crown

Sewer System Upgrades: Eliminating Infiltration & Inflow

The E/One Sewer system is a pressure sewer system that is powered by E/One grinder pumps. A pressure sewer system uses small-diameter pipes and grinder pumps, which are installed at each location. The grinder pump station collects all the wastewater and grinds it into slurry. The wastewater is then pumped to a larger sewer main.

- **Sewer flat, hilly, rocky or wet terrain**
- **Eliminates infiltration and inflow**
- **Low initial costs make central sewers economically feasible**
- **Central sewers increase the value of developmental units**
- **High reliability - maintenance is minimal**
- **Reduces operating costs**
- **Protective of public health**
- **Permits regulatory compliance**
- **Installation follows the contour of the land - needs only shallow trenches**
- **Labor and material costs are much less than gravity sewer systems**



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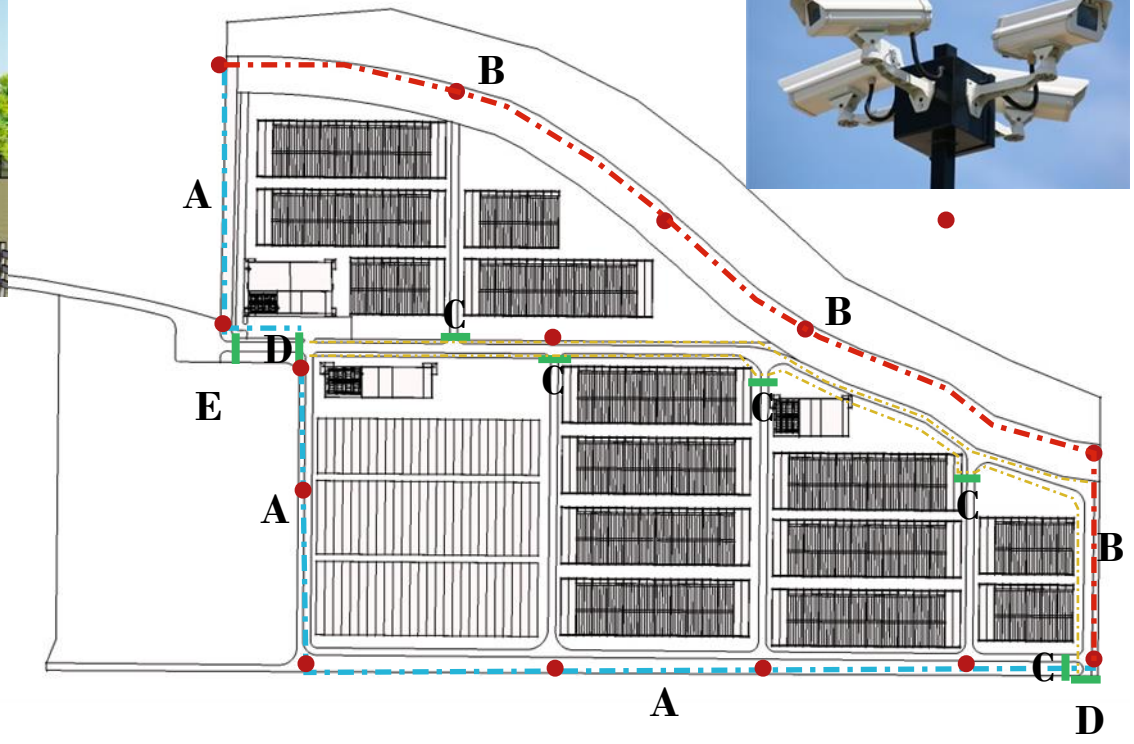
Sewer System
Light Industrial (M-1)

E



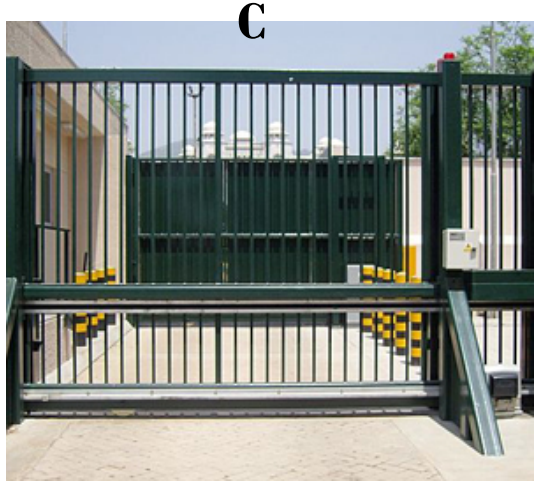
D

Security System

A

B

C



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Security Fencing and Gate System

A.19

Entrance off Market Street

Example of Detention Area

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Landscaping

South View

North View

Aerial Perspective
Light Industrial (M-1)

A.21

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West View

East View

Aerial Perspective
Light Industrial (M-1)

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A.22

Cultivation

As plants mature from seedlings, they are transferred to the cultivation area which covers 900,000 square feet. This area utilizes state of the art greenhouses to harness readily available resources, i.e. the sun, while controlling negative factors such as pests and contaminants. Each greenhouse is optimized for the plant varietal(s) it houses and is controlled via a central computer system that monitors and corrects for humidity, temperature, light, and soil compounds.

Plant management and soil amendments are carried out through the widely accepted “fertigation” method which deploys plant nutrients through the plant’s water supply (drip irrigation.) While each greenhouse is optimized for plant health, other factors will be considered. Minimizing environmental impact is important and will be managed through intelligent water reclamation. In addition, each greenhouse will be laid out in a way that allows for farmer access since we believe farm, farmer and plant benefit from regular, hands-on testing and attention.

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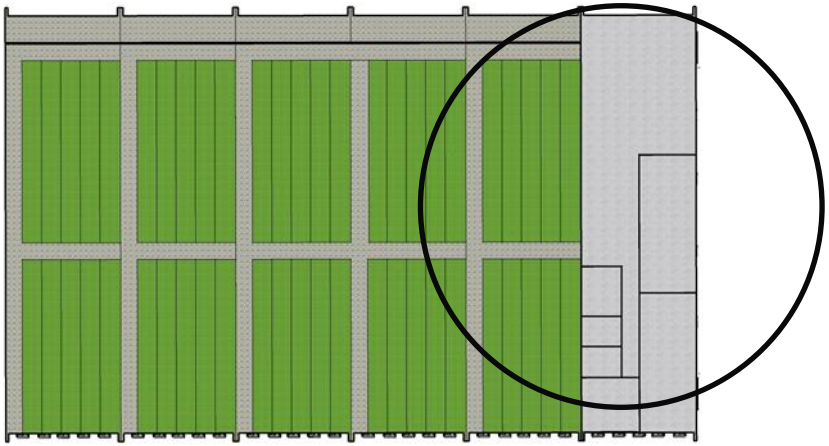
Proposed Greenhouse System

A.23



Processing, Drying, and Storage

Throughout the year, plant flower will be harvested and processed into a commercial-ready product in a 149,760-square foot facility. In addition to processing recently collected flower, this facility will also serve as an inventoried storage location where flower will get prepared for testing and packaged for distribution.

The 'curing' process is an important step to ensure proper shelf life and safe consumption by the consumer. While most of this process is manual, it is space intensive to ensure inventory integrity and to store enough product to resist market demand fluctuations. This facility will also contain additional security elements given the quantity of finished product stored on-site.

Processing and Drying Facilities

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Processing and Drying

Research & Development, Quality Control and Manufacturing

Manufacturing and R&D

Once the plant flower is harvested, dried, tested, and packaged, it is ready for sale or further refinement. The manufacturing facility, comprising 44,500 square feet, will house a fractional distillation process that separates out each plant chemical (e.g. terpenes, cannabinoids, etc.) into its purest form. These pure cannabinoids and terpenes can then get mixed together, for example, to provide a specific flavor or effect for the consumer when consumed.

The fractional distillation process does not use a solvent-based approach and is thus a much safer albeit more expensive process for refining flower into commercial ready cannabis oil.

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Manufacturing and R&D

A.26

Administration and Employee Areas

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Distribution

After Triple Crown's products are tested and ready for sale, they move to the 40,000-square foot distribution and warehouse facility. This facility may be operated by Big Moon Sky, an online-only dispensary in California. Big Moon Sky offers curated collections of cannabis products for sale on-line which are then shipped to consumer's homes across the state.

This facility will serve as a distribution center where orders are picked, packed, and then shipped out. Orders are pre-sorted based on delivery location minimizing the need for multiple truck pick-ups throughout the day - this cuts down on environmental impact and truck congestion.

This state-of-the-art distribution center also relies on local staffing; providing employment opportunities throughout the city and county. The facility operates across a single shift with the opportunity of extending to three shifts if required.

Any product that is not sold direct-to-consumer via Big Moon Sky is then made available to the regulated market and sold in bulk to distributors who hold the required local and state permits to purchase and transport cannabis products.

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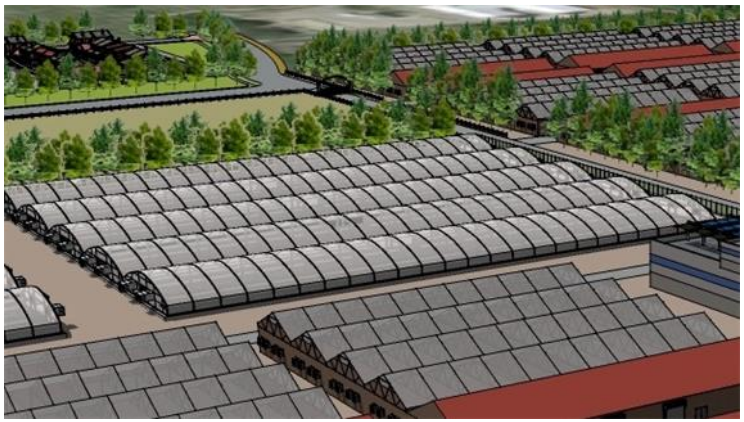
Distribution Facility



Nursery

Located on-site will be a 7.55-acre nursery facility where each plant will begin its development from seed to seedling. The nursery serves two purposes: plant incubator and strain/varietal development.

In the early stages of development, the plant requires a particularly controlled environment free of pests and harmful environmentals that can take advantage of the fragile state of the infant plant. As the plant starts to mature, it develops natural defenses increasing survivability in its permanent, greenhouse environment. By segregating the immature plants we increase plant health, ensure the development of natural plant defenses (reducing the reliance on pesticides, for example) and identify/correct potential plant health issues.

In addition to incubation, the nursery provides an environment for strain or varietal development. As with grape vines in the wine world, each plant is a hybrid bred to provide a quality product in a commercially viable quantity. Plant cloning and cross breeding must be carried out in a controlled environment and will thus be part of the nursery facility.

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Nursery Facility

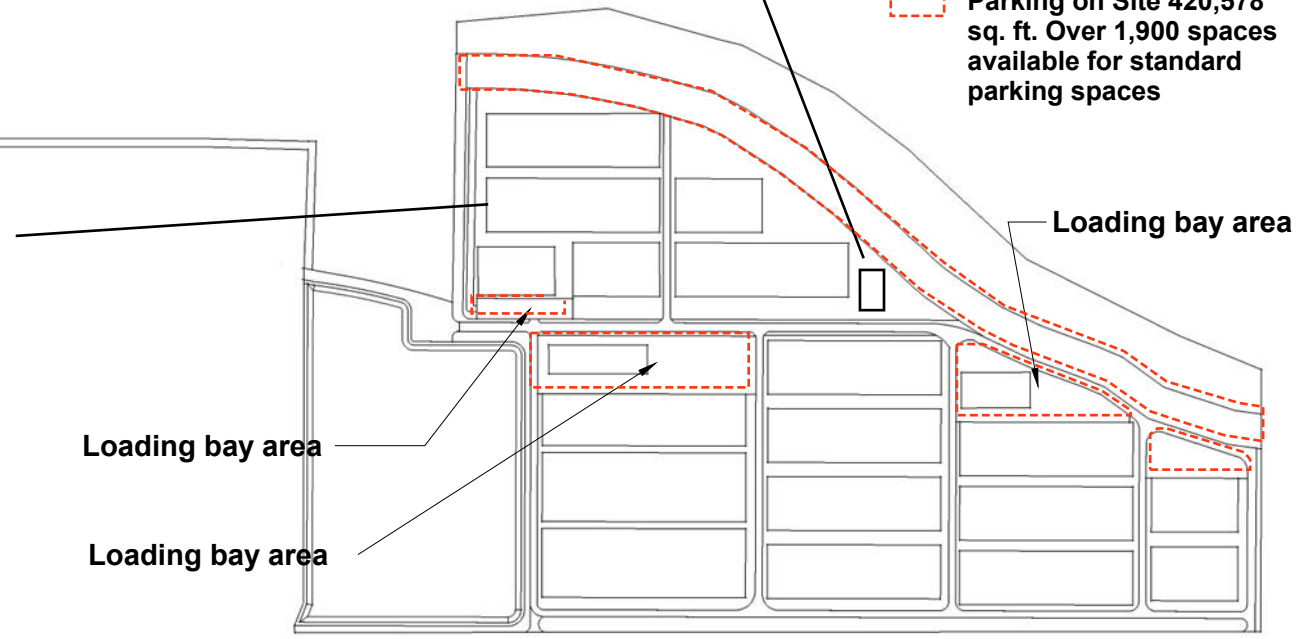
Future area for recycling of the hemp by-product for sustainable and eco-friendly use.

Fuel - hemp is an efficient biomass source of methanol

Paper - hemp has a low lignin content compared to wood and can be turned to pulp faster and easier and does not need chlorine bleaching which is good for the environment.

Construction - fiberboards made from a hemp-based composite are stronger yet lighter than those made from wood. Hemp is an economical construction material that is recyclable.

Typical waste grinders for easy and safe use in order to meet required waste disposal regulations. Located in the headhouse of cultivation standard units.



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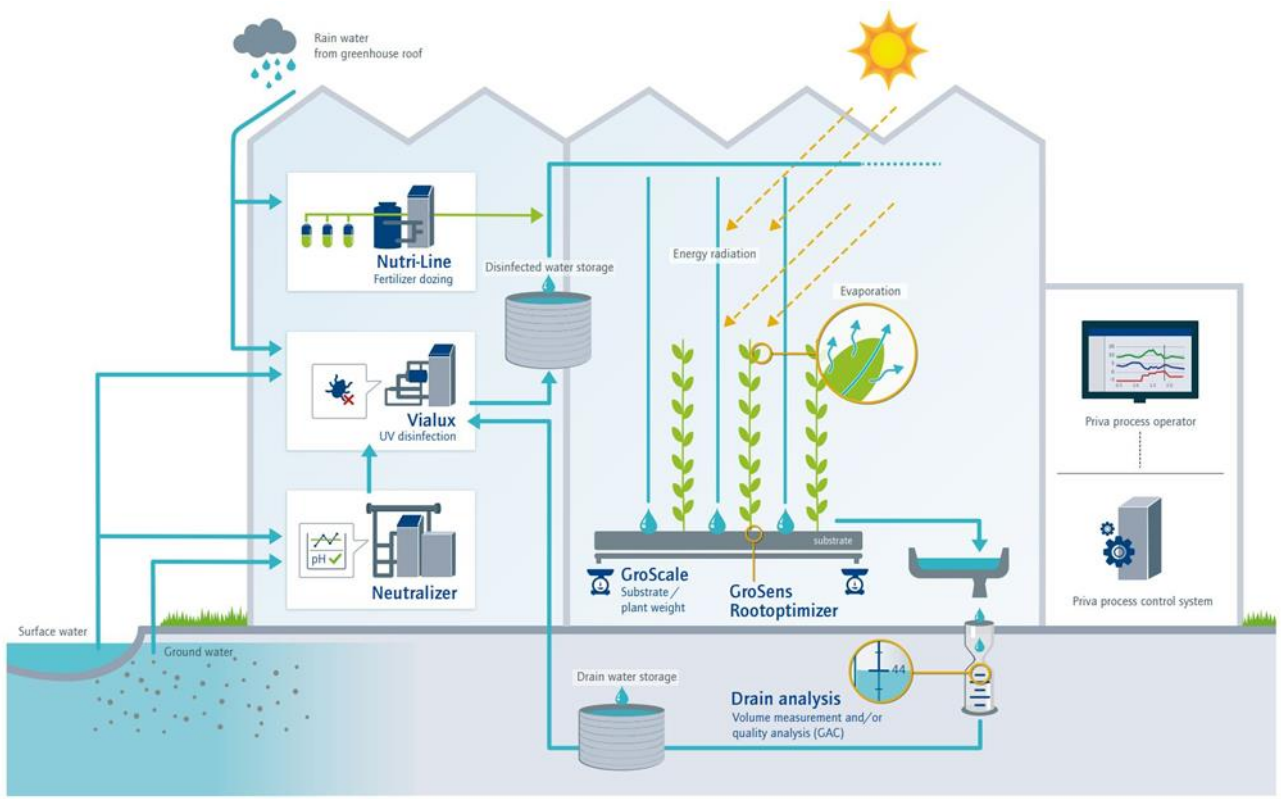
Waste Storage Plan and Loading areas



Water Management

ouse water cycle

Water management a closed loop system for healthy growth. Priva supplies automated watering systems that allows you to efficently dose high quality irrigation water and to recirculate it safely.

Pre-treatment: resonsible and economical water management starts with the correct pre-treatment of the water. HD-UV disinfection is a very reliable water disinfection method; it uses little energy, is safe for the enviroment and is low maintenance and prevents the spread of pathogens. Priva's watering system allows you to fine tune the bicarbonate content so that a stable pH is achieved. The EC pre-mixing allows you to reuse the drain water to the greatest possible extent.

Fertigation: The fertigation must be flexible and straightforward and Priva system controls this with stable EC and pH. The correct pH allows plants to absorb the fertizer efficently, and a stable EC ensures better growth in the greenhouse and a longer shelf life in the supply chain.

Water recirculation: The Priva systems disinfect the drain water. This is even more effective using a combination of HD-UV and oxidation: growth inhibitors and other harmful substances are broken down more effectively. See appendix for more detail

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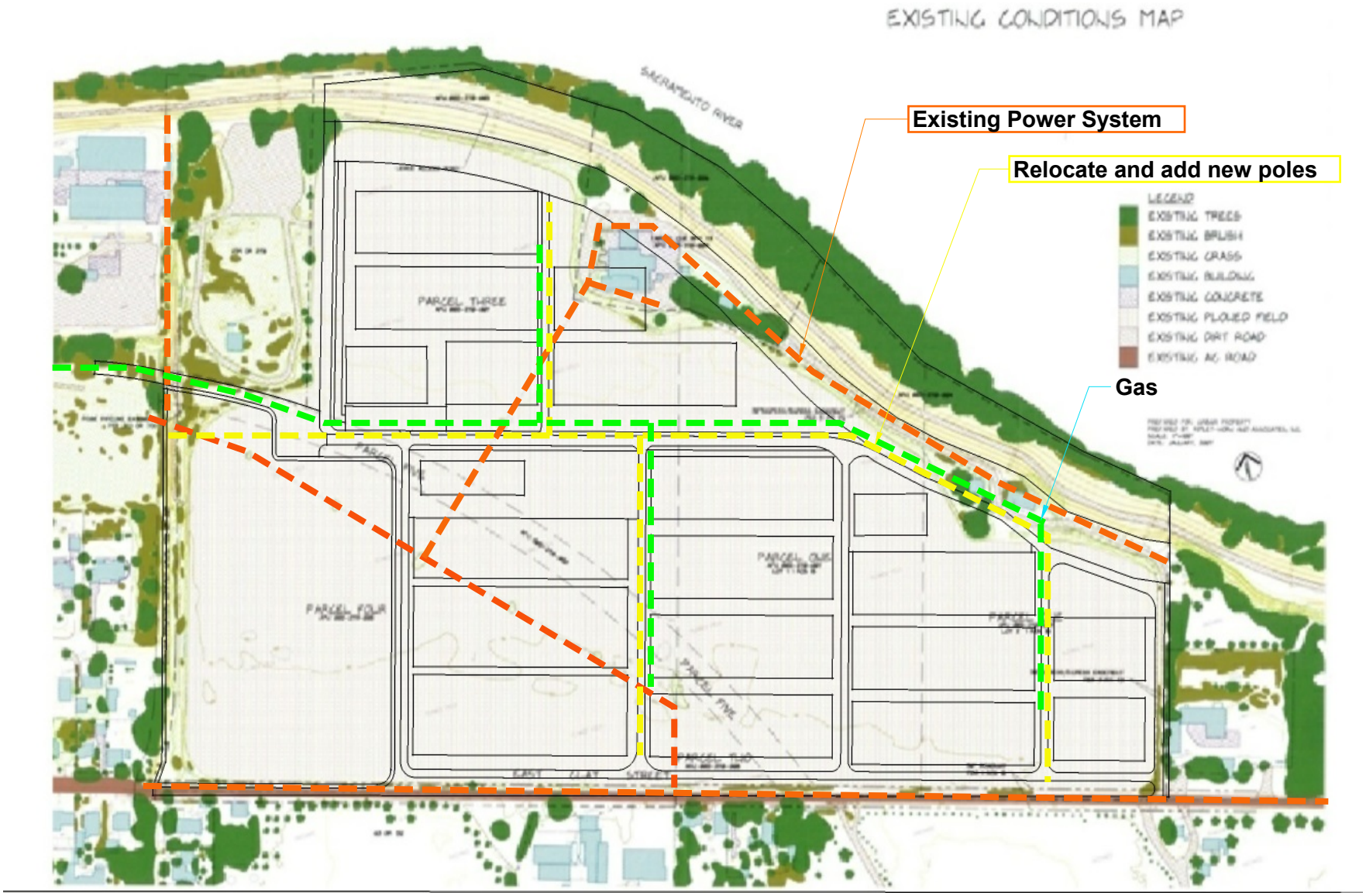
Water Management and Recirculation Plan

A.30



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Power Distribution System

A.31