



Colusa California

JAC INDUSTRIES

COLUSA FARMS

Design review Package
 Date: March 21, 2022
 Revised Date: 5/1/2022



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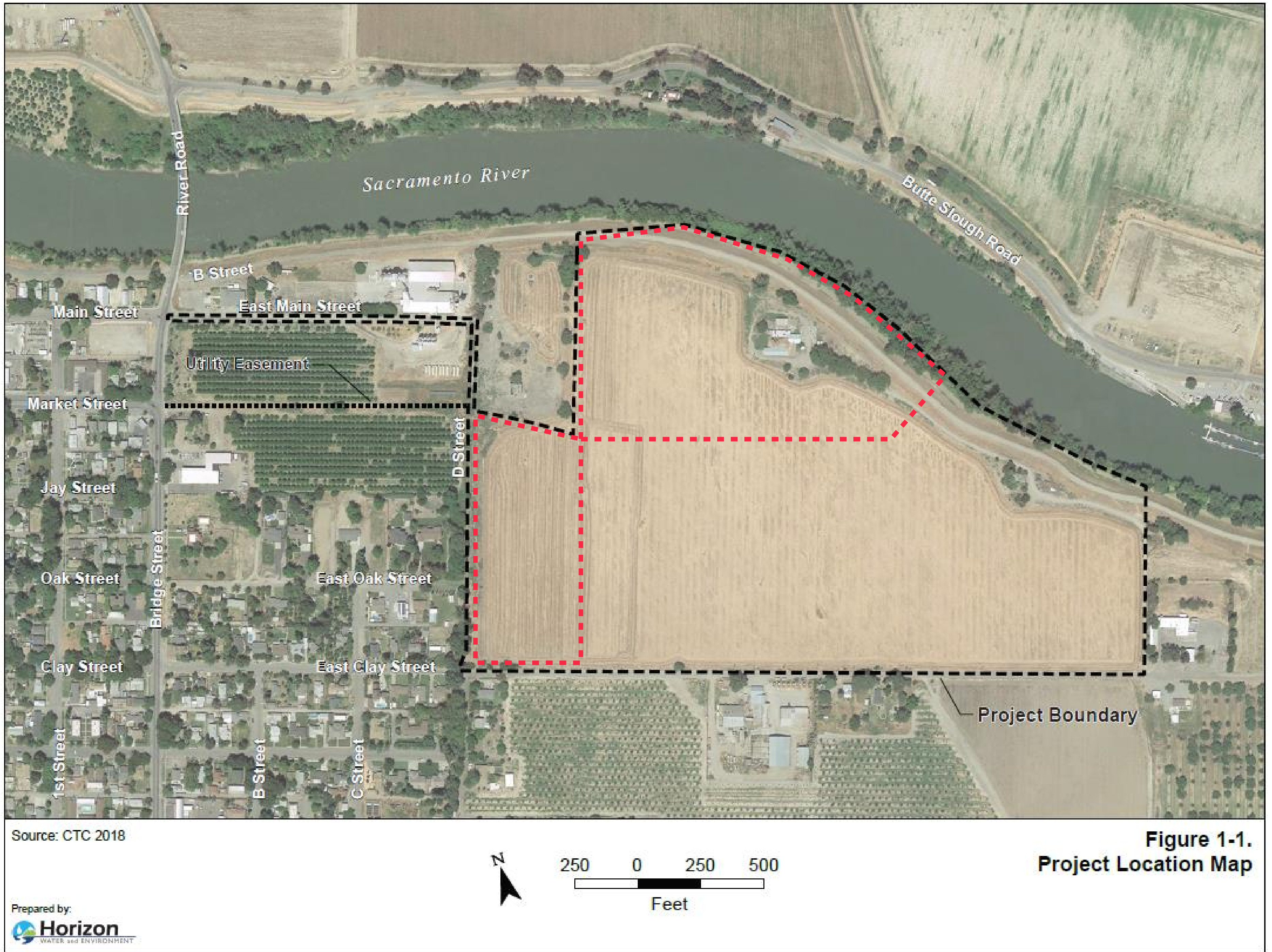


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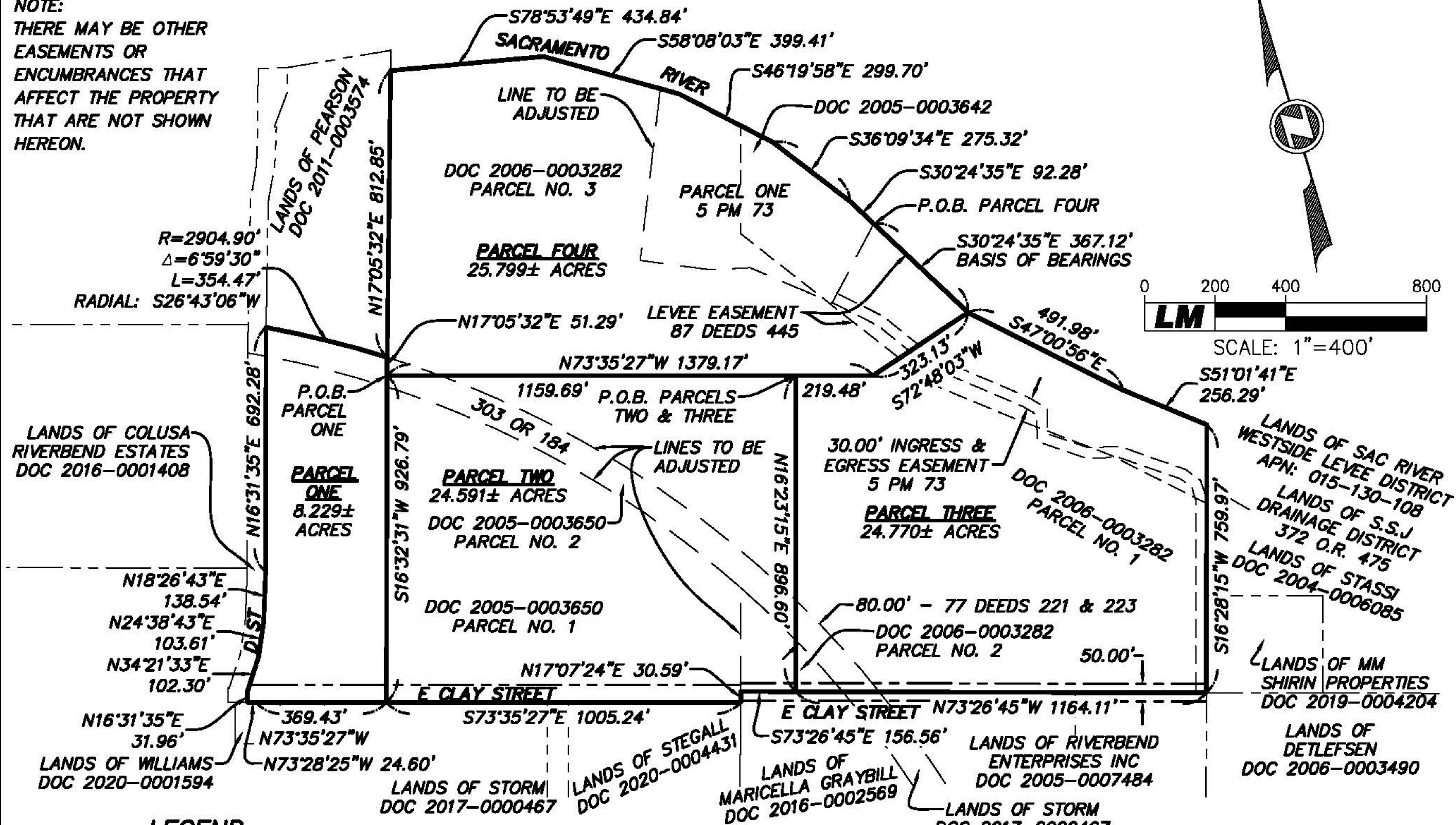
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NOTE:
THERE MAY BE OTHER
EASEMENTS OR
ENCUMBRANCES THAT
AFFECT THE PROPERTY
THAT ARE NOT SHOWN
HEREON.



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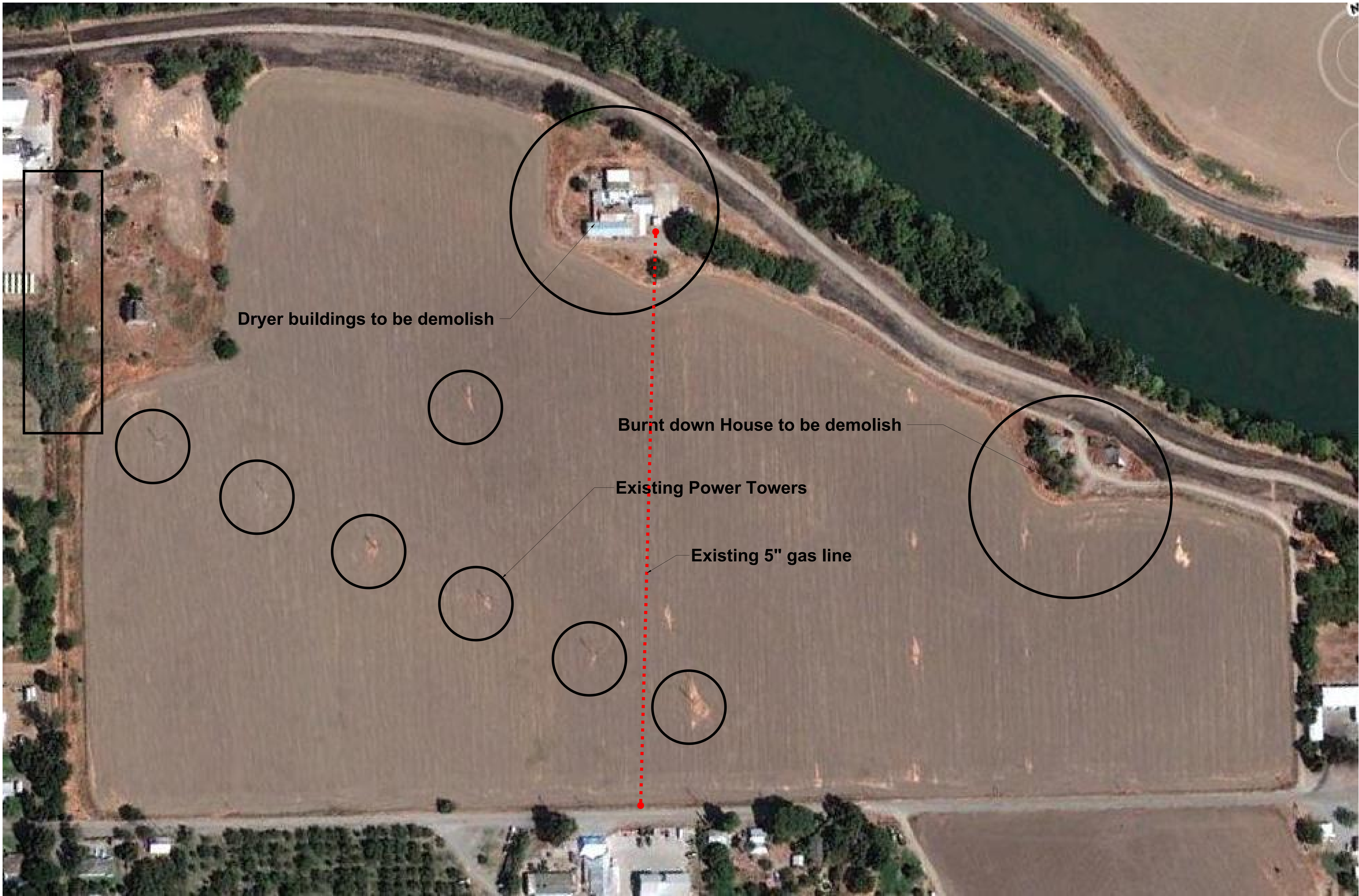
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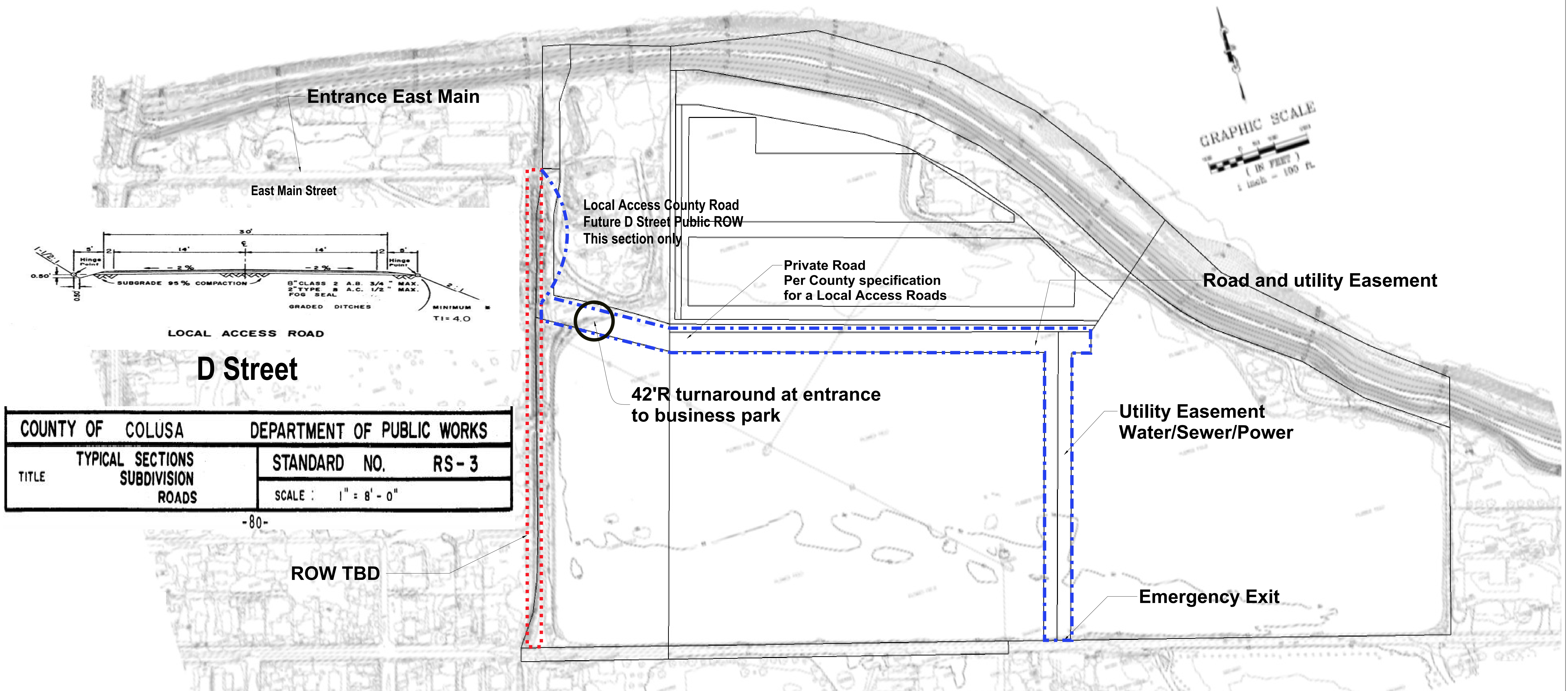
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LOT LINE ADJUSTMENT
PERIMETER PROPERTY LINE





There is one primary entrance to the JAC Industries project: D Street will extend from East Main Street to the project site. East Main Street will be the main entrance and exit from JAC Industries Business Park for all future employees and deliveries. A right of way will be dedicated for the future D Street that will run north-south connecting both Market Street and East Clay Street.

All roads within the JAC Industries (JAC) Business Park are private roads and will be maintained by the property owners. The project will provide road access for local emergency service that will extend through the project and circulate around the project turning south until intersecting with East Clay. The emergency access road will be maintained by the property owners and will not be open to local traffic.

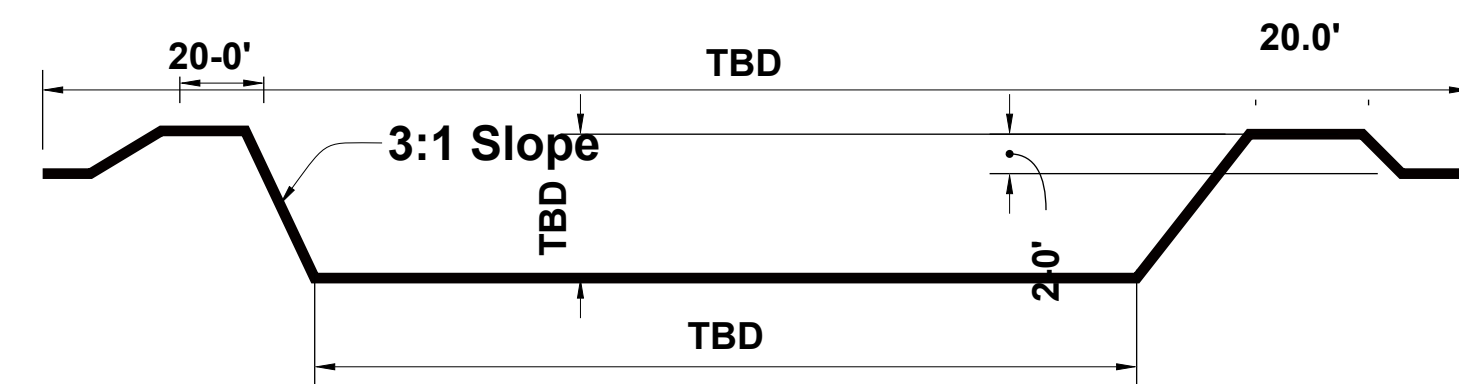
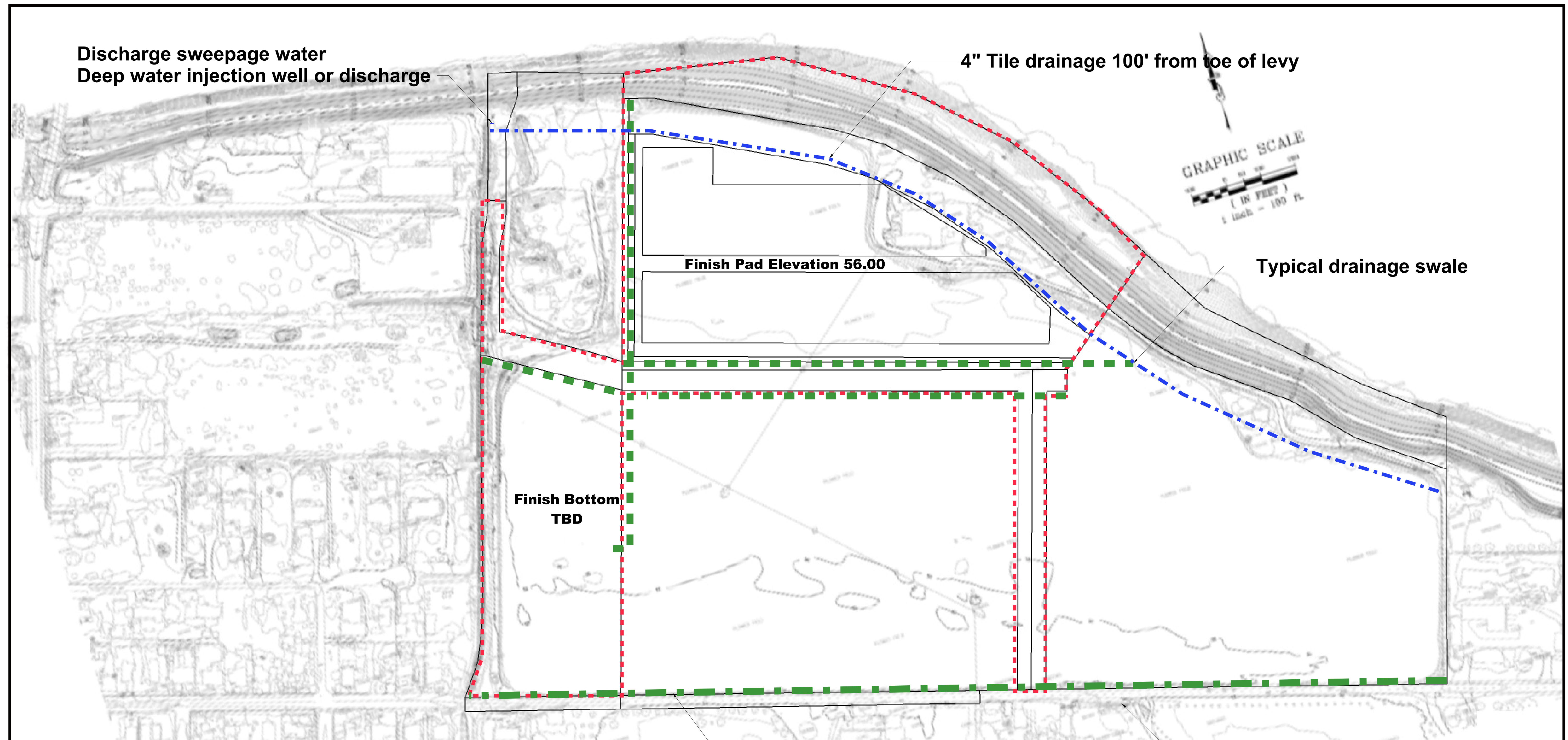
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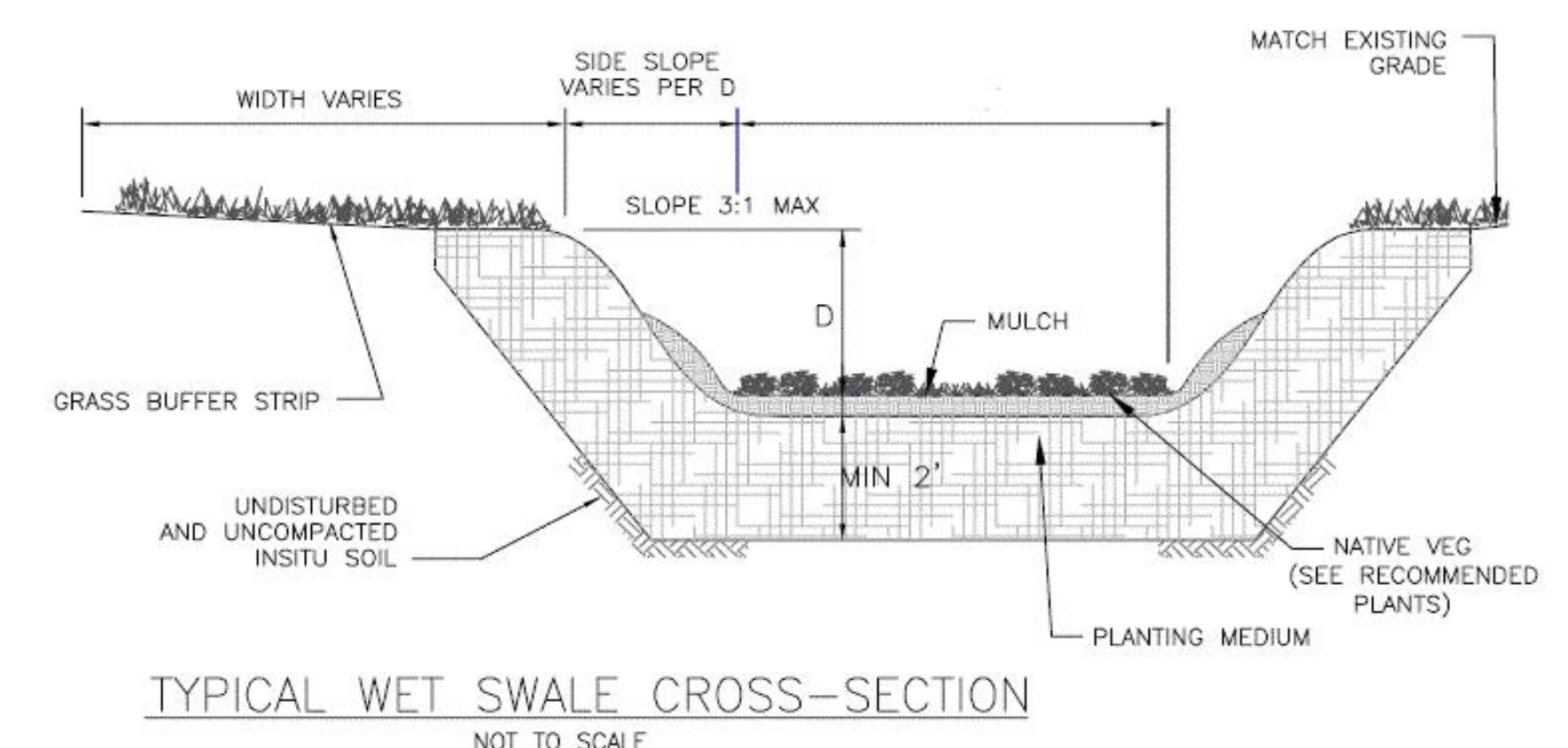
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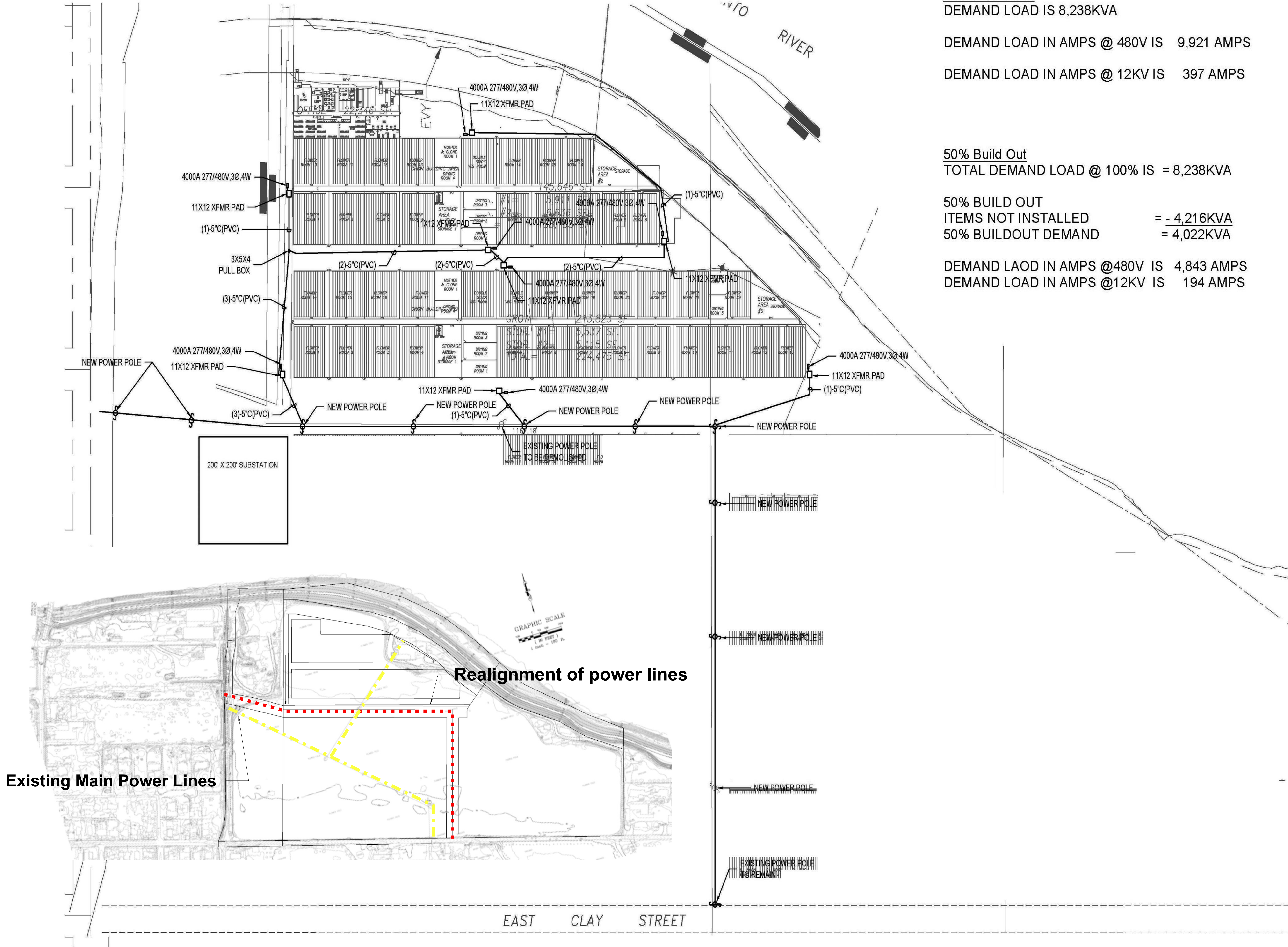
PROPOSED EASEMENTS
(ROAD & UTILITIES)



Cross Section Detention Basin

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.





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

EAST CLAY STREET

1 SITE PLAN - PHASE 1
1/64"=1'



REV	DESCRIPTION	DATE
1	PG&E REVIEW	2021-11-12

PROJECT NO.: 21-158
DATE: 2021-11-12
SCALE: AS SHOWN
DRAWN BY: RA
PROJECT NAME: COLUSA RIVERBEND ESTATES

DESCRIPTION:

SHEET
NUMBER:

FILE NAME:

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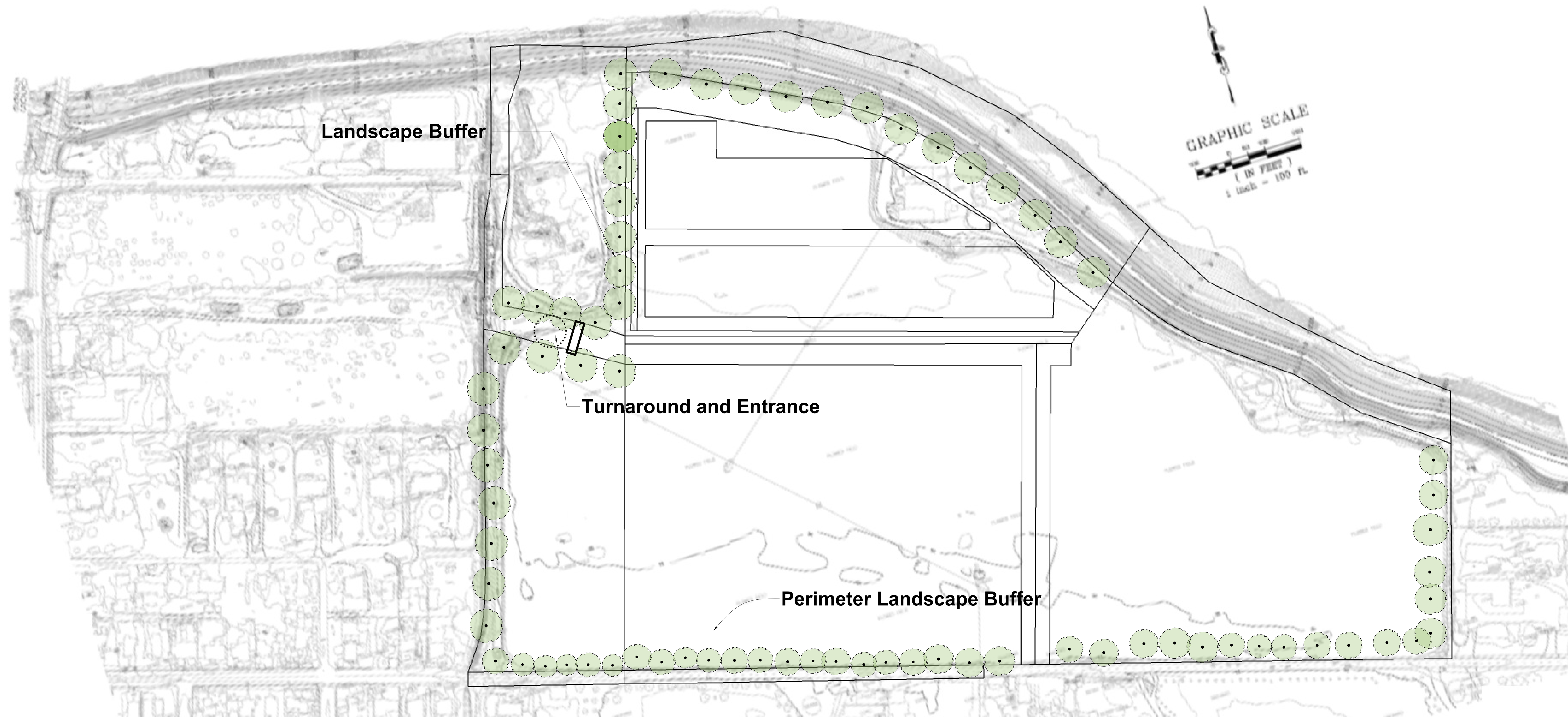
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POWER SYSTEM AND RELOCATION

A.08



Example of Detention Area



Entrance off D Street



Example of Detention Area

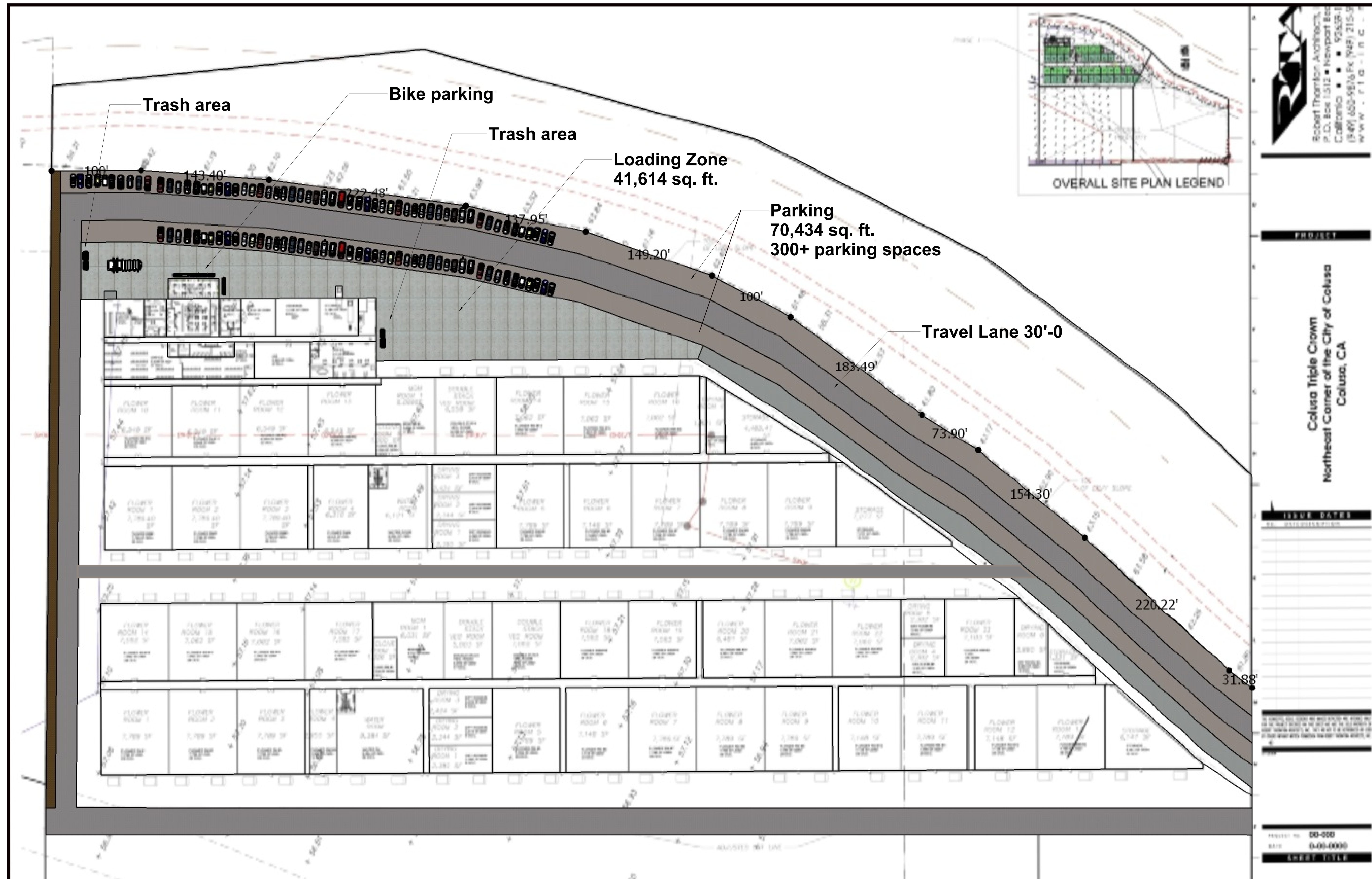
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LANDSCAPE EXHIBIT



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Parking and Loading Exhibits

Development Standards and permitted uses

Land Use	Permitted	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

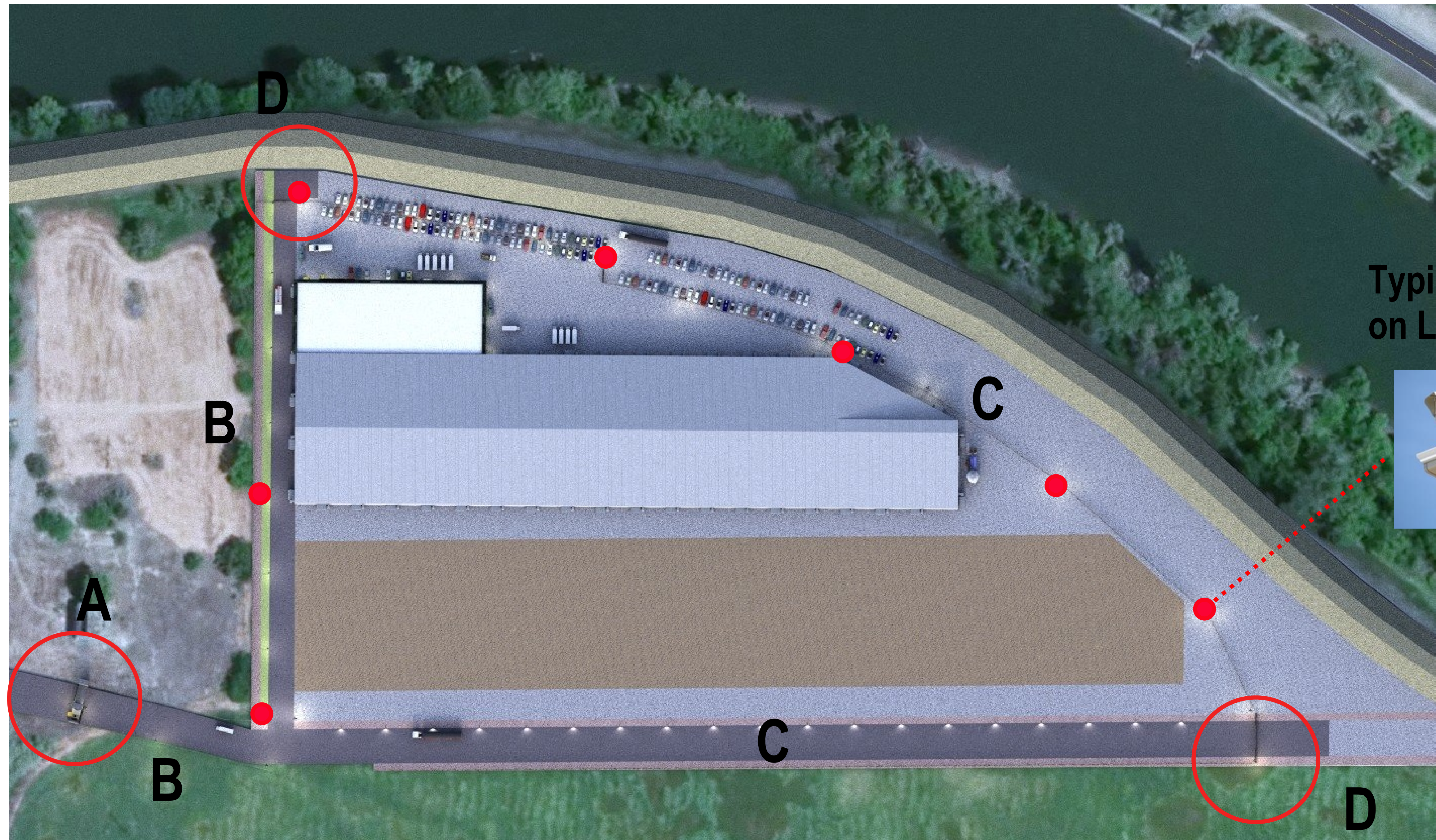
Site Coverage Maximum		JAC Industries Phase One			
Cultivation	22.00%	7.64%			
Processing	5.00%	0.16%			
Nursery	10.00%	0.82%			
Manufacturing	12.00%	0.07%			
Research	12.00%	0.12%			
Development	12.00%	0.02%			
Distribution and sales	11.00%	0.08%			
Warehouse	11.00%	0.16%			
Administration	3.00%	0.06%			
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		Sidewalk		
	Landscape				
	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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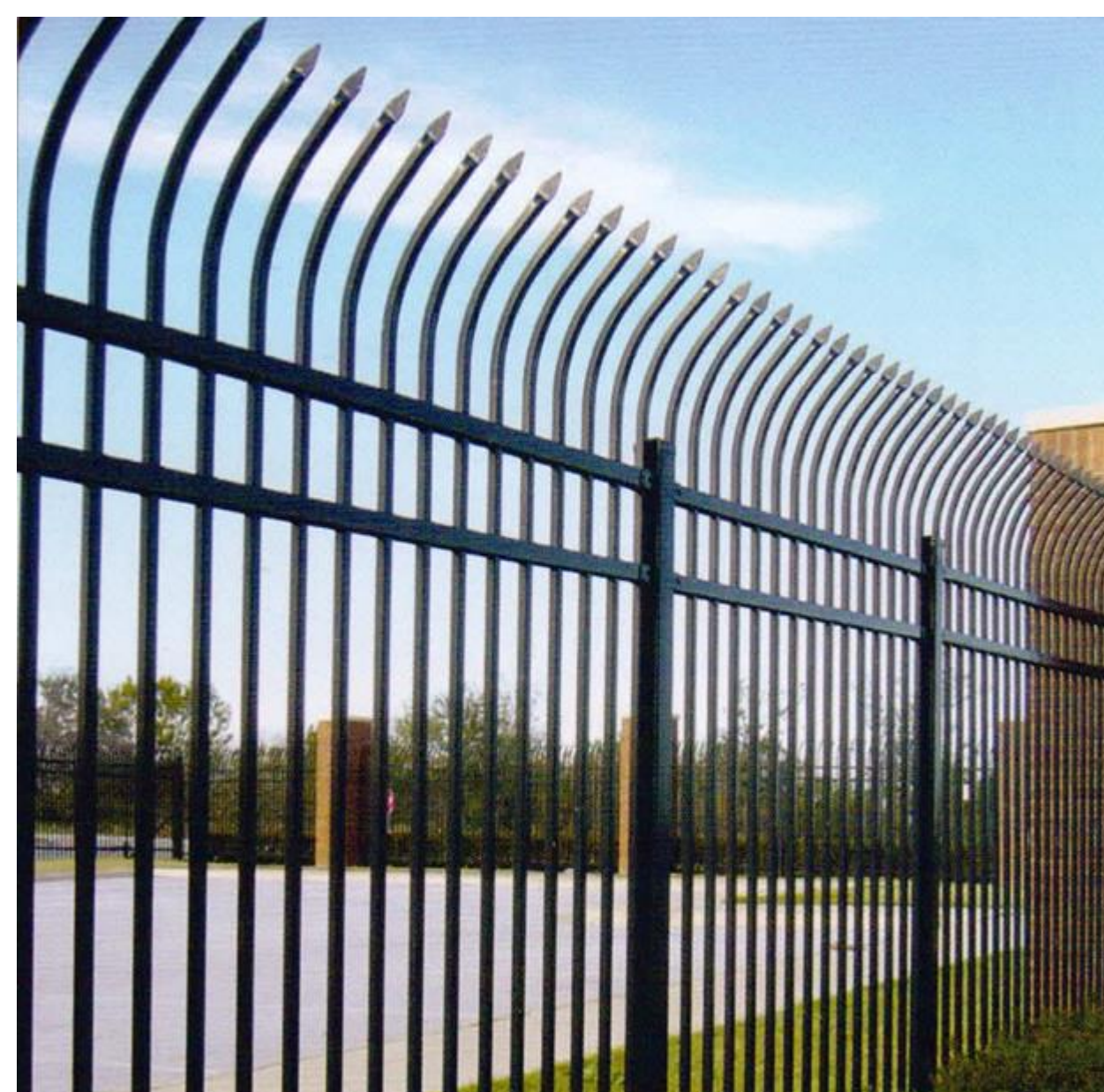
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Typical Camera on
on Light Posts



Main Gate A



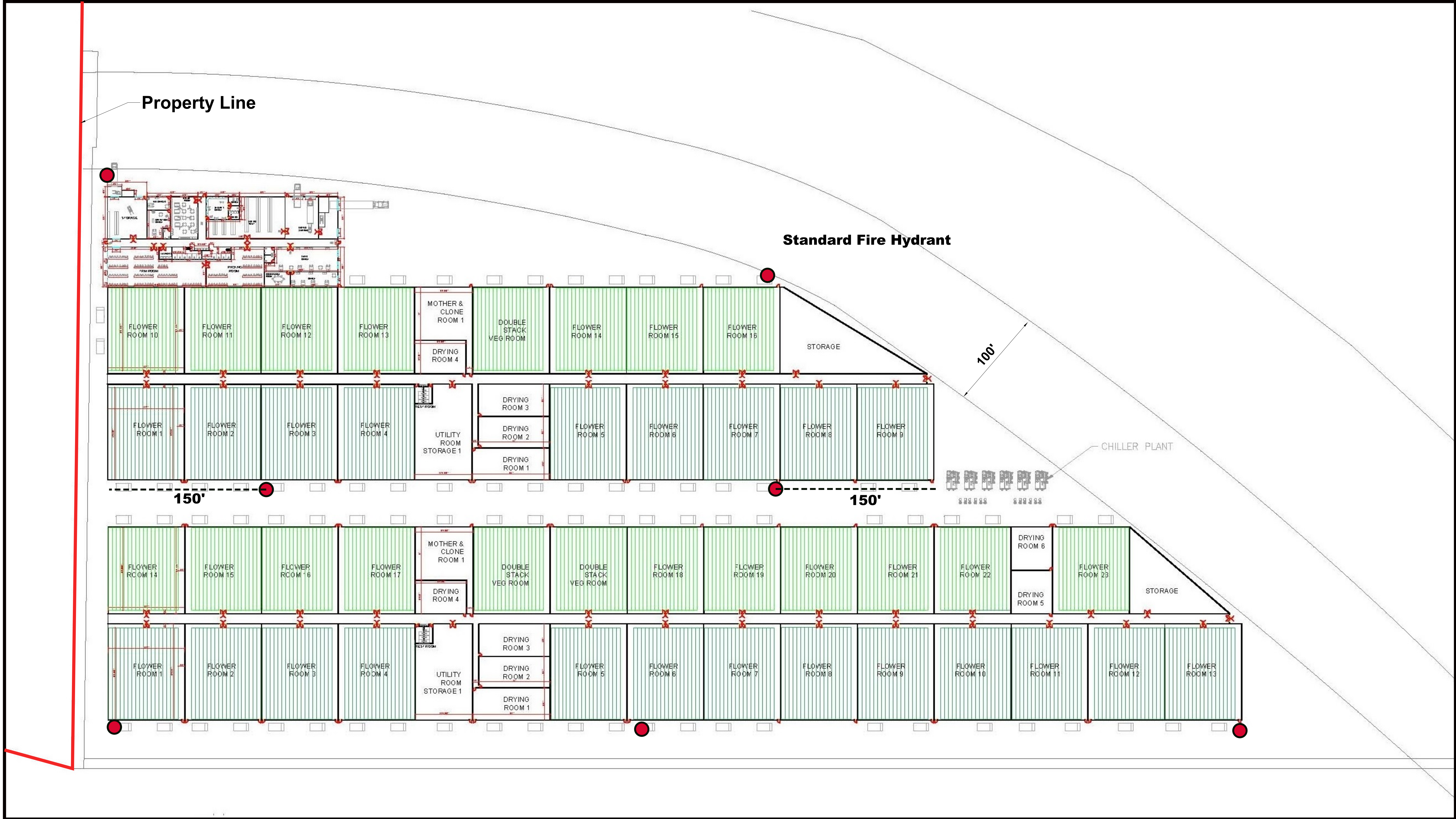
Perimeter Fence Type B



Perimeter Fence Type C



Exit Gates Type D



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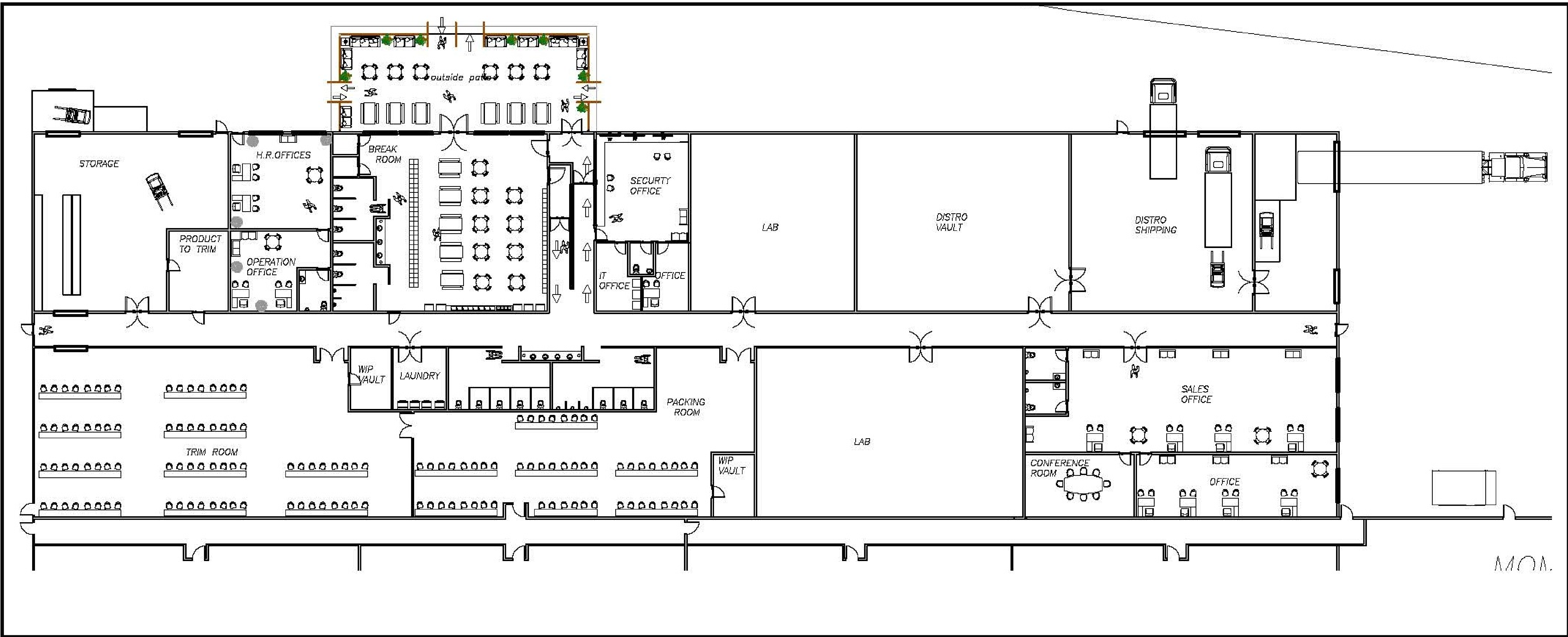
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Phase One build out

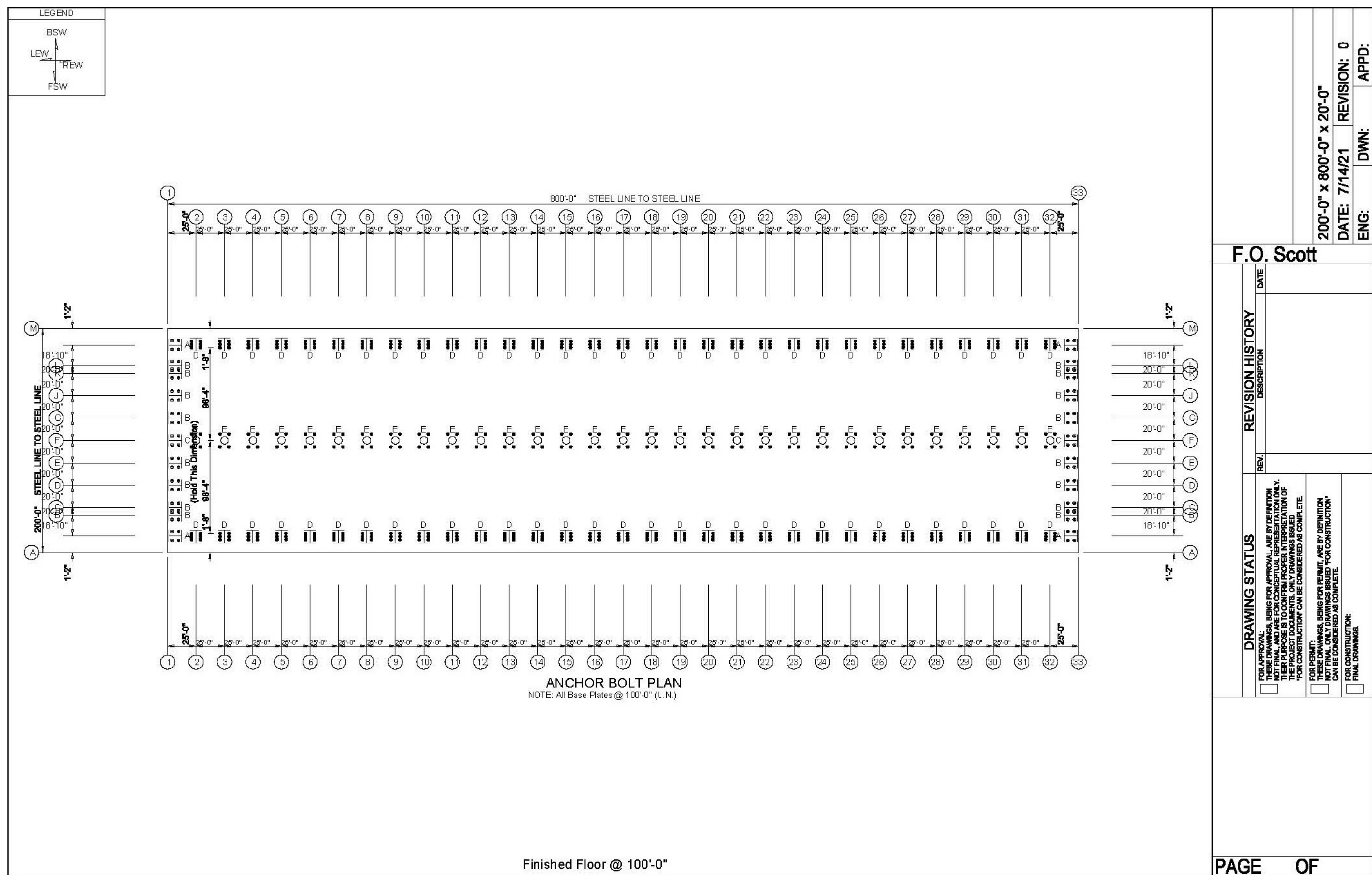


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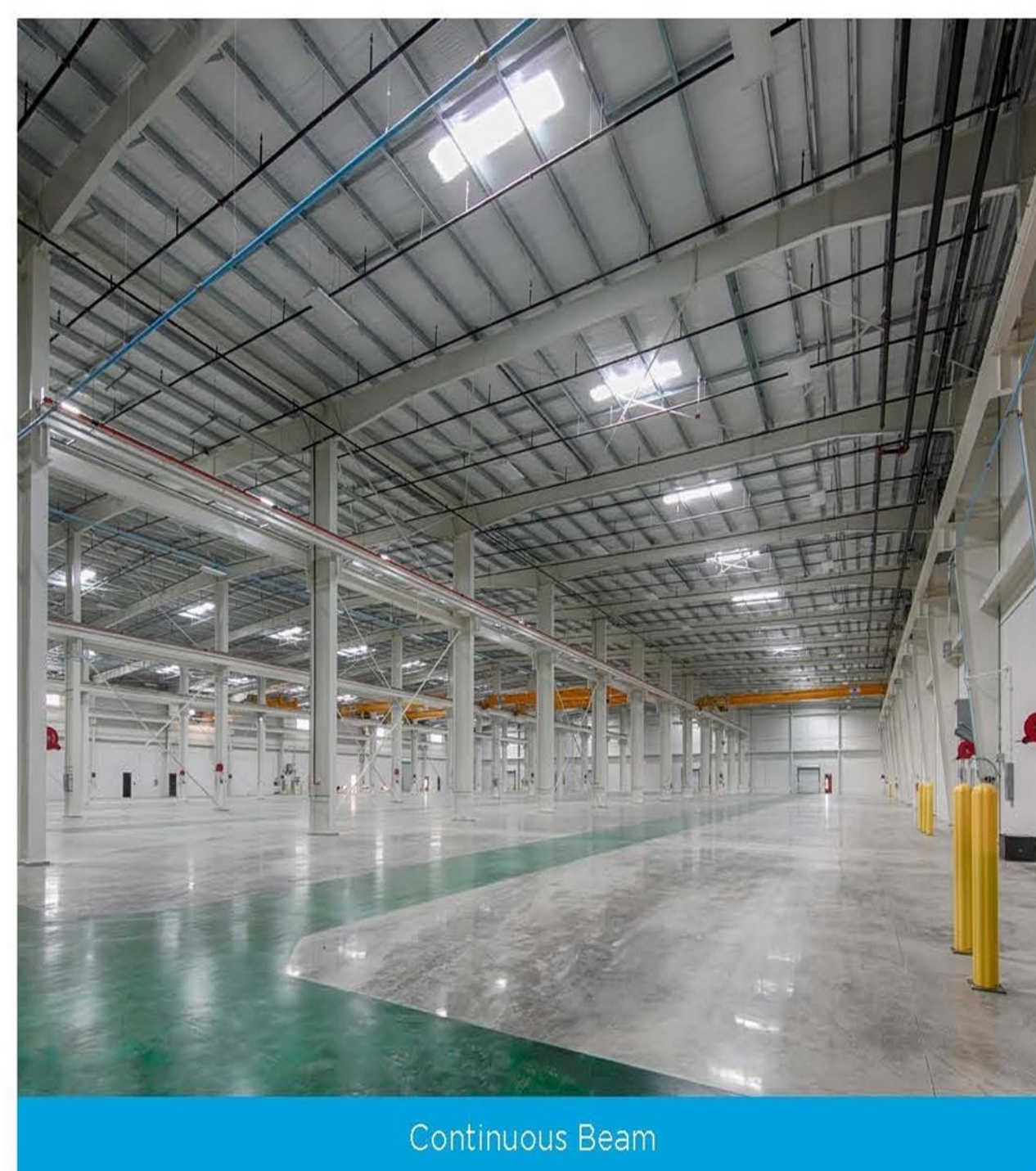
PRIMARY FRAMING SOLUTIONS

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.

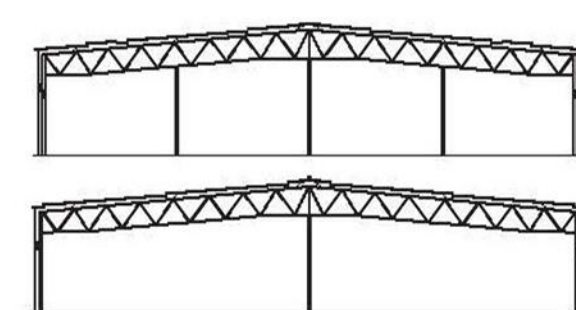
Features

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.

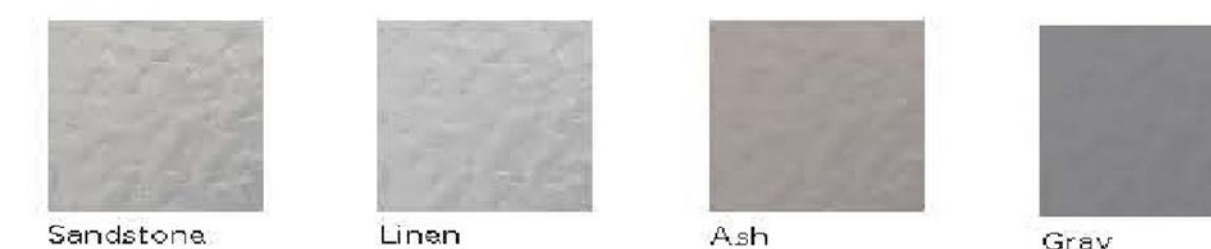
Features

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



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.

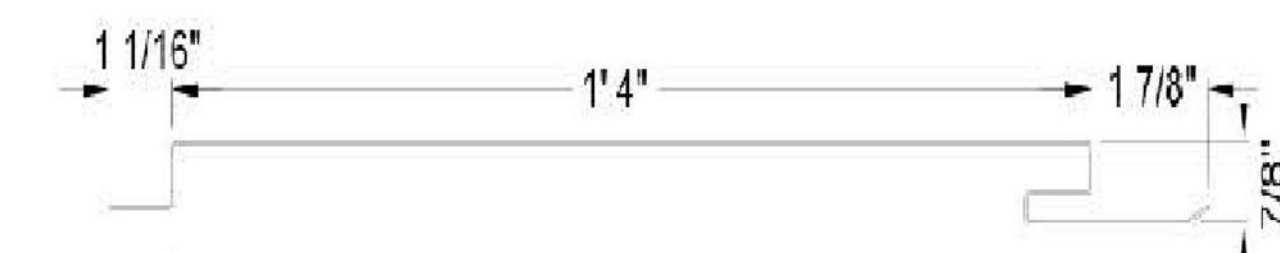
The panels are available in 4 standard Kynar colors (custom colors available). Kynar paint finishes are respected for their durability, resistance and color retention. The swatches shown below are an approximation of actual paint colors. Variations may occur between sample materials and finished product.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



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

ImpressaClad Panel Profile



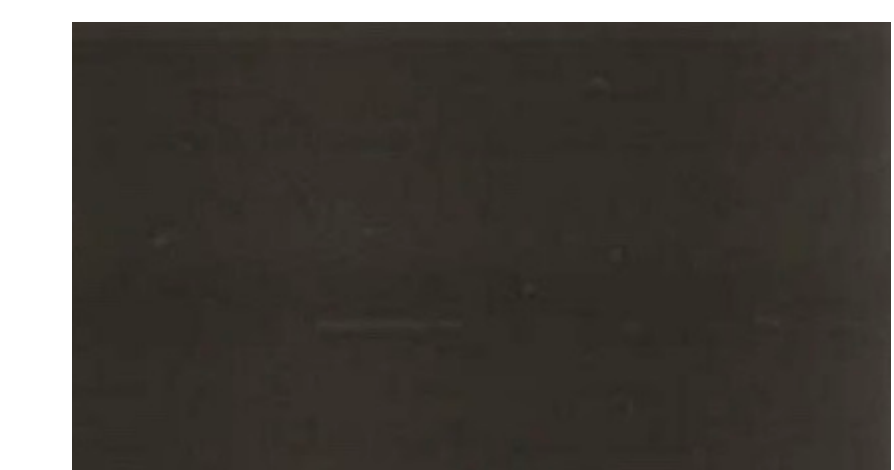
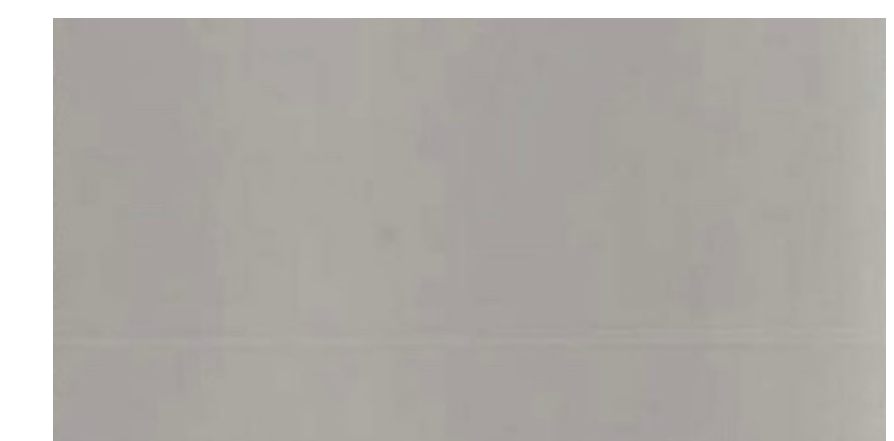
VARCO PRUDEN™

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

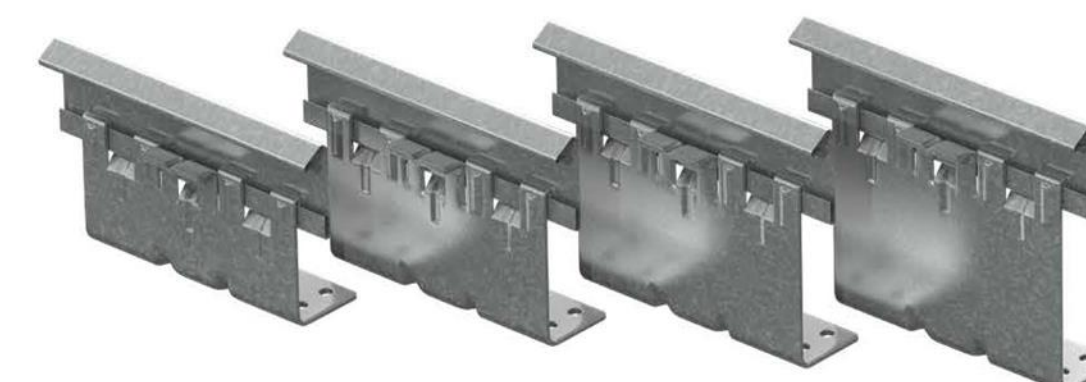
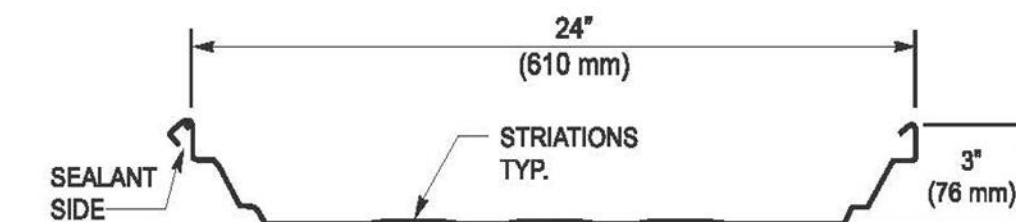


LONG-TERM, LOW MAINTENANCE, WEATHERTIGHT PERFORMANCE

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.



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 ThermalLift™ 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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Memphis, TN 38125 | 901-748-8000 | www.varcopruden.com

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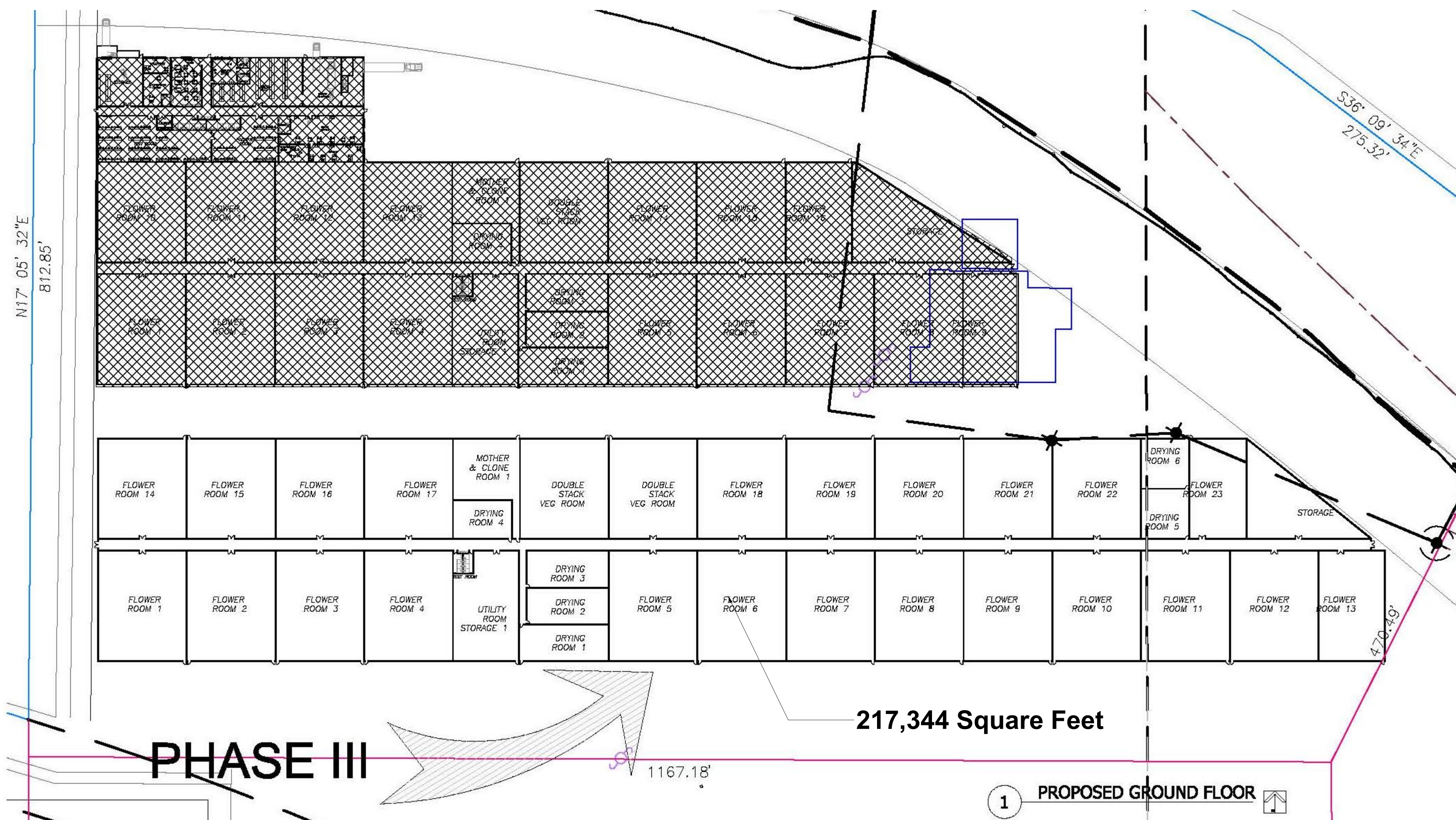
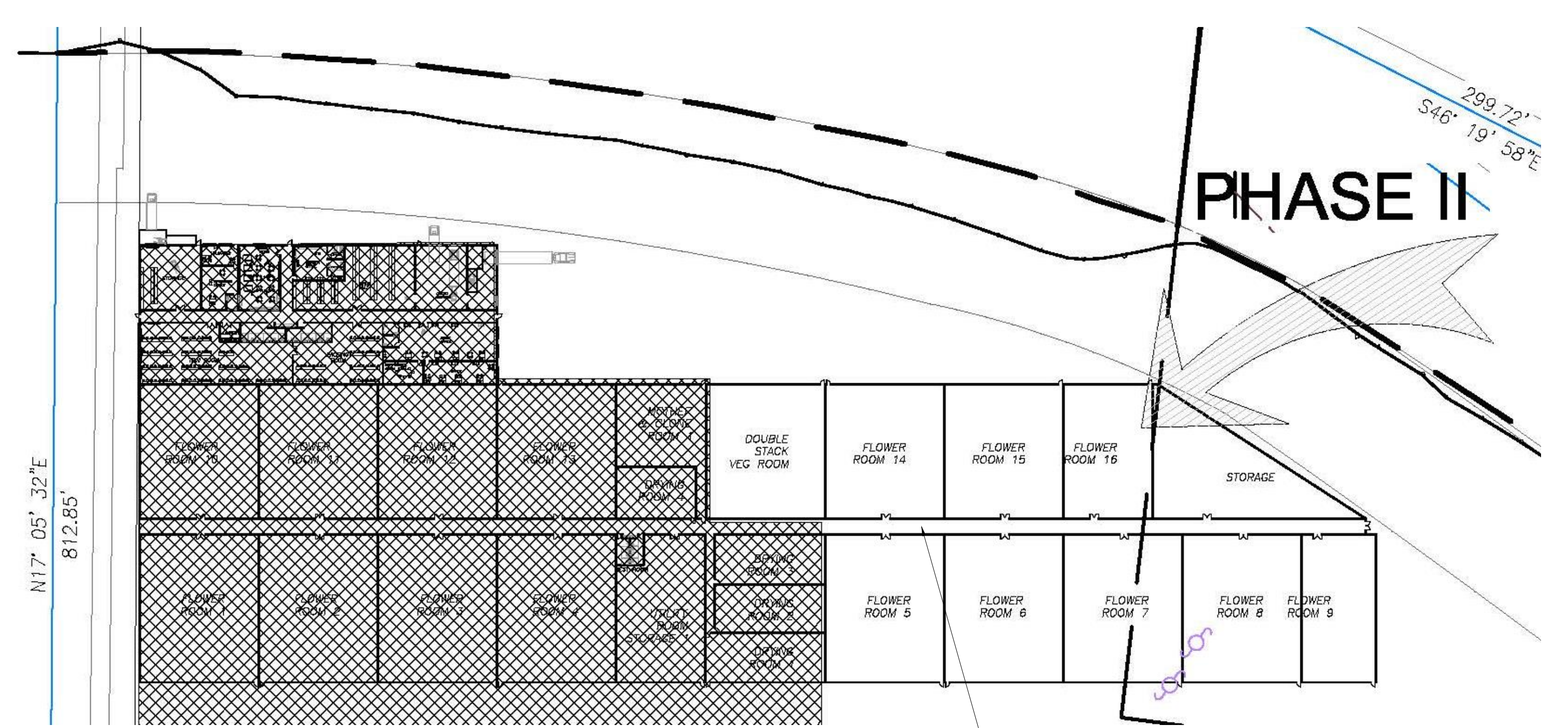
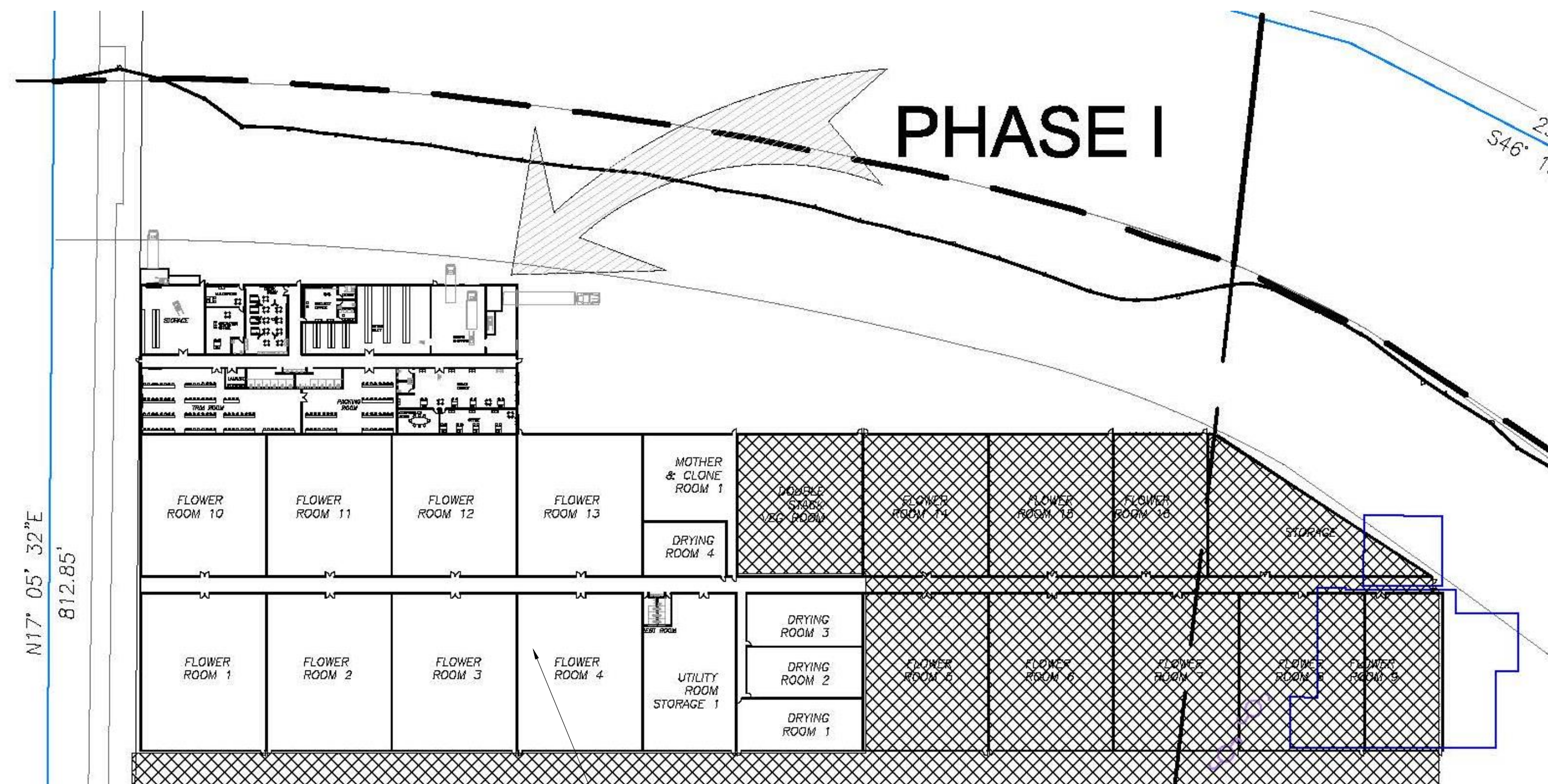
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Product Information
Roofing



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Proposed Phasing Plan



Greenhouse Light Deprivation: Pros

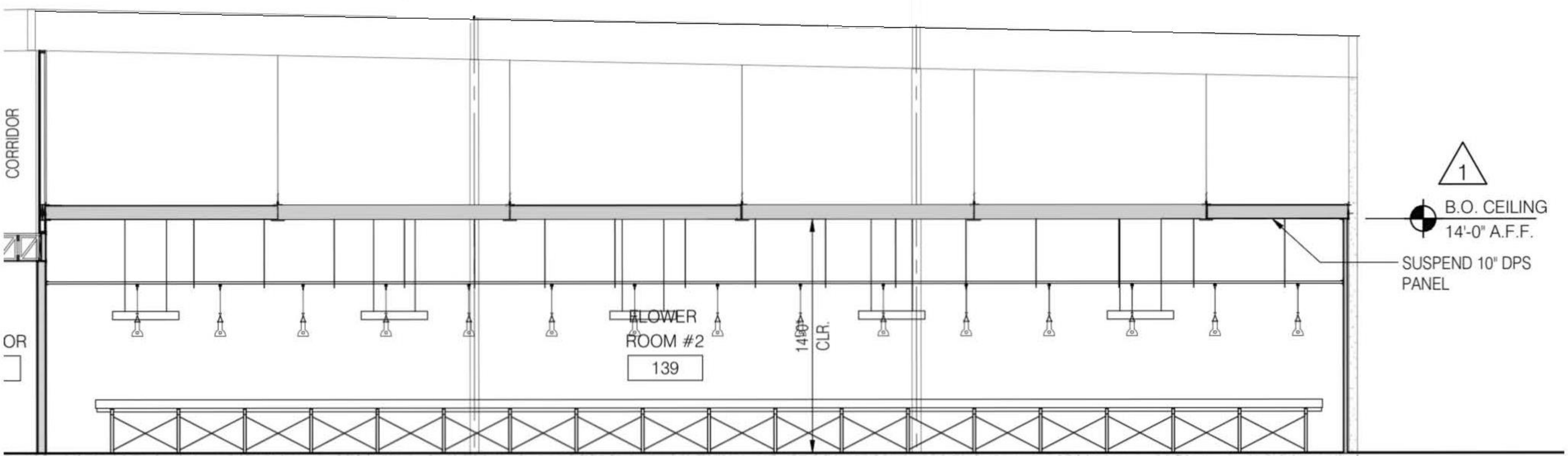
- Energy Efficient when Sun is Available
- Quality Product when Sun is Available

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
- Inconsistant ROI, Taxes, etc...
- Water Consumption Inconsistent



Sealed Indoor Cultivation Room vs. Greenhouse Light Deprivation



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.

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

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Typical Cultivation Unit



South East View



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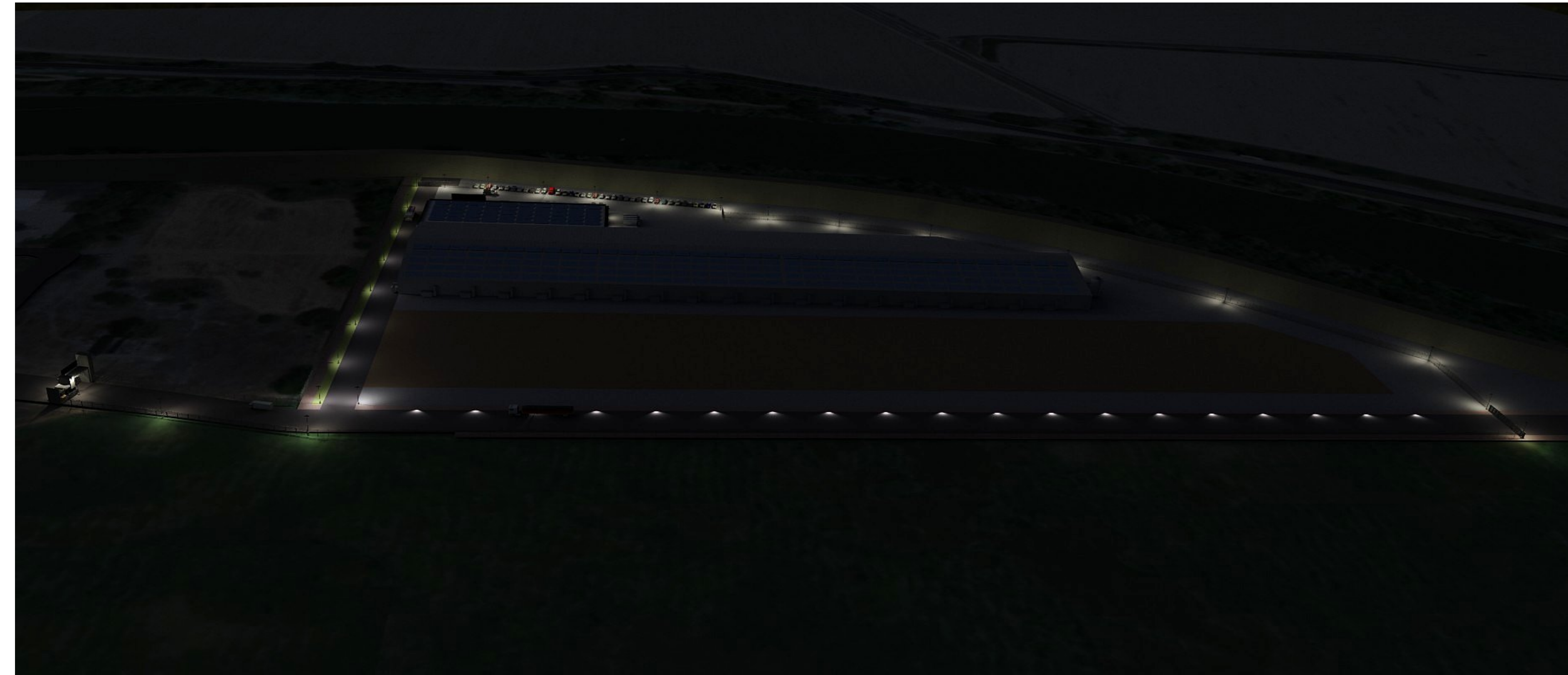
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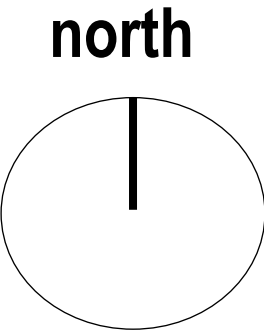
Light studies



North View



North View
Dust



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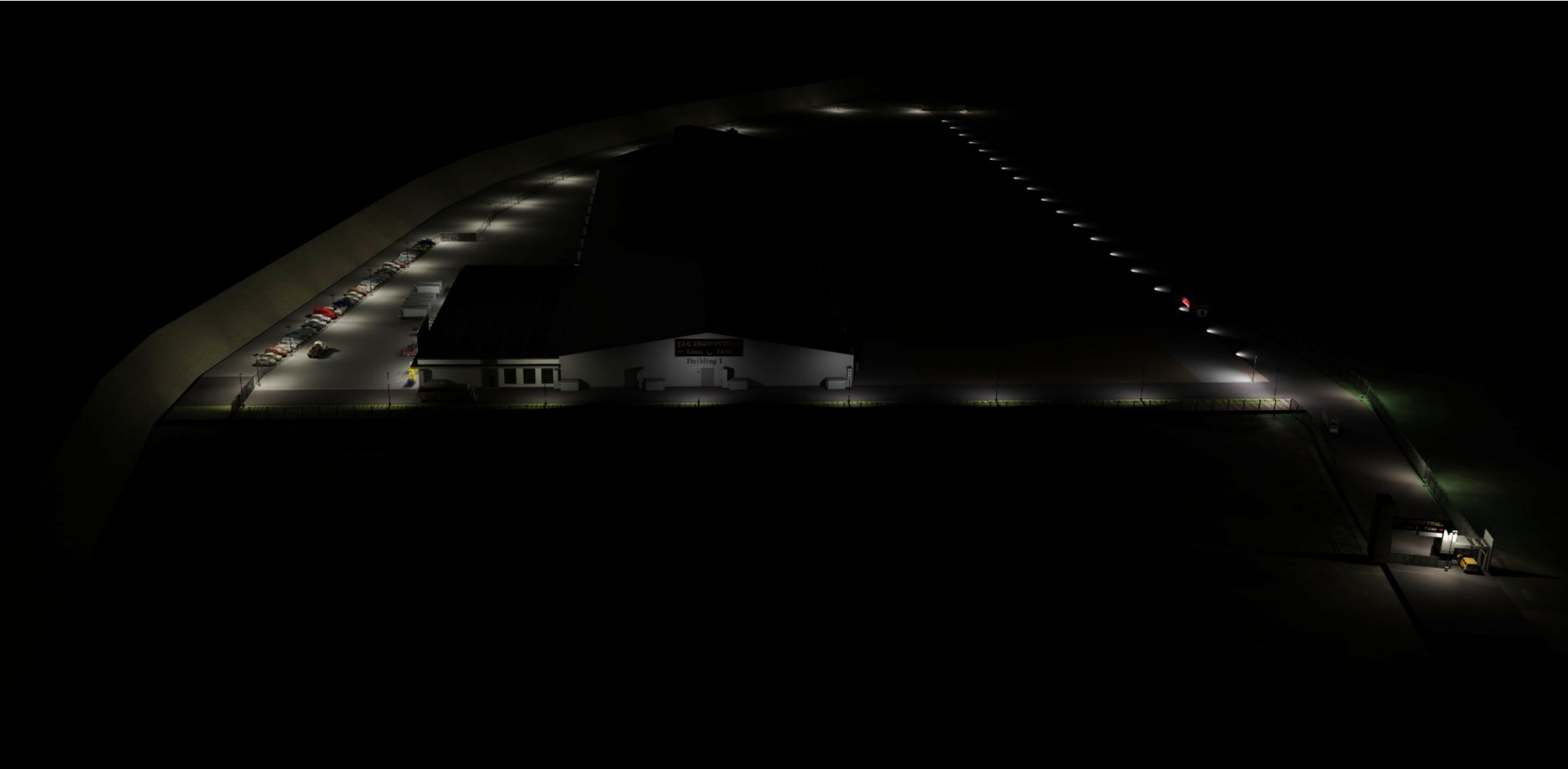
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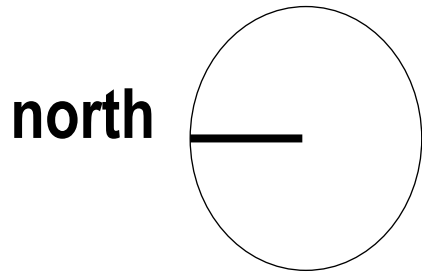
**Aerial Perspective
North View**



East View



East View
Night



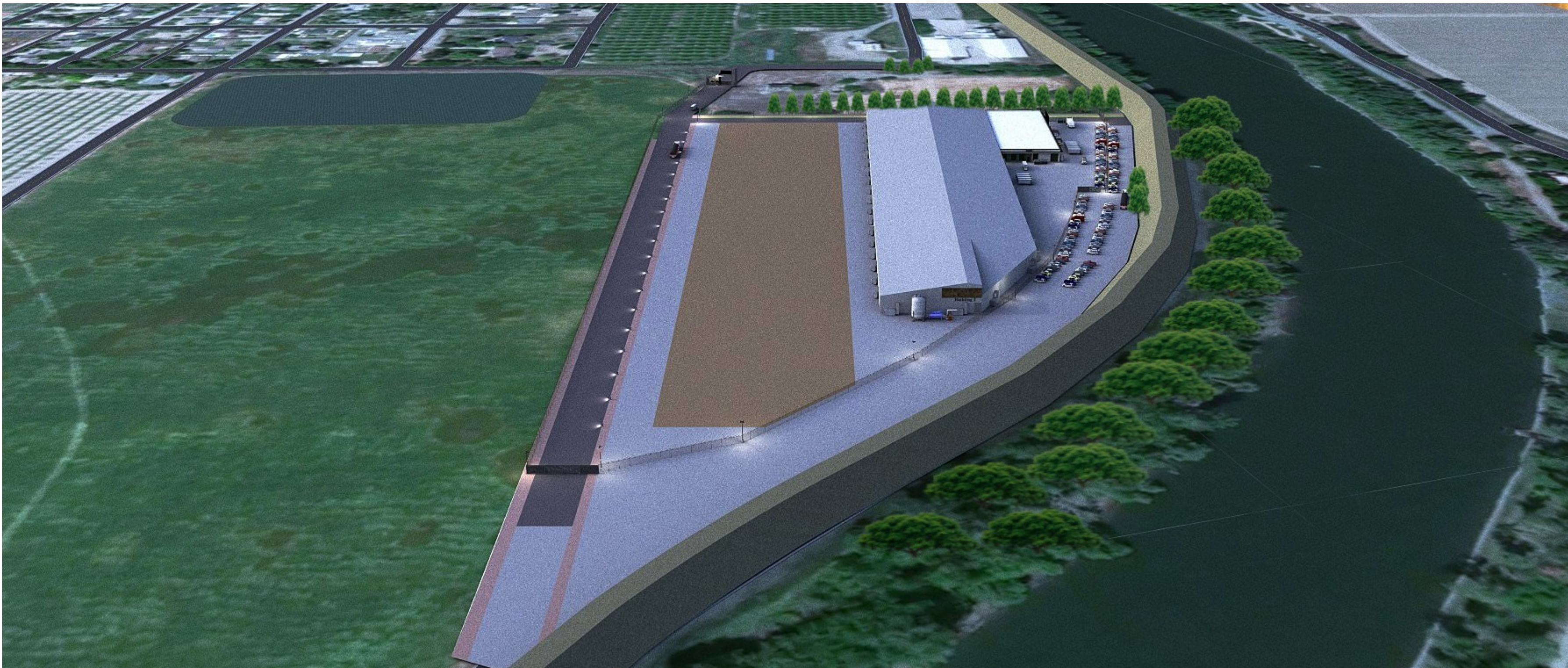
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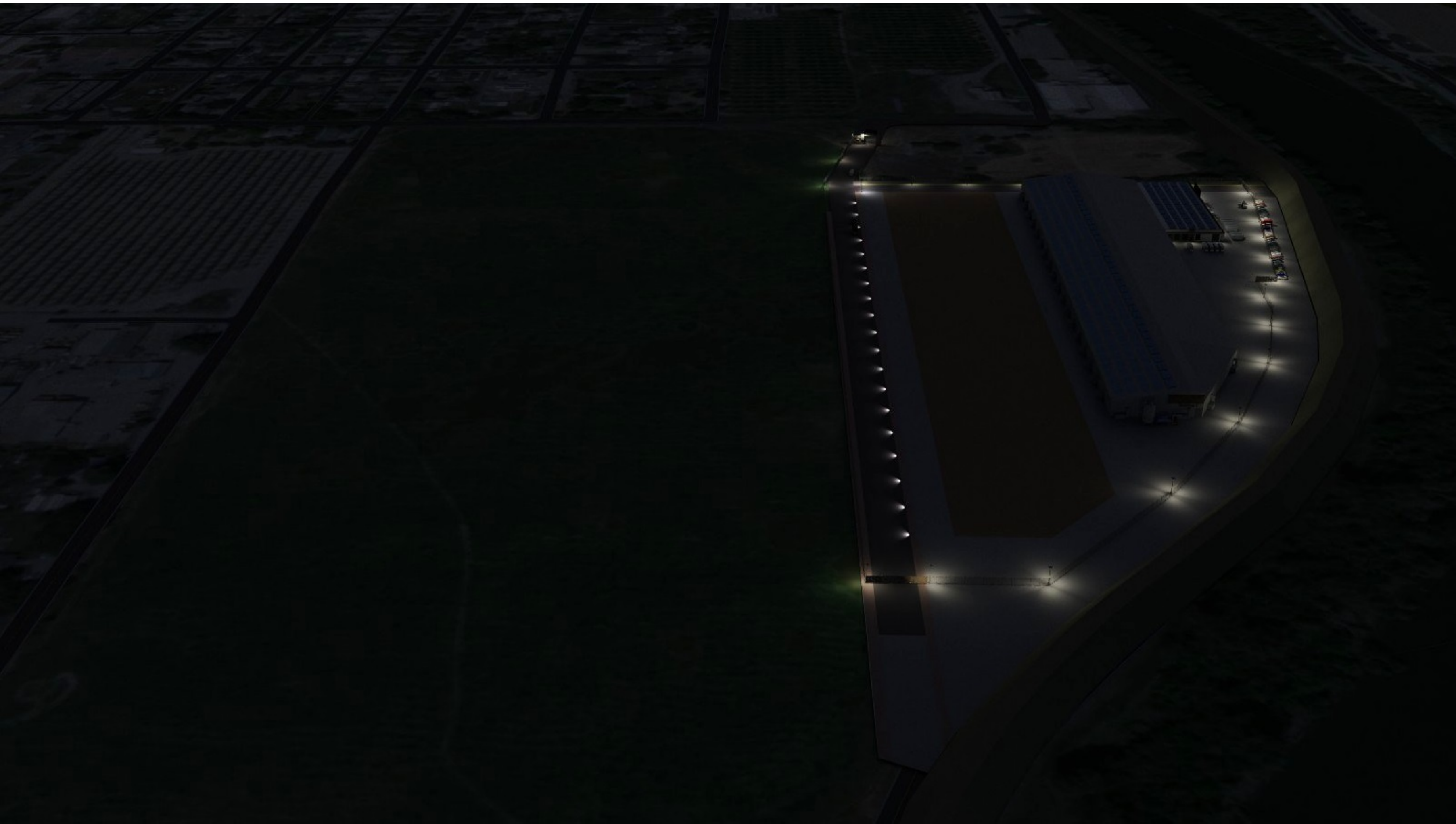
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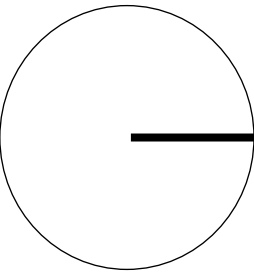
**Aerial Perspective
East View**



West View



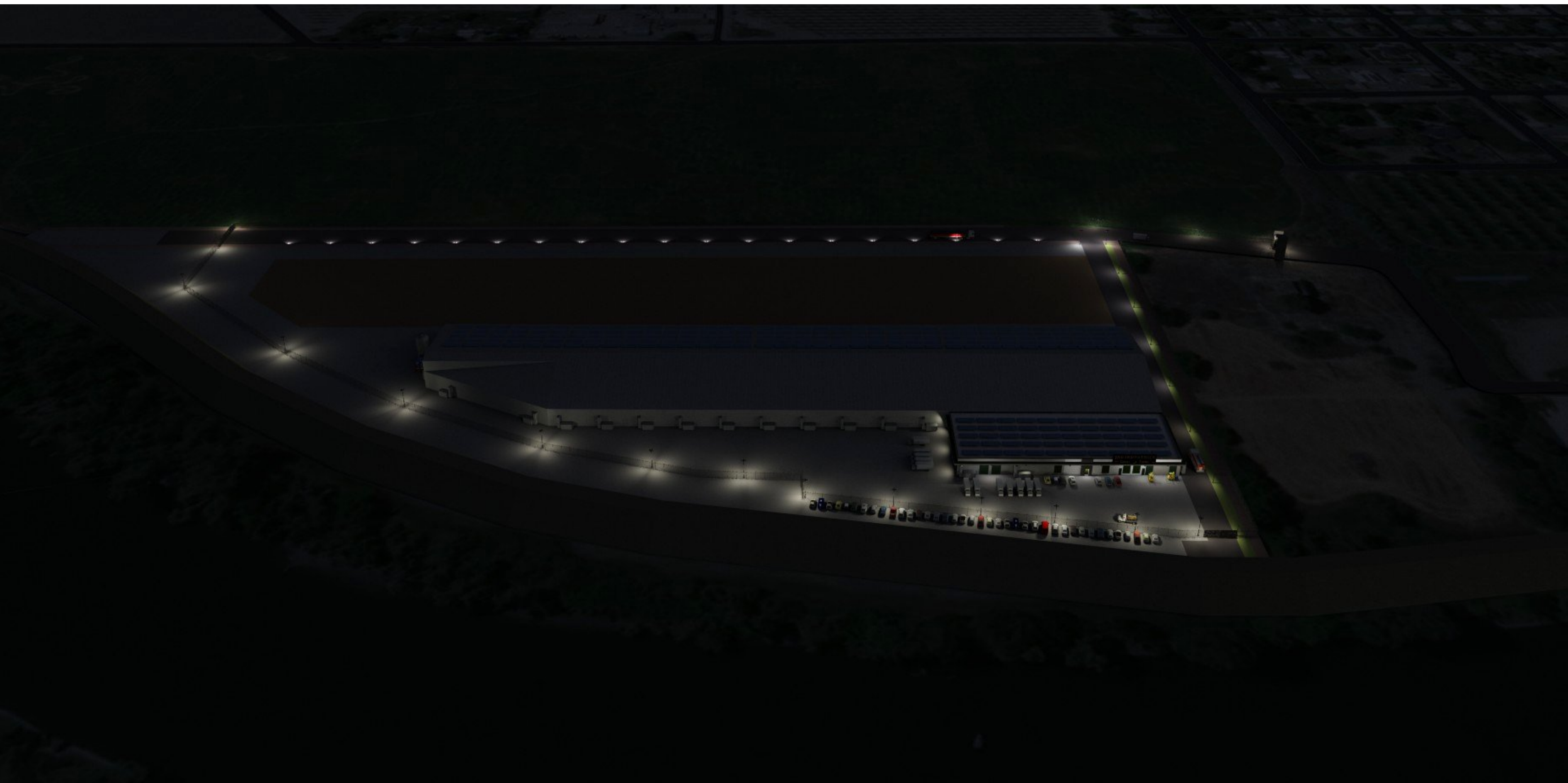
West View
Dust



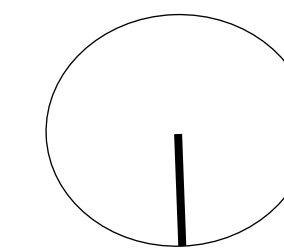
north



South View



South View
Dust



north

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Aerial Perspective
South View