



## TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

TELEPHONE (530) 872-6291 FAX (530) 877-5059

[www.townofparadise.com](http://www.townofparadise.com)

**Planning Commission Staff:**

Craig Baker, Community Development Director  
Susan Hartman, Assistant Planner

**Planning Commission Members:**

Stephanie Neumann, Chair  
Vacant, Vice Chair  
James Clarkson, Commissioner  
Ray Groom, Commissioner  
Anita Towslee, Commissioner

# PLANNING COMMISSION SPECIAL MEETING AGENDA

**6:00 PM – December 14, 2017**

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Baker, at 872-6291 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Presiding Clerk. Members of the public may address the Planning Commission on any agenda item, including closed session. If you wish to address the Planning Commission on any matter on the Agenda, it is requested that you complete a "Request to Address Council/Commission" card and give it to the Presiding Clerk prior to the beginning of the Council Meeting. All writings or documents which are related to any item on an open session agenda and which are distributed to a majority of the Planning Commission within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk or Community Development Services Department located at 5555 Skyway, Room 3, at the time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

### ROLL CALL

### 1. APPROVAL OF MINUTES

- 1a. Approve the Regular Minutes of November 21, 2017 Planning Commission meeting.

## 2. APPOINTMENT OF PLANNING COMMISSION VICE CHAIR FOR THE 2017/2018 FISCAL YEAR

2a. Appointment of Vice-Chair

## 3. PUBLIC HEARING

3a. Consider adopting the required findings as provided by staff and approve the Capay Hops Factory site plan review application (PL17-00255) to establish a 21,747 square foot agricultural processing facility producing clean-stock hop plant tissue culture within an existing 68,799 industrial building space (Capay Hops Factory).

## 4. ADJOURNMENT

STATE OF CALIFORNIA )	SS.
COUNTY OF BUTTE )	
I declare under penalty of perjury that I am employed by the Town of Paradise in the Town Clerk's Department and that I posted this Agenda on the bulletin Board both inside and outside of Town Hall on the following date:	
<hr/>	
<hr/>	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	



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## PLANNING COMMISSION MINUTES

**November 21, 2017**

**6:00 PM**

**CALL TO ORDER** by Chair Nichols at 6:00 p.m. who led the Pledge of Allegiance to the Flag of the United States of America.

**COMMISSIONERS PRESENT:** James Clarkson, Ray Groom, Anita Towslee and Martin Nichols, Chair

**COMMISSIONERS ABSENT:** Stephanie Neumann

### 1. APPROVAL OF MINUTES

- 1a. **MOTION by Clarkson, seconded by Towslee**, to approve the Regular Meeting Minutes of October 17, 2017. Roll call vote was unanimous with Neumann absent and not voting.

### 2. COMMUNICATION

- a. Recent Council Actions - None
- b. Staff Comments – Community Development Director Baker informed the Commissioners that the administrative draft Environmental Impact Report for the Black Olive Village Project (Safeway) has been received, is being reviewed and upon completion will come to the Planning Commission for approval.

### 3. PUBLIC COMMUNICATION - None

### 4. CONTINUED PUBLIC HEARING - None

### 5. PUBLIC HEARING

- 5a. Consider adopting Resolution No. 17-02 Recommending Town Council Adopt a proposed Ordinance to Amend Chapter 16.11 of the Paradise Municipal Code (PMC) relating to forms of security for deferred construction of subdivision improvements that are the subject of improvement agreements within the Town in accordance with Government Code sections 66499.1, 66499.3, 66499.4 and any other forms of security as provided in Government Code section 66499.

Community Development Director provided a brief overview of the proposed changes to the Paradise Municipal Code, Chapter 16.11 relating to forms of security required for deferred construction of subdivision improvements that are subject of improvement agreements within the Town in accord

with the State code. The Towns ordinance is not consistent with the States and this resolution will allow the Town to be consistent.

Town Attorney Moore informed the Commissioners that the text amendments will follow state law and allow other types of securities, make it more flexible and provide more options. It will allow deeds of trust, bonds, stocks and other guarantees.

Commissioners asked what would happen if the developer defaulted on the project.

Attorney Moore stated that the Town would foreclose on the property and file a lawsuit, which does not limit the amount of money that could be made. Bonds and sureties are not always available when a claim is filed.

Chair Nichols opened the public hearing at 6:11 pm.

1. Chuck Rough, representative for Achieve Charter High School and project manager, provided a brief overview of the Achieve Charter High School project and stated that the school is in support of the proposed text amendments.

Chair Nichols closed the public hearing at 6:14 p.m.

**MOTION by Clarkson, seconded by Groom**, approved Planning Commission Resolution No. 17-02, "A Resolution of the Paradise Planning Commission recommending Town Council adoption of Text Amendments to Chapter 16.11 of the Paradise Municipal Code Relative to Forms of Security for Deferred Construction of Subdivision Improvements". Roll call vote was unanimous with Neumann absent and not voting.

- 5b. a. Item to be determined to be exempt from environmental review

**HOPE CHURCH MODIFIED USE PERMIT APPLICATION (PL17-00210):**

Consideration of a modified use permit application authorizing a  $\pm$  999 square foot addition to the sanctuary of an existing religious assembly land use on a 4.03 acre property zoned Rural Residential - 2/3 acre minimum (RR-2/3) located at 6933 Pentz Rd. and further identified as Assessor Parcel Number 050-082-018.

Assistant Planner Hartman provided an overview of the proposed project and stated that the project is categorically exempt from environmental review under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, (Class 1) of the CEQA guidelines.

Chair Nichols opened the public hearing at 6:17 pm.

1. Hollis Lundy, L&L Surveying and representative for Hope Church stated that the conditions have been read, approve of them and are ready to proceed.

Chair Nichols closed the public hearing at 6:17 p.m.

Mr. Baker submitted a letter from Dan Hegenbart, for the public record, regarding the project stating drainage concerns.

**MOTION BY Groom, seconded by Clarkson**, adopted the required findings for approval as provided by staff, and approved the Hope Church modified use permit application (PL17-00210) for property located at 6933 Pentz Road (APN 050-082-018) requesting authorization to expand an existing religious assembly land use, subject to the following conditions of approval. Roll Call vote was unanimous with Neumann absent and not voting.

**GENERAL CONDITIONS OF PROJECT APPROVAL**

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
2. Any work within the Pentz Road public right of way is subject to Town issuance of an encroachment permit, which will require that the contractor be properly licensed and bonded with the Town of Paradise.
3. Outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.
4. Maintain on-site parking facilities in accordance with all town parking ordinance regulations.
5. Minor changes to the interior and/or exterior design of the project may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal use permit modification review and the payment of the appropriate processing fees.

**CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S)**

**SITE DEVELOPMENT**

1. Secure Architectural Design Review approval for the proposed building façade.
2. Submit construction documents and meet the requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code regulations including a separate Accessibility site plan that is reviewed and approved by a State of California Certified Access Specialist *prior to* submission to the Town of Paradise.
3. The addition to the church sanctuary shall not exceed **999 square feet** as identified and proposed on the site plan dated received on September 21, 2017 on file with the Development Services Department.

**SANITATION**

4. Apply for, and secure, an onsite sanitation upgrade/alteration permit for the installation of additional leach line to accommodate the building expansion.

**FIRE PROTECTION**

5. Meet the applicable requirements of the Paradise Fire Department in accordance with the Fire Marshal's plan check review dated September 30, 2017, on file with the Town Development Services Department.

## UTILITIES

6. Meet all other utility company requirements regarding the establishment of necessary utility easements and installation of new or expanded utility facilities.

## OTHERS

7. Pay any applicable development impact fees in accordance with Paradise Municipal Code requirements.

## CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND CERTIFICATE OF OCCUPANCY

## SITE DEVELOPMENT

8. Complete the project as per the Town of Paradise adopted California Building Standards and Town of Paradise approved plans and specifications
9. Secure the issuance of a tree felling permit prior to the felling of any qualifying trees ( $\geq 10''$  in diameter DBH or  $\geq 31''$  in circumference) on or off-site.
10. Provide material evidence that 10% of the developed area of the project site has existing landscaping. If not, submit landscaping plans and application fee to the Development Services Department (planning division) in accordance with Paradise Municipal Code requirements. **IMPORTANT NOTE:** No final building inspection or occupancy shall be permitted until the landscape plans, if required, for the project have been formally approved by the Town of Paradise and landscape materials have been installed (or bonded to guarantee installation).

## SANITATION

11. Complete the installation and connection of the additional leach lines to the existing sewage disposal system in a manner deemed satisfactory to the Town Onsite Sanitary Official.

## FIRE PROTECTION

12. A Knox emergency access key box is required at the main church entrance doorway, with specific mounting locations approved by the Town of Paradise Fire Department. Premise keys for all buildings and areas shall be marked and placed in the box prior to final inspection to ensure emergency access.
13. As determined acceptable by the Town Fire Marshal, meet all other project requirements of the Paradise Fire Department in accordance with the Fire Department development review comments/conditions dated September 30, 2017 and on file with the Town Development Services Department.

An appeal of the Planning Commission's decision can be made within seven (7) days of the decision date.

6. **OTHER BUSINESS** - None

7. **COMMITTEE ACTIVITIES** - None

**8. COMMISSION MEMBERS**

a. Identification of future agenda items (All Commissioners/Staff)

Mr. Baker stated that there is a proposed project for the old Paradise Post building to grow hops and, if the project is deemed complete, he will be asking the Planning Commission to hold a special meeting prior to the regularly scheduled meeting.

Mr. Baker updated the Commissioners on the 1450 Bader Mine property, the Carousel hotel property and the Clint Freedle project.

Mr. Nichols announced that his house had sold, he is moving to Chico and that he has had to resign from the Planning Commission and that this is his last meeting. Mr. Nichols also submitted a letter to Manager Gill and Community Development Director Baker regarding the feasibility of establishing a Paradise Food Truck Park.

Mr. Baker stated that with the resignation of Chair Martin Nichols, the Vice Chair, Stephanie Neumann, will become the Chair and a new Vice Chair will need to be appointed.

**9. ADJOURNMENT**

Chair Nichols adjourned the meeting at 6:33 p.m.

Date Approved:

By: \_\_\_\_\_  
Stephanie Neumann, Chair

Attest:

\_\_\_\_\_  
Dina Volenski, CMC, Town Clerk

**TOWN OF PARADISE PLANNING COMMISSION STAFF REPORT  
PLANNING STAFF REPORT  
MEETING DATE: December 14, 2017**

**AGENDA NO. 3(a)**

**FROM:** Craig Baker, Community Development Director  
**SUBJECT:** Capay Hops Factory Site Plan Review Permit Application (PL17-00255)  
**DATE:** December 7, 2017 **AP 054-110-055**

**GENERAL INFORMATION:**

Applicant: Juan Cole  
P.O. Box 448  
Forest Ranch, CA 95992

Location: 5399 Clark Road, Paradise

Requested Action: Site plan review permit approval to establish a 21,747 square foot agricultural processing facility producing clean-stock hop plant tissue culture within an existing 68,799 industrial building space.

Purpose: To provide clean-stock hop plants for cultivators and wholesale plant distributors serving the craft beer and specialty alcohol/beverage industry.

Project Density: N/A

Present Zoning: "IS" (Industrial Service)

General Plan Designation: "LI" (Light Industrial)

Existing Land Use: Vacant building space

Surrounding Land Use: North: Ewald Court  
East: Clark Road  
South: Warehousing/crop production  
West: Work Training Center

Parcel Size: 6.13 acres

Environmental Determination: Categorical Exemption – CEQA Guidelines Section 15303 (Class 3); conversion of existing structures

Other: An appeal of the Planning Commission's decision can be made within seven (7) days of the decision date.

**NOTE: THE APPLICANT OR A REPRESENTATIVE SHOULD BE IN ATTENDANCE OR THE PLANNING COMMISSION MAY NOT TAKE ACTION ON THIS APPLICATION.**



### **SPECIAL INFORMATION:**

The project applicant is proposing to establish an agricultural processing facility to produce clean-stock (free of pests and disease) hops plants to the craft beer and specialty alcohol and beverage industry by applying various and well-established techniques to provide hop plants to cultivators and wholesale plant distributors and nurseries. The 6.13 acre project site is located on the west side of Clark Road at its intersection with Ewald Court in the south-central portion of the Paradise Community. The site is currently occupied by a vacant, two-story industrial building formerly occupied by the newspaper and magazine publishing and printing facilities of the Paradise Post.

The proposed agricultural processing facility would occupy approximately 21,747 square feet of the 2-story building space, leaving the remaining 47,052 square feet to be either occupied by a future tenant or a possible future expansion of the proposed agricultural facility. The interior space proposed to be occupied by the proposed agricultural processing facility will be remodeled and will include the construction of partition walls and plumbing and electrical work. Aside from painting and repair of any minor damages, no significant exterior changes are proposed.

The property is served by three existing, paved parking facilities containing a total of seventy-five parking spaces and two existing paved loading docks. The site is accessed by a single driveway encroachment connecting to Clark Road (State Route 191) and several encroachment points connecting to Ewald Court. No changes to encroachments or interior vehicle circulation are proposed.

The proposed days and hours of operation for the agricultural processing facility are Monday through Friday 8:00 a.m. to 6:00 p.m. and the facility would employ between 5 to 20 people. The agricultural facility will only involve a plant propagation process and no agricultural products or crops will be grown to harvest age on the site.

Please refer to the attached project description provided by the project applicant (dated October, 2017) for additional details regarding the activities and processes involved in establishing and operating the proposed agricultural processing facility. Also attached are additional details of interior remodel work is shown upon floor plans provided by the applicant.

### **ANALYSIS:**

The project site is situated within the Industrial Service (IS) zoning district. Pursuant to Section 17.23.200 of the Paradise Municipal Code (PMC), the establishment of an agricultural processing facility on the project site is subject to town approval of a site plan review permit.

The project has received favorable responses from commenting agencies and, in consideration of the manner in which the site is improved, the project appears to be a reasonable location for the establishment of an agricultural processing facility if conditioned prudently.

The proposed project, if conditionally approved by the Planning Commission as recommended by town staff, is consistent with the Paradise General Plan, existing zoning and would be compatible with surrounding land uses.

#### **REQUIRED FINDINGS FOR APPROVAL:**

- a. Find that the Planning Director has determined that proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 (Class 3) of the State CEQA Guidelines.
- b. Find that the project, **as conditioned**, is consistent with the Industrial Service designation as shown on the Paradise General Plan land use map; and is consistent with the development goals, objectives and policies of all applicable General Plan elements.
- c. Find that the project, **as conditioned**, is compatible with surrounding land uses and would not be detrimental to the health, safety and general welfare of the residents of the Town of Paradise.

#### **RECOMMENDATION:**

Adopt the required findings as provided by staff and approve the Capay Hops Factory site plan review application (PL17-00255) to allow the establishment of an agricultural processing facility (Capay Hops Factory) subject to the following conditions:

#### **GENERAL CONDITIONS**

1. If any land use for which a site plan review permit has been granted and issued is not established within three years of the site plan review permit's effective date, the site plan review permit may become subject to revocation by the Town of Paradise.
2. Any new outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.

**CONDITIONS TO BE MET PRIOR TO ISSUANCE OF A CERTIFICATE OF  
OCCUPANCY**

3. Meet the requirements of the Town Building Official/Fire Marshal regarding issuance of necessary permits authorizing project construction activity in accordance with all applicable town-adopted construction and Fire Code requirements in accordance with the project review memorandum from Building Official/Fire Marshal Tony Lindsey dated November 10, 2017 and on file in the Town Community Development Department. **NOTE:** Required clearance of flammable vegetation shall not apply to existing introduced and maintained landscaping.
4. Meet the requirements of the Town Wastewater Division in accordance with the Onsite Land Use Review letter dated October 11, 2017 and any necessary evaluation of the wastewater disposal system serving the property. Provide material evidence thereof to the Town Building Safety Services Division.
5. Meet the requirements of the California State Board of Equalization regarding obtaining a seller's permit and provide evidence thereof to the Town Community Development Department.
6. Secure Town of Paradise design review approval for any new business signs.

**CONDITIONS OF LAND USE OPERATION**

7. Hours of operation for the proposed agricultural processing facility land use shall be limited to from 8:00 a.m. to 6:00 p.m., Monday through Friday.
8. All activities associated with the agricultural processing facility shall be conducted in compliance with the Town of Paradise Noise Control Ordinance.

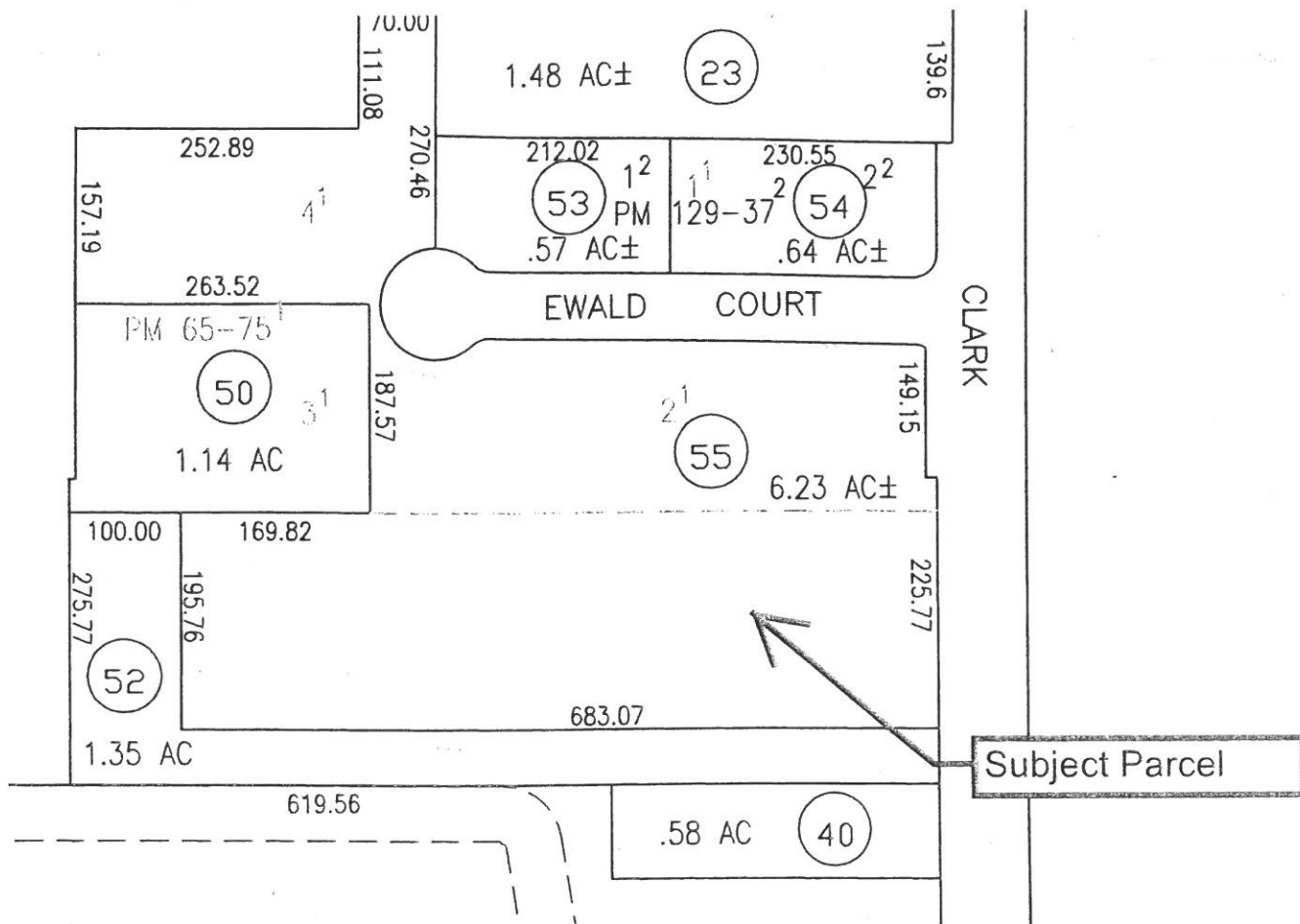
**OTHERS**

9. Minor changes to the interior and/or exterior design of the project may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project, its environmental document and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal use permit modification review by the Planning Commission and the payment of the appropriate processing fees.



**ATTACHMENTS  
FOR  
PLANNING COMMISSION AGENDA NO. 3(a)**

1. Project vicinity map.
2. Notice sent to surrounding property owners for the public hearing for the Capay Hops Factory site plan review permit application.
3. Mailing list of property owners notified of the public hearing.
4. Notice of Exemption signed by the Town Planning Director on December 6, 2017
5. Approved Onsite Wastewater Land Use Review approval dated November 21, 2017 from Onsite Sanitary Official Bob Larson.
6. Project review dated November 17, 2017 from P.I.D. representative Neil Essila.
7. Project review memorandum dated November 10, 2017 from Building Official/Fire Marshal Tony Lindsey.
8. Project review received November 27, 2017 from Town Engineer Marc Mattox.
9. Project review email dated November 15, 2017 from NRWS General Manager Doug Speicher.
10. Project review email dated November 22, 2017 from Caltrans Transportation Planner Nima Kabirinassab.
11. Detailed project description dated October, 2017 provided by the project applicant.
11. Site plans and floor plans drawn by architect Gary Hawkins (8"x11")
12. Site plans and floor plans drawn by architect Gary Hawkins (24"x36"")



<b>APPLICANT:</b> Juan Cole Capay Hops Factory		<b>ADDRESS:</b> 5399 Clark Road
<b>OWNER:</b> MNG Real Estate Holdings		
<b>REQUEST:</b> Site plan review permit application proposing to establish a 21,747 square foot agricultural processing facility (clean-stock hop plant tissue culture facility) in an existing 68,799 square foot industrial building on a 6.23 acre property.		
<b>ZONING:</b> IS	<b>GENERAL PLAN:</b> TC	<b>FILE:</b> PL17-00255
<b>ASSESSOR PAREL NUMBER:</b> 054-110-055		<b>MEETING DATE:</b> December 14, 2017

## NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN** by the Planning Commission that a public hearing will be held on **Thursday, December 14, 2017 at 6:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following project:

- a. Item determined to be exempt from environmental review

**CAPAY HOPS FACTORY SITE PLAN REVIEW PERMIT (PL17-00255) APPLICATION** Request to establish a 21,747 sq ft agricultural processing facility (clean-stock hop plant tissue culture facility) in an existing 68,799 sq ft industrial building on a 6.23 acre property zoned Industrial Service (IS) located at 5399 Clark Road, AP No. 054-110-055.

The project files are available for public inspection at the Development Services Department, Town of Paradise, Town Hall. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town Planning Commission at, or prior to, the public hearing. For further information please contact the Development Services Department at (530) 872-6291 x111.

CRAIG BAKER, Planning Director

Capay Hops  
Factory

054-090-071-000  
PARADISE RIDGE YOUTH SOCCER CLUB  
C/O BARTEAU MAXIMILIAN  
PO BOX 744  
PARADISE CA 95967

054-110-055-000  
MNG REAL ESTATE HOLDINGS LLC  
C/O MARSHALL ANSTANDING, ESQ  
4 N 2ND ST STE 800  
SAN JOSE CA 95113

054-110-054-000  
MARTIN FAMILY TRUST ESTATE  
C/O MARTIN MATTHEW C SUCC TRUSTEE  
12242 MEREDIAN RD  
CHICO CA 95973

054-110-052-000  
MNG REAL ESTATE HOLDINGS LLC  
C/O MARSHALL ANSTANDING, ESQ  
4 N 2ND ST STE 800  
SAN JOSE CA 95113

054-120-070-000  
WILSON FAMILY TRUST  
C/O WILSON CRAIG C & DONNA L  
TRUSTEES  
5368 CLARK RD  
PARADISE CA 95969

054-120-019-000  
HEINKE JOHN RANDAL  
1011 CENTRAL PARK DR  
PARADISE CA 95969

054-120-075-000  
HAYS HONGYAN  
1351 MANGROVE AVE #A  
CHICO CA 95926

054-090-068-000  
TALL PINES ENTERTAINMENT LTD  
PARTNERSHIP  
C/O TALL PINES MANAGEMENT INC  
3473 MILDRED DRIVE  
FALLS CHURCH VA 22042  
054-110-053-000  
MAEHL FAMILY REVOCABLE IV TRUST  
C/O MAEHL DAVID W & RHONDA J  
TRUSTEES  
PO BOX 651  
MAGALIA CA 95954  
054-120-076-000  
HAYS HONGYAN  
1351 MANGROVE AVE #A  
CHICO CA 95926

054-120-016-000  
MOORE V DIANE REVOCABLE TRUST  
C/O MOORE V DIANE TRUSTEE  
5940 WOODSDALE LN  
PARADISE CA 95969

054-110-040-000  
HEINKES INC  
5365 CLARK RD  
PARADISE CA 95969

054-110-056-000  
HEINKE DAVID F & JOAN J REV LIVING  
TRUST ETAL  
5365 CLARK RD  
PARADISE CA 95969

054-120-077-000  
HAYS HONGYAN  
1351 MANGROVE AVE #A  
CHICO CA 95926

054-120-033-000  
MONTGOMERY CHARLES F & MARTHA  
L JT  
198 VALLEY VIEW DR  
PARADISE CA 95969

054-110-023-000  
ROONEY FAMILY TRUST  
C/O ROONEY MICHAEL M & SANDRA  
5427 CLARK RD  
PARADISE CA 95969

054-110-050-000  
NORTH VALLEY REHAB FOUNDATION  
INC  
2255 FAIR ST  
CHICO CA 95928

054-120-017-000  
GREGORY LISA-ANNE ETAL  
OKADA BETTY T  
5370 CLARK RD  
PARADISE CA 95969

054-110-057-000  
HEINKE DAVID F & JOAN J REV LIVING  
TRUST ETAL  
C/O HEINKE DAVID F & JOAN J TRUSTEES  
5365 CLARK RD  
PARADISE CA 95969  
054-380-002-000  
PARADISE YOUTH AND FAMILY CENTER  
C/O COMMUNITY HOUSING  
IMPROVEMENT PLAN INC  
1001 WILLOW ST  
CHICO CA 95928



# NOTICE OF EXEMPTION

**To:** File

**From:** Town of Paradise, Development Services Department,  
Planning Division, 5555 Skyway, Paradise, CA 95969

**Project Title:** Capay Hops Factory Site Plan Review Permit  
Application (PL17-00255)

**Project Applicant:** Juan Cole III

**Project Location:** 5399 Clark Road, Paradise, CA

**Project Description:** Request for site plan review permit to establish a 21,747 square foot agricultural processing facility within an existing 68,799 industrial building space to provide clean-stock hop plants for cultivators and wholesale plant distributors serving the craft beer and specialty alcohol/beverage industry.

**Approving Public Agency:** Town of Paradise

**Person or Agency  
Carrying Out Project:** Juan Cole III


**Exempt Status:**

<input type="checkbox"/>	Ministerial (Section 15268)
<input type="checkbox"/>	Emergency Project (Section 15269)
<input checked="" type="checkbox"/>	Categorical Exemption (Section 15303)
<input type="checkbox"/>	General Rule Exemption (Section 15061)
<input type="checkbox"/>	Emergency Exemption

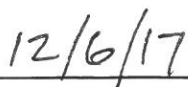
**Reason for Exemption:** The project is limited to a change of occupancy for a single existing structure with only interior modifications.

**Contact Person:** Craig Baker, Planning Director  
(530) 872-6291 x111

**Signature:**

  
\_\_\_\_\_  
Town Planning Director

**Date:**

  
\_\_\_\_\_

PROJECT NAME: Capay Hops Factory Site Plan Review Permit Application

**TOWN OF PARADISE**  
**DEVELOPMENT SERVICES DEPARTMENT**  
5555 Skyway, Paradise, CA 95969

**DEVELOPMENT REVIEW REQUEST**

**TO:** T. Mgr, Engineering, CSS, PID, Caltrans, BCEHD, NRWS & Onsite

**FROM:** Craig Baker, CDD Director (872-6291 ext. 111)

**REQUEST:** Review and provide written comments

**DESCRIPTION OF PROJECT:** Site plan review permit application proposing to establish a 21,747 square foot agricultural processing facility (clean-stock hop plant tissue culture facility) in an existing 68,799 square foot industrial building on a 6.23 acre property zoned Industrial Service (IS).

**LOCATION:** 5399 Clark Road, Paradise

**APPLICANT:** Juan Cole

**AP NO:** 054-110-055

**CONTACT PHONE:** 521-5887

**DATE DISTRIBUTED:** November 9, 2017

**WRITTEN COMMENTS DUE BY:** November 22, 2017

\*\*\*\*\*

**DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?**

☒ **YES**                      ☐ **YES, WITH CONDITIONS**                      ☐ **NO (EXPLAIN BELOW)**

**COMMENTS AND/OR RECOMMENDED CONDITIONS:**

APPROVED ONSITE LAND USE REVIEW - 10/4/17

302 11/21/17

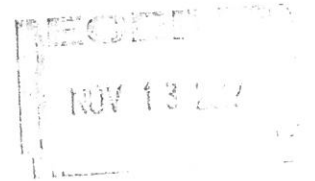
**NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT. PLEASE MAKE A COPY FOR YOUR RECORDS.**

PROJECT NO. PL17-00255

PROJECT NAME: Capay Hops Factory Site Plan Review Permit Application

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

5555 Skyway, Paradise, CA 95969



**DEVELOPMENT REVIEW REQUEST**

**TO:** T. Mgr, Engineering, CSS, PID, Caltrans, BCEHD, NRWS & Onsite

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**LOCATION:** 5399 Clark Road, Paradise

**APPLICANT:** Juan Cole

**AP NO:** 054-110-055

**CONTACT PHONE:** 521-5887

**DATE DISTRIBUTED:** November 9, 2017

**WRITTEN COMMENTS DUE BY:** November 22, 2017

\*\*\*\*\*

**DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?**

\_\_\_\_\_ YES                      \_\_\_\_\_ YES, WITH CONDITIONS                      \_\_\_\_\_ NO (EXPLAIN BELOW)

**COMMENTS AND/OR RECOMMENDED CONDITIONS:**

This property is served by one 3/4-inch water meter and two 1-inch water meters. A 6-inch fire service connection serves the fire suppression sprinkler system.

Neil Essila                      November 17, 2017

**NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT. PLEASE MAKE A COPY FOR YOUR RECORDS.**

# **M E M O R A N D U M**

TO: Craig Baker

FROM: Tony Lindsey Building Official/Fire Marshal

SUBJECT: 5399 Clark

DATE: November 10, 2017

Following are my comments relative to the site plan review permit application proposing to establish a 21,747 SF agricultural processing facility in an existing 68,799 SF building.

## **Building:**

1. The proposed remodel will require building permits.
2. Building permit application. Three (3) complete, min. 11" X 17", scaled, California Building Standards compliant plan sets must be submitted for plan review including: Building plans with Architect or Engineer wet signed and stamped, Two (2) sets of wet signed Structural engineering calculations

## **Fire:**

3. Plan submittal, review and permit issuance is required for Fire sprinkler modifications.
4. Fire Prevention inspection shall be required to assure exiting, portable fire extinguishers are maintained in accordance with California Fire Code and to verify compliance with the 3<sup>rd</sup> party automatic fire sprinkler system inspection.
5. All flammable vegetation shall be removed and maintained from each building site with slopes less than fifteen percent (15%) at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.

PROJECT NAME: Capay Hops Factory Site Plan Review Permit Application

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

5555 Skyway, Paradise, CA 95969

**DEVELOPMENT REVIEW REQUEST**

TO: T. Mgr, Engineering, CSS, PID, Caltrans, BCEHD, NRWS & Onsite

FROM: Craig Baker, CDD Director (872-6291 ext. 111)

REQUEST: Review and provide written comments

DESCRIPTION OF PROJECT: Site plan review permit application proposing to establish a 21,747 square foot agricultural processing facility (clean-stock hop plant tissue culture facility) in an existing 68,799 square foot industrial building on a 6.23 acre property zoned Industrial Service (IS).

LOCATION: 5399 Clark Road, Paradise

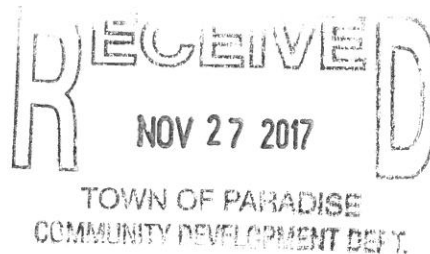
APPLICANT: Juan Cole

AP NO: 054-110-055

CONTACT PHONE: 521-5887

DATE DISTRIBUTED: November 9, 2017

WRITTEN COMMENTS DUE BY: November 22, 2017



\*\*\*\*\*

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

☒ YES ☐ YES, WITH CONDITIONS ☐ NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

[Signature]

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT. PLEASE MAKE A COPY FOR YOUR RECORDS.

## Hartman, Susan

---

**From:** Doug Speicher [doug@NorthernRecycling.biz]  
**Sent:** Wednesday, November 15, 2017 9:34 AM  
**To:** Hartman, Susan  
**Subject:** 5399 Clark Road Development Review

Hello Susan,

NRWS has reviewed the proposed application for the old Paradise Post facility and do not see a problem with servicing this location. Looks like a great project and use for a portion of the facility!

Thanks,

*Douglas K. Speicher, General Manager*  
*Northern Recycling & Waste Services, LLC*  
*920 American Way*  
*Paradise, CA 95969*  
*530-876-3340 Office*  
*530-877-3825 Fax*  
*530-624-7988 Cell*  
[www.NorthernRecycling.biz](http://www.NorthernRecycling.biz)



Please consider the environment before printing this email. If you print, please recycle.

\*\*\*\*\*  
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## Baker, Craig

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**From:** Kabirinassab, Nima@DOT [Nima.Kabirinassab@dot.ca.gov]  
**Sent:** Wednesday, November 22, 2017 12:33 PM  
**To:** Baker, Craig  
**Subject:** Capay Hops Factory

### Capay Hops Factory

Dear Craig Baker:

Thank you for including the California Department of Transportation (Caltrans) in the environmental/application review process for the project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Site Plan review permit application proposing to establish a 21,747 sq ft agricultural processing facility (Clean-stock hop plant tissue culture facility) in an existing 68,799 sq ft industrial building on a 6.23 acre property zoned Industrial Service.

### Traffic Operations Comments

Property has direct access to highway, so a left turn lane would be considered depending on project volumes. Access proximity to Ewald Court needs to be considered if this is the case. Trip generation shows only 31 daily trips and 4 trips each during the AM and PM peak hour. There will not be any significant impact from these trips.

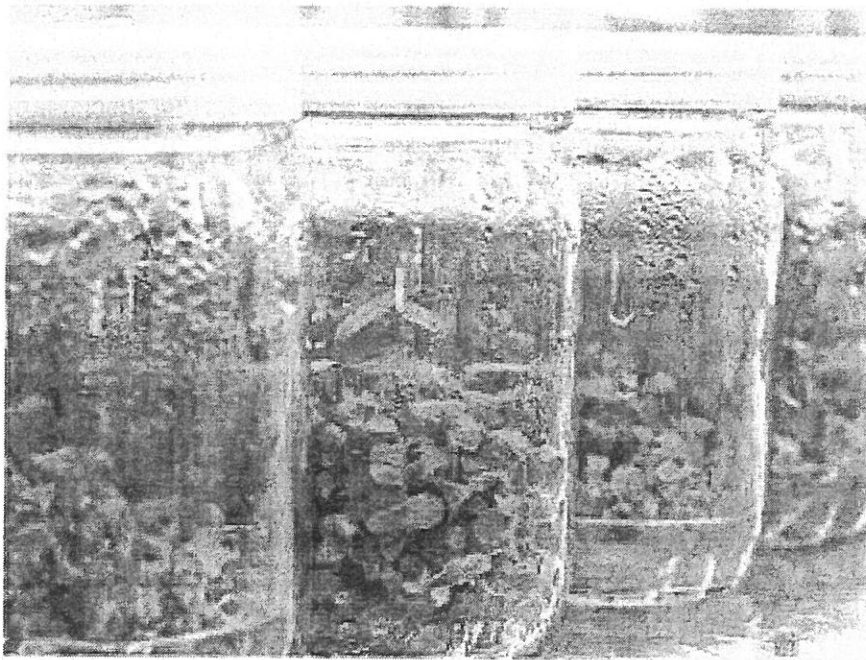
If you have any question regarding these comments or require additional information feel free to email me!

Thank you!

**NIMA KABIRINASSAB**  
TRANSPORTATION PLANNER  
CALTRANS - DISTRICT 3  
703 B STREET  
MARYSVILLE, CA 95901  
(530) 741-5452  
[NIMA.KABIRINASSAB@DOT.CA.GOV](mailto:NIMA.KABIRINASSAB@DOT.CA.GOV)



## Capay Hops Factory – Tissue Culture Technology



Prepared by:  
Juan Cole III  
Ciaran McCarthy

October 2017



## Capay Hops Factory - Paradise Production Facility

The proposed tissue culture facility will be located at 5399 Clark Road in Paradise CA, in the building that was formerly occupied by the Paradise Post. The facility will utilize a combination of propagation techniques to service the burgeoning craft beer and specialty alcohol/beverage industry by applying a series of very well established techniques to provide clean-stock hop plants (free of pest and disease) to cultivators along with wholesale plant distributors and nurseries.

The infrastructure and large warehouse space that formerly supported the heavy equipment used for producing newspapers can be easily modified to suit the production facility that is proposed by the Capay Hops Factory project. There is abundant power supply and adequate water supply and quality, with water filtration equipment utilized during certain stages of the process. Planting stock is only initiated and propagated at the facility, and the loading docks located on all sides of the building will greatly facilitate shipment of plants to grow-out locations and customers in other states and countries. There is also abundant space to accommodate future growth of this business over time.

The craft beer industry has exhibited explosive growth in recent decades and has demonstrated itself to be a truly recession proof industry. According to the California Craft Brewers Association, there was an estimated \$7.3 billion contributed to the state economy in 2015, and \$6.5 billion in 2014. Where people may forgo their vacation, they will not hesitate to pay \$10.00-15.00 for a six pack of their favorite beer. This microbrewery revolution is largely founded upon visionaries like Chico's very own Mr. Ken Grossman of Sierra Nevada Brewery. As one of the early pioneers of adding significantly more quantities of hops to his ales, he has exponentially increased the flavor and qualities of the product.

Hops and other aromatic plants produce compounds called terpenes. The terpene compounds comprise a diverse array of molecules that perform many functions for plants, including defending plants from various diseases and pests, attracting pollinators, and additionally performing as the signaling molecules that allow plants to communicate with each other and their environment. Moreover, these aromatics are the mainstay of a great gin, India Pale Ale, or any essential oil utilized in conventional aromatherapy. Of great importance, is the freshness of the plant material as the aromatics tend to degrade rapidly. This is why we are now seeing a dramatic increase in "fresh hop" ales, in which hops harvested within hours or days are used in order to imbue these rich aromatics. This is our target market!

It should also be understood that there is an incredible diversity of hops, some private (patented) and many public. There are also multiple breeding programs, along with rediscovery

of "heirloom" varieties that escaped into the wild or were survivors from hops farms of the past. For example, hops were grown extensively in California early in the 19<sup>th</sup> and 20<sup>th</sup> centuries, giving places like Hopland in Mendocino County their name. As a perennial plant, hops that have grown for perhaps a century have been rediscovered, to be branded and named as heirloom varieties.

Capay Hops Factory is strategically well placed in Northern California to service a wide range of customers. California is one of the most stringent states to import plant material into from other states and foreign markets. Plant material can be held at the border to be scrutinized for risk of bringing pests and diseases into our lucrative agricultural landscape. Having the ability to produce the "cleanest" possible plant starts within California's borders will simplify the export to other states and countries. This business is also located in relatively close proximity to affluent markets that are interested in specialty foods and beverages, with the Bay Area and Sacramento located a relatively short distance from the production site. Consumers of specialty plants are increasingly interested in regionally sourced crops and are willing to pay a premium for ultra-fresh and flavorful ingredients. This production facility will rapidly be able to produce plant starts as market demands shift. It should be understood that tissue culture is a propagation technique, and there will be no crops grown through full-cycle to harvest at the proposed location.

What will set Capay Hops Factory apart from conventional nursery systems will be the use of plant tissue culture, also known as micropropagation. This technique has been established since the 1960's to produce genetically identical plants that have no pests or diseases. Micropropagation is heavily relied upon to provide consistent, clean planting stock to the commercial nursery industry. Capay Hops Factory will seek to provide its services to high value, niche markets. Tissue cultures are considered one of the "cleanest" plant sources by eliminating the possibility of pests and diseases, and special techniques can actually be utilized to remove virus and pathogens from infested planting stock.

Plant tissue culture in practice is relatively simple. The more difficult component is to develop the proper recipes for the culture media (selecting precise ratios of growth regulators, nutrients, and gelling agents) and identifying problems or special needs for different types of plants species or cultivar requirements.

When these parameters have been identified and implemented for a new crop or cultivar, a technician with relatively limited training in botany or plant science can be very successful because they are simply following a recipe. The most important quality for a technician is attention to detail and ability to follow instructions. It is our intention to draw upon recent graduates from Butte College and Chico State, which have strong horticulture and agriculture programs, to staff this facility.

Mr. McCarthy has developed these parameters for the plants that Capay Hops Factory will be producing and has transferred the Intellectual Property and methodology to Mr. Cole, who has rapidly gained a strong understanding and level of success in these processes. He has displayed proficiency in all aspects of sterile tissue culture techniques, from selecting appropriate plant material to start the culture process, subculture steps, and hardening off process in growth chamber or greenhouse environments. He is also proficient with media and hormone/growth regulator preparation. With this knowledge, Mr. Cole will occupy a role in which he will continuously identify new crop types, emerging markets, and unique plants of economic importance. Eventually implementing updated parameters for each new type of crop.

With the ongoing growth and demand of the hops industry, the timing is ideal to open the Capay Hops Factory, utilizing our connections with plant brokers, nurseries, and cultivators to further advance our vision. As remarked by a brewery supporting this project, the hops farmers cannot keep up with the shifting demands for new hops cultivars as they become available, and this business seeks to allow the hops producers to stay ahead of these changing consumer demands.

## **Tissue Culture Process**

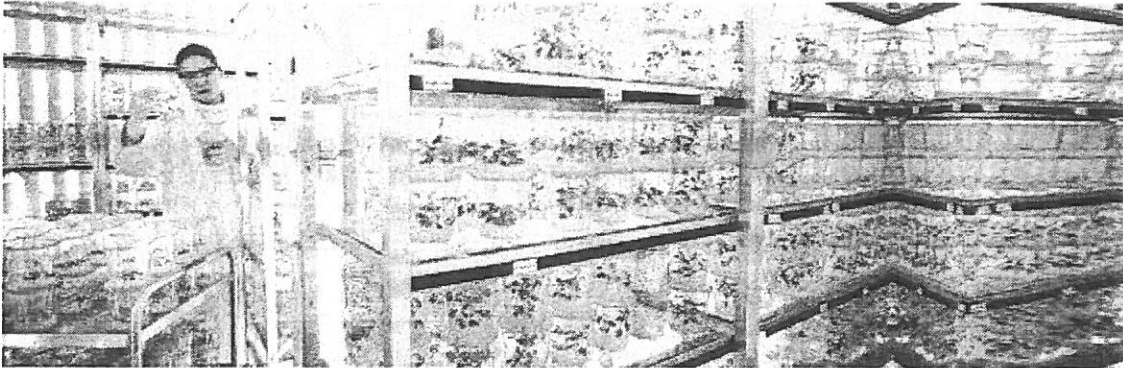
A brief synopsis of the tissue culture process is as follows: plant tissues are harvested from a desirable cultivar and surface sterilized with a light bleach or hydrogen peroxide solution. This effectively burns the outside surfaces to ensure killing any bacteria, fungi, or insects that may be present. These small pieces of plant tissue are then rapidly washed in sterilized water in a laminar flow hood (a workstation that ensures sterile conditions). These, now sterilized pieces of tissue, are placed in a culture vessel (generally a test tube at the initial stage), with the appropriate blend of gelling agent, nutrients, and hormones.

Successful cultures are then subcultured at 2-3 week intervals to promote shoot formation, and this stage is what allows for the exponential increase in plant starts. Once a steady regimen of sub-culturing has been established, plants are transferred to a rooting media (if this step is needed). When roots are sufficiently developed, the plantlets are removed from the sterile culture vessel to be hardened off in a greenhouse or growth chamber under controlled conditions. Hardening off is a 2-4 week process in which the plants experience gradually drier conditions to acclimate to life outside of the perfect growing conditions that are found in the culture vessel.

## **Tissue Culture Laboratory**

The tissue culture laboratory comprises several different areas; the doffing room, media preparation room, media storage room, growth room, culture transfer room, sterilization/washing area to provide maximum efficiency for optimum temperature, humidity, controlled lighting and ventilation. Tissue culture is a method of growing in a large scale of

production isolated cells or tissues under sterile and controlled conditions in a short period of time.



Tissue culture is a suite of techniques used to exponentially amplify plants in test tubes and other petri dish type containers, and also can be utilized to eliminate systemic fungal, bacterial, and viral pathogens. An example of the multiplication rate, assuming subcultures (cutting 1 culture into 5-10 smaller pieces) on a 2-3 week rotation operates as follows:

### **Tissue Culture Assumptions**

Starting with 50 clean cultures, (5 subcultures per transfer, and 3 week intervals)

Week 3 – 250 cultures

Week 6 – 1250 cultures

Week 9 – 6250 cultures

Week 12 – 31250 cultures

Week 15 – 156250 cultures

Week 18 – 781250 cultures

Week 21 – 3906250 cultures

This is a basic amplification model. Using proper projections, Capay Hops Factory will be able to target reasonable projections models for a minimum of three hops varieties to begin along with the introduction of proprietary hops and mint/basil in month 10. While this method can be used to produce millions of clones in relatively short amount of time, we will strive to meet the sustainable thresholds to ensure markets are not saturated with an individual variety.

### **Hardening-off in Growth Chambers**

Clones will be “hardened” off in growth chambers before being shipped to off-site greenhouse facilities, commercial clients, and contract clients. This process acclimates the young plants from the lab environment, to the ambient humidity levels by promoting the development of

the plants epidermal layer, which is the equivalent to skin. This is the final step that enables the young plants roots to develop and survive in soil.



The clones can also be field grown for 1-2 years, along with container grown for a similar period of time to produce a much more valuable plant. Hops plants in 1 gallon pots sold rapidly at Chico Garden Center for \$15.00 each (retail), and large plants grown in 5-gallon pot (2-year-old) for over \$50.00. Sterile cultures are extremely valuable as they are initially challenging to produce without proper expertise and equipment. In addition, cultures easily ship interstate or to outside countries. A sterile culture can be sold for \$10-100 or more depending on the variety.

The cost to produce a clone in tissue culture is approximately \$1.20 and can be sold for a price range of \$6.00-\$15.00 depending on the plant type, size, and stage (TC, plug plant, container plant, etc.).

The product flow will involve a continuous cycling of tissue cultures to maintain a steady flow of explants to the hardening off stages in greenhouses. After 3-6 months you can maintain a target flow (for example 50,000 Cascade per month, or 200,000 depending on how you choose to amplify the cultures).

Because culture vessels are grown on illuminated rack systems, millions of plants can be cultured and maintained in the culture area that is being proposed. There are a multitude of container sizes used from test tubes up through 6" diameter "deli" style containers. **The culture area is 16 feet tall which will allow 5 vertical shelves.** Cultures require relatively low light levels and can be grown using standard horticultural fluorescent light systems.

Plant cultures will generally have 20-40 plantlets in a 4-6-inch diameter culture vessel. The final culture stage involves inducing root formation. This takes 1-2 weeks at which time the plantlets

are ready to be transferred to 10"x20" liners for hardening off. This is a 3-week process in which humidity levels are gradually decreased allowing the plants to develop a "thicker" skin as they adapt to conditions outside of the sterile culture vessel. The plug plants are shipped out as 50 cell count liners (50 plants per liner) or transferred to larger containers to allow longer grow out (3-6 months) for larger and more valuable plants.

Plants will also be planted at high density for rhizome production at off-site locations in Capay. Rhizomes are modified roots that are capable of producing plants. A 2-3 year old hops plant can be dug up to produce a large crown and 20-50 rhizomes. Crown plants can be sold for \$10.00-20.00 or more depending on size, and rhizomes generally wholesale for \$2-3.50 and retail for \$5.00-7.00 or more.

## **Management Team**

Capay Hops Factory will be managed by Juan Cole III and Ciaran McCarthy.

### **Juan Cole III**

Mr. Cole has an entrepreneurial spirit that was evident when he worked at two small family Chico businesses while growing up. In these positions he learned the basics of business, sales, obtained strong interpersonal and communications skills in customer relations, and became familiar with management styles.

After graduating high school, he moved to the San Francisco Bay Area to work for the Carpenter's Union in the Financial District. As well as learning different types of construction, he learned lifelong leadership skills on how to belong and ultimately lead the team.

Mr. Cole shifted gears to another long time interest spearheaded by taking agriculture and plant science courses at the community college. He became familiar with crop plants growth, development, breeding, soil composition, fertilizers, insecticides, and cropping systems.

Combining his natural entrepreneurial spirit and having his finger on the pulse of the garden industry, he opened his first retail store in summer of 2010 called Chico Garden Center. The store specializes in soil, fertilizers, compost teas, environmental control systems for green houses and more. As the success of the store grew to meet the customer needs and as the customer demographics expanded to outlying areas, Oroville Garden Center opened in January 2014. Collectively, both locations have successfully grown exponentially.

During this time, Mr. Cole has continued to heighten his knowledge, to stay up-to-date with the new improved products, fertilizers, insecticides, and fungicides in the garden industry. Combined with his prior experience in the construction industry and now in the garden industry, Mr. Cole also designs, manufactures, and builds greenhouses for his customers.

Through this adventure, he has had the opportunity to network with all facets of the agricultural industry including, but not limited to greenhouse crop production/management and proper use of fertilizers and pest/mold control organically. Due to his knowledge in pH buffered additives and soil biology he has also worked alongside companies to develop organic



amended fertilizers and soil. With all this extensive experience and knowledge, he is now ready to take it to the next level—Start up the Capay Hops Factory.

Mr. Cole purchased a single family home with property in Capay, a farming community 15 miles outside Chico, in September 2012, with the goal to start a hops tissue culture factory. Currently an employee is living in the residence for property security. He will continue to be our employee when implementing the project of building the hop factory and thereafter.

Over the last six months Mr. Cole has met with Tehama County Agencies; Planning Department, Building Department, Environmental Department, Public Works, and Cal-Fire obtaining all the mandatory permits once meeting all the county codes and ordinance requirements. Capay Hops Factory is now ready to break ground.

### **Ciaran McCarthy**

Mr. McCarthy graduated from Humboldt State University (HSU) in California, with a Bachelor's degree in Botany in 2006, with special emphasis on plant tissue culture and plant propagation techniques, in addition to plant pathology, nutrition, and physiology. After graduating, he gained valuable experience in commercial agriculture systems as an Agronomist and Nursery Research Manager for Driscoll's Berries, Northern California division. He has long aspired to establishing a tissue culture facility.

Mr. McCarthy has over 10+ years of experience cultivating hops, has developed proprietary techniques for TC of hops and other valuable aromatic plants. He has also been asked to offer consultation services for TC facilities located in Ethiopia. He was given the opportunity to travel to Colombia twice this year to visit a large nursery facility that is seeking to contract with Capay Hops Factory and to learn about the country's nascent craft brewery industry.

Mr. McCarthy has maintained a strong relationship with Humboldt State University Botany Program. He has identified several recently graduated botany students that have already exhibited success culturing hops in tissue culture as potential employees.

Mr. McCarthy will collaborate with regional community and CSU/UC plant science programs, to develop an internship program building a workforce of promising horticulturalists.

As longtime friends from high school, Mr. Cole and Mr. McCarthy collaborated to create the Chico Garden Center. One of the many things that set Chico Garden Center apart from other garden supply stores was the combined expertise of both their talents and determination to properly educate the customers. The mission - To provide exceptional customer service, to increase the customer's level of knowledge for success, while gaining long term loyal customers.

Mr. Cole's and Mr. McCarthy's vision to build a hops factory began in 2010. Over the last seven years, Mr. McCarthy has developed parameters for hop plants and has shared his Intellectual

Property and methodology with Mr. Cole. They have continued to further enhance their ideas in order to see their vision achieved and exceed their goals.

The combined experience and technical expertise of the management team will ensure a successful manufacturing process.

## **Employees**

Contract agriculture workers will be hired on an as-needed basis when there are intermittent demands for increased labor. As the business develops over time, the facility will staff approximately 12-40 employees, who will draw upon a range of skill sets and technical backgrounds and that will be recruited from the local colleges and other regional vocational programs that provide plant and agriculture education.

## **Future Work**

After the hops program is firmly established (approximately 18-24 months from start point), we will expand to offering this service to regional commercial crops such as fruit trees, berries, and landscape plants, as there has been interest in having this propagation service available to support these other regionally important agricultural crops. Additionally there are many varieties of aromatic plants (mints, basils, etc.) that grow rapidly, are in high demand, and are easily tissue cultured.

There is tremendous interest in developing precision agricultural technologies, especially with California being a global production center and trend-setter for agricultural technology. According to the California Department of Food and Agriculture website, in 2015 California produced over a third of the country's vegetables and two thirds of the country's fruits and nuts. They report almost \$19 billion in output between almonds, grapes, lettuce, strawberries, tomatoes, flowers and foliage, and walnuts. Many of these plants are specific cultivars that have had some intersection with a tissue culture facility, especially when it comes to working with plant breeders that are selecting for traits such as drought tolerance or disease resistance.

There is increasing interest in developing fresh produce production facilities closer to urban centers. For example, a San Francisco startup called Plenty, Inc. just received \$200 million in funding to develop these technologies that will add greater availability of fresh produce and bolster global supply chains. These high capacity fresh vegetable production facilities will rely upon getting uniform, clonal plants to ensure peak efficiency and the location of the proposed tissue culture facility could readily service these emerging companies with plant starts.

We believe that Butte County, with its expertise in traditional agriculture, strong horticulture and agricultural education programs at both the community and state university, and proximity to major urban populations (Sacramento and the Bay Area are within an approximately 4 hour delivery radius), is an ideal location to become an innovator of future agriculture technologies.



The proposed business will provide technical training and jobs, while contributing to the development of new cultivation methods and technologies to ensure that Northern California remains a global agricultural powerhouse.

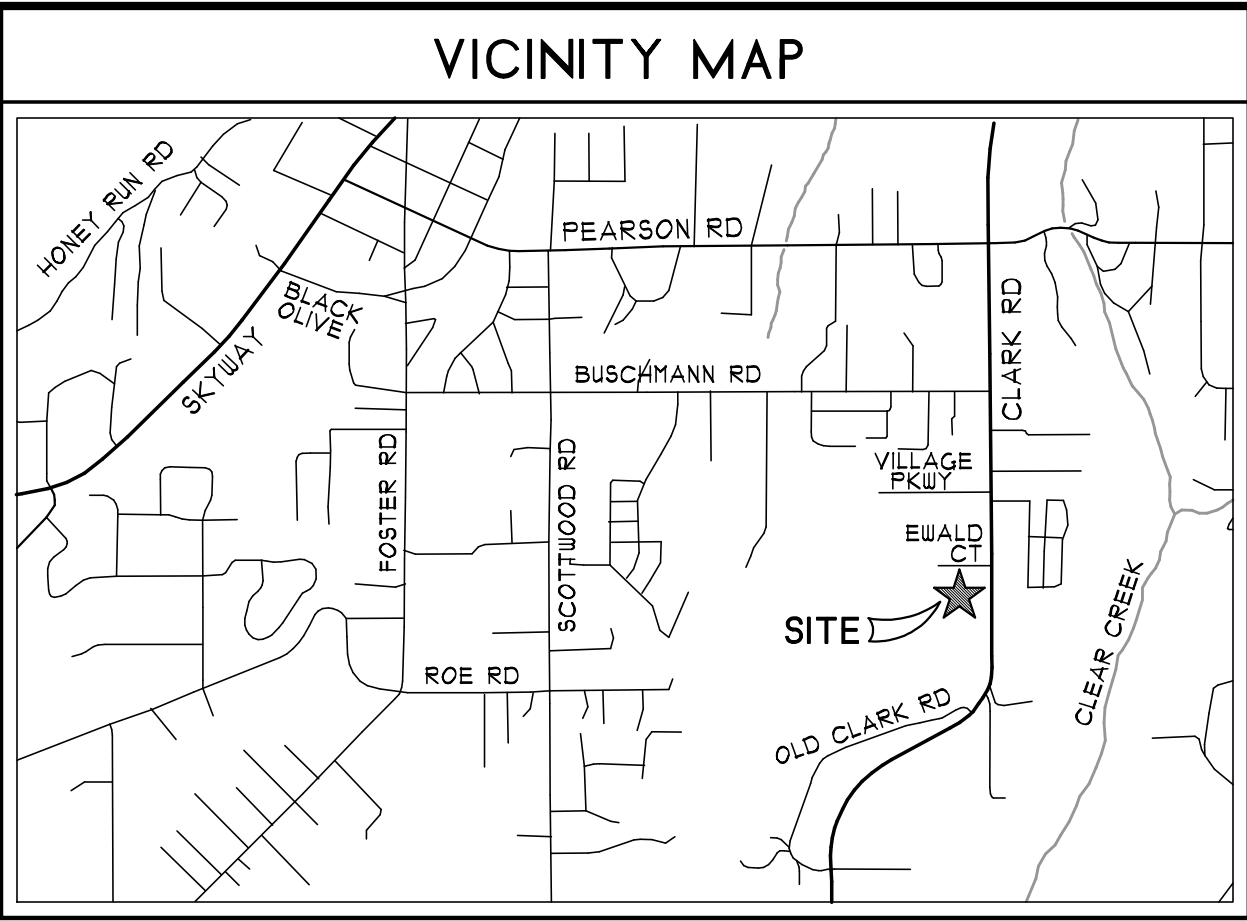
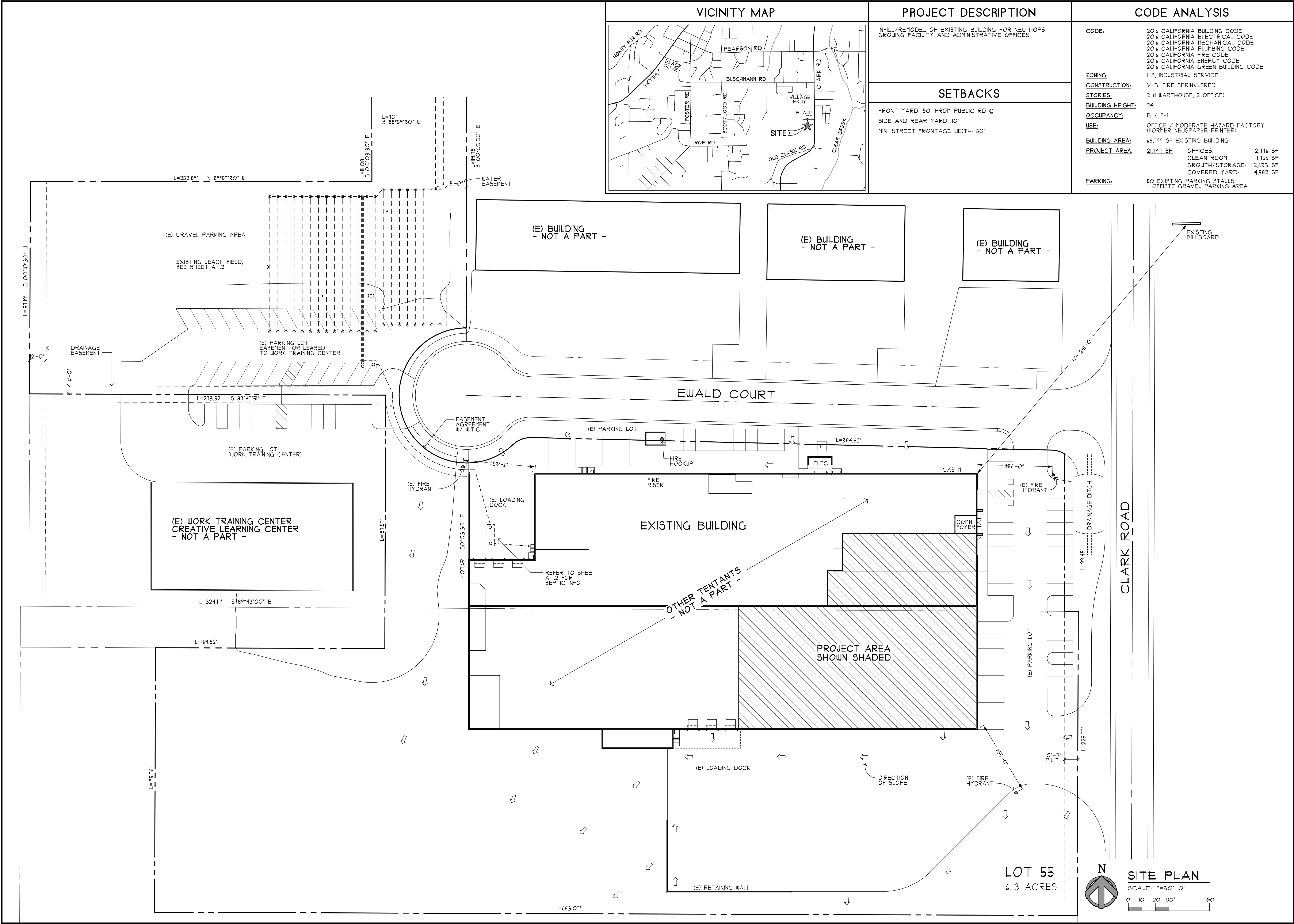
In this presentation you will find reference letters from a variety of businesses sharing the high demand for mass propagation and need for pathogen-free tissue cultures that we can provide. There are countless opportunities in the tissue culture world for Capay Hops Factory to thrive and expand.

## **Promotion**

Strategies for target marketing include meeting face-to-face with plant brokers. Developing an informative website to tell our story and to direct potential purchasers to brokers. Utilize Facebook for quick information. Create an online marketplace for local restaurants to purchase microgreens. The best promoting will take place through the “word of mouth” platform while networking and maintaining a positive image within the industry.

## **Financial Summary**

The initial investment required for this project will cover legal costs, licenses, permits, the one-time investment of purchasing the building located at 5399 Clark Road in Paradise, CA., along with construction costs to build-out sterile lab space, and appropriate space for the proper growth of tissue cultures, storage of tissue cultures, and subsequent hardening off areas.



PROJECT DESCRIPTION
INFILL/REMODEL OF EXISTING BUILDING FOR NEW HOPS GROWING FACILITY AND ADMINISTRATIVE OFFICES.
SETBACKS
FRONT YARD: 50' FROM PUBLIC RD C SIDE AND REAR YARD: 10' MIN. STREET FRONTAGE WIDTH: 50'

CODE ANALYSIS
<b>CODE:</b> 2014 CALIFORNIA BUILDING CODE 2014 CALIFORNIA ELECTRICAL CODE 2014 CALIFORNIA MECHANICAL CODE 2014 CALIFORNIA PLUMBING CODE 2014 CALIFORNIA FIRE CODE 2014 CALIFORNIA ENERGY CODE 2014 CALIFORNIA GREEN BUILDING CODE
<b>ZONING:</b> I-5, INDUSTRIAL-SERVICE
<b>CONSTRUCTION:</b> V-B, FIRE SPRINKLERED
<b>STORIES:</b> 2 (1 WAREHOUSE, 2 OFFICE)
<b>BUILDING HEIGHT:</b> 24'
<b>OCCUPANCY:</b> B / F-1
<b>USE:</b> OFFICE / MODERATE HAZARD FACTORY (FORMER NEWSPAPER PRINTER)
<b>BUILDING AREA:</b> 48,799 SF EXISTING BUILDING
<b>PROJECT AREA:</b> 21,141 SF OFFICES: 2,714 SF CLEAN ROOM: 1,154 SF GROWTH/STORAGE: 12,433 SF COVERED YARD: 4,582 SF
<b>PARKING:</b> 50 EXISTING PARKING STALLS + OFFSITE GRAVEL PARKING AREA

Revisions:

Plot Date: 10/11/2017

**GARY HAWKINS ARCHITECT**  
(330) 892-2700  
gary@gharch.com

3045 Ceres Ave., Ste. 135  
Chico, CA 95973

APN: 054-110-055

**CAPAY HOPS FACTORY**  
5399 CLARK ROAD, PARADISE CA

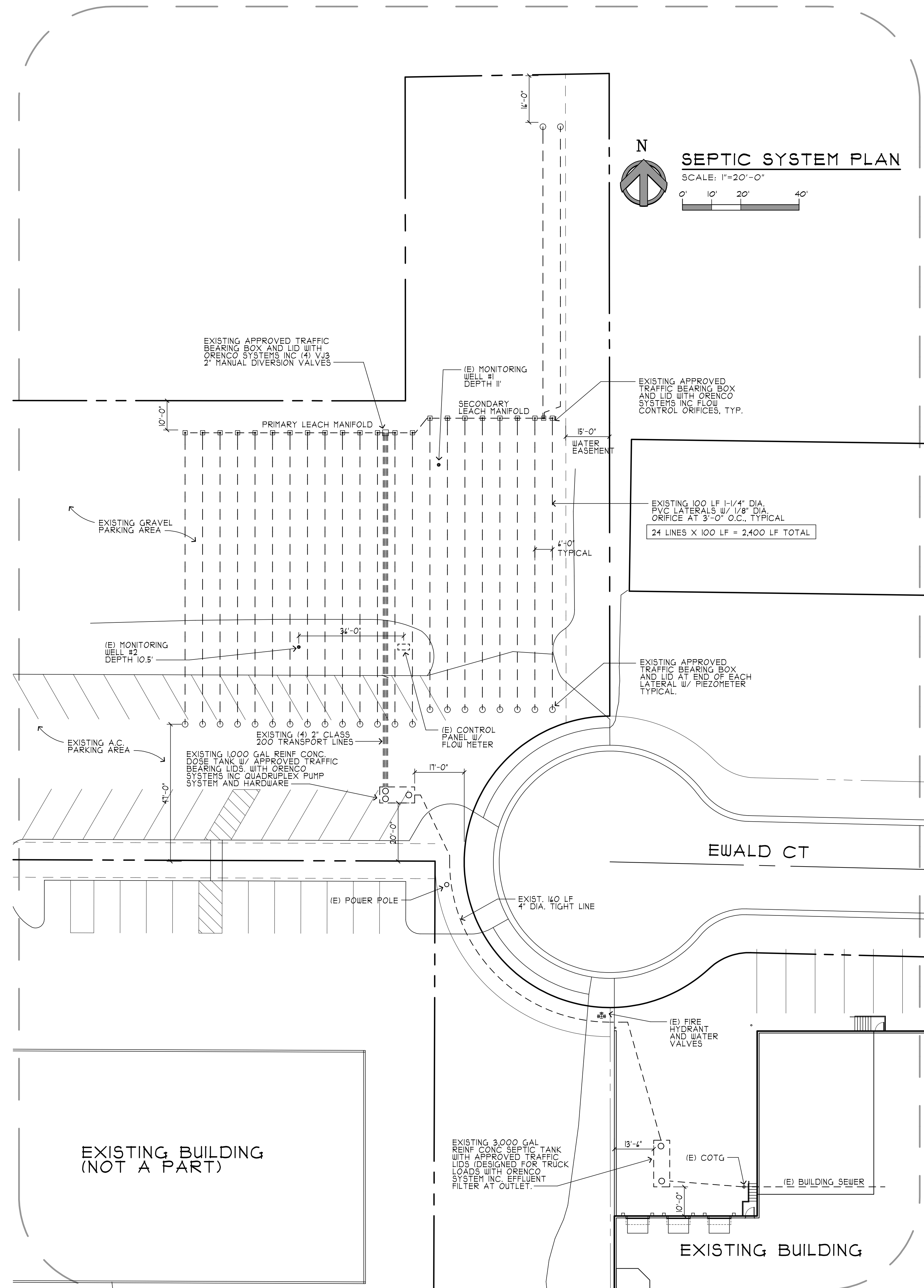
INTELL FOR:

Date: 10-2017  
Drawn: GC  
Job No: 17-019

SHEET NAME:  
SITE PLAN

SHEET NUMBER:  
**A-1.1**  
of:

Z:\ACAD\DATA\CAD\2011 Files\NT-019 Capay Hops Factory\NT-019 Site Plan.aec D:\S-2 10/11/2017 14:28



Revisions:

Plot Date: 10/11/2017

**CH4**

**GARY HAWKINS ARCHITECT**

(530) 892-2700

gary@gharchi.com

3045 Ceres Ave., Ste.135

Chico, CA 95973

NO. C 18693

REN

STATE OF CALIFORNIA

APN: 054-110-055

INFILL FOR:

**CAPAY HOPS FACTORY**

5399 CLARK ROAD, PARADISE CA

Date: 10-2017

Drawn: GC

Job No: 17-019

SHEET NAME:

SEPTIC PLAN

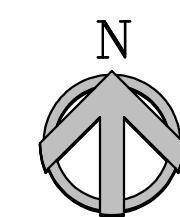
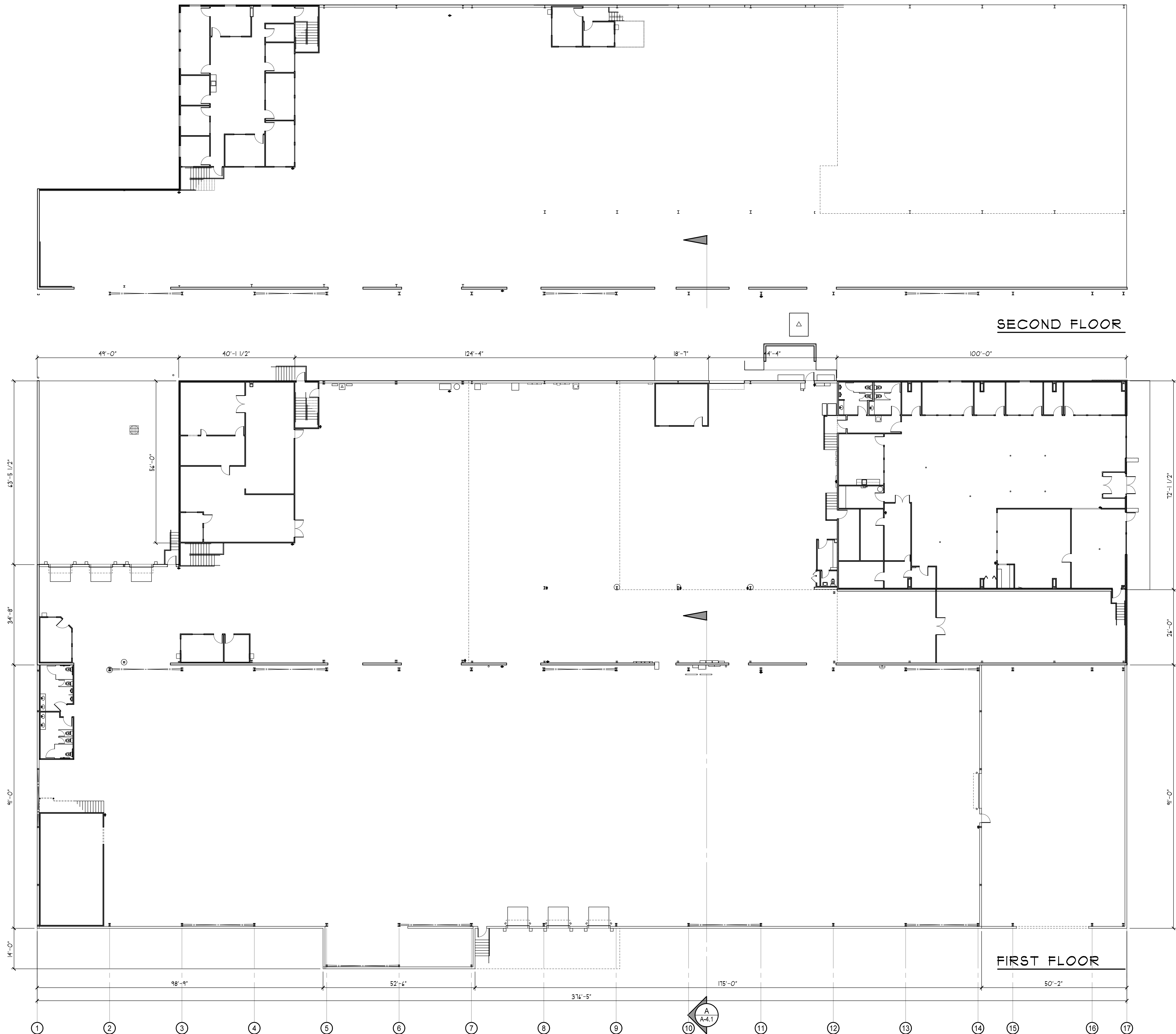
SHEET NUMBER:

**A-1.2**

of:

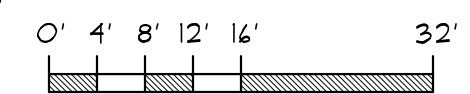
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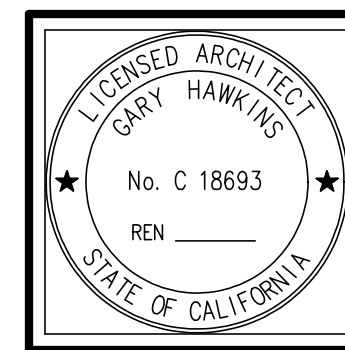
**FLOOR PLANS**

SCALE: 1/16"=1'-0"



Revisions:
Plot Date: 10/23/2011

**GH4**  
**GARY HAWKINS ARCHITECT**  
(530) 892-2700  
gary@gh4co.com  
3045 Ceres Ave., Ste. 135  
Chico, CA 95973



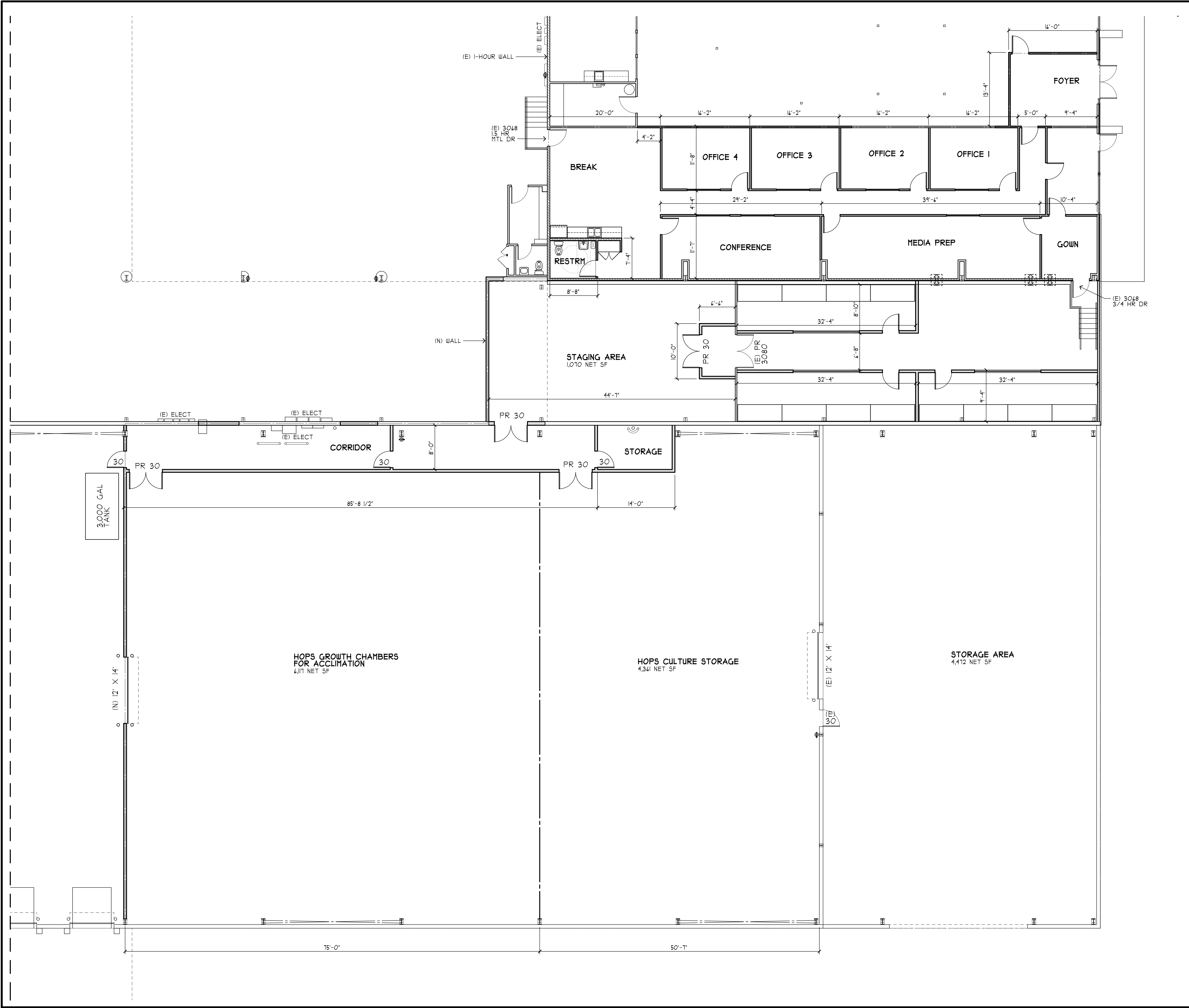
INFILL FOR:  
**CAPAY HOPS FACTORY**  
5399 CLARK ROAD, PARADISE CA

APN: 054-110-055

Date:	10-2011
Drawn:	GC
Job No:	17-019
SHEET NAME:	OVERALL FLOOR PLANS

SHEET NUMBER:  
**A-2.1**  
of:

Z:\CAD\DATA\CAD\2011 FILES\17-019 CAPAY HOPS FACTORY\17-019 MASTER\_DS-2\_10/23/2011\_10.38



## FRAMING LEGEND

- 2x4 DF#2 STUDS AT 16" O.C.
- 2x6 DF#2 STUDS AT 16" O.C.

## GENERAL NOTES

1.

## BUILDING AREA

GROSS AREA OF INFILL:..... 21,951 SF

EXISTING BUILDING AREAS:

BUILDING FOOTPRINT:..... 44,223 SF

CONDITIONED AREA:..... 11,945 SF

FRONT OFFICE:..... 1,191 SF

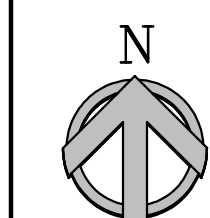
BACK OFFICE 1F:..... 2,311 SF

BACK OFFICE 2F:..... 2,311 SF

UNCONDITIONED AREA:

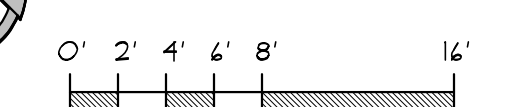
WAREHOUSE:..... 54,455 SF

OPEN WAREHOUSE:..... 4,545 SF



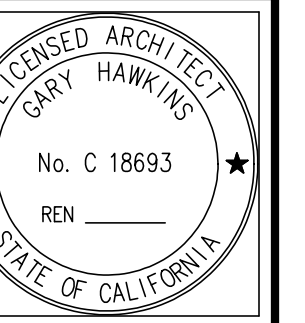
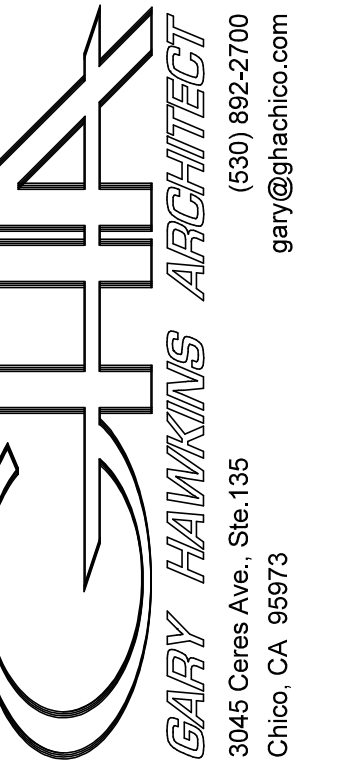
## FLOOR PLAN - INFILL

SCALE: 1/8"=1'-0"



Revisions:

Plot Date: 10/23/2011



APN: 054-110-055

INFILL FOR:  
**CAPAY HOPS FACTORY**  
5399 CLARK ROAD, PARADISE CA

Date: 10-2011

Drawn: GC

Job No: 17-019

SHEET NAME:

FLOOR PLAN - INFILL

SHEET NUMBER:

**A-3.1**

of: