

## **ORDINANCE NO 537**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUSA APPROVING A GENERAL DEVELOPMENT PLAN AND PLANNED DEVELOPMENT (P-D) DISTRICT ZONING FOR THE COLUSA TRIPLE CROWN CANNABIS RESEARCH AND DEVELOPMENT BUSINESS PARK PROJECT**

#### **Colusa Triple Crown Cannabis Business Park Zoning and General Development Plan (Z 02-19)**

**Section 1.** The City Council of the City of Colusa does resolve as follows:

A. The City of Colusa, as “Lead Agency,” commissioned the preparation of an Initial Study/Mitigated Negative Declaration (“IS/MND”), dated February 2019, and incorporated herein by reference, to evaluate the potential environmental impacts associated with the Colusa Triple Crown Cannabis Business Park (“Project”).

B. The IS/MND was prepared in compliance with CEQA Guidelines Sections 15152 & 15168, and identified mitigation measures that would avoid or mitigate the potential environmental effects of the Project to a point where clearly no significant effects would occur, and such mitigation measures are incorporated to the Project herein by reference.

C. The Project applicant has prepared, and the City of Colusa Planning Department has reviewed, a general development plan for the Project in compliance with Article 15 of the City of Colusa Zoning Code.

D. The Project general development plan describes and illustrates in detail, all aspects of the proposed project, and sets forth general development and building standards regulating future development within the Project.

E. The proposed Planned Development (P-D) zoning and Project general development plan are consistent with the City of Colusa's General Plan land use element (as amended) which designates the site as Industrial.

F. The proposed Planned Development (P-D) zoning and Project general development plan are consistent with and implement the policies of the City of Colusa's General Plan, and would not conflict with policies of the Housing Element.

G. The proposed Planned Development (P-D) zoning and Project general development plan are compatible with the land uses existing and permitted on the properties in the vicinity.

H. The area is physically suited to the uses authorized in the proposed pre-zone and general development plan.

I. The land uses, and their density and intensity, allowed in the proposed pre-

zone and general development plan are not likely to create serious health problems or create nuisances on properties in the vicinity.

J. On May 22, 2019, during a duly-noticed public hearing the Planning Commission considered a Planning Department staff report, public testimony, the above findings. Additionally, the Planning Commission has considered the effect of the proposed Planned Development (P-D) zoning and Project general development plan on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources

K. The Planning Commission, by a vote of 4-1, passed a resolution recommending City Council approval of the proposed Planned Development (P-D) zoning as shown on Exhibit A, attached hereto and incorporated by reference herein, and adoption of the Project general development plan in the form attached hereto as Exhibit B and incorporated by reference herein.

#### Section 2. Approval

The City Council hereby approves Planned Development (P-D) zoning as shown on Exhibit A, attached hereto and incorporated by reference herein, and adopts the Project general development plan in the form attached hereto as Exhibit B and incorporated by reference herein.

#### Section 3. Severability

If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. This City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

#### Section 4. Effective Date

This Ordinance shall be in full force and effective thirty (30) days after its adoption and shall be published and/or posted as required by law.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Colusa, California, held on July 16, 2019, and was passed and adopted at a regular meeting of the City Council held on August 6, 2019 by the following vote:

**AYES:** Hill, Reische, Nobles and Ponciano.

**NOES:** None.

**ABSENT:** Markss.

**ABSTAIN:** None.

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GREG PONCIANO, MAYOR

**ATTEST:**

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Shelly Kittle, City Clerk

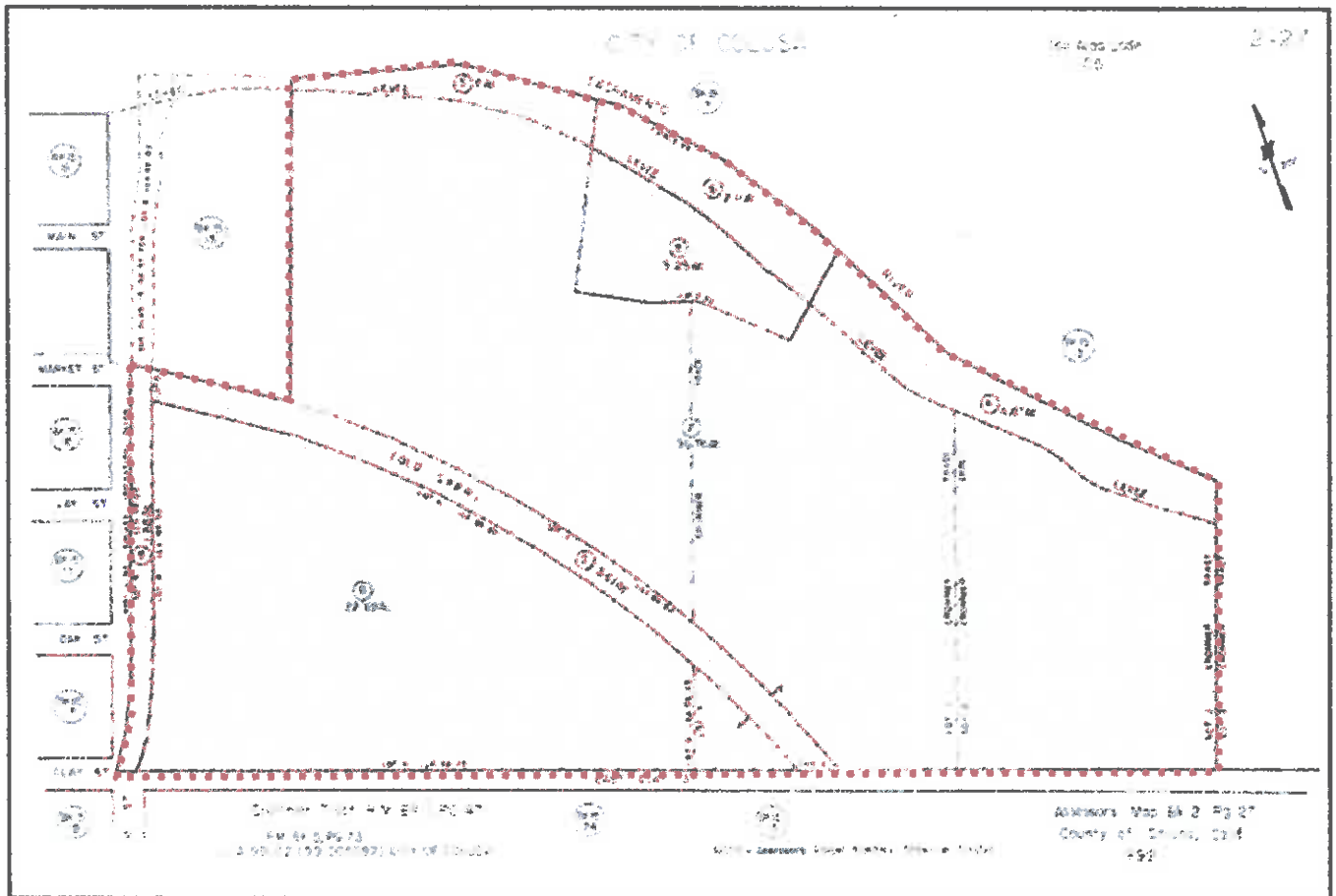
**EXHIBITS**

**Exhibit A**

**PLANNED DEVELOPMENT (P-D) DISTRICT ZONING BOUNDARY MAP**

**Exhibit B**

**GENERAL DEVELOPMENT PLAN**



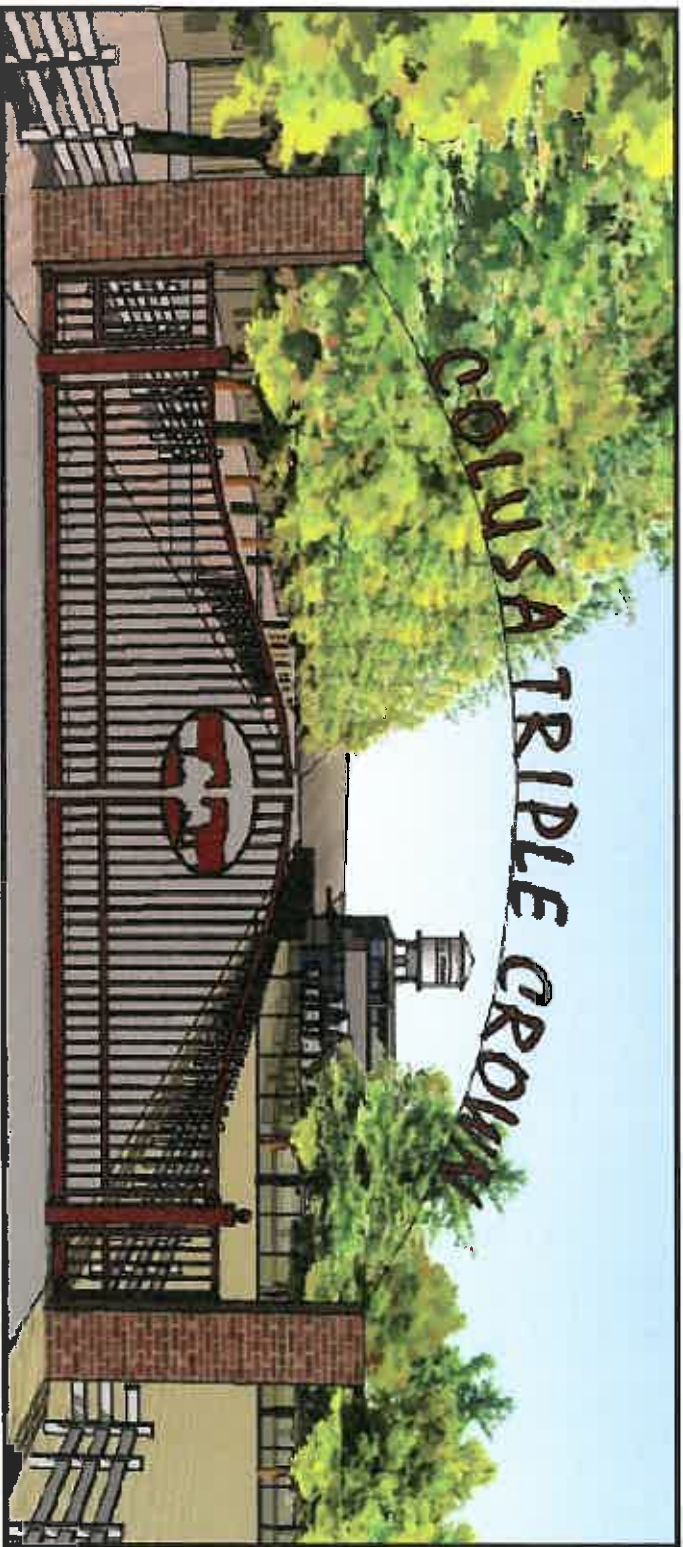
**EXHIBIT B**

**GENERAL DEVELOPMENT PLAN**

**FOR**

**COLUSA TRIPLE CROWN**

**CANNABIS RESEARCH AND DEVELOPMENT BUSINESS PARK**



## 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.**

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.



## **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/variety 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 variety 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.

Buildings C-1, C-2, 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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Colusa Triple Crown

**Applicant:**  
Colusa Triple Crown, LLC  
1046 Olive Dr. Suite 3b

**Owner:**  
Colusa Riverbend Estates LLC  
1046 Olive Drive Suite 3

## Colusa Triple Crown



## 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**



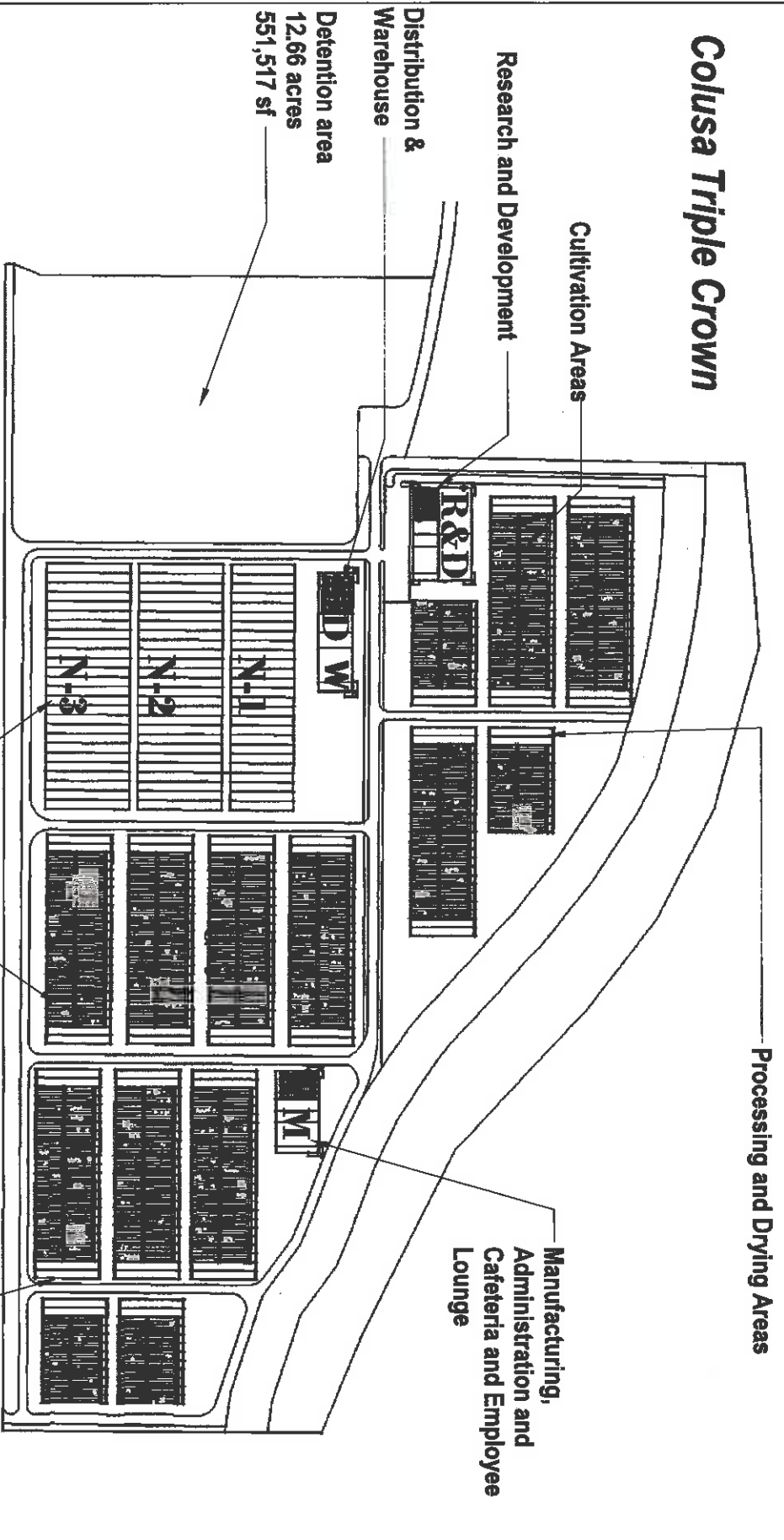
## Project Aerial

**PROJECT:**  
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1046 Olive Drive Suite 3

# Colusa Triple Crown



**Agricultural Production Center**

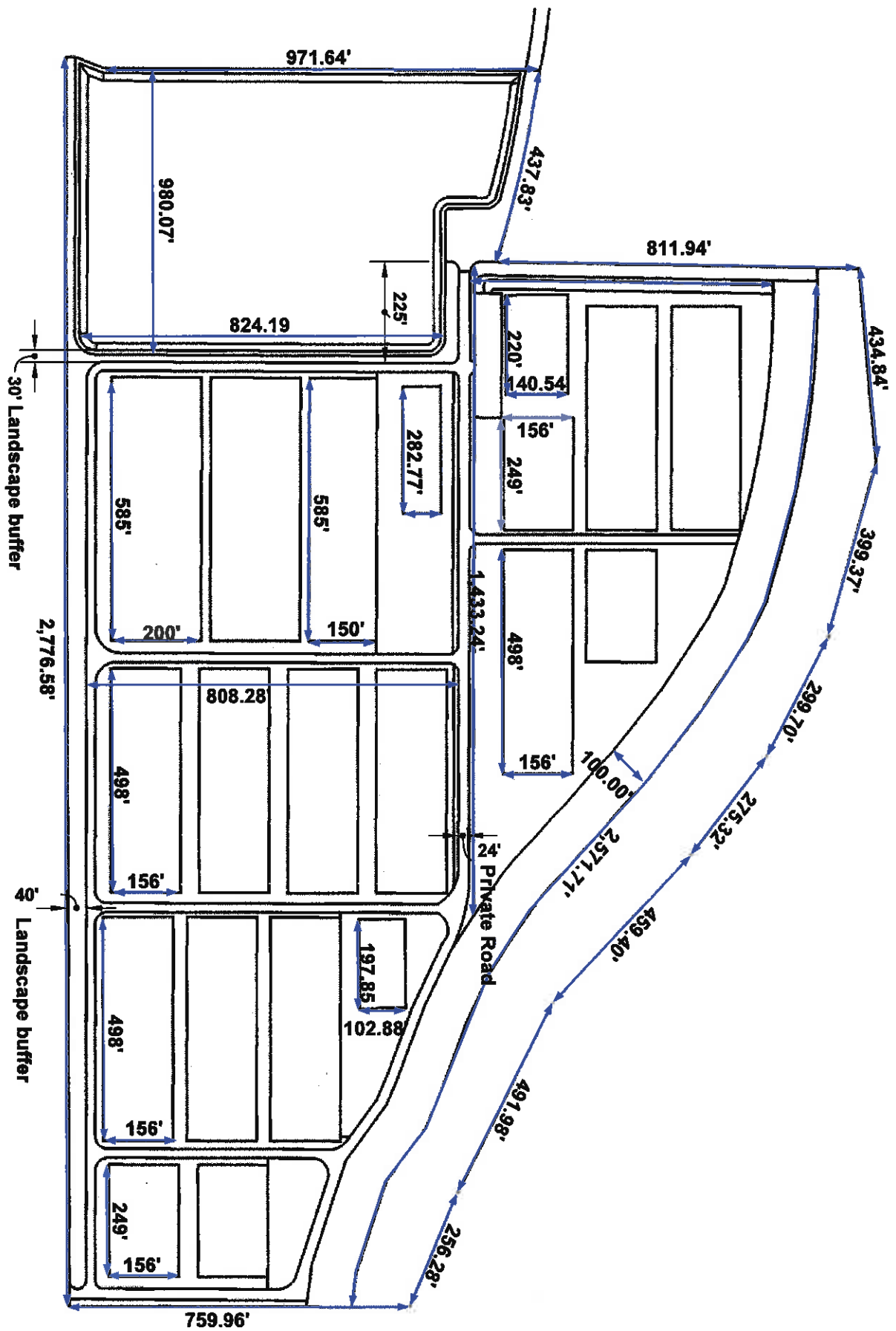
Nursery  
Cultivation  
Processing / Drying  
Manufacturing / R & D  
Distribution and Warehouse  
Administration  
Total Building Space  
Total Estimated Employees

328,878 sq. ft.  
900,000 sq. ft.  
149,760 sq. ft.  
45,500 sq. ft.  
40,000 sq. ft.  
30,000 sq. ft.  
1,493,638 sq. ft.  
310 FTE

Cultivation Areas  
Nursery Location  
7.55 acres

Processing and  
Drying Areas





## Dimension Site Map

**PROJECT:**  
Colusa Triple Crown

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1046 Olive Drive Suite 3



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

See Exhibit Map

### Landscape Standards

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

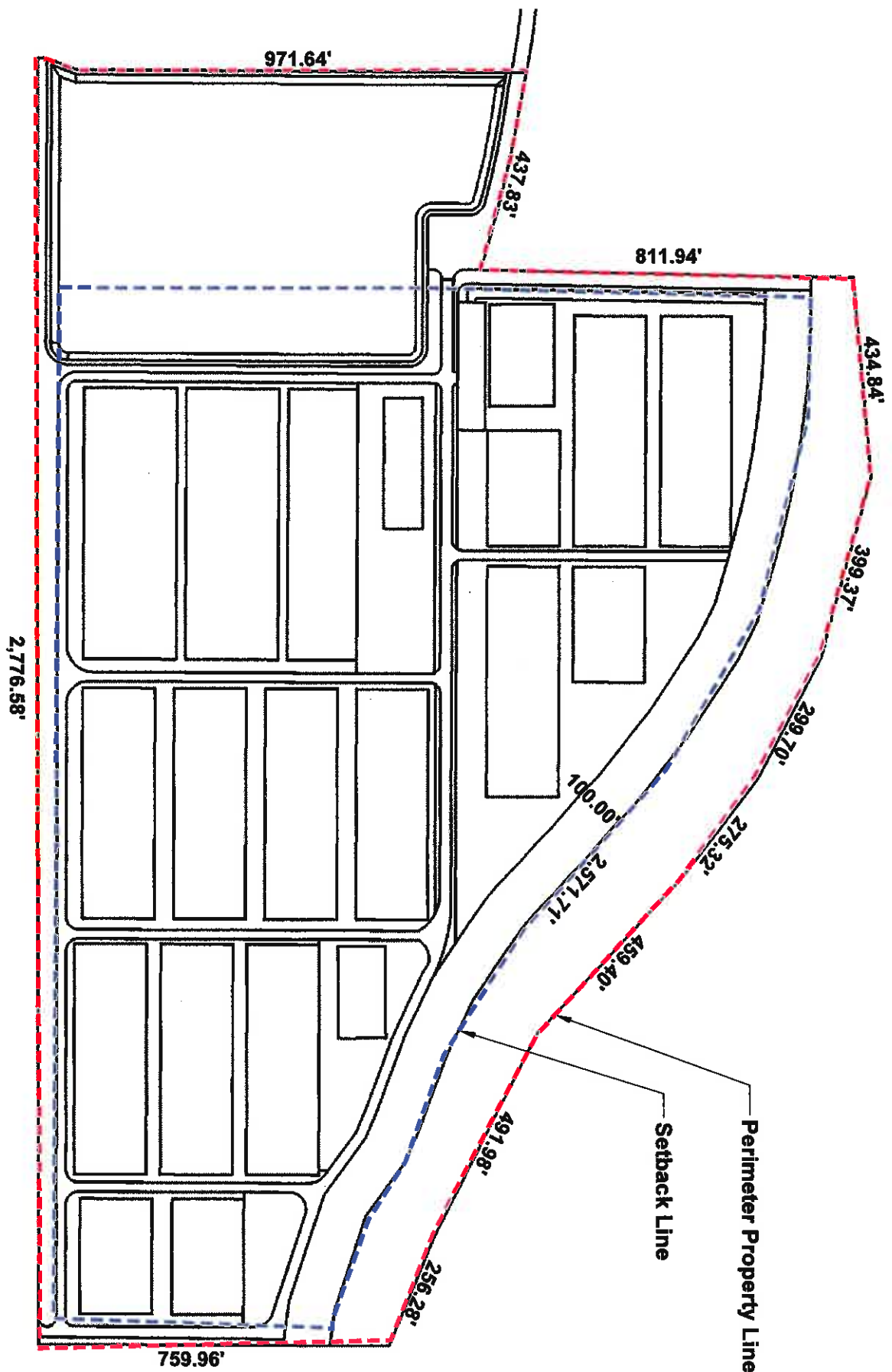
See Exhibit Map

**Owner:**  
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1046 Olive Drive Suite 3

**Applicant:**  
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1046 Olive Dr. Suite 3b

**PROJECT:**  
Colusa Triple Crown

**Development  
Standards**



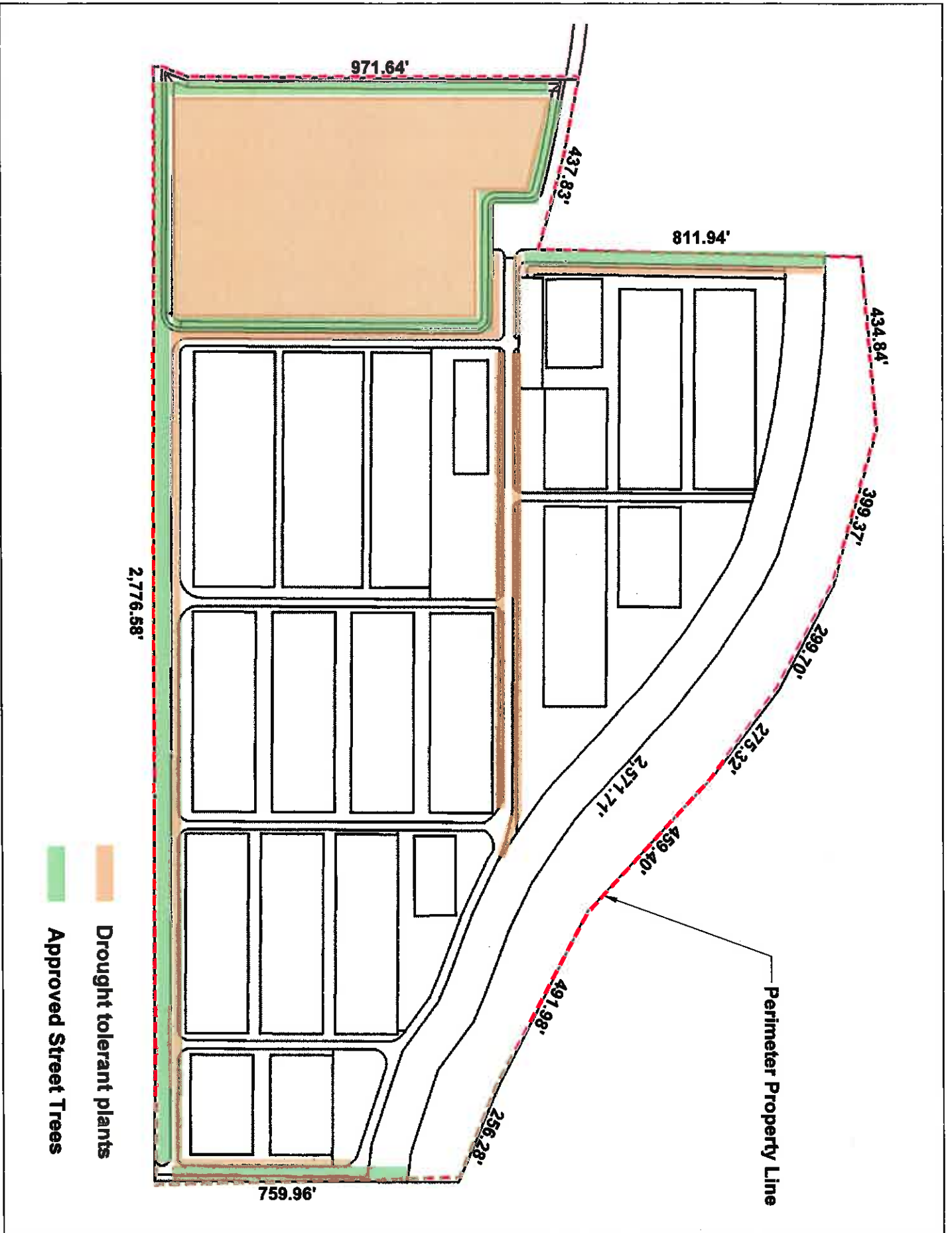
## Perimeter Property Line and Setbacks

**PROJECT:**  
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**Owner:**  
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1046 Olive Drive Suite 3





## Landscape Exhibit

**PROJECT:**  
Colusa Triple Crown

**Applicant:**  
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1046 Olive Dr. Suite 3b

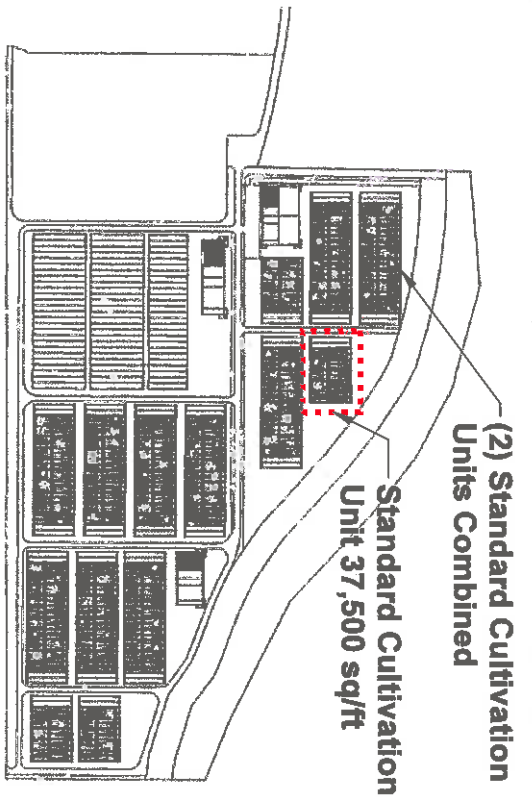
**Owner:**  
Colusa Riverbend Estates LLC  
1046 Olive Drive Suite 3

### Current Existing Conditions

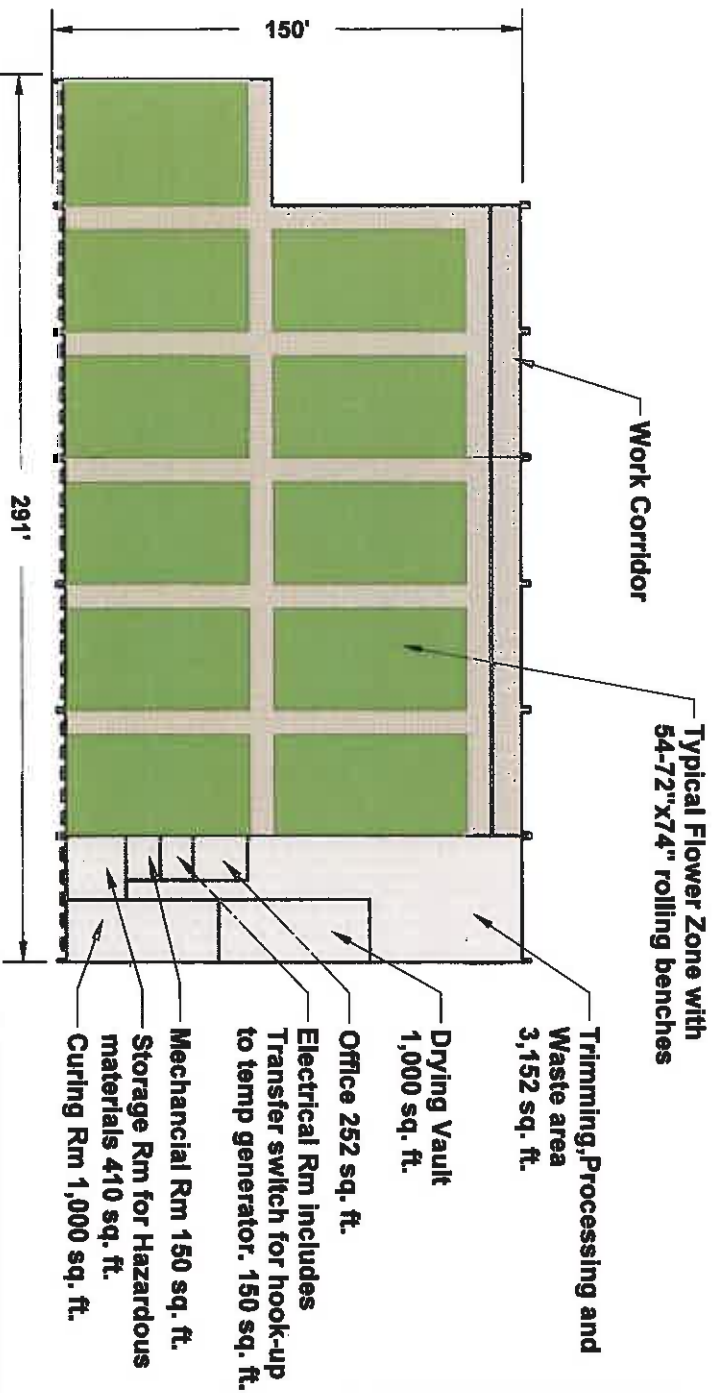
Total Roads and Sidewalks	-	SQ. FT.	0.00	Acres
Lot Coverage	47,102	SQ. FT.	1.08	Acres
Gravel Areas	51,552	SQ. FT.	1.18	Acres
Farming Area	3,064,020	SQ. FT.	70.34	Acres
Open Space	400,566	SQ. FT.	9.20	Acres
Detention/Irrigation Channel	126,759	SQ. FT.	2.91	Acres
Lot Landscape Areas	-	SQ. FT.	0.00	Acres
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.	26,002	0.60
Private Roads and Parking	218,322	SQ. FT.	218,322	5.01
Gravel Areas	538,573	SQ. FT.	12.36	Acres
Parking Areas Gravel	420,578	SQ. FT.	9.66	Acres
Lot Coverage	1,006,991	SQ. FT.	23.12	Acres
Landscape Areas	268,478	SQ. FT.	6.16	Acres
Open Space	400,566	SQ. FT.	9.20	Acres
Detention and Landscape Area	490,225	SQ. FT.	11.25	Acres
Nursey	320,436	SQ. FT.	7.36	Acres
Total Non Porous Surface	1,571,750	SQ. FT.	36.08	Acres
Total Porous Surface	1,697,842	SQ. FT.	38.98	Acres
Total Area	3,690,170	SQ. FT.		
Total Acres	84.71	Acres	84.71	
Lot Coverage	35.97%			
Floor Area Ratio	0.366			



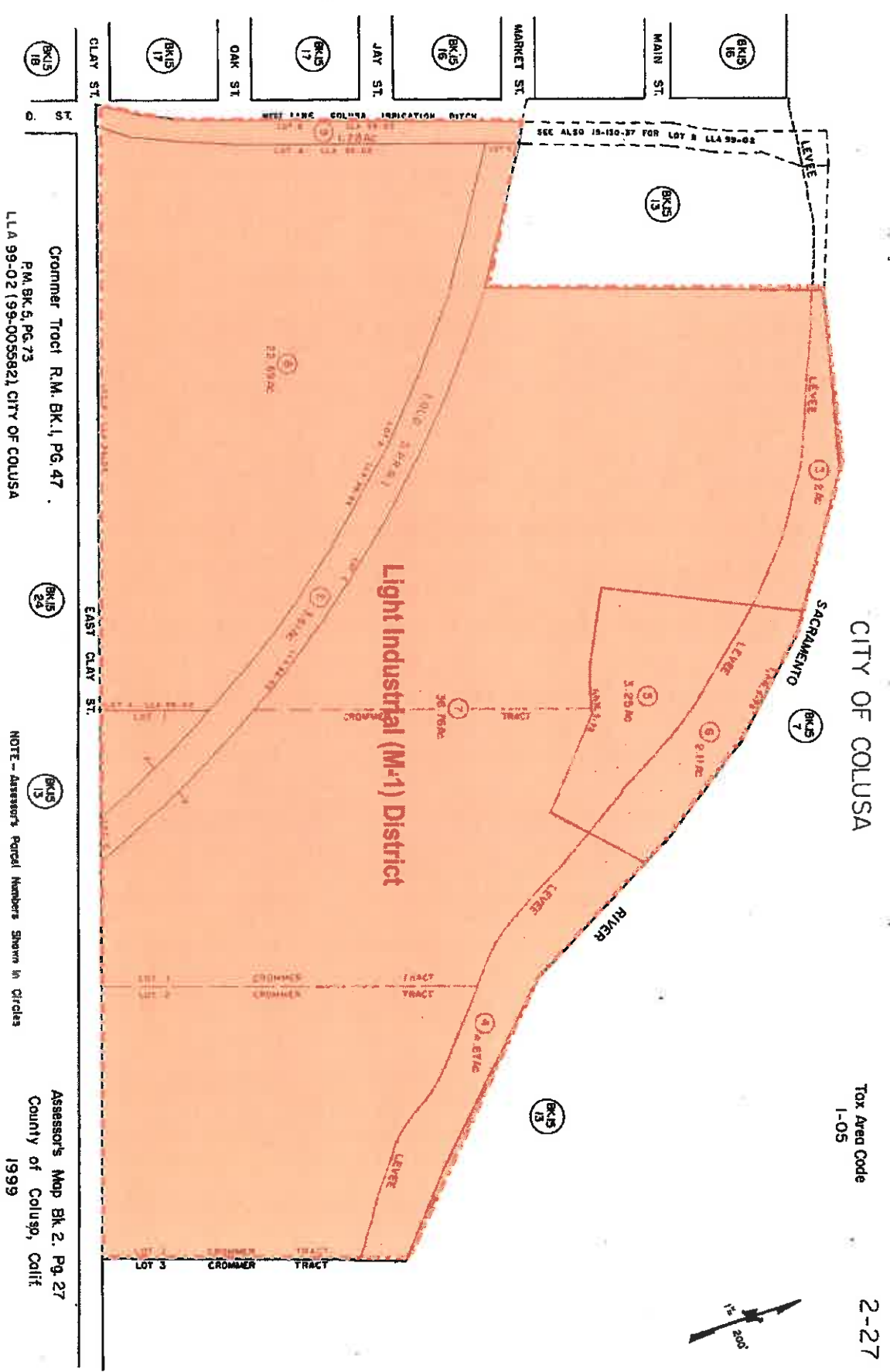
## Standard Cultivation Unit



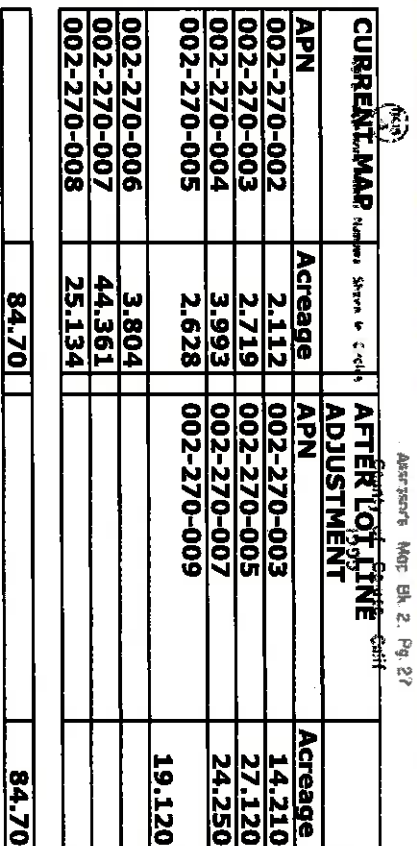
**Typical Cultivation Standard Unit:**  
**594-72"x74" Rolling Benches**  
 21,978 sq. ft. of Flower bench space/canopy  
 33,737 sq. ft. of Greenhouse/Cultivation  
 6,240 sq. ft. of Headhouse  
**Total Facility size equals 39,977 sq. ft.**



# Proposed Zoning: Light Industrial (M-1) District



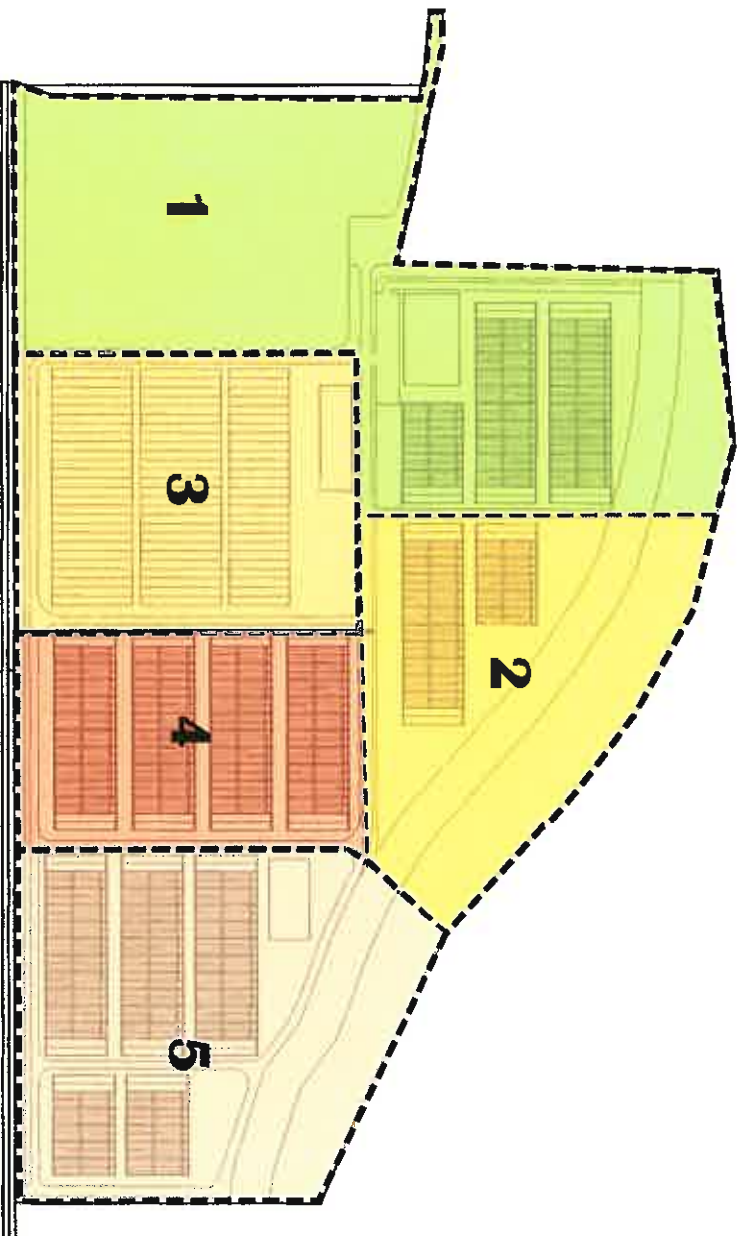




**Phase 1:** The development and construction of 187,500 square feet of cultivation and processing that includes five separate structures at 37,500 square feet each. In addition, a 45,500 square feet of manufacturing & research and development, including square footage for administration. Necessary infrastructure 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.

**Owner:**  
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1046 Olive Drive Suite 3

**Applicant:**  
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1046 Olive Dr. Suite 3b

**PROJECT:**  
Colusa Triple Crown

## Proposed Phasing

# Colusa Triple Crown



- ■ ■ ■ ■ 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

**Owner:**  
Colusa Riverbend Estates LLC  
1046 Olive Drive Suite 3

**Applicant:**  
Colusa Triple Crown, LLC  
1046 Olive Dr. Suite 3b

**PROJECT:**  
Colusa Triple Crown

**Circulation Plan**  
**Light Industrial (M-1)**





D Street County Road



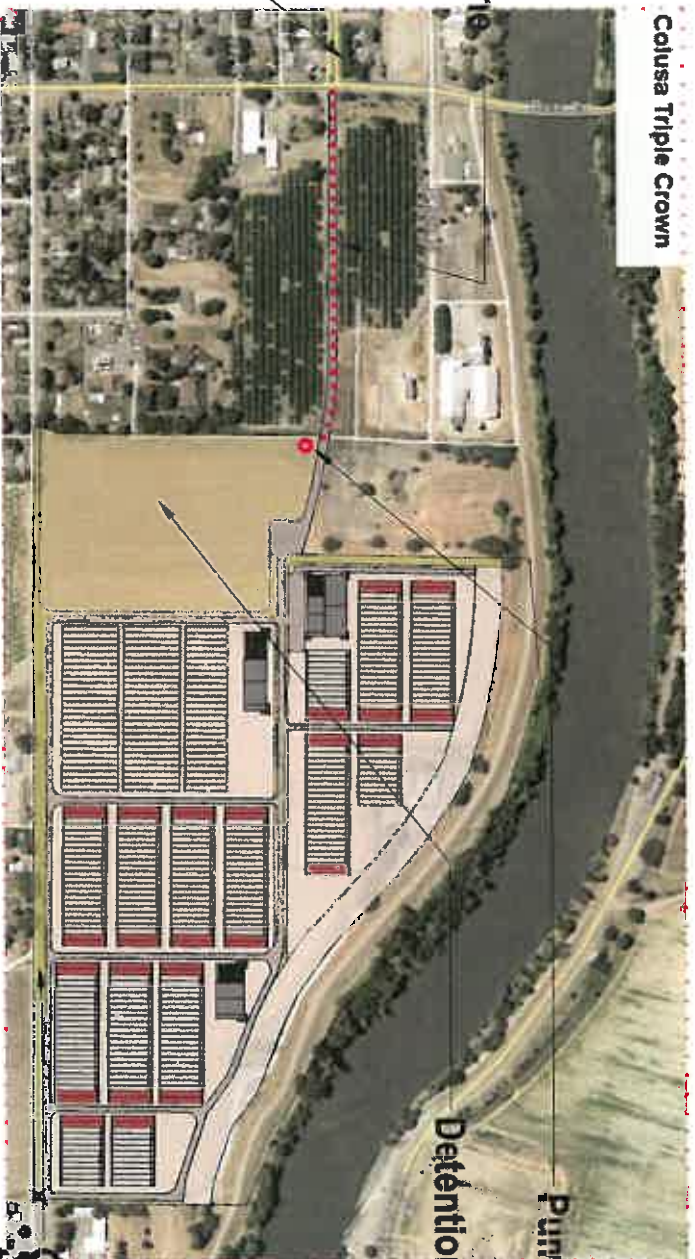
D Street County Road



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.



Colusa Triple Crown

10" Forced line

Connect to City's  
existing 42" main line  
on Bridge Street

## Overall Drainage Plan

Pump station location

Detention area 13 acres

Overflow connects  
to two existing 18"  
culverts crossing  
under East Clay

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.

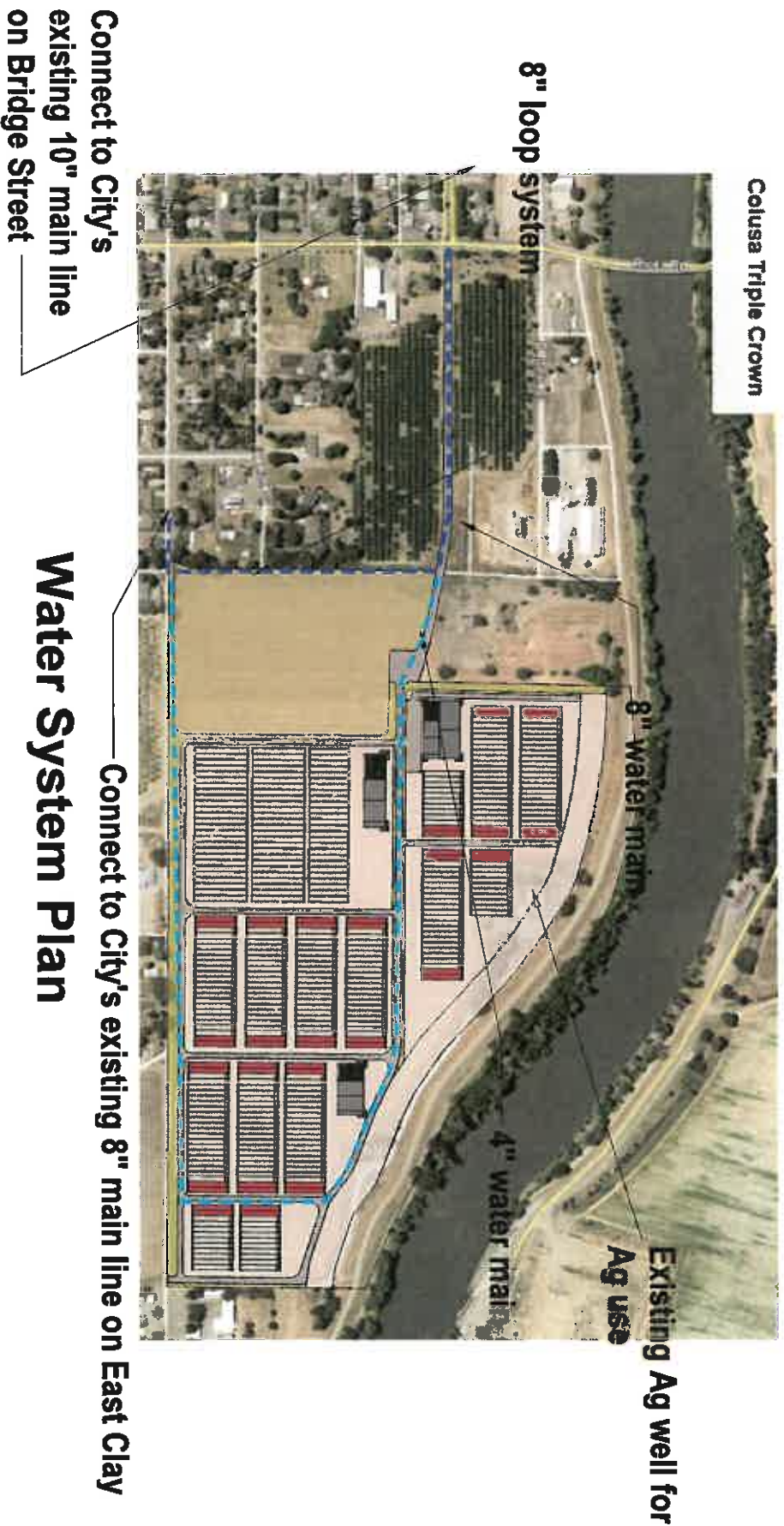
## Storm Drain System Light Industrial (M-1)

PROJECT:  
Colusa Triple Crown

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

Owner:  
Colusa Riverbend Estates LLC  
1046 Olive Drive Suite 3





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.

Colusa Triple Crown



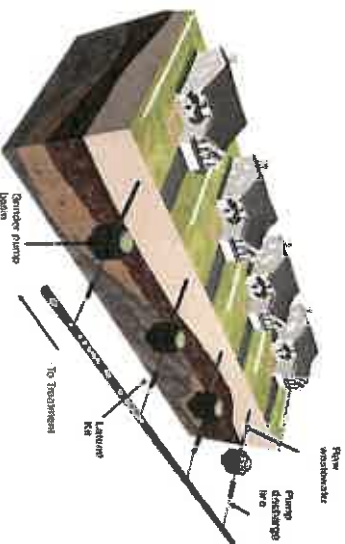
Connect to existing manhole on D Street. The system will be maintained by Colusa Triple Crown

#### 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

**e one**  
SEWER SYSTEMS



**Owner:**  
Colusa Riverbend Estates LLC  
1046 Olive Drive Suite 3

**Applicant:**  
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1046 Olive Dr. Suite 3b

**PROJECT:**  
Colusa Triple Crown

**Sewer System**  
**Light Industrial (M-1)**

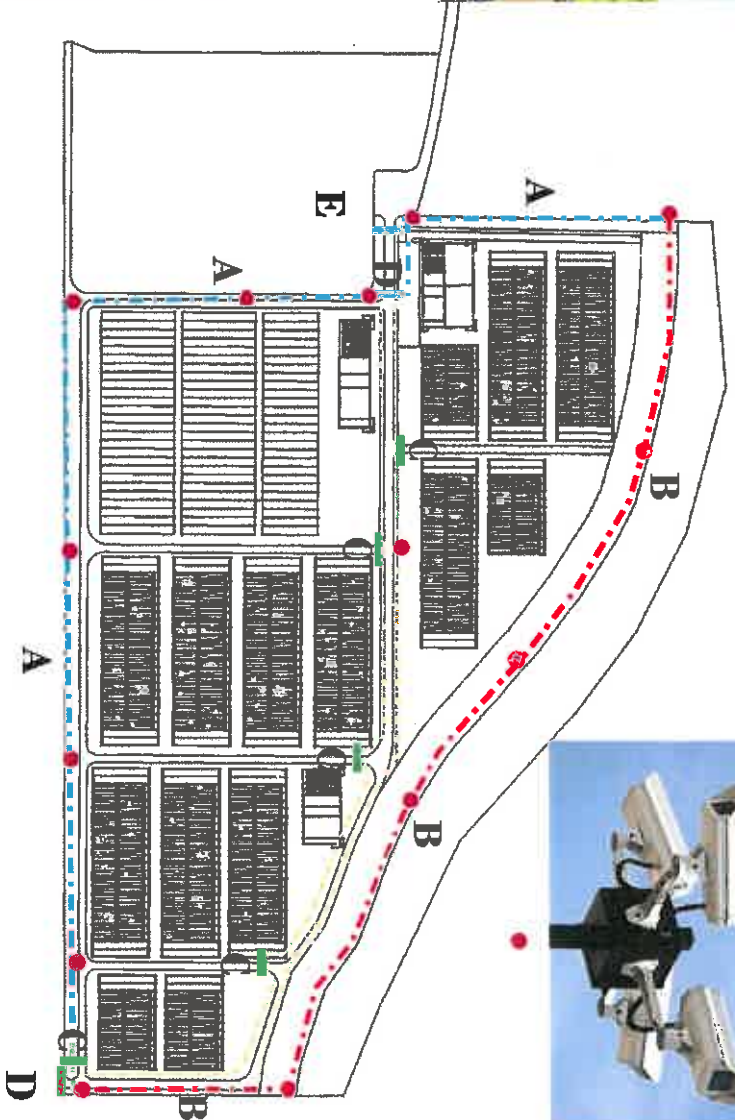




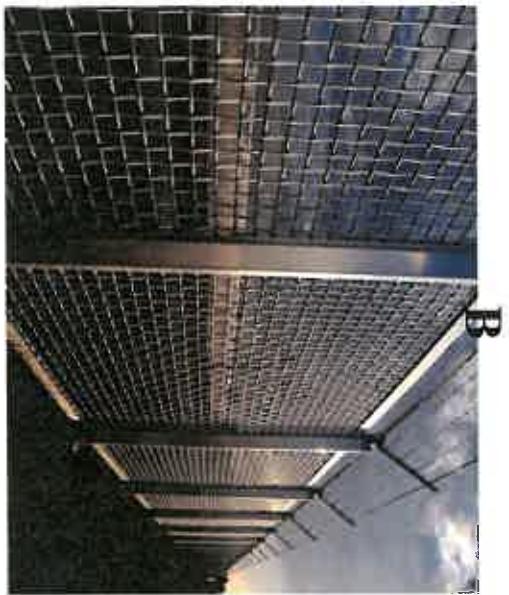
E



D



A



B



C

## Security System

**PROJECT:**  
Colusa Triple Crown

**Applicant:**  
Colusa Triple Crown, LLC  
1046 Olive Dr. Suite 3b

**Owner:**  
Colusa Riverbend Estates LLC  
1046 Olive Drive Suite 3





**Entrance off Market Street**



**Example of Detention Area**

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1046 Olive Drive Suite 3

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1046 Olive Dr. Suite 3b

**PROJECT:**  
Colusa Triple Crown

## Landscaping



South View



North View





West View



East View







## 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.

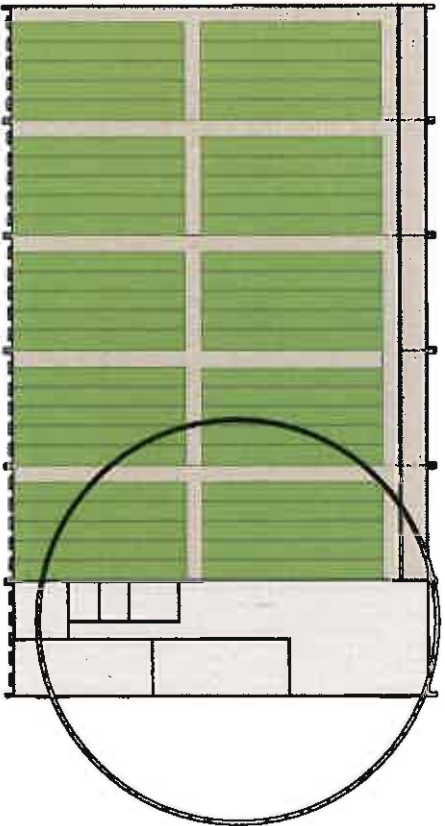


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**Proposed Greenhouse System**



## 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



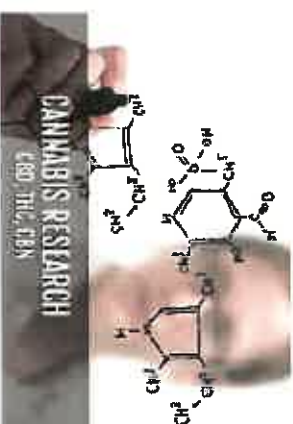
## Research & Development, Quality Control and Manufacturing



### 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**



## Administration and Employee Areas

**PROJECT:**  
Colusa Triple Crown

**Applicant:**  
Colusa Triple Crown, LLC  
1046 Olive Dr. Suite 3b

**Owner:**  
Colusa Riverbend Estates LLC  
1046 Olive Drive Suite 3





## 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 online 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 environmental factors 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.



## Nursery Facility

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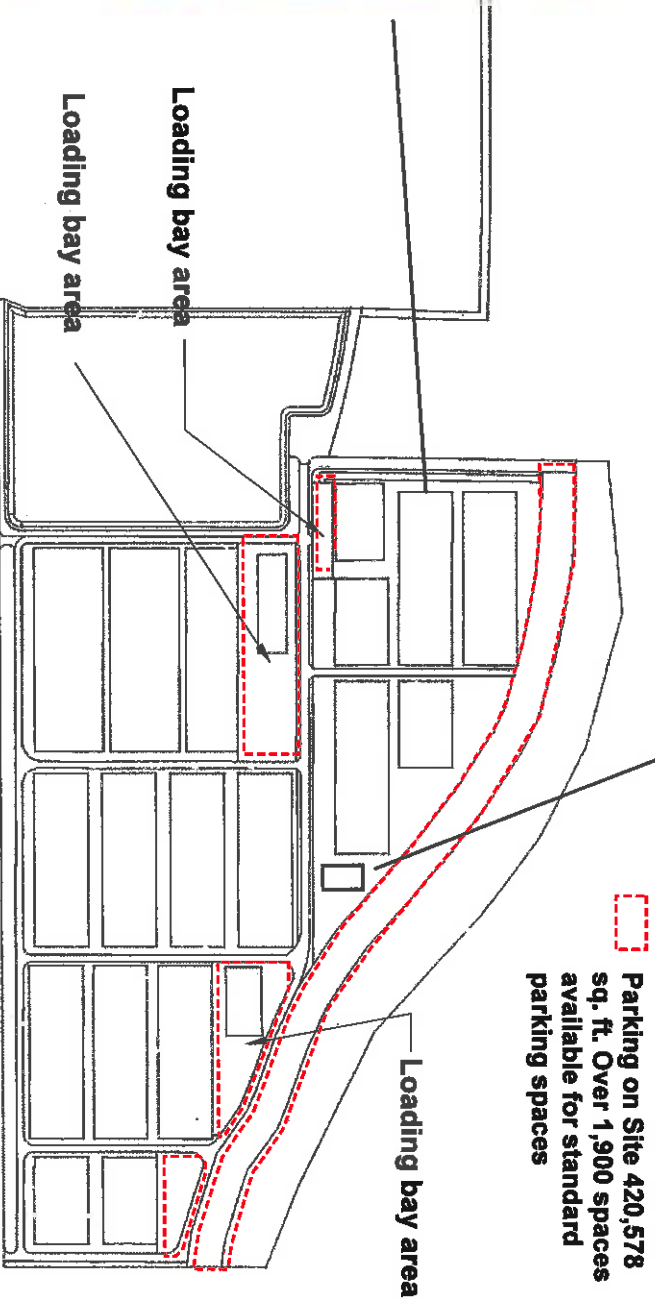
**Owner:**  
Colusa Riverbend Estates LLC  
1046 Olive Drive Suite 3

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.



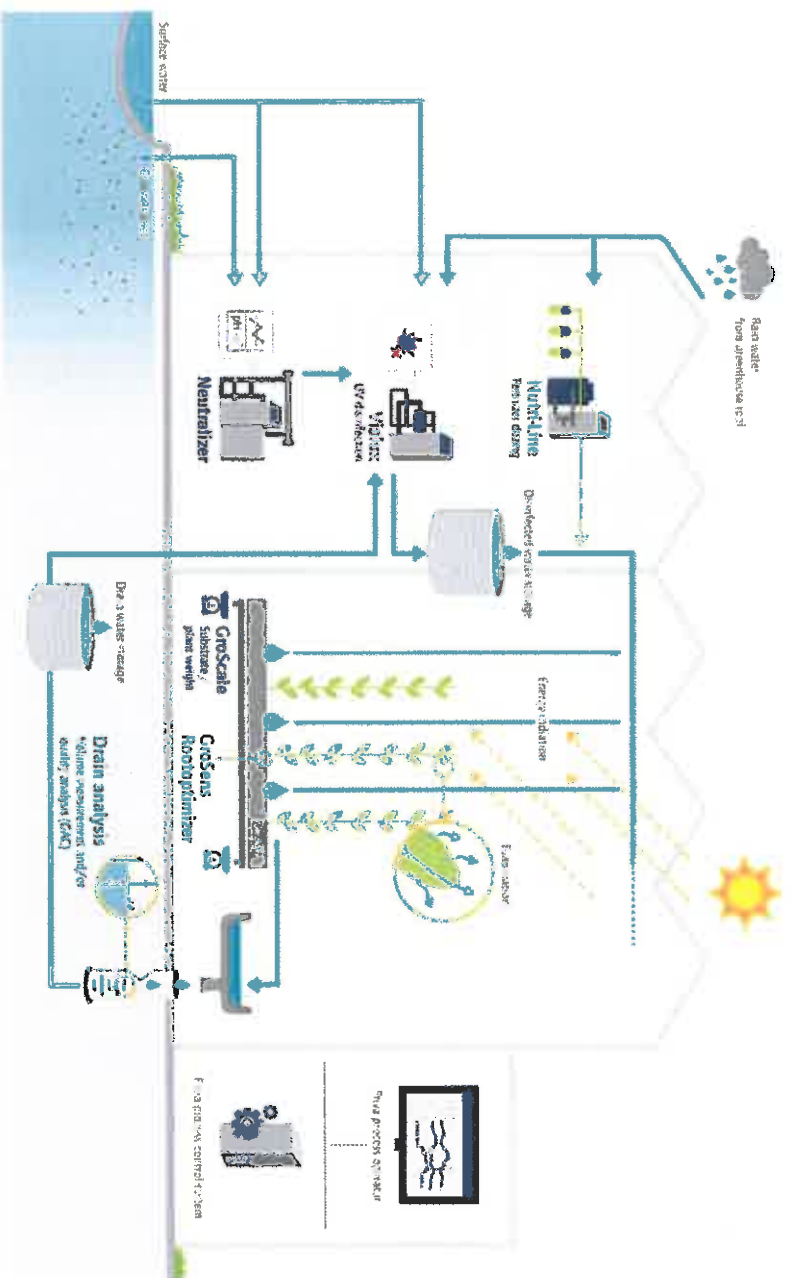
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**PROJECT:**  
 Colusa Triple Crown

## Waste Storage Plan and Loading areas





## Water Management Juste water cycle

Water management a closed loop system for healthy growth. Priva supplies automated watering systems that allows you to efficiently 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 environment 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 fertilizer efficiently, 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





**COUNTY OF COLUSA**  
COMMUNITY DEVELOPMENT DEPARTMENT  
220 12th Street  
Colusa, California 95932  
TELEPHONE (530) 458-0480 FAX (530) 458-0482



April 24, 2019

Bryan Stice  
Community Development Director  
425 Webster Street  
Colusa, CA 95932

Re: Colusa Triple Crown Project, Proposed Mitigated Negative Declaration (IS/MND)

Dear Bryan,

In response to your April 19, 2019 email, I have prepared this letter to clarify the County's comments on the Triple Crown project. On April 8, 2019, I submitted a comment letter on the IS/MND that the City had prepared for the Triple Crown project. Subsequent to the submittal of said letter, the proposed project changed. The proposed rezoning to an industrial zoning district was changed to a rezoning to a Planned Development industrial zoning designation. Per our earlier discussion, this change was made to address a County concern that the proposed IS/MND only analyzed a very narrowly defined project while the previously proposed the M-1 zoning district allowed many other "by-right" uses that could be established without any discretionary or environmental review.

With respect to my April 8, 2019 comment letter, that letter contains comments on the published IS/MND. I had planned on updating the letter when the IS/MND was updated to reflect the project changes that we discussed. I did not anticipate that the project would change but the IS/MND would not be changed. I hope that this letter provides additional information to avoid any confusion.

### Public Hearing Notices

At least three NOI's were produced for the IS/MND. Two of the notices were published in the paper and the County received the third NOI via email after the County's IS/MND comment letter was submitted. None of the notices were sent to Colusa CUPA, a responsible agency, nor the County Clerk for posting. In addition, the public hearing notice published on April 10, 2019 did not appear to address how the existing zoning and vesting tentative map would be rescinded as part of the project. Section 15.03, Appendix "A" (Zoning) of the City Code describes a use permit requirement that is part of a PD action and it is unclear how this requirement is being addressed. These issues should be carefully reviewed for consistency with State law and City Code requirements.

## **Hazardous Materials**

As detailed in the April 8, 2019 letter, the IS/MND contains no analysis of the use of butane or other chemicals that are used in the extraction of oil from the cannabis plants. An analysis of the potential impacts resulting from an accidental release or explosion of these chemicals should be conducted to determine whether there is a potential for a significant impact. Since no analysis has been included in the IS/MND of the volumes, types, and forms of the regulated chemicals that will be used, Colusa County CUPA acting as a responsible agency is unable to determine the potential impacts of the project. As detailed in my April 8<sup>th</sup> letter, it appears that Colusa CUPA will have to conduct its own environmental review prior to issuing any CUPA related permits due to the lack of analysis in the proposed IS/MND.

## **Water Supply**

The proposed IS/MND states that the water demand would be nearly 176,000 gallons per day (Table 2-3, page 2-15). Water Code Section 10912(a)(7) defines a project that is subject to a water supply assessment as one that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project. The City should conduct the necessary analysis to determine whether a water supply assessment is required by State law.

## **Odor Impacts**

The IS/MND states that "Odors were evaluated on a qualitative basis by considering potential odor generating sources under the Proposed Program, the proximity of cultivation operations to sensitive receptors, and the potential to create objectionable odors affecting a substantial number of people." No such analysis was provided.

The IS/MND also states "Operations were analyzed at a programmatic level in the CalCannabis PEIR (CDFA 2017), and the Proposed Project would be consistent with the assumptions and analysis of the PEIR". The State's PEIR deferred this issue to be analyzed at the local level but the IS/MND references the City's cannabis odor regulations and defers any odor mitigation analysis to some point in the future. Given the structural design of greenhouses, it will be very difficult to control odors. There is the potential for the creation of significant odor impacts on the totality of the City of Colusa and adjoining County lands due to the projected growing of 88,000 cannabis plants in one harvest. Based on the lack of any actual analysis of the potential for odor impacts, the conclusion that there would be no significant odor impact is not supported by any evidence in the IS/MND.

## **Cumulative Impacts**

The proposed project is one of many marijuana-related projects the City has approved or is currently considering. The City is effectively positioned, because of its location, to receive cultivated

marijuana from the north parts of the state and to serve as a focal point for the manufacturing of marijuana projects and distribution of such projects to the Bay Area, greater Sacramento region, and the remainder of the State. To date, however, no effort has been made to consider the cumulative impacts of all these projects on a number of factors including but not limited to the County jail facility, the district attorney's office, the public defender, and social services.

### ALUC Review and Consistency

Part of the project appears to be within the ALUCP Influence Area (Compatibility Zone C3). The IS/MND does not include a discussion of the proposed project's consistency with the Colusa County Airport Land Use Plan.

I trust that the above comments help to clarify the County's previous comment letter prepared in response to the circulated IS/MND. Given that the IS/MND has not changed, those comments are still applicable to the published IS/MND. This comment letter was prepared to help focus the discussion on the revised project even though it is no longer consistent with the IS/MND that is being processed.

Please keep me informed as to any project changes, or opportunities to comment on the project in the future. In the meantime, should you have any questions regarding this matter I can be reached directly at (530) 458-0483 or at [gplucker@countyofcolusa.com](mailto:gplucker@countyofcolusa.com).

Sincerely,



Greg Plucker

Community Development Director

Attachment: April 9, 2019 Triple Crown IS/MND Comment Letter

Cc: Kent S. Boes, Chair, Colusa County Board of Supervisors  
Gary J. Evans, Colusa County Supervisor  
Merced Corona, Colusa County Supervisor  
John D. Loudon, Colusa County Supervisor  
Denise J. Carter, Colusa County Board of Supervisor  
Wendy G. Tyler, County Administrative Officer  
Marcos Kropf, County Counsel  
Jesse Cain, City of Colusa City Manager

→ Note: There is no  
April 9, 2019 letter.  
See April 8, 2019  
letter w/in the  
April 23, 2019  
Memorandum attached

# Colusa Riverbend Estates LLC

Seepage observations prepared by:

**Woody and Kathy Yerxa**  
**(530) 458 2550**

**For more information, click the following  
link to see a brief video with more**

**information:**

<https://1drv.ms/v/s!Ar6uRMDGAksogekJ4qGOLqQ0snpMQA>

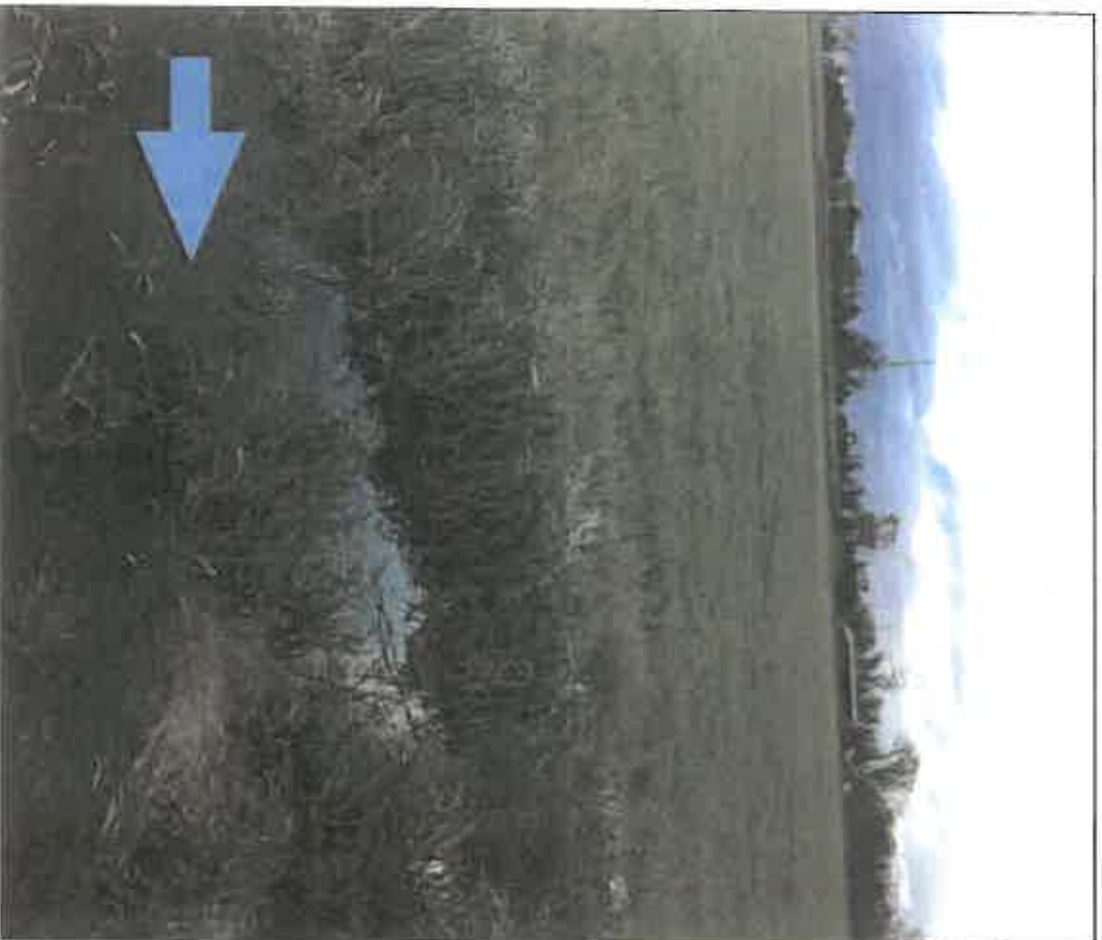
**Colusa Triple Crown  
Cannabis Research and  
Development Business Park  
Project**

**Mike Olivas (530) 400 6092**  
**Project sponsor**





# East Clay Street Seepage



- The proposed project is located south of the Sacramento River levee, east of D Street and north of East Clay Street.
- These photos were taken the week of February 28, 2017
- The entire property was filled with seepage water; so much that it was running across East Clay Street



Looking west up East Clay Street (notice the ripples being formed from the water volume being so great)



Water flowing across East Clay Street from the seepage to the north off of the Riverbend property





Water above her boots



Making a measuring stick to show water depth



14" deep



Water across East Clay from  
the seepage from the  
Riverbend estates property



Water across East Clay from  
the seepage from the  
Riverbend estates property  
looking west



# Conclusions

- All of these photos were taken more than a week after a rainfall event
- These seepage events are very common in this area during high river events of over 55' at the Colusa bridge
- Water always seeks its own level, no matter how big of a retention pond is constructed, property wide seepage will still be a problem

- video link:

<https://1drv.ms/v/s-Ar6uRMDGAksogekJ4qG0LqQ0snpMCA>

