



PLANNING COMMISSION

Wednesday, December 03, 2025

Regular Meeting - 6:00 PM

City Hall – City Council Chambers

425 Webster Street, Colusa, CA 95932

AGENDA

The public may address the Commission on any agenda item during the Commission's discussion of that item, not to exceed three (3) minutes. We ask that the speaker kindly be recognized by the Planning Commission Chair before speaking and be limited to one comment, per item.

Chair – John Martin

Vice Chair – Thomas Roach

Commissioner – Sara Andreotii

Commissioner – Amy Schmidt

Commissioner – Jean-Pierre Cativiela

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA

CONSENT CALENDAR - *Items on the Consent Calendar may be removed and discussed at the request of a Commission member.*

1. Approve - June 4 draft minutes

PUBLIC COMMENTS *The Planning Commission may read / address comments on any item concerning subject matter that is within the Planning Commission's jurisdiction. No action may be taken on items not posted on the agenda, other than to briefly respond, refer to staff, or to direct that an item be placed on a future agenda.*

PRESENTATION

2. Colusa Industrial Properties cannabis and projects update

PUBLIC COMMISSION MATTERS *Discussion of current Planning Department projects.*

FUTURE AGENDA ITEMS

ADJOURNMENT

SHELLY KITTLE, CITY CLERK

Americans with Disabilities Act

In compliance with the Americans with Disabilities Act, persons requiring accommodations for a disability at a public meeting should notify the City Clerk at least 48 hours prior to the meeting at 530-458-4941 in order to allow the City sufficient time to make reasonable arrangements to accommodate participation in this meeting.

“This institution is an equal opportunity employer and provider”



PLANNING COMMISSION

Wednesday, June 4, 2025
Regular Meeting - 6:00 PM
City Hall – City Council Chambers
425 Webster Street, Colusa, CA 95932

Item 1.

MINUTES

Chair – John Martin
Vice Chair – Thomas Roach
Secretary – J.P. Cativiela
Commissioner – Amy Schmidt
Commissioner - Sara Andreotti

CALL TO ORDER - Chairman Martin called the meeting to order at 6:04 p.m.

ROLL CALL - Commissioners Martin, Cativiela, Andreotti, and Roach were present, and Commissioner Amy Schmidt was absent/excused.

PUBLIC COMMENTS — *The Planning Commission may read / address comments on any item concerning subject matter that is within the Planning Commission's jurisdiction. No action may be taken on items not posted on the agenda, other than to briefly respond, refer to staff, or to direct that an item be placed on a future agenda.*

No public comments were received.

PUBLIC HEARING:

1. Consideration to approve the NextGrid Solar Use Permit and Lot(s) Merger and find the Project exempt from the California Environmental Quality Act pursuant to 15183 – Projects Consistent with a Community Plan, General Plan or Zoning

Planning Consultant Jake Morley introduced the item. Chairman Martin opened the public hearing.

In response to questions from Vice Chairman Roach and Commissioner Andreotti, Ed Hulbert of Colusa Industrial Properties and Gina DiNapoli provided information about the project.

Joe Tauscher supported the project and described this type of project as a “nice clean facility.”

In response to a question from Chair Martin Jake Kley with Colusa Industrial Properties said that the airport management has no concerns about the project.

Morley answered additional questions from Commissioners Andreotti and Roach. A discussion of the public notice process ensued. Chairman Martin closed the public hearing.

ACTION: Secretary Cativiela made a motion, seconded by Vice Chairman Roach, to adopt the Resolution as presented in the agenda packet, “approving NextGrid Solar Use Permit and Lot Merger and finding the project exempt pursuant to Section 15183 of the California Environmental Quality Act, subject to Conditions of Approval.”

Motion passed 4-0 by the following vote:

AYES: Andreotti, Cativiela, Martin and Roach

NOES: None

ABSENT: Schmidt

Item 1.

PUBLIC COMMISSION MATTERS – None.

FUTURE AGENDA ITEM

Planning Consultant Morely briefed Commissioners on upcoming activity, which included some planned amendments to municipal codes.

ADJOURNED – Chair Martin adjourned the meeting at 7:03 p.m.

John Martin, Planning Commission Chairman

Jake Morley, Planning Consultant

Colusa Industrial Properties, Inc.

11/14/25

Report to Colusa City Council Colusa City Planning Commission

Update Cannabis Projects Located on the Colusa Industrial Park

Ed Hulbert, C.E.O.	(530) 682-7431
Jake Kley, President/G.M.	(530) 682-7432
Rainey Cambra, C.F.O.	(530) 216-6231
Office	(530) 458-2118

2025

INDEX

Non-CIP Owned #1-6 - Located on the Colusa Industrial Park

- ~~1. Compass Club, LLC DBA Compass Leaf, LLC - Out of Business~~
2. Golden Roots Nursery Tissue Cloning Facility
3. Golden Roots Nursery - Farinon Road Facility
4. RHF Partners - Lease 11,200 sq ft. from Steve Gimblin, Ayala, Toledo & Gimblin
5. Hunny Pot Farms - Ray Davis
- ~~6. Sticky Trees - Out of Business~~

CIP Owned/Leased #7-10

- ~~7. R.P.T.S. - Out of Business - New lease with Ranveer Tumber/ 277 Allstars~~
8. Barros Cannabis Company
9. Joel Gonzalez Extracts, LLC
10. Patrick Griffith/XO Cannabis - 2,400 sq ft. Lease

Colusa Industrial Properties, Inc.

2025

Project #1

Project Name:

Compass Club, LLC

DBA - Compass Leaf, LLC

**Business terminated in 2025 - property and buildings
sold to Colusa County Office of Education**

Location:

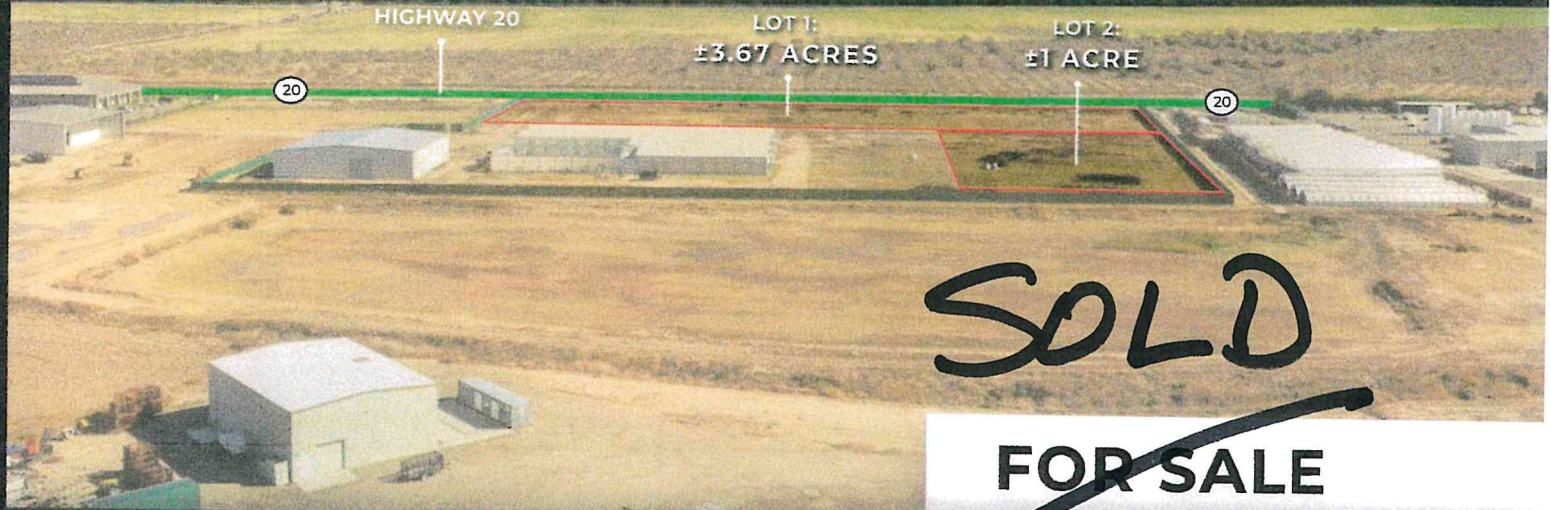
8.6 Acre parcel - Highway 20, between Davison Drive and Farinon Rd., Colusa, CA.

Information:

- Colusa County Office of Education to build a new campus on 8.6 ac.

LANDX

REAL ESTATE
HUNTING | FARM | RANCH



HIGHWAY 20 FRONTAGE COMMERCIAL PROPERTY

2 Commercial Lots
Colusa, CA 95932

Lot 1: ± 3.67 acres of Highway Service Commercial (C-H) land. The C-H zone is intended to provide necessary services and conveniences for the traveling public along main roads and highway frontages. This prime location is suitable for a high traffic commercial building or service center.

Lot 2: ± 1 acre of Community Commercial (C-2) land. The C-2 zone is intended to apply to areas where more complete commercial facilities are necessary for community convenience. Perfect for a full range of retail, service, or office use.

\$160,000 / AC
± 4.67 Total AC.

COLUSA, CA

Brad Hulbert
LAND X Real Estate, Inc.
Owner/Broker - DRE#01979855
530-848-3314
Brad@Landxinc.com

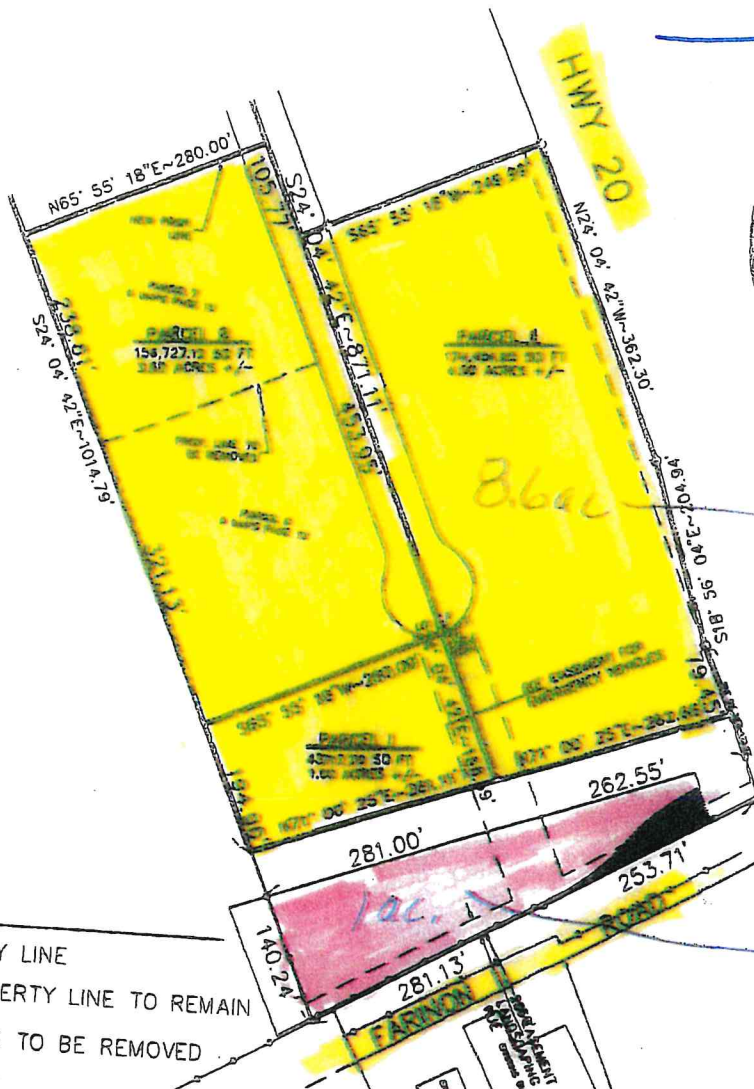


LOT 1:
Zoning: C-H
ACRES: ± 3.67 AC
APN: 017-130-090

LOT 2:
Zoning: C-2
ACRES: ± 1 AC
APN: 017-130-091

UTILITIES:
Colusa Industrial Properties
Water, Sewer, Storm

Colusa County Supt. & Surveying Schools



- LEGEND**
- NEW PROPERTY LINE
 - EXISTING PROPERTY LINE TO REMAIN
 - - - PROPERTY LINE TO BE REMOVED
 - - - EASEMENT LINE
 - RIGHT OF WAY LINE

EXHIBIT "B"
LLA NO. 18-XX-18
COLUSA INDUSTRIAL PROPERTIES
BEING A PORTION OF JIMENO RANCHO
T. 15 N., R. 1 W., M.D.B. & M.,
COUNTY OF COLUSA
STATE OF CALIFORNIA

Colusa Industrial Properties, Inc.

2025

Project #2

Project Name:

Golden Roots Nursery

Tissue Cloning Facility

Location:

2854 Niagara Avenue

South end of park across the street from mushroom plant. Former Sakata Seed facility.

-9,909 sq ft

-3 Acre site

Principals-Managers:

Ranveer Tumber State License # CCL19-0004801

Benu Tumber

Current employees @ 11 fulltime.

Structure:

Purchase option was executed and escrow closed 3/31/22.

Information:

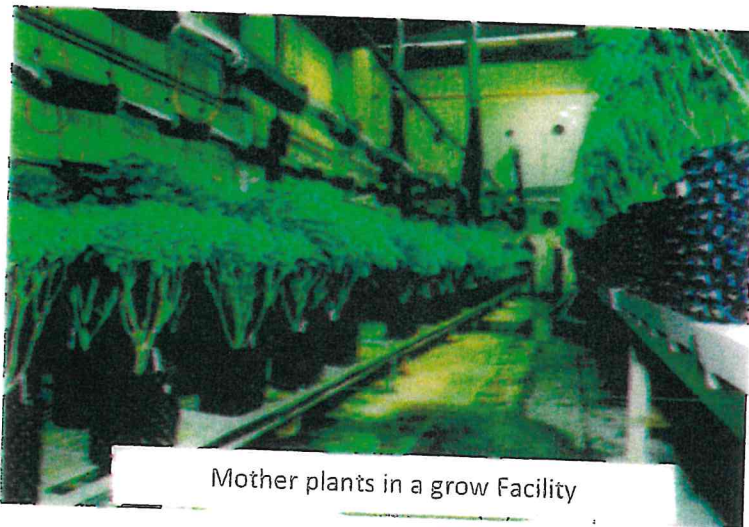
This is a state-of-the-art cannabis cloning facility.

Status: 2025 - Continue cannabis at this location. The overall low prices in 2025 has reduced growing and transplant business. To diversify, Ranveer added a grow license to his business in order to grow and process cannabis for retail customers. Most of the growing is done at his Farinon Road facility. Ranveer and a partner will now lease the 12,000 sq ft building at 7290 Farinon Road to expand their grow operations.

Tissue Culture Cloning

Golden Roots Nursery has been cloning Almonds, Walnuts, and Pistachios for several years, and supplies tissue cultured clones to some of the largest agricultural nurseries in California. We have custom cloned patented, proprietary & experimental varieties exclusively for growers. Our facility has worked with plants from the National Clean Plant Network, and USDA Foundation Plant Services at UC Davis to provide the agricultural community with superior cloned rootstocks.

Cannabis propagation is currently performed via "mother plants", where a plant is grown and cuttings are taken to produce clones.



Mother plants in a grow Facility

Cloning with mother plants is an expensive method compared to tissue culture, as plants are grown indoor using traditional grow methods. A large area is needed to produce commercial quantities of plants, and it is not a cost effective way to produce an economically priced plant. Mother Plants also need to be maintained throughout the year to preserve genetics.

Mother plants are also susceptible to disease, pest infestation, mold, mildew and bacteria. These pathogens are passed on to the clone as it is cut from the infected mother plant. Growers who purchase these clones can then infect their entire grow room, and potentially lose their crop. Many cannabis growers are reluctant to purchase clones from an outside facility due to the concerns of contamination. These Growers are forced to produce their own clones, and therefore utilize their own grow space for the production of clones rather than flowering.

Tissue culture cloning offers clean micro propagated plants that have been grown in a sterile environment. Plants can be mass produced in a confined space to meet high demand in a short period of time. This allows large scale indoor nursery production at a cost effective price. Golden Roots Nursery has a successful proprietary tissue culture process in which we are currently producing clean plants for the agricultural market.

With tissue culture, plant nodes are inoculated and then placed in a grow media. This grow media allows the plant tissue to elongate into a plant without roots. The plant growth is similar to a seed, and rapid multiplication can be achieved in a short period of time. This process occurs in a laboratory environment.



2854 NIAGARA AVE.

Golden Roots

NIAGARA Rch.

Tissue
closing

Item 2.

Colusa Industrial Properties, Inc.

2025

Project #3

Project Name:

Golden Roots Nursery - Farinon Road Facility

Grow out transplants from tissue cloning and grow out plants to maturity

Location:

1 Acre parcel - Farinon Road north of airport and Wilbur Ellis chemical.

Principals-Managers:

Ranveer Tumber

Benu Tumber

Structure:

Golden Roots purchased 1 acre from CIP for hot house project. Grow cannabis transplants. Closed escrow 8/16/18.

Information:

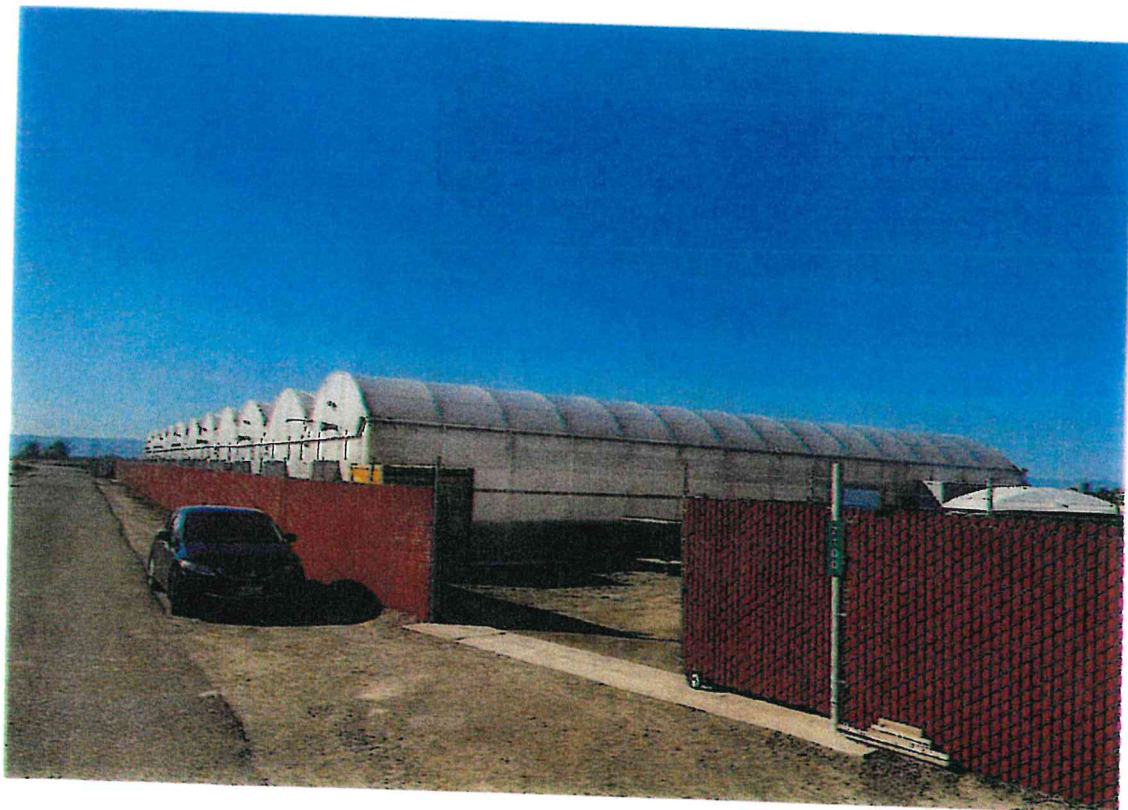
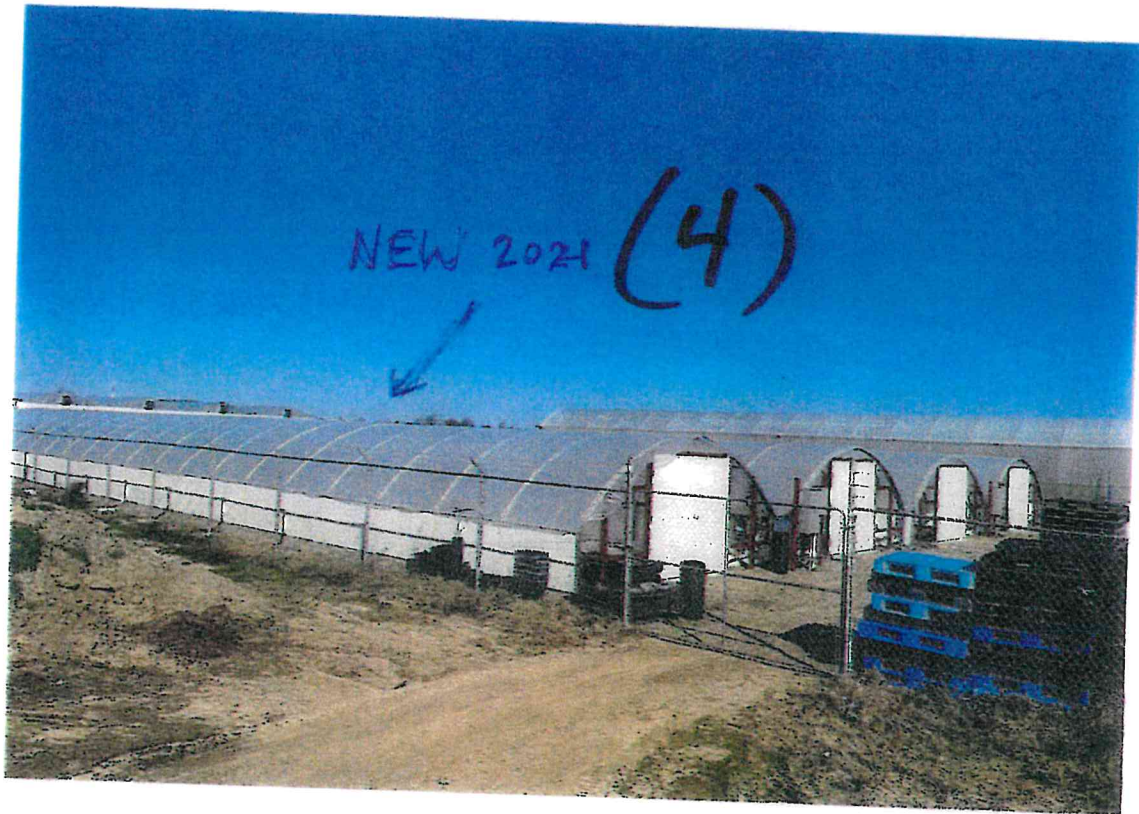
Hot house operation supports Golden Roots tissue cloning operation located on Niagara Avenue. 10-12 employees. Has been in operation for four years generating fees to City of Colusa. In 2022 completed (4) low profile hot houses adding to transplant capacity. Transplants will now support new leased facility at 7290 Farinon Road. These facilities being next door to each other will improve efficiencies.

1/26/22

Golden Roots

Item 2.

FARINON Rd Facility



1/26/22

Item 2.

Golden Roots
FARINON Rd.



Colusa Industrial Properties, Inc.

2025

Project #4

Project Name:

RHF Partners

Location:

2881 Niagara Ave. - Former Colusa Milling/Colusa Bean facility for past 30 years.

Colusa warehouse buyer group sold facility in 2023 to Steve Gimblin, Mel Ayala, Kristina Toledo and Margaret Gimblin. This group now has a lease with RHF partners.

Principals-Managers:

Wes Fong - Investor/ Owner

Paul Hand - C.O.O./G.M.

Brad Raven

Structure:

Property owner Gimblin, Ayala, Toledo, and Gimblin. Long-term lease to RHF Partners, 11,200 sq ft building with solar.

Information:

The lease on 11,200 sq ft is executed and construction planning/permitting complete. Business plan submitted to the city. Construction 2025 with insulated panels complete. Startup operations 2025 subject to City and State permits which are complete. Approx 50% of infill complete to start grow operations.

This is a second-generation company on this long-time industrial park facility.

EXHIBIT A

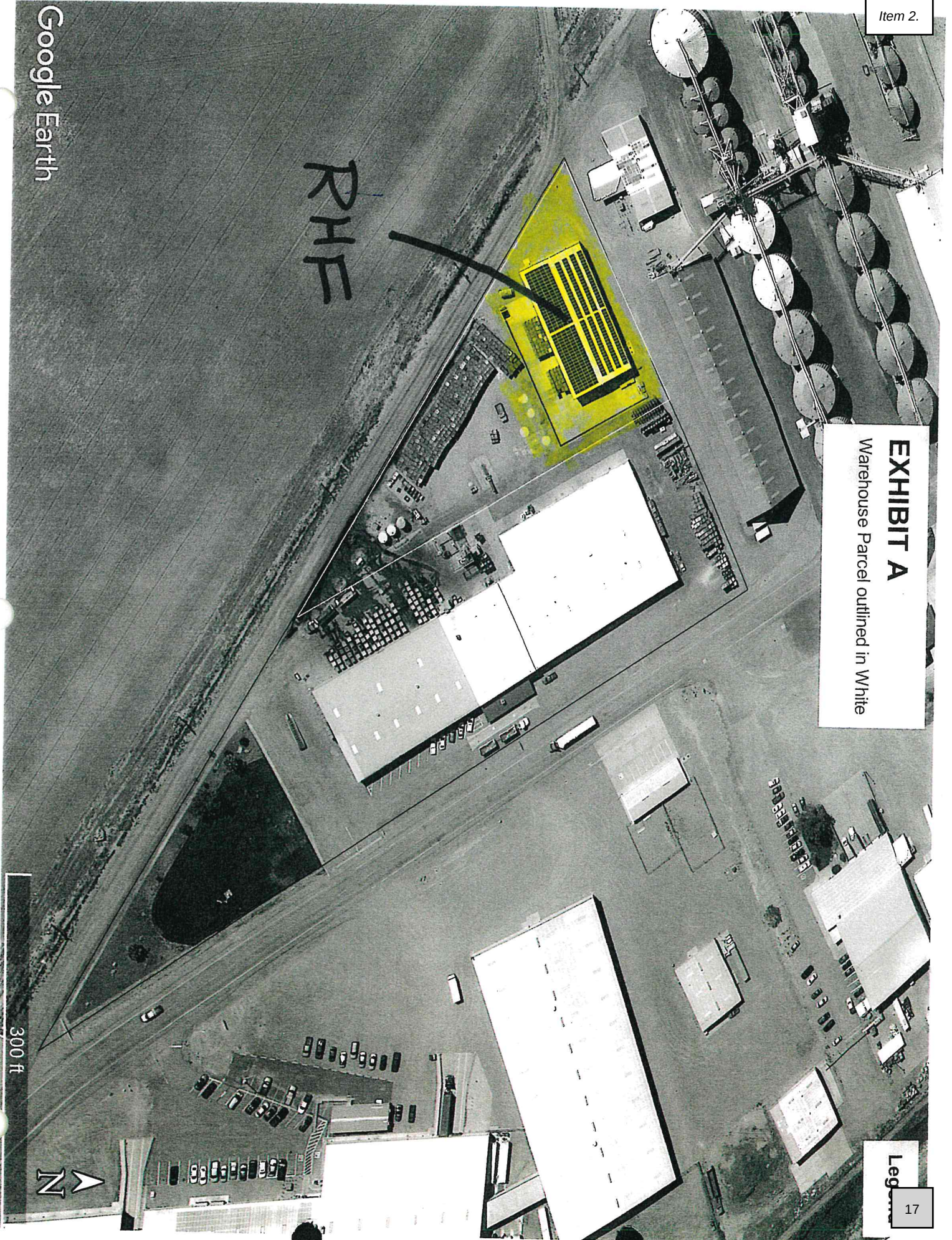
Warehouse Parcel outlined in White

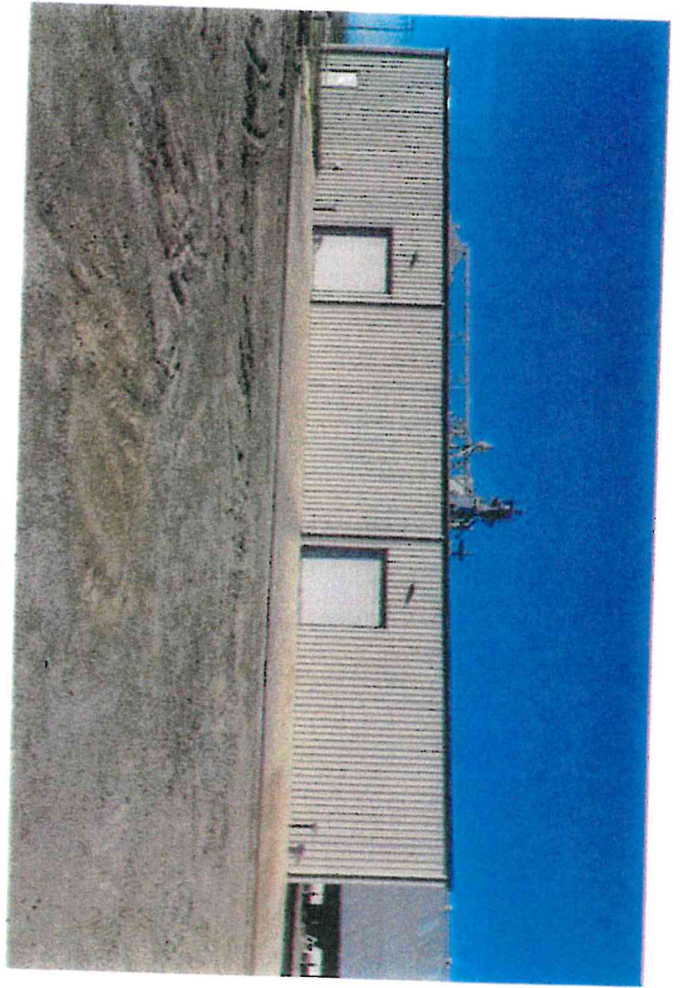
Legend

RHC

Google Earth

300 ft





RHF PARTNERS

Former: Colusa
milling
Facility



11/27/22



11,200 SQFT. Install Insulated panels



8/7/23

RHF infill ✓

Colusa Industrial Properties, Inc.

2025

Project #5

Project Name:

Hunny Pot Farms

Location:

Lot #1 North end of Niagara Ave. - 10,800 sq ft steel building/insulated panels.

Principals-Managers:

Ray Davis - President

State License # CCL22-0001826

John Davis - Grower

Type - Annual adult use specialty indoor

Brad Hulbert - Construction/Land X

Structure:

Phase I of multi structure cannabis cultivation and distribution.

Information:

All City approvals are complete and state license has been issued. Three principals are local Colusa products starting and growing this business. Construction and building shell complete at the end of 2023, which included state of the art insulated interior panels. As of February 2024, PG&E is energized and ready to operate. Installing HVAC and final electric. Infill on Building #1 50% complete to begin growing operations. 4Q 2025 Building #2 shell construction complete in order to meet PG&E transformer deadline.

HUNNYPOT FARMS, INC.

CANNABIS OPERATIONS PROPOSAL

Phase 3: Future Expansion

Three additional lots on the property, totaling an additional 2.96 acres, are secured for future expansion. HPF, INC. proposes to continue to expand the project by building structures that replicate infrastructure in scope of phase one and two, every six months to one year.

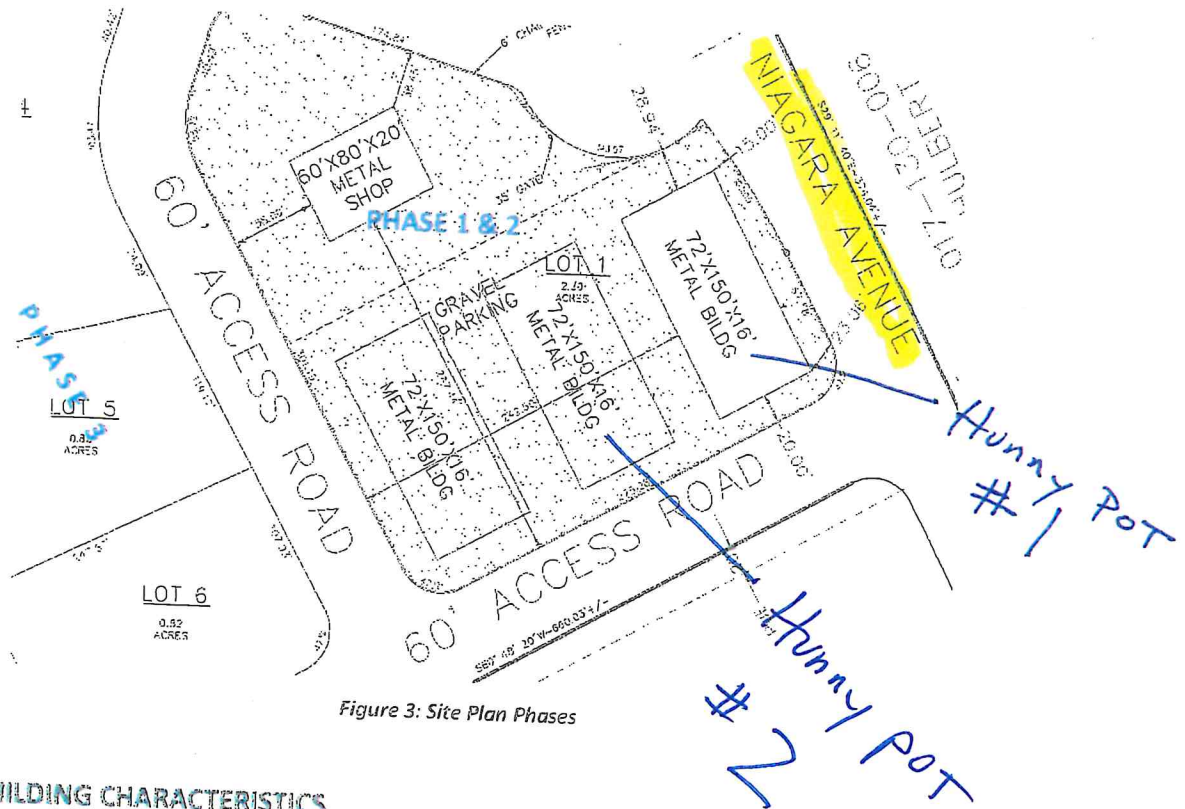


Figure 3: Site Plan Phases

SITE AND BUILDING CHARACTERISTICS

- Phase 1 and 2 construction site consists of 2.39 acres in an M2 Industrial Zoned area, owned by Colusa Industrial Properties. The site will be fenced and comprised of compacted aggregate base material for traffic.
- The buildings will be constructed using CBC pre-engineered steel building structures that feature metal roofing and metal wall panels. The building interiors will feature sealed airtight rooms with insulated wall panels.
- The site will have a ground mounted transformer to service phase 1 and 2 infrastructure up to 2,500 amps, or 1,200 amps each.
- Buildings will be metered separately and have exterior disconnects at panels.
- HVAC estimated to be roughly two 40 ton units per building. Units will be pad mounted on either a side wall or in rear portion of structure.

ehulbert cipcorp.com

From:

ehulbert cipcorp.com

Sent:

Tuesday, February 20, 2024 2:39 PM

To:

ehulbert cipcorp.com

2/20/24



Hunny Pot #1

ehulbert cipcorp.com

From: ehulbert cipcorp.com
Sent: Tuesday, October 28, 2025 1:41 PM
To: ehulbert cipcorp.com



HP #2

Colusa Industrial Properties, Inc.

2025

Project #6

Project Name:

Sticky Trees - 2025 Out of Business

Location:

2967 Davison Ct. Suite B - Building owned by Harminder Singh

Principals-Managers:

Kodi Pine - Owner

Structure:

Sticky Trees was a premium medical and recreational marijuana delivery service.

Information:

Has been operating as a delivery service in Colusa since 2019, moved to Colusa from Sutter County.

Left business owing the State and City tax fees.

Colusa Industrial Properties, Inc.

2025

Project #7

Project Name:Original: R.P.T.S. - Randy Parker/Tom Shuster - **2025 Out of Business**

Current: 277 Allstars - Ranveer Tumber/David Doepke

Location:

7290 Farinon Road

New 12,000 sq ft steel building on a 1.64-acre parcel located at the north west corner of the airport and next to CIP water system.

Principals-Managers:

~~Randy Parker - On site manager/operations~~ ~~State License # CCL21-0001056~~

~~Tom Shuster~~ ~~Expires 1/11/25~~

~~Type - provisional adult use specialty indoor~~

Ranveer Tumber State License - pending

David Doepke

Structure:

3-year lease with option to purchase building. - **Lease terminated**

Information:

The tough cannabis market and high startup costs did not allow this company to hit full buildout or production. In 2025 we agreed to a new lease with Ranveer Tumber and David Doepke. The Development Agreement with the City of Colusa has been assigned from RPTS to Ranveer Tumber. CIP will increase PG&E service to 1,000 amps and allow full infill buildout, completed by end of 2025. Facility should be in operation by 1Q 2026. Ranveer has a proven track record on the park and with the City of Colusa.

ehulbert cipcorp.com

From: ehulbert cipcorp.com
Sent: Tuesday, February 20, 2024 2:43 PM
To: ehulbert cipcorp.com

R.p.T.S.
Terminate



Sent from my iPhone

NEW Lease w/
Ranveer,

1/26/22

R.P.T.S.

Item 2.



HVAC
mini
splits

7290 FARRINGTON

R.P.T.S.



Finish phase II
Buildout 4Q, 2025.

Wall Panel Notes:

- 110 - 12' x 8' x 8' Wall Panels
- 111 - 12' x 8' x 8' Wall Panels
- 112 - 12' x 8' x 8' Wall Panels
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Project Name	7290 FARRINGTON
Client	RAI
Architect	RAI
Engineer	RAI
Contractor	RAI
Subcontractor	RAI
Supplier	RAI
Manufacturer	RAI
Distributor	RAI
Installer	RAI
Maintainer	RAI
Operator	RAI
Owner	RAI

Project Name	7290 FARRINGTON
Client	RAI
Architect	RAI
Engineer	RAI
Contractor	RAI
Subcontractor	RAI
Supplier	RAI
Manufacturer	RAI
Distributor	RAI
Installer	RAI
Maintainer	RAI
Operator	RAI
Owner	RAI

Project Name	7290 FARRINGTON
Client	RAI
Architect	RAI
Engineer	RAI
Contractor	RAI
Subcontractor	RAI
Supplier	RAI
Manufacturer	RAI
Distributor	RAI
Installer	RAI
Maintainer	RAI
Operator	RAI
Owner	RAI

Colusa Industrial Properties, Inc.

2025

Project #8

Project Name:

Barros Cannabis Company - 5D1S LLC/ DBA Cannaloosa

Location:

2857 Niagara Blvd.

3.5 Acres with 4,800 sq ft building. Former CIP shop.

Principals-Managers:

Steve Barros

Structure:

5-year lease with option to purchase. Subject to City of Colusa agreements and state license. Steve has started infill construction, hot houses and fencing/security. 2025 continued construction and state licensing.

Information:

Barros is relocating operations from Yuba County. He is an experienced grower.

Steve has completed final approvals and Development Agreement with City and at 11/15/25 is close to completing state license. Should start full operations in 2026.

With difficult market conditions Steve's retail connections should help this business succeed.

In addition to cannabis Steve has a glass blowing business he is relocating to the Colusa facility.

1/26/22

BARROS Cannabis Co.



Colusa Industrial Properties, Inc.

2025

Project #9

Project Name:

Joel Gonzalez Extracts LLC.

Location:

2876 Niagara Ave. Joel Gonzalez leases the 4,800 sq ft previously leased as a crawfish facility.

Principals-Managers:

Joel Gonzales - Owner/Manager State License # CDPH-10004901

2025 - Work on adding distribution to license which gives flexibility servicing customers.

Structure:

Cannabis extraction and manufacturing. Equipment relocated from Oakland, CA to Colusa facility.

Information:

Infill construction complete October 2022. City approvals complete - at October 2022 working on state license. Final infill construction and equipment installation.

State license issued 6/12/23 after a very long qualification process. Anticipate testing operations in 2024. 2025 continue equipment testing and marketing his services to growers. Tough market conditions have hurt business development. Success of local cultivation operations helps support this extraction business.

Genesis

9/28/21



Genesis Extract



Genesis



10/3/22

- Finish Infill

- Final City Council
10/4/22

- 10/12 painting - LAMX

Colusa Industrial Properties, Inc.

2025

Project #10

Project Name:

XO Cannabis - 2851 Niagara Ave., Patrick Griffith

Location:

2851 Niagara Ave., Colusa. 2,400 sq ft new building construction

Principals-Managers:

Patrick Griffith (XO Cannabis)/ Organic Crop Solutions State License #C12-0000629
Distribution, retailer non-storefront, cultivator indoor.

Structure:

2-year lease with purchase option.

Information:

10/1/22 move XO Cannabis to 2851 Niagara Ave. CIP constructed a new state of the art insulated building specific for a grow operation. Permitting completed in 2025.

After a long process Patrick received his state license in October 2025. Complete infill, City and State inspections 4Q, 2025. Start growing/production 1Q 2026.

10/13/21

Complete

Elec.

Service

Zac.

Site

Item 2.





patrick Griffith XO Cannabis



Sent from my iPhone