

MEMBERS

S. William Abel
John Hamill
Peter N. Lindquist,
Vice-Chair
Sherman MacPherson
Gene Muir
Toby Reading
Michael P. West, Chair



Department of Public Works
Mike Azevedo, Secretary to the
Airport Advisory Committee
1215 Market Street
Colusa, CA 95932
Phone: (530)458-0580
Fax: (530)458-5000
colusacountyca.igam2.com
www.countyofcolusa.com

COLUSA COUNTY Airport Advisory Committee

AGENDA

May 3, 2021

Board Chambers
546 Jay Street, Suite 108
Colusa, CA 95932

Welcome to a meeting of the Colusa County Airport Advisory Committee. If you are scheduled to address the Committee, please state your full name for the record. Regularly numbered items may be considered at any time during the meeting. All items are listed in accordance with the Ralph M. Brown Act. We invite all members of the public to attend.

NOTE: Those who are in a high risk category for severe illness from COVID-19 who need a reasonable accommodation to participate in the meeting via teleconference, pursuant to the Governor's Executive Order N-29-20 dated March 17, 2020 may use teleconferencing as follows:

You can listen to the meeting by dialing one of the teleconference numbers below:

Phone: 1-916-246-0723
Toll-Free: 1-800-356-8278
Conference Code: 401978 **(Please mute your phone when you are not speaking)**
DO NOT PUT YOUR PHONE ON HOLD

PERIOD OF PUBLIC COMMENT: Any person may speak about any subject of concern, provided it is within the purview of the Airport Advisory Committee or Airport Land Use Commission and is not already on today's agenda. The total amount of time allotted for receiving such public communication shall be limited to a total of **15 minutes per issue** and each individual or group will be limited to no more than **5 minutes each**.

Note: No Committee action shall be taken on comments received.

If you are attending via teleconference and would like to participate in the Public Comment portion of the meeting, or comment on a specific agenda item you can do so by **texting 530-501-3309** with your NAME and the Clerk will notify the Chair that you would like to comment. **Please wait for the Chair to recognize you before speaking.** Remember to unmute your phone to speak.

1:30 p.m. CALL TO ORDER

- Pledge of Allegiance

I. PUBLIC COMMENT

II. APPROVAL OF MINUTES

1. Airport Advisory Committee - Regular Session - March 1, 2021.
2. Airport Advisory Committee – Special Session – March 11, 2021.

III. REPORTS

1. Director
2. Members

IV. SITTING AS THE AIRPORT LAND USE COMMISSION

1. **SITTING AS THE AIRPORT LAND USE COMMISSION**

Adopt a Resolution making a finding that Compass Leaf's industrial buildings are consistent with the County's Airport Land Use Compatibility Plan.

ADJOURN

THE NEXT REGULAR MEETING OF THE COLUSA COUNTY AIRPORT ADVISORY COMMITTEE IS SCHEDULED FOR July 12, 2021.

ADA COMPLIANCE: Upon request, Agendas will be made available in alternative formats to accommodate persons with disabilities. In addition, any person with a disability who requires a modification or accommodation to participate or attend this meeting may request necessary accommodation. Please make your request to the County Board Clerk, specifying your disability, the format in which you would like to receive this Agenda, and any other accommodation required no later than 24 hours prior to the start of the meeting.

All supporting documentation is available for public inspection and review in the office of the Board Clerk, 547 Market Street, Suite 102, Colusa, CA 95932 during regular business hours 8:30 a.m. to 5:00 p.m., Monday through Friday.
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MEMBERS

S. William Abel
 Clinton Jewett
 Peter N. Lindquist,
 Vice-Chair
 Sherman MacPherson
 Gene Muir
 Toby Reading
 Michael P. West, Chair

**Department of Public Works**

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COLUSA COUNTY AIRPORT ADVISORY COMMITTEE MINUTES

Monday, March 1, 2021

The Colusa County Airport Advisory Committee meets in Regular Session this 1st day of March 2021 at the hour of 1:30 p.m. Present: Committee Members Gene Muir, Mike West, S. William Abel, Toby Reading, Peter N. Lindquist, and Clinton Jewett. Absent: Committee Member Sherman MacPherson.

Present: Denise Carter, Board of Supervisors.
 Marcos Kropf, Jennifer Sutton, County Counsel's Office.
 Ann Nordyke, Melissa Kitts, CAO/
 Clerk of the Board's Office.
 Mike Azevedo, Public Works Department.
 Greg Plucker, Community Development Department.
 Ed Hulbert, Jake Kley, Rainey Kalfsbeek, Colusa Industrial
 Properties.
 Paul Sankey, John Carrion, Ben Carter, Colusa citizens.
 Ranveer Tumber, Golden Roots Nursery.

Present via Teleconference: Bryan Stice, City of Colusa.

I. PUBLIC COMMENT
 None.

II. APPROVAL OF MINUTES
 1. Airport Advisory Committee - Regular Session – January 4, 2021.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jewett
SECONDER:	Lindquist
AYES:	Muir, West, Abel, Reading, Lindquist, Jewett
ABSENT:	MacPherson

III. REPORTS
 1. Director

Minutes Acceptance: Minutes of Mar 1, 2021 1:30 PM (APPROVAL OF MINUTES)

Mr. Azevedo provides an update on the recently completed leach field project at the Airport.

2. Members

Committee Member Jewett requests an update on the Airport Hanger lease agreements.

Mr. Azevedo states that there is a lease agreement modification on the Board of Supervisors' Agenda for the March 16, 2021 meeting and he will provide the Committee with a copy of the agreement and update when the agreement is approved.

Mr. Kropf states there will be an update at the next Airport Advisory Committee meeting.

IV. **SITTING AS THE AIRPORT LAND USE COMMISSION**

Chair West adjourns the Colusa County Airport Advisory Committee at 1:35 p.m. and states the Committee Members are now sitting as the Airport Land Use Commission, with all Commissioners present, except Commissioner MacPherson.

Present: Denise Carter, Board of Supervisors.
 Marcos Kropf, Jennifer Sutton, County Counsel's Office.
 Ann Nordyke, Melissa Kitts, CAO/
 Clerk of the Board's Office.
 Mike Azevedo, Public Works Department.
 Greg Plucker, Community Development Department.
 Ed Hulbert, Jake Kley, Rainey Kalfsbeek, Colusa Industrial
 Properties.
 Paul Sankey, John Carrion, Ben Carter, Colusa citizens.
 Ranveer Tumber, Golden Roots Nursery.

Present via Teleconference: Bryan Stice, City of Colusa.

1. Adopt **Resolution No. 21-002** finding that the Golden Roots Nursery Greenhouse project is conditionally consistent with the Airport Land Use Compatibility Plan.

Comments received by Mr. Plucker and Mr. Tumber.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jewett
SECONDER:	Muir
AYES:	Muir, West, Abel, Reading, Lindquist, Jewett
ABSENT:	MacPherson

2. Adopt Resolution making findings that the amended Colusa Industrial Park Residential Development is not consistent with the County's Airport Land Use Compatibility Plan.

Comments received by Mr. Plucker, Mr. Hulbert, Mr. Kley, Mr. Carrion, Mr. Sankey, Mr. Stice, Mr. Carter and Mr. Kropf.

RESULT:	DEFEATED [3-0]
MOVER:	Jewett
SECONDER:	Lindquist
AYES:	Muir, West, Lindquist
ABSTAIN:	Abel, Reading, Jewett
ABSENT:	MacPherson

Chair West adjourned the meeting at 2:40 p.m. to reconvene in Regular Session on May 3, 2021 at the hour of 1:30 p.m.

Michael P. West, Chair

Attest: Wendy G. Tyler,
Clerk to the Board of Supervisors

BY _____
Melissa Kitts, Deputy Clerk

Minutes Acceptance: Minutes of Mar 1, 2021 1:30 PM (APPROVAL OF MINUTES)

MEMBERS

S. William Abel
 Clinton Jewett
 Peter N. Lindquist,
 Vice-Chair
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COLUSA COUNTY AIRPORT ADVISORY COMMITTEE
SPECIAL MEETING MINUTES
 Thursday, March 11, 2021

The Colusa County Airport Advisory Committee meets in Special Session this 11th day of March 2021 at the hour of 1:30 p.m. Present: Committee Members Gene Muir, Michael P. West, S. William Abel, Toby Reading, Peter N. Lindquist, and Clinton Jewett. Absent: Committee Member Sherman MacPherson.

Present: Denise Carter, Board of Supervisors.
 Marcos Kropf, Jennifer Sutton, County Counsel's Office.
 Ann Nordyke, Melissa Kitts, CAO/
 Clerk of the Board's Office.
 Greg Plucker, Community Development Department.
 Jake Kley, Colusa Industrial Properties.
 Richard Selover, Colusa citizen.

Pledge of Allegiance

I. PUBLIC COMMENT

Mr. Selover states that he has concerns regarding the costs associated with the Airport Advisory Committee meetings and recommends that the Committee pay attention to administration costs.

Mr. Kley states that he recommends the group run efficiently to prevent costs associated with unnecessary meetings.

Mr. Selover further states that there are currently no application fees for projects submitted for Airport Land Use Commission and recommends that they should establish fees to help offset costs.

II. REPORTS

1. Director

Mr. Plucker states that now that the Commission has caught up on pending projects, he and Mr. Azevedo will be developing a fee structure to assist with costs of review. He anticipates it will be brought to the Committee for review in the next few months before it goes to the Board of Supervisors for approval.

Minutes Acceptance: Minutes of Mar 11, 2021 1:30 PM (APPROVAL OF MINUTES)

Members

None.

III. SITTING AS THE AIRPORT LAND USE COMMISSION

Chair West adjourns the Colusa County Airport Advisory Committee at 1:38 p.m. and states the Committee Members are now sitting as the Airport Land Use Commission, with all Commissioners present, except Commissioner MacPherson.

Present: Denise Carter, Board of Supervisors.
 Marcos Kropf, Jennifer Sutton, County Counsel's Office.
 Ann Nordyke, Melissa Kitts, CAO/
 Clerk of the Board's Office.
 Greg Plucker, Community Development Department.
 Jake Kley, Colusa Industrial Properties.

1:45 p.m. Commissioner Jewett recuses himself and leaves the room.

Comments received by Mr. Plucker.

1. Adopt **Resolution No. 21-003** making findings that the amended Colusa Industrial Park Residential Development is inconsistent with the County's Airport Land Use Compatibility Plan.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Abel
SECONDER:	Lindquist
AYES:	Muir, West, Abel, Reading, Lindquist
ABSENT:	MacPherson, Jewett

1:48 p.m. Commissioner Jewett rejoins the session and is now seated.

Mr. Lindquist requests clarification from Counsel regarding Public Utilities Code 21672, regarding temporary members.

Mr. Kropf responds providing clarification on the issue of temporary members.

Chair West requests that those present take a moment of silence in memory of Brenda MacPherson.

Chair West adjourned the meeting at 1:54 p.m. to reconvene in Regular Session on May 3, 2021 at the hour of 1:30 p.m.

 Michael West, Chair

Attest: Wendy G. Tyler,
 Clerk to the Board of Supervisors

BY _____
 Melissa Kitts, Deputy Clerk

Minutes Acceptance: Minutes of Mar 11, 2021 1:30 PM (APPROVAL OF MINUTES)

**COUNTY OF COLUSA, CA****Request For Airport Advisory Committee**

MEETING DATE: May 3, 2021

DEPARTMENT: Community Development

FROM: Greg Plucker

SUBJECT: Compass Leaf Industrial Buildings

SITTING AS THE AIRPORT LAND USE COMMISSION

Adopt a Resolution making a finding that Compass Leaf's industrial buildings are consistent with the County's Airport Land Use Compatibility Plan.

PROJECT OVERVIEW**Owner:**

Compass Leaf LLC
38500 COUNTY ROAD 14
WOODLAND CA 95695
530-681-0942

Referring Agency:

City of Colusa
ATTN: Bryan Stice
425 Webster Street
Colusa, CA 95932
planning@cityofcolusa.com
(530) 458-4740

Project Summary:

The City of Colusa has referred the planned construction of two 10,000 sq.ft. industrial buildings for the Compass Leaf cannabis development to the Colusa County's Airport Land Use Commission (ALUC) for a determination of consistency with Colusa County's Airport Land Use Compatibility Plan (ALUCP) (Exhibit "A").

Location:

The subject site has an address of 2921 Davidson Court in Colusa. As shown below, the buildings are located approximately 1,375 feet north/north-east of Airport Runway 13 (APN: 017-130-103).



Background:

At the Commission's May 4, 2020 meeting, the Commission reviewed the City's referral of Phase 1 for Compass Leaf's cannabis development just north/north-east of Airport Runway 13. Phase I involved the construction of 16 greenhouses and associated utilities totaling 68,544 sq.ft. in area. The greenhouses are utilized for the cultivation of cannabis. The Commission found that the greenhouse structures were consistent with the ALUCP.

The project before the Commission is for Phase 2 of the Compass Leaf project which would allow the construction of two 10,000 sq.ft. industrial buildings. These buildings would be used for processing, storage, and distribution of cannabis. In the future, a delivery service may also be established within the buildings.

ANALYSIS:

The proposed buildings are located within the Colusa County ALUCP's B1 Compatibility Zone. Section 2.2 (h) of the ALUCP requires that nonresidential buildings greater than 10,000 square feet be reviewed by the ALUC for consistency with the ALUCP. Issues that require review are the building height, potential lighting impacts, population density, open space requirements, and potential noise impacts. Exhibit "A" attached to the staff report shows the buildings elevations, a compatibility zone map, and height analysis of the proposed buildings.

With respect to potential building height issues, the maximum height of the buildings are 24.17 feet above grade and would be at a maximum elevation of 73.36 feet (NAVD 88 Datum). This elevation is 2.48 feet below the 50:1 Part 77 slope (75.84 feet), approximately 30.6 feet below the 20:1 Approach Surface (104 feet), and

approximately 7.6 feet below the 40:1 Departure Surface. The proposed buildings are also outside the 20:1 Threshold Sighting Surface. Accordingly, the proposed buildings meet with ALUCP height requirements.

The elevations of the buildings do not show any exterior lighting. However, in discussing the future lighting, any exterior lighting would be shielded to prevent off-site glare impacts and directed downward. The draft resolution attached to the staff report contains a condition confirming this requirement.

In the B1 Compatibility Zone, the Maximum Sitewide Average Intensity (people/acre) is 25 and the Maximum Single Acre Intensity (people/acre) is 50. The below table shows that the maximum sitewide average density is 108 people and the maximum single acre density is 50 people. The applicant has stated that the maximum number of employees in the proposed buildings would be 5, well below the intensity limitations. However, this would be in addition to employees in the greenhouses. The applicant has indicated that the maximum number of employees in the greenhouses would be 25 due to the high degree of automation and rotation of employees. Even if all employees were to be located in a single acre on the site, the total of 30 employees is well below the Maximum Single Acre intensity standard of 50 persons in a single acre. The draft resolution attached to the staff report contains a condition confirming the intensity limits.

B1 Compatibility Zone Density Intensity			
	People/Acre	Site Size (Acres)	Allowed Persons
Maximum Sitewide Average	25	4.3	108
Maximum Single Acre	50	1.00	50

With respect to the open land requirement in the B1 zone, staff has calculated that there is approximately 61 acres of B1 land in the ALUCP. In the B1 zone there is a requirement that 30% (18.3 acres) of this land be open with a minimum size of 75 feet by 300 feet (Table 3A and Section 3.4.10). Staff has calculated that currently in the B1 zone there is approximately 27 acres (44%) of land that qualifies as open land. This area consists of the remainder parcel in the CIP residential subdivision, the detention basin, and portions of the golf course.

With respect to noise impacts, the potential noise impacts are due to the exposure of potential sensitive users (office workers) to aircraft noise levels of up to 70 Ldn dB. Industrial uses are not considered sensitive noise receptors. However, the typical standard building construction for an office space (2 x 4 framing, dry wall construction, R13 insulation) would offer approximately a 25 dB reduction in the noise level. Accordingly, as long as any future office space tenant improvements incorporate the standard building specifications mentioned above, this would address this potential noise impact. In the resolution before the Commission, a condition has been required that future office improvements incorporate these design standards.

Based on the above information, staff believes that the proposed buildings are consistent with the ALUCP and the proposed resolution before the Commission makes this consistency determination.

PUBLIC COMMENTS:

No public comments have been received at this time. If comments are received following distribution of this staff report, those comments will be provided to the Airport Land Use Commission at the meeting.

ALUC STAFF RECOMMENDATION:

Staff recommends that the Commission adopt the proposed Resolution finding that this project is consistent with Airport Land Use Compatibility Plan subject to the conditions contained in the Resolution.

PRIOR COMMITTEE ACTION

At the Commission's May 4, 2020 meeting, the Commission determined that the construction of the Phase 1 greenhouses was consistent with the ALUCP.

FISCAL IMPACT/FUNDING SOURCE

None

PREPARATION:

Prepared By:

Greg Plucker, Community Development Director (530) 458-0483

ACTION FOR THE CLERK

Obtain the Chair's signature on the resolution and forward an electronic copy to the Community Development Director and a hard copy to:

Bryan Stice
Community Development Manager
City of Colusa
425 Webster Street
Colusa, CA 95932

ATTACHMENTS:

- Resolution of Consistency for Compass Leaf's Buildings (DOCX)
- Exhibit A Height Analysis Elevations and Plans (PDF)
- City of Colusa Referral Form (PDF)

RESOLUTION NO. 21-__**A RESOLUTION OF THE COLUSA COUNTY AIRPORT LAND USE COMMISSION
MAKING AIRPORT LAND USE COMPATIBILITY PLAN CONSISTENCY FINDINGS
REGARDING THE COMPASS LEAF INDUSTRIAL BUILDINGS**

WHEREAS, the City of Colusa has referred the planned construction of two 10,000 sq.ft. industrial storage buildings for the Compass Leaf cannabis development to the Colusa County's Airport Land Use Commission (ALUC) for a determination of consistency with Colusa County's Airport Land Use Compatibility Plan (ALUCP);

WHEREAS, the buildings would be located at 2921 Davidson Court in Colusa approximately 1,375 feet north/north-east of Airport Runway 13 (APN: 017-130-103);

WHEREAS, the proposed buildings are located within the ALUCP's B1 Compatibility Zone and Section 2.2 (h) of the ALUCP requires that nonresidential buildings greater than 10,000 square feet be reviewed by the ALUC for consistency with the ALUCP.;

WHEREAS, on May 3, 2021 the ALUC reviewed the proposed project for consistency with the ALUCP;

WHEREAS, during the ALUC's review it considered the staff report, the requirements of the ALUCP, and all oral and written testimony presented concerning the application.

NOW, THEREFORE, BE IT RESOLVED that the Colusa County Airport Land Use Commission finds the following:

- I. The Commission can only make a finding of consistency or inconsistency for the proposed buildings considered herein and is unable to make any finding of consistency with respect to any future use or development on the project site and, as such, all future uses and development must be submitted to the County to determine if the Commission is required to make a review of consistency consistent with the ALUCP.
- II. The proposed development as shown in Exhibit "A" attached hereto and incorporated by reference has the potential to be inconsistent with the ALUCP due to the density of the number of persons on the site, noise impacts to sensitive receptors, and potential light impacts. However, based on the following facts and conditions the proposed development is consistent with the ALUCP:

A. Density of the Number of Persons on the Site

1. Pursuant to Table 3A of the ALUCP the maximum number of persons that can be on the site at any one time is 108 persons and a maximum of 50 persons can be in any single-acre at any one time. The maximum number of persons proposed to be on the site is thirty persons, five of which would be in the proposed buildings. In the future no more than 108 persons can be on the entire site at any one time and no more than 50 persons can be in any single-acre at any one time.

B. Exposure of Persons to Excess Noise

1. The proposed buildings are subject to a noise exposure level as high as 70 dB Ldn. However, typical construction techniques for future noise sensitive office space uses (2 x 4 stud walls, R-13 insulation, and interior ½” sheetrock) would afford approximately 25 dB of noise reduction and thereby eliminate any aircraft noise impact.
2. The City shall require as a condition of any interior office space building permit approval that such office space be constructed with a minimum equivalent of 2 x 4 stud walls, R-13 insulation, and interior ½” sheetrock.

C. Exterior Lighting Impacts

1. The installation of high-intensity and/or unshielded exterior lighting could create a negative impact to night-time aircraft flight operations.
2. Any exterior lighting that is installed in conjunction with the proposed buildings shall be at the minimum intensity level to provide the necessary illumination, shall be shielded to prevent off-site glare impacts, and shall be directed downward to focus the light on the ground.

PASSED AND ADOPTED this 3rd day of May, 2021 by the following vote:

AYES:

NOES:

ABSENT:

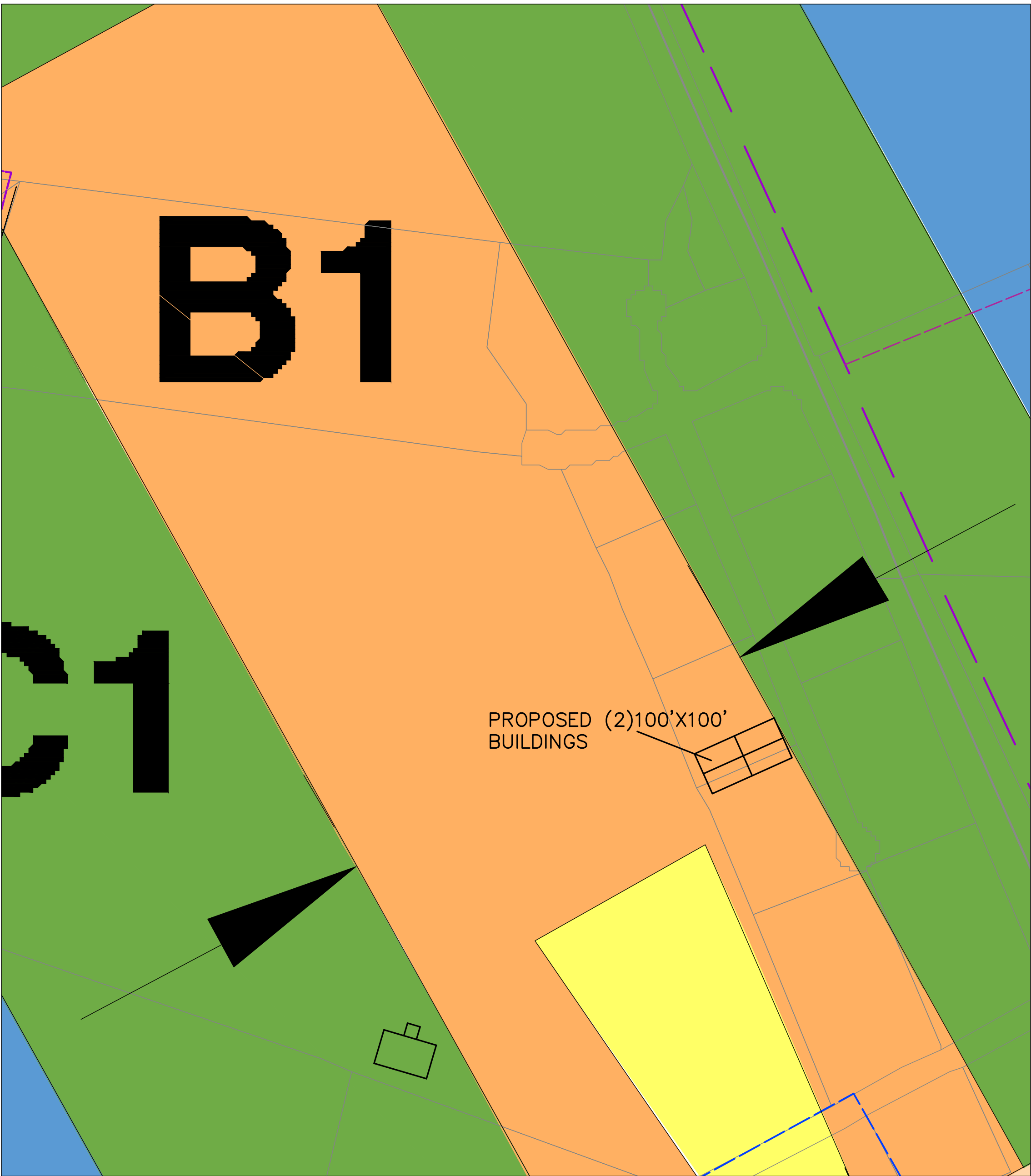
Michael P. West, Chair
Airport Land Use Commission

ATTEST: Wendy G. Tyler, Secretary
Airport Land Use Commission

ATTEST TO FORM

Melissa Kitts, Deputy Clerk

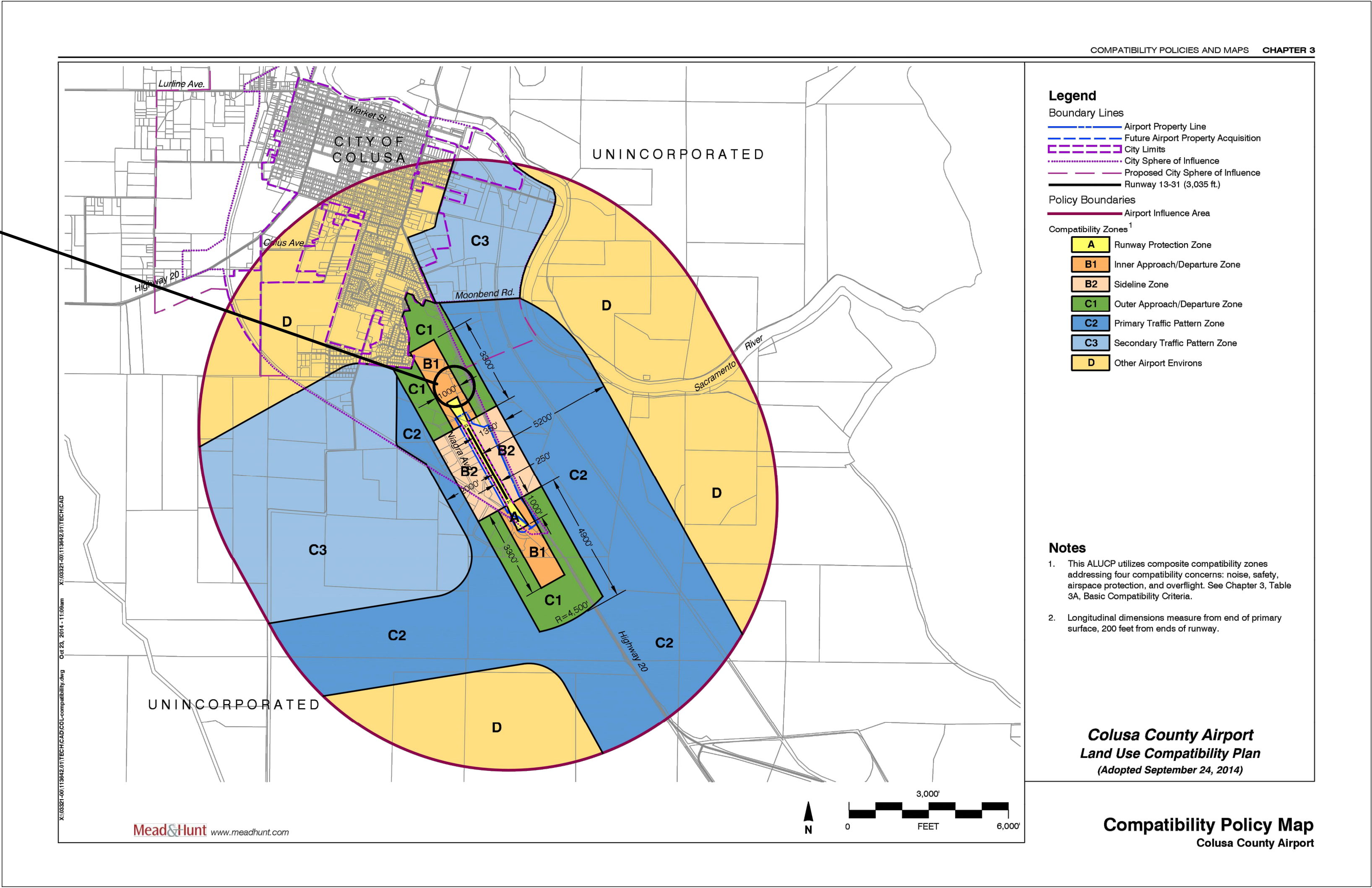
David Prentice, Interim County Counsel



DETAIL
NTS

NOTE:
1- THE (2)100'X100' NEW STRUCTURES ARE IN ZONE B1 OF THE COLUSA COUNTY AIRPORT LAND USE COMPATIBILITY PLAN.

SEE DETAIL

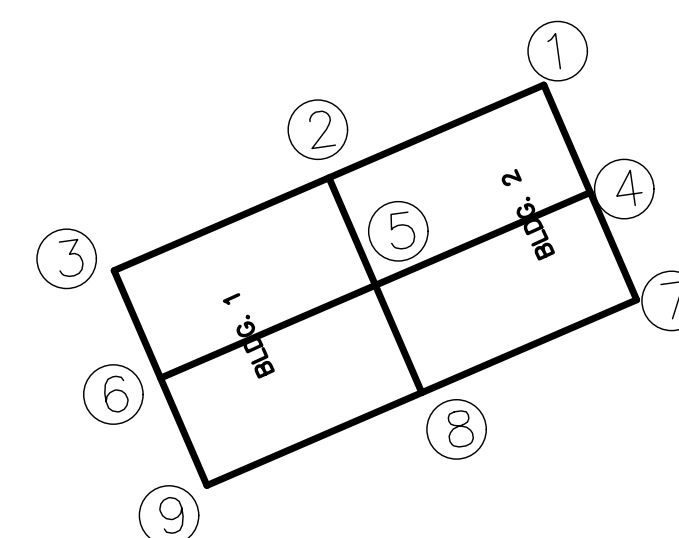


NVES		
COMPASS LEAF NEW SHOP BUILDINGS		
PLOT PLAN		
DESIGNED BY: GEORGE MUSALLAM	DWG. NO.: 1	SHT. NO.: P-1
DRAWN BY: GLM		
CHECKED BY: GEORGE MUSALLAM		
JOB NO.: 1547 STARR DRIVE SUITE "J" YUBA CITY, CA 95993 (530) 713-0417	FILE NAME: NA	



HIGHEST POINT OF ROOF ABOVE FINISHED FLOOR=24.17'
ELEVATION OF FINISHED FLOOR=49.19'
ELEVATION OF HIGHEST POINT ON ROOF= 49.19'+24.17'=73.36'
ELEVATION OF PART 77 20.1 APPROACH SURFACE AT BUILDING=106.26'; HIGHEST POINT OF BUILDING IS 32.90' BELOW THIS SURFACE
ELEVATION OF THRESHOLD SIGHTING SURFACE AT BUILDING=(BUILDING OUTSIDE IMPACT AREA)
ELEVATION OF 40:1 DEPARTURE SURFACE AT BUILDING=82.58', HIGHEST POINT OF BUILDING IS 9.22' BELOW THIS SURFACE
BUILDING IS OUTSIDE THE LIMITS OF THE RUNWAY PROTECTION ZONE.

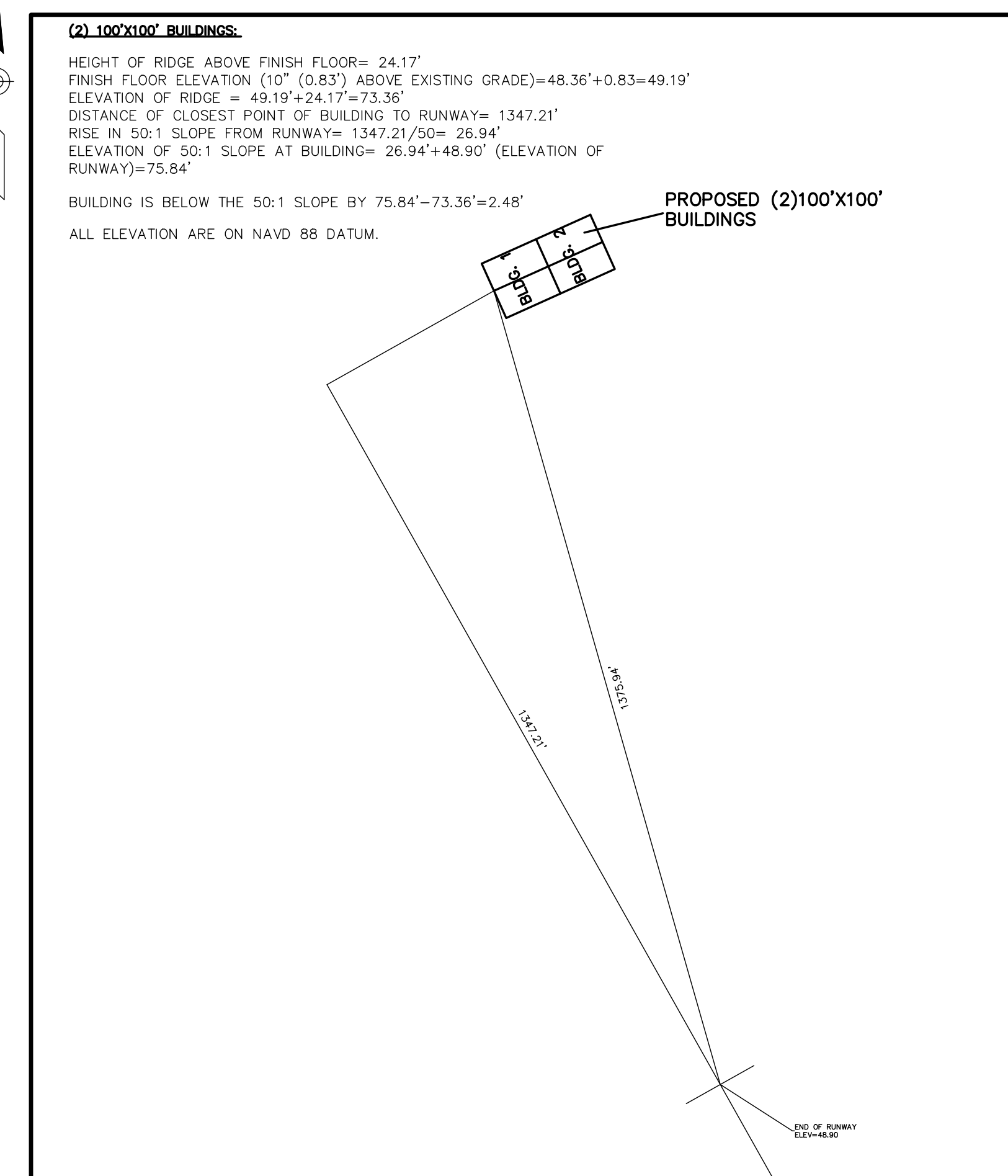
CORNER NO.	LATITUDE	LONGITUDE
1	W121° 59' 50.65"	N39° 11' 11.02"
2	W121° 59' 49.50"	N39° 11' 11.43"
3	W121° 59' 48.34"	N39° 11' 11.83"
4	W121° 59' 48.08"	N39° 11' 11.38"
5	W121° 59' 49.24"	N39° 11' 10.98"
6	W121° 59' 50.39"	N39° 11' 10.57"
7	W121° 59' 47.82"	N39° 11' 10.93"
8	W121° 59' 48.98"	N39° 11' 10.53"
9	W121° 59' 50.13"	N39° 11' 10.12"



(2)100'X100' BUILDINGS
N.T.S.

NOTES:

- 1- THE PLANS AND INFORMATION SHOWN HEREIN ARE BASED ON A FIELD SURVEY COMPLETED FEBRUARY 2021. NVES HAS NOT EVALUATED THE PROPOSED NEW CONSTRUCTION TO DETERMINE COMPLIANCE WITH THE COLUSA COUNTY LAND USE COMPATIBILITY PLAN AND THE SUBMITTAL OF A CALCULATOR FOR SUCH INFORMATION ONLY. COMPLIANCE EVALUATION NEEDS TO BE DONE BY OTHERS.
- 2- BENCH MARK USED IS AN NG'S MONUMENT SET AT CONCRETE HEADWALL LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF FARINON ROAD AND STATE HIGHWAY 20 WITH SET ELEVATION OF 48.7' NAVD 88 DATUM.
- 3- SIZE AND HEIGHT OF BUILDINGS WERE PROVIDED BY LANDX, GENERAL BUILDING CONTRACTOR.



50:1 SLOPE EVALUATION
1"=200'

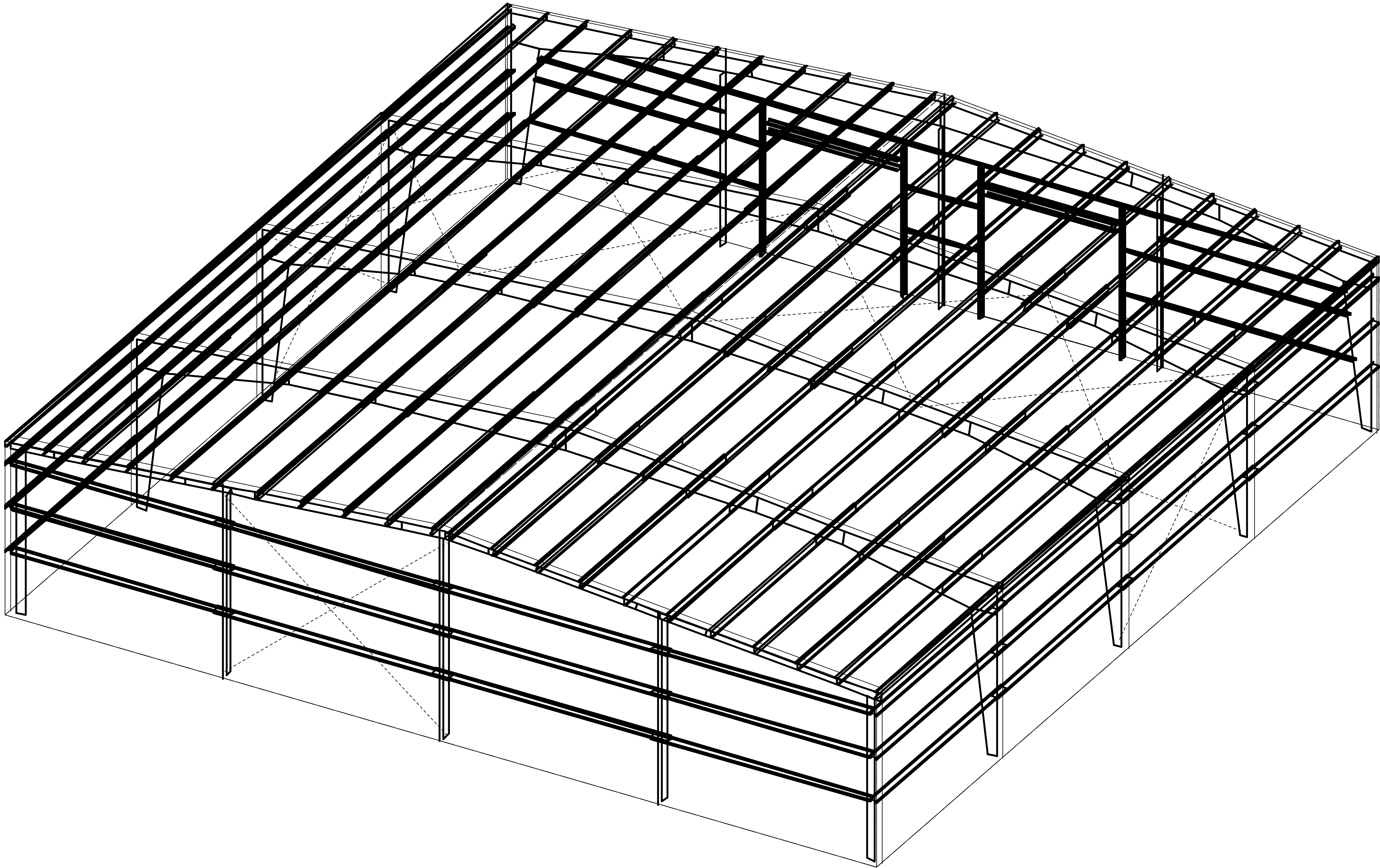


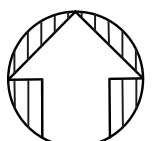
											
COMPASS LEAF NEW SHOP BUILDINGS											
PLOT PLAN											
NYES 1547 STARR DRIVE SUITE "J" YUBA CITY, CA 95993 (530) 713-0417	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">DESIGNED BY: GEORGE MUSALLAM</td> <td style="padding: 5px; text-align: right;">DWS.NO.: 2</td> </tr> <tr> <td style="padding: 5px;">DRAWN BY: RANA MOORE</td> <td></td> </tr> <tr> <td style="padding: 5px;">CHECKED BY: GEORGE MUSALLAM</td> <td style="padding: 5px; text-align: right;">SHT. NO.: P-2</td> </tr> <tr> <td style="padding: 5px;">JOB NO.:</td> <td></td> </tr> <tr> <td style="padding: 5px;">FILE NAME: NA</td> <td></td> </tr> </table>	DESIGNED BY: GEORGE MUSALLAM	DWS.NO.: 2	DRAWN BY: RANA MOORE		CHECKED BY: GEORGE MUSALLAM	SHT. NO.: P-2	JOB NO.:		FILE NAME: NA	
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DRAWN BY: RANA MOORE											
CHECKED BY: GEORGE MUSALLAM	SHT. NO.: P-2										
JOB NO.:											
FILE NAME: NA											

COMPASS LEAF

PHASE 1 - 100'x100'x20'

DRY STORAGE FACILITY



NORTH  SITE PLAN

General Contractor:
LAND X Construction, Inc.
Lic # 973168
7550 Sierra Dr.
Granite Bay CA 95746
530-848-3314
brad@landxinc.com



COMPASS LEAF
PHASE 1 - 100'x100'x20'
DRY STORAGE FACILITY

DATE
SCALE
DRAWN
JOB NO.
SHEET NO.
OF SHEETS

COMMITTED TO BUILDING GREEN

All standard Butler-Cote™ 25-year fluoropolymer color finishes feature a Solar Reflectance Index (SRI) of 29 or greater.

ENHANCE AND PROTECT THE BEAUTY

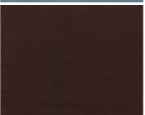
The standard exterior paint finish for all Butler panels and trim is the Butler-Cote system, consisting of a full strength 70% Kynar 500® or Hylar 5000® PVDF resin-base fluoropolymer finish.

The Butler-Cote system resists the chalking and fading that often leaves a building looking drab

and dated. Our 25-year warranty guarantees that, on roof and wall panel standard colors, chalking will not exceed a rating of #8 and fading will not exceed 5ΔE color difference units. The warranty also covers peeling, cracks, or chipping of the paint finish.

While many manufacturers' warranties are prorated after a certain period of time, we offer our Butler-Cote roof and wall panel warranty for a full 25 years—with no prorating. It's a testament to our high performance standards.

FLUOROPOLYMER FINISH VS. SILICONE POLYESTER AFTER 8 YEARS OF WEATHERING.

	Butler-Cote™ Fluoropolymer Finish	Industry Standard Silicone Polyester Coating
Original Color		
Level of Chalking Allowable Within Warranty Terms		
Warranty Period	25 years	10 years

BUTLER-COTE™ FINISH SYSTEM SOLAR REFLECTANCE DATA				
Available Standard "Cool" Colors	Initial Solar Reflectance	Initial Emittance	Solar Reflectance Index (SRI)	Color Number
Cool Solar White – MR-24®	71.7	0.85	87	BN5W204B
Cool Solar White (Galvalume® substrate)	74.9	0.84	91	BN5W184B
Cool Igloo White	62.4	0.87	74	BN5W183B
Cool Ivory White	62.3	0.85	74	BN5I137B
Cool Birch White	63.7	0.85	75	BN5I135B
Cool Shell Gray	55.1	0.84	63	BN5A221B
Cool Country Wheat	60.3	0.84	71	BN5I136B
Cool Desert Beige	49.0	0.85	55	BN5N235B
Cool Gray Stone	37.1	0.85	39	BN5A222B
Cool Marsh Green	32.9	0.84	33	BN5G175B
Cool Emerald Green	29.7	0.85	29	BN5G174B
Cool Palm Green	28.7	0.86	29	BN5G176B
Cool Ocean Blue	33.0	0.84	33	BN5L148B
Cool Majestic Blue	30.8	0.85	30	BN5L149B
Cool Brick Red	32.9	0.84	33	BN5R143B
Cool Harvest	31.1	0.84	31	BN5N239B
Cool Onyx Black	29.6	0.84	29	BN5B114B
Galvalume® Plus	68.0	0.30	65	

BUTLER-COTE™ FINISH SYSTEM
for Butler® Building Systems

Featuring a full palette of Butler-Cote™ colors each with an SRI of 29 or greater.

Roof



Butler Manufacturing
Kansas City, MO
816-968-3000

Butler Buildings Canada
Burlington, ON, Canada
905-332-7786

www.butlermfg.com



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Form No. 4828 06/14



BUTLER-COTE™ FINISH SYSTEM

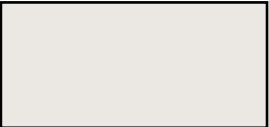
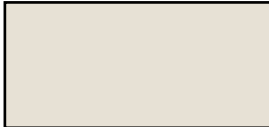
for Butler® Building Systems

All Butler-Cote™ fluoropolymer finishes have a Solar Reflectance Index of 29 or greater.

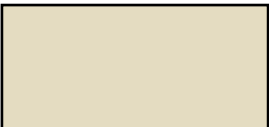
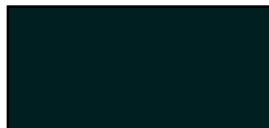


ROOF SYSTEMS

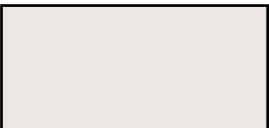
MR-24° AND CMR-24° ROOF SYSTEMS

 Cool Solar White 22 & 24 ga.	 Cool Ivory White 24 ga.	 Cool Shell Gray 22 & 24 ga.	 Cool Emerald Green 24 ga.
 Cool Ocean Blue 24 ga.	 Cool Brick Red 24 ga.	 Cool Harvest 22 & 24 ga.	

VSR II™ ROOF SYSTEM

 Cool Solar White 24 ga.	 Cool Igloo White 24 ga.	 Cool Ivory White 24 ga.	 Cool Shell Gray 24 ga.
 Cool Country Wheat 24 ga.	 Cool Desert Beige 24 ga.	 Cool Gray Stone 24 ga.	 Cool Marsh Green 24 ga.
 Cool Emerald Green 24 ga.	 Cool Palm Green 24 ga.	 Cool Ocean Blue 24 ga.	 Cool Majestic Blue 24 ga.
 Cool Brick Red 24 ga.	 Cool Harvest 24 ga.		

BUTLERIB® II ROOF SYSTEM

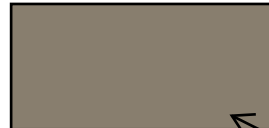
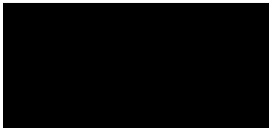
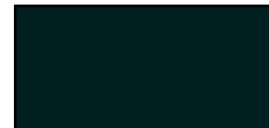
 Cool Solar White 24 & 26 ga.	 Cool Shell Gray 26 ga.	 Cool Emerald Green 26 ga.
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MODULEZE™ II SOFFIT COLORS

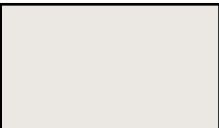
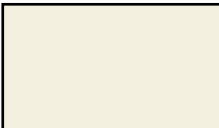
 Cool Solar White 24 ga.	 Cool Ivory White 24 ga.	 Cool Birch White 24 ga.	 Cool Shell Gray 24 ga.	 Cool Desert Beige 24 ga.	 Cool Harvest 24 ga.
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WALL SYSTEMS

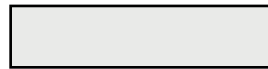
SHADOWALL™, BUTLERIB® II, STYLWALL® II FLAT AND FLUTED WALL SYSTEMS, AND MOD-36 (GABLE TRIM, EAVE TRIM, GUTTER AND DOWNSPOUTS)

 Cool Solar White*	 Cool Igloo White*	 Cool Ivory White*	 Cool Birch White*
 Cool Shell Gray*	 Cool Country Wheat*	 Cool Desert Beige*	 Cool Gray Stone
 Cool Emerald Green	 Cool Ocean Blue	 Cool Majestic Blue	 Cool Brick Red
 Cool Harvest*	 Cool Onyx Black (Trim Only)	 Cool Marsh Green	 Cool Palm Green

BUTLER THERMAWALL™ WALL SYSTEM

 Cool Solar White	 Cool Birch White	 Cool Shell Gray	 Cool Country Wheat	 Cool Igloo White
---	---	--	---	---

INTERIOR FINISH COLORS (NOT FORMULATED FOR EXTERIOR USE)

 Light Gray (Butlerib® II roof & wall, StylWall® II Fluted, Shadowall™, MR-24°, VSR II™ and MOD-36)	 Igloo White (Butler Thermawall™ & TextureWall™) USDA-approved	 Interior White (CMR-24° Liner and MOD-36 in 22 or 28 gauge only)
---	--	---

GAUGE AVAILABILITY

Butlerib® II & Shadowall™ - 26 gauge
StylWall® II Flat - 26 gauge
StylWall® II Fluted - 24 gauge
MOD-36 - 22, 24, 26, and 28 gauge
Trim - 26 gauge

*Also available in 24 gauge for Butlerib® II, Shadowall™ and MOD-36

All color selections are close representations, but are limited by processing and viewing conditions. Lead times may vary by product selection. Contact your Butler Builder® for more information.

Walls

Trim

For color, gauges, or color/panel combinations not shown, additional charges apply and a minimum order is required.



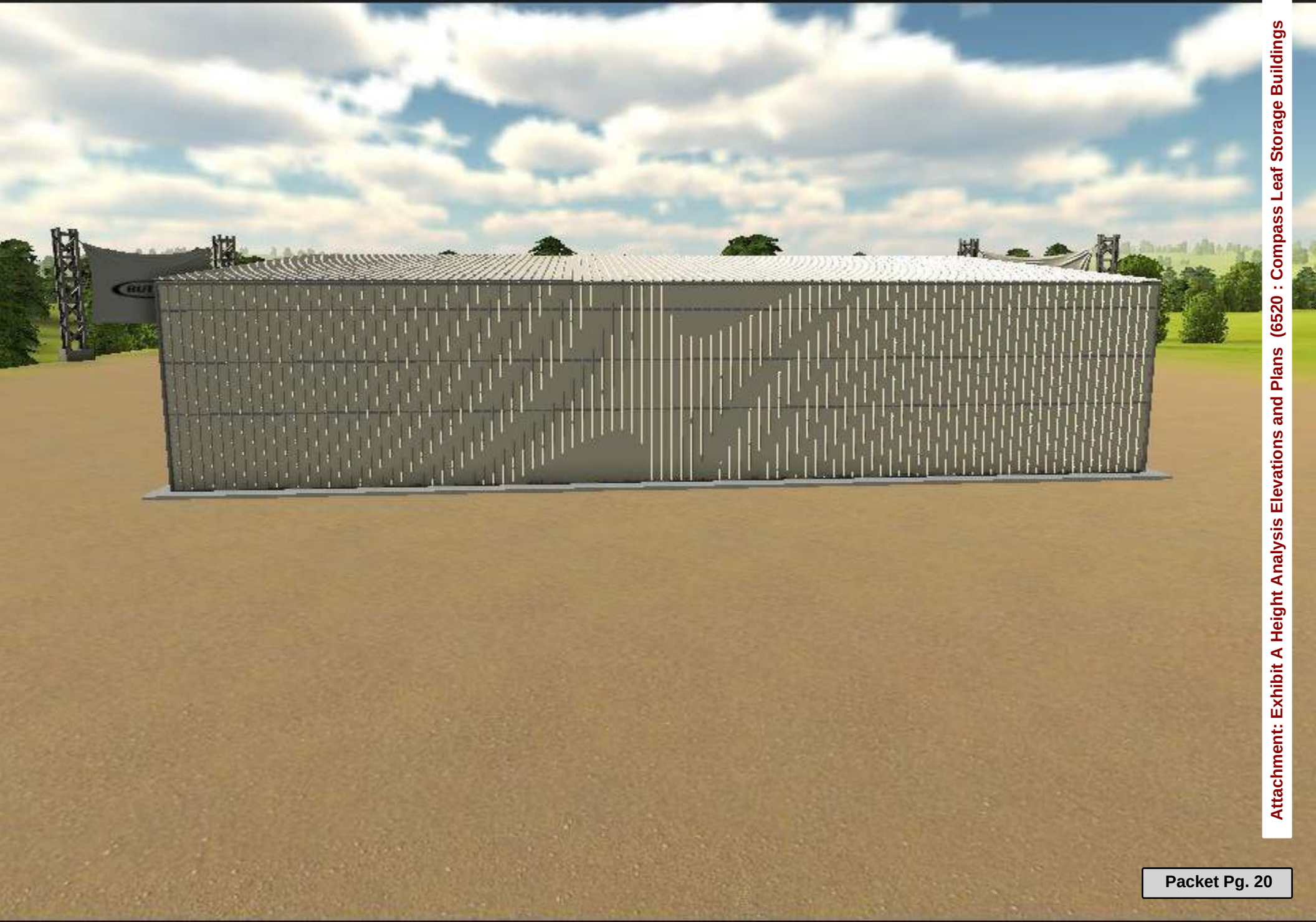
WEST ELEVATION

4.1.b

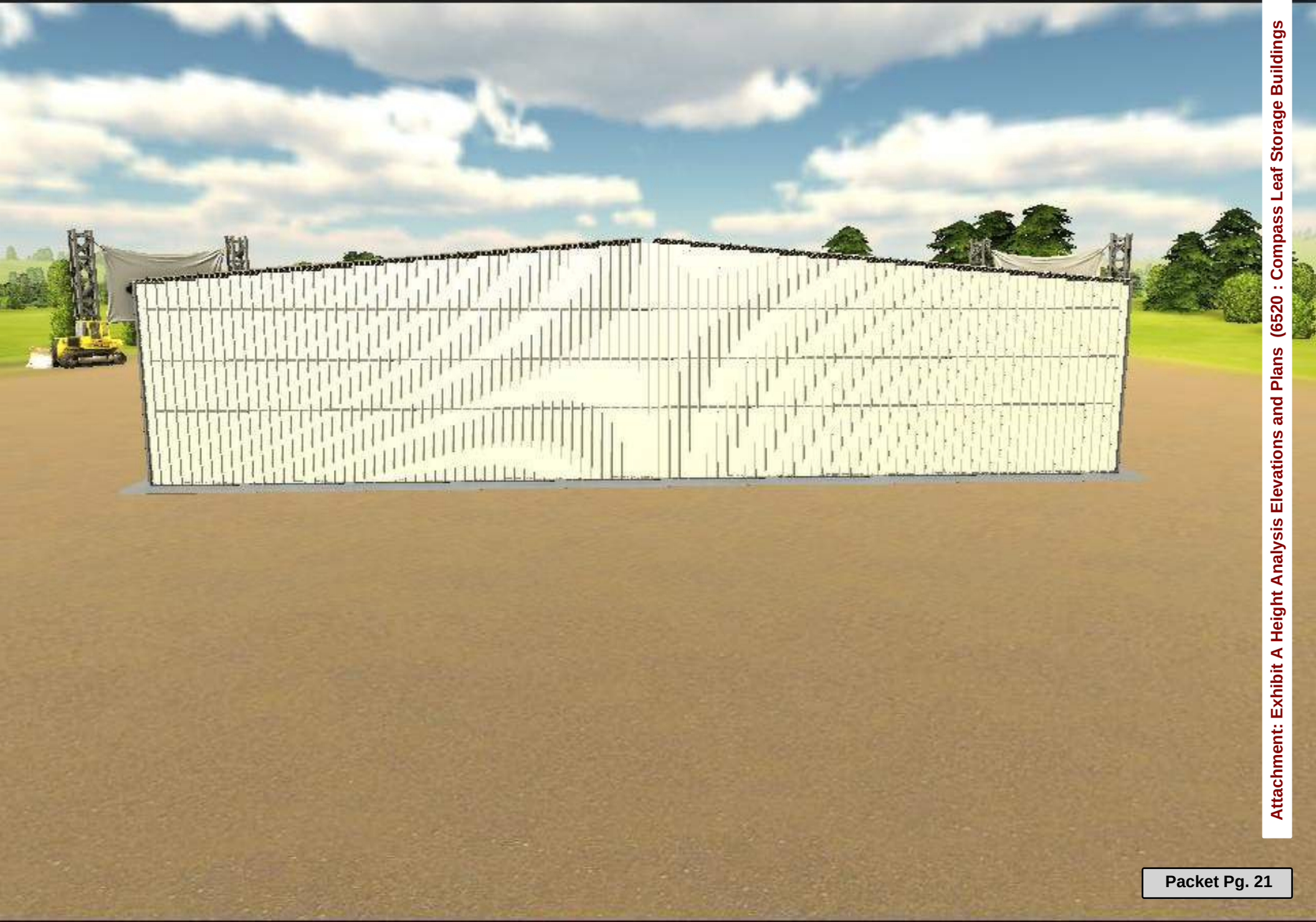


Attachment: Exhibit A Height Analysis Elevations and Plans (6520 : Compass Leaf Storage Buildings

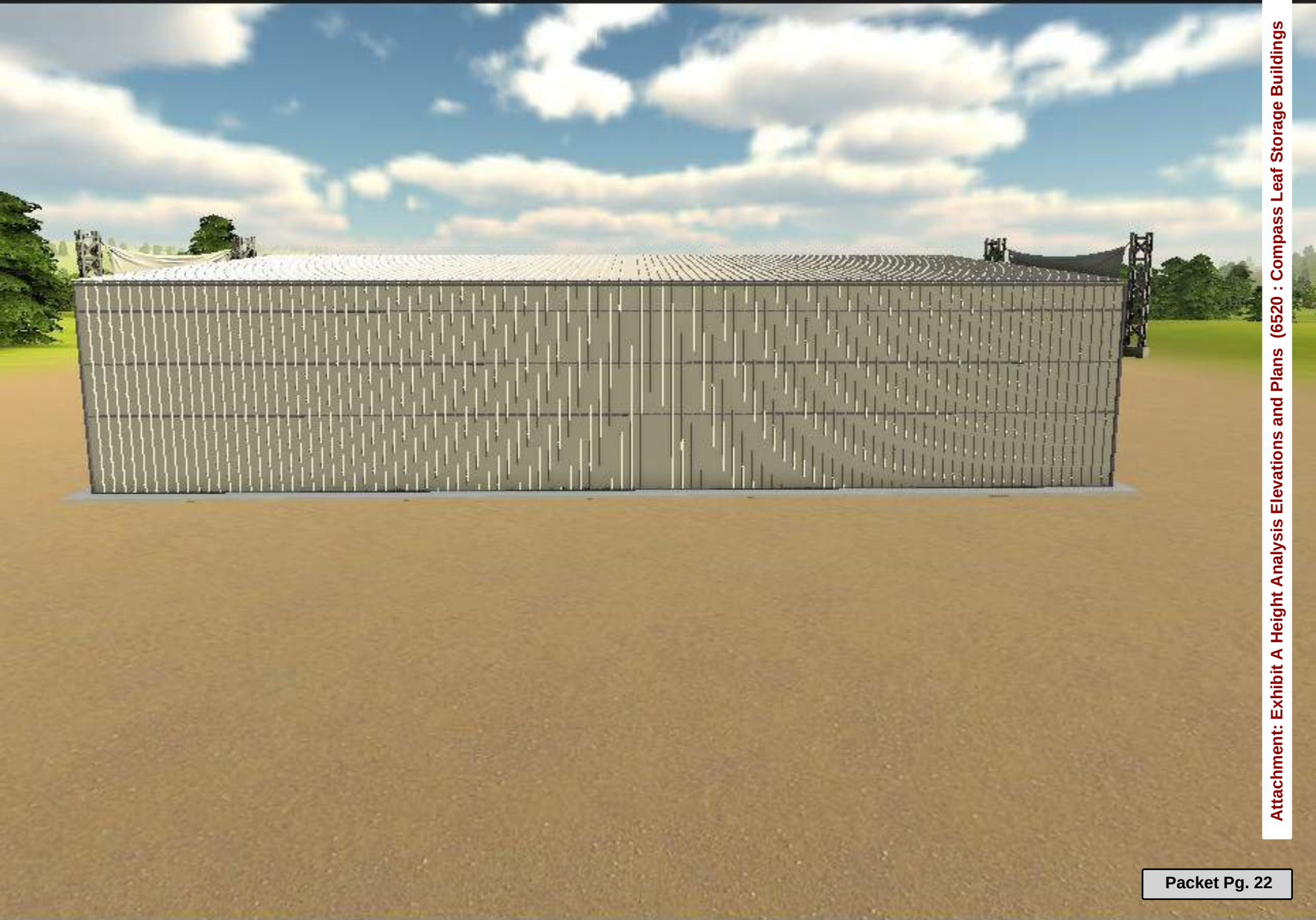
North ELEVATION



EAST ELEVATION

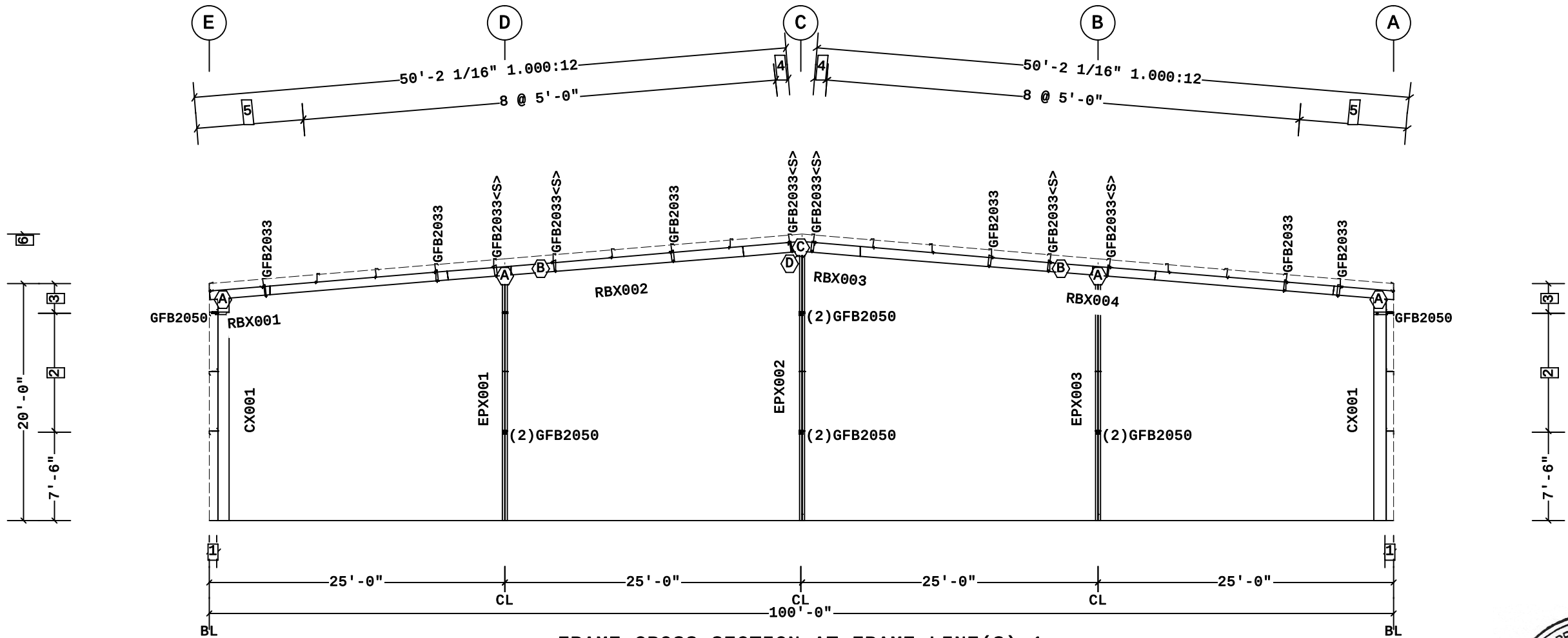


SOUTH ELEVATION



Frame Member Schedule									
Part	Mem	Width	Thick	WebThk.	Depth1	Depth2	Approx.Lgth	Approx.Weight	Detail
CX001	1	5.0000	.1875	.1345	1'-0"	1'-0"	18'-8 1/8"	240#	
RBX001	2-5	5.0000	.1875	.1345	9"	9"	28'-1 9/16"	299#	
RBX002	6-7	5.0000	.1875	.1345	9"	9"	22'-0 1/4"	239#	
RBX003	8-9	5.0000	.1875	.1345	9"	9"	22'-0 1/4"	239#	
RBX004	10-13	5.0000	.1875	.1345	9"	9"	28'-1 9/16"	299#	
CX001	14	5.0000	.1875	.1345	1'-0"	1'-0"	18'-8 1/8"	240#	
EPX001	15	5.0000	.1875	.1345	1'-0"	1'-0"	20'-7 5/8"	263#	BR25CA
EPX002	16	5.0000	.1875	.1345	1'-0"	1'-0"	22'-8 7/16"	284#	BR25CA
EPX003	17	5.0000	.1875	.1345	1'-0"	1'-0"	20'-7 5/8"	263#	BR25CA

Frame Clearances
Horiz. Clearance between members 1(CX001) and 14(CX001): 96'-7"
Vert. Clearance at member 1(CX001): 18'-8 1/8"
Vert. Clearance at member 14(CX001): 18'-8 1/8"
Vert. Clearance at member 15(EPX001): 20'-7 7/16"
Vert. Clearance at member 16(EPX002): 22'-8 7/16"
Vert. Clearance at member 17(EPX003): 20'-7 7/16"
Finished Floor Elevation = 100'-0" (Unless Noted Otherwise)

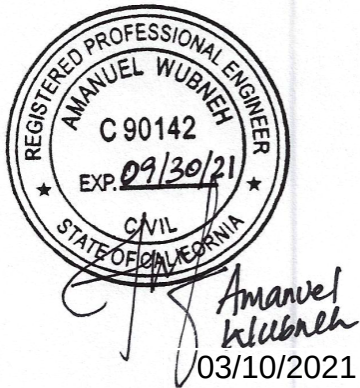


FRAME CROSS SECTION AT FRAME LINE(S) 1

Bolt Connection & Plate Schedule									
Id	Qty	Grade	Bolt Dia.	Bolt Length	Plate Thick.	Rows Out	Rows In	Washer	PartNo
A	4	A325	1/2"	1 1/2"	3/8"	1	1		49080
B	6	A325	1/2"	1 1/2"	1/4"	2	1		49080
C	6	A325	1/2"	1 1/2"	3/8"	2	1		49080
D	4	A325	1/2"	1 1/2"	3/8"	1	1	Yes	49080
<S> - (2) Washers (095872) req'd at Flange Brace to Secondary.									

- 6 24'-2" Ridge Ht.
- 5 2 @ 4'-6 9/16"
- 4 1'-1"
- 3 2'-6"
- 2 2 @ 5'-0"
- 1 8 1/2"

Dimension Key



Shape Name = Compass Leaf - Colusa Distribution Center Wall 4, Frame 1

PERMIT SET- For Building Dept. Approval

1. USE 1/2 X 1 1/2 A325T BOLT (49080) AND NUT (47120) W/O WASHERS. SNUG TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS, SECONDARY CLIP CONNECTIONS, AND FLANGE BRACE CONNECTIONS, UNLESS NOTED OTHERWISE.
2. SLOT REINFORCEMENT PLATES NEED NOT BE LOCATED ON THE SAME SIDE OF THE WEB AS THE HILLSIDE WASHER.

THE BUTLER MFG. ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF BUTLER MFG. AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER. THE BUTLER MFG. ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY BUTLER EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER.

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BUTLER MANUFACTURING 1540 GENESSEE ST. KANSAS CITY, MO 64102				FRAME CROSS SECTION AT FRAME LINE(S) 1			
REV.	DATE	BY	DESCRIPTION	BUILDER:	LAND X CONSTRUCTION, INC	 Butler Manufacturing VPC VERSION: 2020.4d	JOB #:
				CUSTOMER:	Compass Leaf		21-004830-01
				LOCATION:	Colusa, California		DATE:
				PROJECT:	Compass Leaf - Colusa Distribution Center		03/09/2021
DRAWING SCALE: NTS				BUILDER'S PO#:			DRAWN/CHECK:
							LARN / LCC
							PAGE:
							7



County of Colusa, CA

04/08/2021

ALUC-21-3**Airport Land Use Commission (ALUC) Referral Form****Status:** Active**Date Created:** Apr 02, 2021**Applicant**

Bryan Stice
planning@cityofcolusa.com
425 Webster Street
Colusa, CA 95932
15304584740

Location

017-130-103-000 NO STREET
, 00000

Owner:

COMPASS CLUB LLC A CA LLC
38500 COUNTY ROAD 14 WOODLAND CA
95695

Project Proponent**Is there an agent?**

Yes

Agent Name (if any):

Brad Hulbert

Agent Phone Number:

530.848.3314

Agent Mailing Address:

--

Project Location**Parcel Size:**

4.31

Subdivision/Development Name:

Compass Leaf

Lot Number:

--

Zoning Classification:

Light Industrial (M-1) District

Project Site Location Map

pdf

COMPASS LEAF site & compatibility map.pdf

Uploaded by Bryan Stice on Apr 02, 2021 2:47 PM

Existing Land Use:

Attachment: City of Colusa Referral Form (6520 : Compass Leaf Storage Buildings (ALUC #21-03))

undeveloped industrial

Proposed Land Use:

Approval for up to two (2) 10,000 square foot cannabis dry storage buildings.

What is the proposed land use?

Other

Hours of Use:

24

Maximum Number of People:

5

Method of Calculation:

Business plan

Height Data/Flight Hazards

Height above Ground of Tallest Object (including antennas and trees) in feet:

24.17

Highest Elevation (above sea level) of Any Object or Terrain on Site in feet:

73.36

Could Create Electrical Interference, Confusing Lights, Glare, Smoke, or Other Electrical or Visual Hazards to Aircraft Flight?

No

Could Attract Birds or Other Wildlife to the Airport or Vicinity?

No

Referring Agency

Agency Name:

City of Colusa

Staff Contact:

Bryan Stice

Phone Number:

530-458-4740

Agency's Project Number:

N/A

General Plan Amendment

☐

Zoning Amendment or Variance

☐

Subdivision Approval

☐

Use Permit

☐

Public Facility

☐

Other:

Building Permit

Colusa County Airport

☒

County of Colusa

☒

City of Colusa**Other:**

--

ALUC Review:**Date Recieved:**

04/02/2021

Recieved by:

Greg Plucker

Is the application complete?

Yes

Airport:

Colusa County Airport

Land Use Category/Categories:

Industrial

A☐**B1****B2**☐**C1**☐**C2**☐**C3**☐**D**☐**Land Use Acceptability:**

Conditional

Sitewide Avg. Density/Intensity Criteria Met?

Yes

Sitewide Average Density Explanation

The parcel size is 4.3 acres. At the B-1 25 people per acre standard, 107.5 people could be on the site. A maximum of 5 people would be in the storage building, add the 25 people in the greenhouses at buildout, would total 30 people, well below the 107.5 limit.

Single-Acre Density/Intensity Criteria Met?

Yes

Single-Acre Density Explanation

The B-1 zone has a 50 people single acre standard. A maximum of 5 people would be in the storage building, and with the 25 people in the greenhouses at buildout, a maximum of 30 people, could theoretically be in a single acre at any one time. This is below the 50 people per acre standard.

Open Land Requirement Met?

Yes

Open Land Requirement Explanation

The ALUCP requires that 30% of the B-1 zone be maintained in open land that has a minimum dimension of 75 feet by 300 feet. There is approximately 61 acres of B-1 zone which equates to approximately 12.2 acres of open space. Currently, there is approximately 27 acres of open space in the B-1 zone, mostly consisting of the golf course, Caltrans drainage and open space area designated as remainder in the CIP residential development.

Sound Attenuation Requirement Met?

N/A

Easement/ Overflight Notice Provided?

N/A

Heights Acceptable:

Yes

FAA Notified if Applicable?

N/A

Other Hazards to Flight Excluded?

Yes

Special Site/Project Conditions, Describe:

Noise requirements, light shielding, and persons per acre limits will be included in the ALUC resolution of consistency.

ALUC Taken:

Consistent

☐

Date:

--

Consistent with Conditions (list/attach additional pages if needed)

--

Inconsistent (list reasons/attach additional pages if needed)

--

Attachments

-  Compass Leaf ELEVATIONS.pdf
Uploaded by Bryan Stice on Apr 02, 2021 2:51 PM
-  COMPASS LEAF NEW BUILDING ALUC Zones.pdf
Uploaded by Greg Plucker on Apr 05, 2021 5:00 PM