

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Chris Gomez



VICE CHAIRPERSON:

Marvin Hansen

COMMISSIONERS: Mary Beatie, Chris Gomez, Marvin Hansen, Sarrah Peariso, Adam Peck

MONDAY, MARCH 22, 2021

VISALIA CONVENTION CENTER

LOCATED AT 303 E. ACEQUIA AVE. VISALIA, CA

MEETING TIME: 7:00 PM

Citizens may appear at the Planning Commission meeting in person and will be asked to maintain appropriate, physical distancing from others and wear a mask or face shield pursuant to the Governor's Executive Orders and public health guidance during the COVID-19 situation.

1. CALL TO ORDER –
2. THE PLEDGE OF ALLEGIANCE –
3. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
4. CHANGES OR COMMENTS TO THE AGENDA –
5. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - a. Time Extension for Conditional Use Permit No. 2018-22 & Variance No. 2019-02
 - b. Time Extension for Maddox at Caldwell VII Tentative Subdivision Map No. 5531 and Conditional Use Permit No. 2007-09
 - c. Time Extension for The Grove Tentative Subdivision Map No. 5562 and Conditional Use Permit No. 2017-15
6. PUBLIC HEARING – Paul Bernal, City Planner

Conditional Use Permit No. 2021-07: A request by Dutch Bros Coffee to construct a 950 square foot building with a double drive-thru lane to accommodate 24 vehicles on a 0.70-acre parcel in the Village at Willow Creek Shopping Center. The project site is zoned C-MU (Commercial Mixed-Use) and is located on the east side of North Demaree Street between West Riggan and West Flagstaff Avenues (APN: 078-230-026). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2021-08

7. REGULAR ITEM – Paul Bernal, City Planner

Planning Division Fee Amendments: Consideration of amendments to the Planning Division fees for the 2021-2022 fiscal year as contained in City of Visalia Fee Resolution No. 2021-15.

8. CITY PLANNER / PLANNING COMMISSION DISCUSSION –

- Next Planning Commission Meeting is Monday, April 12, 2021.
- 2nd Planning Commission Meeting in April is set for Tuesday April 27, 2021.
- 2020 Housing Element Annual Progress Report.
- Termination of Irrevocable Offer of Dedication for future street purposes (CUP No. 2020-32).

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, APRIL 1, 2021 BEFORE 5 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, APRIL 12, 2021



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: March 22, 2021

PROJECT PLANNER: Paul Bernal, City Planner
Phone: (559) 713-4025
E-mail: paul.bernal@visalia.city

SUBJECT: Conditional Use Permit No. 2021-07: A request by Dutch Bros Coffee to construct a 950 square foot building with a double drive-thru lane to accommodate 24 vehicles on a 0.70-acre parcel in the Village at Willow Creek Shopping Center. The project site is zoned C-MU (Commercial Mixed-Use) and is located on the east side of North Demaree Street between West Riggin and West Flagstaff Avenues (APN: 078-230-026).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2021-07 based upon the findings in Resolution No. 2021-11. Staff's recommendation is based on the conclusion that the request is consistent with the General Plan, Zoning Ordinance and Village at Willow Creek Specific Plan.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2021-07, as conditioned, based on the findings and conditions contained in Resolution No. 2021-11.

PROJECT DESCRIPTION

Dutch Bros Coffee is seeking to develop a 0.70-acre parcel with a 950 square foot building and dual drive-thru lane (see Exhibit "A"). The 0.70-acre parcel is part of the Village at Willow Creek Shopping Center, a 20-acre specific planned shopping center development (see Exhibit "B"). The proposed improvements for the project site include a covered exterior pedestrian walk-up window located along the north building façade, and a dual drive-thru lane designed to accommodate 24 vehicles. The drive-thru lane wraps around the north, west and south sides of the building (see Exhibit "A") and is designed with an "escape lane" which allows customers to exit the drive-thru lane once their order is delivered. Other improvements associated with the development include the construction of a new trash enclosure, an ADA parking stall, on-site lighting, and installation of landscaping.

Dutch Bros Coffee will operate Monday through Sunday from 5:00 a.m. to 11:00 p.m. Per the applicant's response to supplemental application questions (see Exhibit "G"), Dutch Bros Coffee anticipates the hiring of 15 to 20 employees with 4 to 6 employees on-site during operating hours. In addition, Dutch Bros Coffee has submitted a "Traffic Control Action Plan" that details how on-site vehicle traffic will be managed (see Exhibit "C"). The Traffic Control Action Plan is discussed in greater detail under the "On-site Traffic Management" section of the staff report below.

The 0.70-acre parcel is the last undeveloped out-pad along the Demaree Street frontage for this shopping center. Per the Village at Willow Creek Shopping Center master development plan, this parcel was conceptually depicted with a 3,500 square foot fast-food building with a drive-thru lane (see Figure 1). However, Section 2.5.2 (Conditional Use Permits) of the Village at Willow Creek Specific Plan requires the processing of a Conditional Use Permit for any future user of the out-pad. The remaining undeveloped parcels/pads in the shopping center include a future grocery store and offices located directly to the north of the Lowe's home improvement store (see Exhibit "B").



BACKGROUND INFORMATION

| | |
|------------------------------------|--|
| General Plan Land Use Designation: | Commercial Mixed Use |
| Zoning: | C-MU (Commercial Mixed-Use) |
| Surrounding Land Uses and Zoning: | North: C-MU, / Multi-tenant commercial building occupied by the Educational Employees Credit Union, La Fiesta Restaurant, Kaweah Brewing Company Taproom and Restaurant, Smokin' Barrel Firearms |

South: C-MU / Multi-tenant commercial building occupied by Little Caesars Pizza, Donut Factory, Great American Barbershop
East: C-MU / Parking lot and Lowe's
West: Demaree Street / Four-lane divided Arterial Street with a raised median

Environmental Review: Categorical Exemption No. 2021-08
Special Districts: The Village at Willow Creek Specific Plan
Site Plan: 2021-020

RELATED PROJECTS

The subject site is a 0.70-acre parcel located within the Village at Willow Creek Shopping Center, a 20-acre commercial development with a Lowe's home improvement store and a future grocery store pad as the main anchors and related out-pads for retail and food services. The shopping center was approved under The Village at Willow Creek Specific Plan, which was reviewed by the Planning Commission on October 23, 2006. The specific plan was subsequently approved by the Visalia City Council on November 20, 2006.

Three other Conditional Use Permits (CUP), CUP Nos. 2007-24, 2007-25 and 2007-26, were approved by the Planning Commission on July 16, 2007. The three CUP's permitted buildings with drive-thru lanes, namely a Walgreens, a 6,725 square foot multi-tenant building with a Starbucks Coffee use, and a 2,852 square foot Carl's Jr. fast-food restaurant. Of the three drive-thru CUP's, only the Walgreens and the multi-tenant building were constructed. The Starbucks Coffee use, originally identified in 2007 as the tenant associated with the multi-tenant building drive-thru lane, withdrew from this location. That tenant space and associated drive-thru lane was later occupied by Little Caesars Pizza. The 2,852 square foot Carl's Jr. fast-food restaurant was never constructed, and CUP No. 2007-24 has expired.

PROJECT EVALUATION

Staff recommends approval of the conditional use permit, as conditioned, based on the project's consistency with the policies of the Land Use Element of the General Plan and Zoning Ordinance for approval of conditional use permits. The following potential issue areas have been identified for the proposed project.

Land Use Compatibility

The project is consistent with the City's General Plan, Zoning Ordinance, and the Village at Willow Creek Specific Plan. The Village at Willow Creek Specific Plan provides development requirements applicable to the development of this parcel. The plans and policies cover issues including pedestrian pathways, infrastructure, architectural aesthetics, setbacks, and parking. Staff has reviewed the policies in the specific plan and concludes that the proposed site configuration and elevations are consistent with the applicable policies in the specific plan.

The proposed site plan in Exhibit "A" reflects a reduction to the conceptual 3,500 square foot fast-food building initially depicted for this parcel (refer to Exhibit "B" for the original master site plan). The proposed 950 square foot building allows for the site to accommodate more vehicle stacking through the inclusion of a double drive-thru lane, while also providing a walk-up window for use by pedestrians.

Residential areas are not expected to be impacted by the drive-thru lane due to its proposed location within the Village at Willow Creek Shopping Center, and compliance with City drive-thru performances standards (covered in the following section). In addition, the proposed use will be compatible with the commercial uses in the shopping center.

Drive-Thru Performances Standards

Although the Visalia Municipal Code (VMC) requires a CUP if Drive-Thru Performance Standards cannot be met, the Village at Willow Creek Specific Plan automatically requires a CUP for any commercial use seeking to develop the project site with a drive-thru lane. Given the automatic requirement for a CUP, staff has analyzed the project against the Drive-Thru Performance Standards as described below.

1. Separation from residences. The drive-thru lane shall be no less than two hundred fifty (250) feet from the nearest residence or residentially zoned property.

Response: The project is approximately 135-feet from the residentially zoned Avalon Subdivision to the west. However, Demaree Street, a four-lane divided arterial roadway separates the commercial shopping center from the residential areas. In addition, there is a seven-foot-high block wall along the entire Avalon subdivision abutting Demaree Street. The location of the proposed use, separated from sensitive land uses to the west by Demaree Street and the existing block wall, provides for an adequate distance to limit any potential conflicts between the commercial and residential uses.

2. Vehicle queue stacking. The drive-thru lane shall contain no less than ten (10) vehicle stacking, measured from pickup window to the designated entrance to the drive-thru lane. There shall be no less than three vehicle spaces distance from the order menu/speaker (or like device) to the designated entrance to the order window.

Response: Per Exhibit "A", the site is being developed with a double drive-thru lane to accommodate 24 vehicles. In addition, an escape lane is provided along the south side of the drive-thru lane which allows vehicles to exit the drive-thru as soon as an order is received. To further assist in expediting vehicles through the drive-thru lane, the Traffic Control Action Plan identifies key employees who help process orders while vehicles are in queue. Per the traffic plan, employees referred to as "Line Busters" take orders and payments from customers in queue, while "Drink Runners" run completed drink orders to customers, avoiding the need for vehicles to reach the service window to complete an order. With payment and order delivery occurring while customers are in queue, coupled with the inclusion of an escape lane for improved exiting, the efficiency of the drive-thru is improved, reducing potential vehicle stacking issues. The function of the positions as described are detailed in the attached Traffic Control Action Plan (see Exhibit "C").

3. Circulation. No portion of the drive-thru lane shall obstruct any drive aisles or required on-site parking. The drive-thru shall not take ingress or egress from a local residential road.

Response: Per Exhibit "A", the site's drive-thru lane is being developed to accommodate 24 vehicles. In addition, the applicant shall be required to strip and stencil the main drive with "Do Not Block" as depicted on Exhibit "A". In response to the popularity of the proposed use, the applicant has also provided a Traffic Control Action Plan (Exhibit "C") that will be implemented to ensure that on-site vehicle stacking is controlled to prevent vehicles from stacking out onto the public right-of-way or shopping center main drive-aisle. The City's Traffic Engineer has also reviewed the Traffic Control Action Plan and concludes that the applicant has demonstrated the ability to provide for ample queuing on-site with additional "overspill" areas dedicated for vehicle queuing. Staff has included Condition No. 8 which requires Dutch Bros Coffee to comply with the Traffic Control Action Plan. This condition also includes language that permits the City Engineer and/or Traffic Engineer to reassess the traffic measures if vehicle stacking occurs out onto the public right-of-way. Staff will monitor the daily operations of the Dutch Bros Coffee use once it opens to ensure that on-site traffic is being managed as described in the Traffic Control Action Plan.

4. Noise. No component or aspect of the drive-thru lane or its operation shall generate noise levels in excess of 60 dB between the hours of 7:00 p.m. and 6:00 a.m. daily.

Response: Per Condition No. 4, the project shall be required to comply with Community Noise Ordinance Standards during the hours of operation. Staff has also included additional language that prohibits the use of outdoor speakers used for the purpose of playing amplified music. The additional language eliminates potential noise violations if amplified music were to be played resulting in noise complaints from surrounding uses.

5. Screening. The entire drive-thru lane shall be screened from adjacent street and residential view to a height of three feet. Screening devices shall be a combination of berming, hedge and landscape materials, and solid walls as approved by the City Planner.

Response: The applicant has provided a conceptual landscape plan (see Exhibit "E") that depicts vegetation along the drive-thru lane area to comply with the screening standard. Condition No. 5 is included requiring the planting of vegetation to screen the drive-thru lane.

6. Menu boards and signage. Menu boards and signage. Shall be oriented or screened to avoid direct visibility from adjacent public streets.

Response: Per the site plan in Exhibit "A", the menu board location is oriented in a manner to limit visibility from Demaree Street. In addition, the landscaping areas between the menu board and public right-of-way will limit visibility once the landscaping has fully matured.

On-site Traffic Management

During the Site Plan Review process, staff requested the applicant provide an on-site traffic management plan to address vehicle stacking/queuing based on issues related to vehicle stacking occurring at the Dutch Bros Coffee location on Mooney Boulevard. The applicant provided a copy of their Traffic Control Action Plan in response to staff's concern (see Exhibit "C"). The Traffic Control Action Plan identifies how Dutch Bros Coffee staff will facilitate moving vehicles through the drive-thru lane in an efficient manner while preventing vehicles from stacking in the primary drive aisle of the shopping center. This is accomplished by placing key personnel in locations that help reduce traffic impacts to the surrounding area. This includes having a Traffic Controller staff member responsible for safely directing traffic in and out of the location, using the following:

- Instructing vehicles to pull forward as close as possible to move extended lines into the site.
- Moving cars into the escape lane and/or waiting area.
- Instructing vehicles to go around and pull in from the staging area.
- If no other strategies are possible, instructing cars to exit the line/waiting area so as to not be between the staging area and the entrance of the line, within the “DO NOT BLOCK” zone.
- If stacking occurs for more than 45 seconds, staff will walk up to the customer car window and ask them to move immediately.

Staff has reviewed the Traffic Control Action Plan and agrees with the measures being implemented to ensure on-site traffic circulation does not impede on-site traffic movement. Condition No. 8 is included requiring that Dutch Bros Coffee comply with their Traffic Control Action Plan. Furthermore, the condition includes additional language that permits the City Engineer and/or Traffic Engineer to reassess the traffic measures in the Traffic Control Action Plan if vehicle stacking occurs out onto the public right-of-way. Staff’s objective on traffic control is to prevent vehicle stacking/queuing from occurring on the surrounding streets.

Parking

The parking standards in the specific plan are based on the Zoning Ordinance requirements for specific uses. For a restaurant space with a drive-thru lane, a flat ratio of one space per 150 square feet of floor area is applied. Based on this ratio, the total parking requirement for the 950 square foot building is 6 spaces. The site plan shows a total of two parking spaces along the east side of the building storefront. However, additional parking spaces are available within the shopping center complex, which can be shared through the Village at Willow Creek Specific Plan Conditions Covenants and Restrictions (CC&Rs) for common area use. Staff has determined the quantity and location of parking spaces proposed for this use is consistent with the specific plan.

Building Elevations

The proposed Dutch Bros Coffee building will be constructed in a rustic fashion to match the center’s overall rustic architectural theme. The materials and colors will match or be consistent with the main anchor building and ancillary retail buildings approved and constructed in the Village at Willow Creek Specific Plan. Elevations are provided in Exhibit “D” of the staff report.



Landscaping

The applicant has provided a conceptual landscape plan for the project site (see Exhibit "E"). Street tree plantings along the Demaree Street frontage and the primary access drive were installed with the development of the Lowes home improvement store. The development of the project site will require the applicant to landscape the remaining landscape areas as depicted on Exhibit "E". All plantings will be required to comply with the City's Water Efficient Landscape Ordinance (MWELo), included as Condition No. 5 in the report. The City's MWELo requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect), meeting the State and City's water conservation requirements.

Building Signage and On-site Pole Lighting

The elevations provided in Exhibit "D" depict the location and placement of Dutch Bros Coffee proposed signage. All signs shall be required to comply with the Village at Willow Creek Specific Plan. This is included as Condition No. 6. In addition, Exhibit "A" depicts the location of the on-site pole lighting. Per Condition No. 7, the installation of the on-site pole lights shall comply with the pole light standards of the Village at Willow Creek Specific Plan.

Environmental Review

This project is considered Categorical Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for new construction of small commercial structures not exceeding 10,000 square feet in an urbanized area (Categorical Exemption No. 2021-08).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:

- a) The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the Village at Willow Creek Specific Plan. The 0.70-acre site is part of a unified master planned shopping center. The development of the site, per the site plan exhibit, demonstrates that the site is being developed consistent with the uses established within the shopping center and provides for on-site vehicular circulation and pedestrian connectivity between each of the existing commercial uses.

Staff concludes the proposed project is consistent with the commercial shopping center and that future development of this commercial property will provide additional commercial opportunities to surrounding neighborhoods.

- b) The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. Staff's recommendation to support the project is based on the overall commercial shopping center design that incorporates design measures which foster adequate vehicle stacking for the drive-thru lanes, shared parking, and on-site circulation to limit potential vehicular conflicts within the commercial shopping center site.

3. This project is considered Categorical Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for new construction of small commercial structures not exceeding 10,000 square feet in an urbanized area (Categorical Exemption No. 2021-08).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the use be development and operated in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2021-20.
2. That the use be developed in substantial compliance with the site plan in Exhibit "A", elevations in Exhibit "D", Landscape Plans in Exhibit "E", and Floor Plans in Exhibit "F".
3. That substantial changes to the site plan may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
4. That the Dutch Bros Coffee use shall comply with Community Noise Standards as listed in Chapter 8.36 of the Visalia Municipal Code during their hours of operation. In addition, the use of outdoor speakers for amplified music is prohibited.
5. The entire drive-thru lane shall be screened from public street views through the addition of a three-foot tall screening device, which shall be a combination of berming, hedge and landscape materials, and solid walls. Landscape and Irrigation Plans shall comply with the City's Water Efficient Landscape Ordinance.
6. That all building signage shall require a separate building permit and shall comply with the Village at Willow Creek Specific Plan sign standards.
7. That the on-site pole lighting as depicted on Exhibit "A" shall comply with the Village at Willow Creek Specific Plan pole light standards identified in Section 3.7 of the specific plan document.
8. That the applicant shall comply with the Traffic Control Action Plan as attached per Exhibit "C". The City Engineer and/or the City Traffic Engineer shall reserve the right to reassess the Traffic Control Action Plan should vehicle stacking/queuing encroach out onto the public rights-of-way. In such an event, the City Engineer and/or the City Traffic Engineer shall require that the Traffic Control Action Plan be revised to accommodate vehicle stacking/queuing within the shopping center.
9. That all other Federal, State, Regional, and City codes and ordinances be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia CA. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans & Policies
- Resolution No. 2021-11
- Exhibit "A" – Dutch Bros Coffee Site Plan
- Exhibit "B" – Master Site Plan for the Village at Willow Creek Shopping Center
- Exhibit "C" – Traffic Control Action Plan
- Exhibit "D" – Elevations
- Exhibit "E" – Landscape Plan
- Exhibit "F" – Floor Plan
- Exhibit "G" – Supplemental Application Questions
- Site Plan Review Comments No. 2021-20
- Categorical Exemption No. 2021-08
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

RELATED PLANS AND POLICIES

ZONING ORDINANCE, TITLE 17 OF VISALIA MUNICIPAL CODE

EXCERPT FROM CHAPTER 17.19: MIXED USE ZONES

17.19.060 Development standards in the C-MU zones outside the downtown area.

The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 - 1. Front: fifteen (15) feet;
 - 2. Rear: zero (0) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 - 4. Side: zero (0) feet;
 - 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 - 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
 - 1. Front: fifteen (15) feet;
 - 2. Rear: five (5) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
 - 4. Side: five (5) feet (except where a building is located on side property line);
 - 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
 - 6. Street side on corner lot: ten (10) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

EXCERPT FROM CHAPTER 17.25: USES IN THE COMMERCIAL, MIXED USE, OFFICE, AND INDUSTRIAL ZONES

| Commercial, Mixed Use, Office, and Industrial Zones Use Matrix | | | | | | | | | | | | |
|--|---|--------------------------------|-----|-----|------|------|--------------|-----|-----|------------------|---|--|
| P = Use is Permitted by Right C = Use Requires Conditional Use Permit | | | | | | | | | | | | |
| T = Use Requires Temporary Use Permit Blank = Use is Not Allowed | | | | | | | | | | | | |
| | USE | Commercial and Mixed Use Zones | | | | | Office Zones | | | Industrial Zones | | Special Use Standards (See identified Chapter or Section) |
| | | C-N | C-R | C-S | C-MU | D-MU | O-PA | O-C | BRP | I-L | I | |
| D8 | Drive-Thru Lanes Meeting All Standards in Sect. 17.32.162 | P | P | P | P | | P | | P | | | 17.32.162 |
| D9 | Drive-Thru Lanes Not Meeting All Standards in Sect. 17.32.162 | C | C | C | C | | C | | P | | | 17.32.162 |

**** EXCERPT FROM CHAPTER 17.32: SPECIAL PROVISIONS**

17.32.162 Drive-thru lanes performance standards.

A. Purpose and Intent. It is the purpose of this section to specify performance standards applicable to uses that seek to incorporate a drive-thru lane in association with a specified use.

This section does not apply to carwashes and lube and oil changing stations.

B. Performance standards:

1. Separation from residences. The drive-thru lane shall be no less than two hundred fifty (250) feet from the nearest residence or residentially zoned property.
2. Stacking. The drive-thru lane shall contain no less than ten (10) vehicle stacking, measured from pickup window to the designated entrance to the drive-thru lane. There shall be no less than three vehicle spaces distance from the order menu/speaker (or like device) to the designated entrance to the order window.
3. Circulation. No portion of the drive-thru lane shall obstruct any drive aisles or required onsite parking. The drive-thru shall not take ingress or egress from a local residential road.
4. Noise. No component or aspect of the drive-thru lane or its operation shall generate noise levels in excess of 60 dB between the hours of 7:00 p.m. and 6:00 a.m. daily.
5. Screening. The entire drive-thru lane shall be screened from adjacent street and residential view to a height of three feet. Screening devices shall be a combination of berming, hedge and landscape materials, and solid walls as approved by the City Planner.
6. Menu boards and signage. Shall be oriented or screened to avoid direct visibility from adjacent public streets.

EXCERPTS FROM CHAPTER 17.38: CONDITIONAL USE PERMITS

17.38.010 Purposes and powers.

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits. (Prior code § 7525)

17.38.030 Lapse of conditional use permit.

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section. (Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

17.38.040 Revocation.

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may

be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

17.38.050 New application.

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

17.38.060 Conditional use permit to run with the land.

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application subject to the provisions of Section 17.38.065. (Prior code § 7531)

17.38.065 Abandonment of conditional use permit.

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

17.38.080 Public hearing--Notice.

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the planning commission. (Prior code § 7534)

17.38.100 Public hearing--Procedure.

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary. (Prior code § 7535)

17.38.110 Action by planning commission.

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
 - 1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
 - 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit. (Prior code § 7536)\

17.38.120 Appeal to city council.

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of Section 17.02.145. (Prior code § 7537) (Ord. 2006-18 § 6, 2007)

17.38.130 Effective date of conditional use permit.

A conditional use permit shall become effective immediately when granted or affirmed by the council, or upon the sixth working day following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Prior code § 7539)

RESOLUTION NO. 2021-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2021-07, A REQUEST BY DUTCH BROS COFFEE TO CONSTRUCT A 950 SQUARE FOOT BUILDING WITH A DOUBLE DRIVE-THRU LANE TO ACCOMMODATE 24 VEHICLES ON A 0.70-ACRE PARCEL IN THE VILLAGE AT WILLOW CREEK SHOPPING CENTER. THE PROJECT SITE IS ZONED C-MU (COMMERCIAL MIXED-USE) AND IS LOCATED ON THE EAST SIDE OF NORTH DEMAREE STREET BETWEEN WEST RIGGIN AND WEST FLAGSTAFF AVENUES
(APN:078-230-026)

WHEREAS, Conditional Use Permit No. 2021-07, is a request by Dutch Bros Coffee to construct a 950 square foot building with a double drive-thru lane to accommodate 24 vehicles on a 0.70-acre parcel in the Village at Willow Creek Shopping Center. The project site is zoned C-MU (Commercial Mixed-Use) and is located on the east side of North Demaree Street between West Riggini and West Flagstaff Avenues (APN:078-230-026); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on March 22, 2021; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2021-07, as conditioned, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15303.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - a) The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the Village at Willow Creek Specific Plan. The 0.70-acre site is part of a unified master planned shopping center. The development of the site, per the site plan exhibit, demonstrates that the site is being developed consistent with the uses established within the shopping center and provides for on-site vehicular circulation and pedestrian connectivity between each of the existing commercial uses.

Staff concludes the proposed project is consistent with the commercial shopping center and that future development of this commercial property will provide additional commercial opportunities to surrounding neighborhoods.

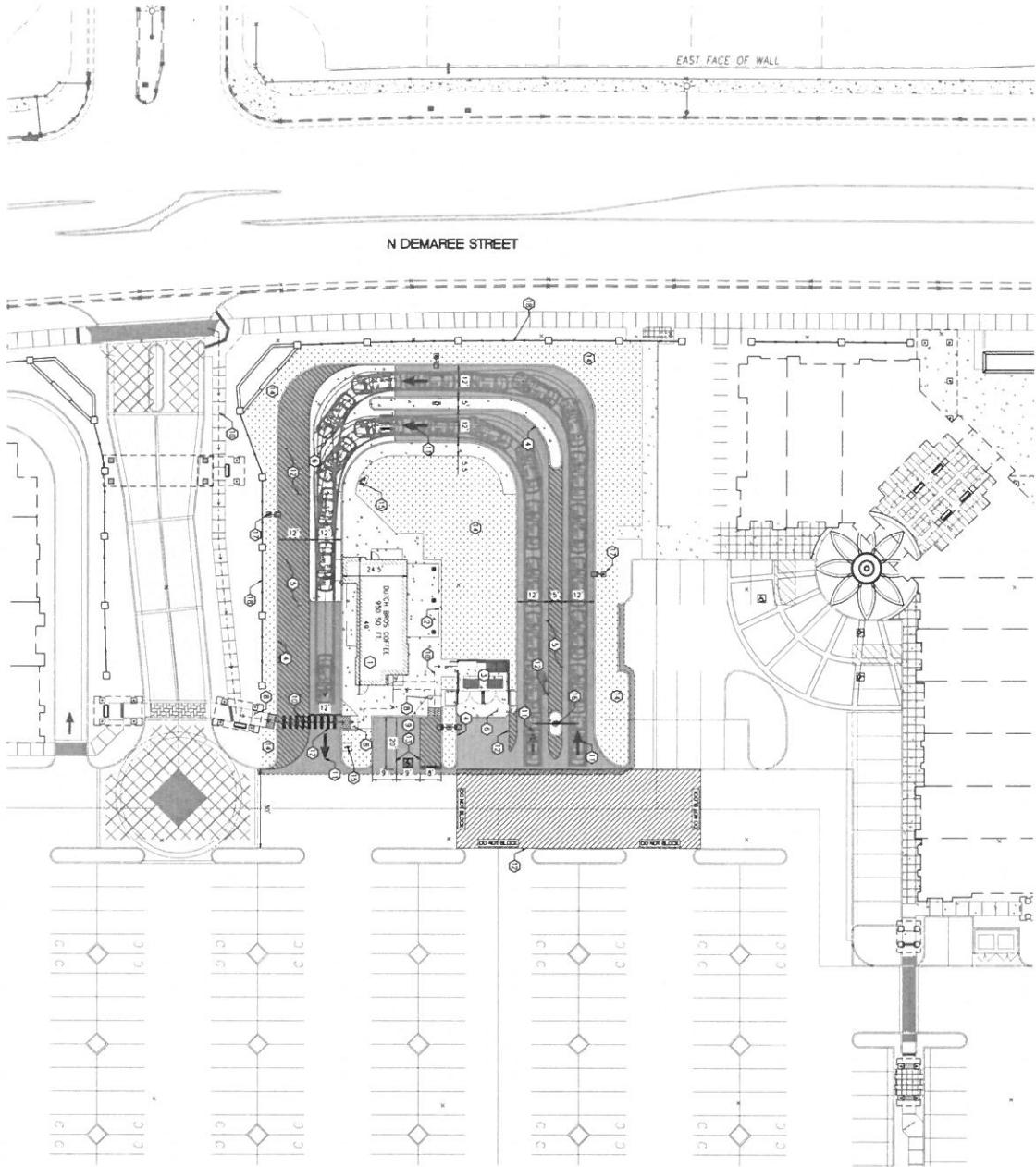
- b) The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. Staff's recommendation to support the project is based on the overall commercial shopping center design that incorporates design measures which foster adequate vehicle stacking for the drive-thru lanes, shared parking, and on-site circulation to limit potential vehicular conflicts within the commercial shopping center site.
3. This project is considered Categorically Exempt under Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for new construction of small commercial structures not exceeding 10,000 square feet in an urbanized area (Categorical Exemption No. 2021-08).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the use be development and operated in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2021-20.
2. That the use be developed in substantial compliance with the site plan in Exhibit "A", elevations in Exhibit "D", Landscape Plans in Exhibit "E", and Floor Plans in Exhibit "F".
3. That substantial changes to the site plan may require an amendment to this Conditional Use Permit as determined through the Site Plan Review process.
4. That the Dutch Bros Coffee use shall comply with Community Noise Standards as listed in Chapter 8.36 of the Visalia Municipal Code during their hours of operation. In addition, the use of outdoor speakers for amplified music is prohibited.
5. The entire drive-thru lane shall be screened from public street views through the addition of a three-foot tall screening device, which shall be a combination of berming, hedge and landscape materials, and solid walls. Landscape and Irrigation Plans shall comply with the City's Water Efficient Landscape Ordinance.
6. That all building signage shall require a separate building permit and shall comply with the Village at Willow Creek Specific Plan sign standards.
7. That the on-site pole lighting as depicted on Exhibit "A" shall comply with the Village at Willow Creek Specific Plan pole light standards identified in Section 3.7 of the specific plan document.

8. That the applicant shall comply with the Traffic Control Action Plan as attached per Exhibit "C". The City Engineer and/or the City Traffic Engineer shall reserve the right to reassess the Traffic Control Action Plan should vehicle stacking/queuing encroach out onto the public rights-of-way. In such an event, the City Engineer and/or the City Traffic Engineer shall require that the Traffic Control Action Plan be revised to accommodate vehicle stacking/queuing within the shopping center.
9. That all other Federal, State, Regional, and City codes and ordinances be met.

Exhibit "A"
Dutch Bros Coffee Site Plan



DUTCH BROS. COFFEE - CA4004 - VISALIA, CA
N. DEMAREE ST. AND W. RIGGIN AVE.

PRELIMINARY NOT FOR CONSTRUCTION



PROJECT DATA

NAME: DUTCH BROS. COFFEE - CA4004 - VISALIA, CA
ADDRESS: N. DEMAREE ST. AND W. RIGGIN AVE
GROSS PROJECT AREA: 22,493 SF (0.51 ACRES)
PARCEL AREA: 55,142 SF (0.81 ACRES)
FURNISHING SPECIES:
- REQUIRED: 7 SPECIES (1 PER 100 SF BUILDING AREA)
- REQUIRED: 6 SPECIES (1 PER 100 SF PARKING AREA)
PROPOSED PLANTING:
BUILDING: 1,180 SF (0.03 AC)
PARKING: 2,217 SF (0.05 AC)
TOTAL: 3,397 SF (0.08 AC)
LANDSCAPE: 22,493 SF (0.51 AC)

CONSTRUCTION NOTES

1. REPROPOSED DUTCH BROS. COFFEE. SEE ARCHITECTURAL PLANS FOR DETAILS.
2. REPROPOSED DRIVEWAY. SEE ARCHITECTURAL PLANS FOR DETAILS.
3. REPROPOSED DRIVEWAY PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
4. REPROPOSED CONCRETE. SEE ARCHITECTURAL PLANS FOR DETAILS.
5. REPROPOSED ASPHALT PAVEMENT. TYPICAL.
6. REPROPOSED ASPHALT PAVEMENT. TYPICAL.
7. REPROPOSED ON-SITE CONCRETE. SEE ARCHITECTURAL PLANS FOR DETAILS.
8. REPROPOSED ON-SITE CONCRETE. SEE ARCHITECTURAL PLANS FOR DETAILS.
9. REPROPOSED ON-SITE CONCRETE. SEE ARCHITECTURAL PLANS FOR DETAILS.
10. REPROPOSED ASPHALT PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
11. REPROPOSED ASPHALT PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
12. REPROPOSED ASPHALT PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
13. REPROPOSED ASPHALT PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
14. REPROPOSED ASPHALT PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
15. REPROPOSED ASPHALT PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
16. REPROPOSED ASPHALT PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
17. REPROPOSED ASPHALT PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
18. LOCATION OF EXISTING TRAIL.

| LEGEND | |
|--------|--------------------------|
| | BUILDING FOOT |
| | EXISTING CURBS TO REMAIN |
| | PROPOSED CURBS |
| | PROPOSED LANDSCAPING |
| | PROPOSED ASPHALT |
| | PROPOSED CONCRETE |

Job Number
20683
Sheet
1 OF 1

B **Barghausen Consulting Engineers, Inc.**
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

| | |
|---------------------|------------------------|
| Designed JMT | Scale |
| Drawn JMT | Horizontal 1" = 20' |
| Checked JMT | Vertical N/A |
| Approved JMT | Date 02/23/21 |

For **DUTCH BROS.**
A Licensed Professional Engineer
No. 4846
Professional Seal
California

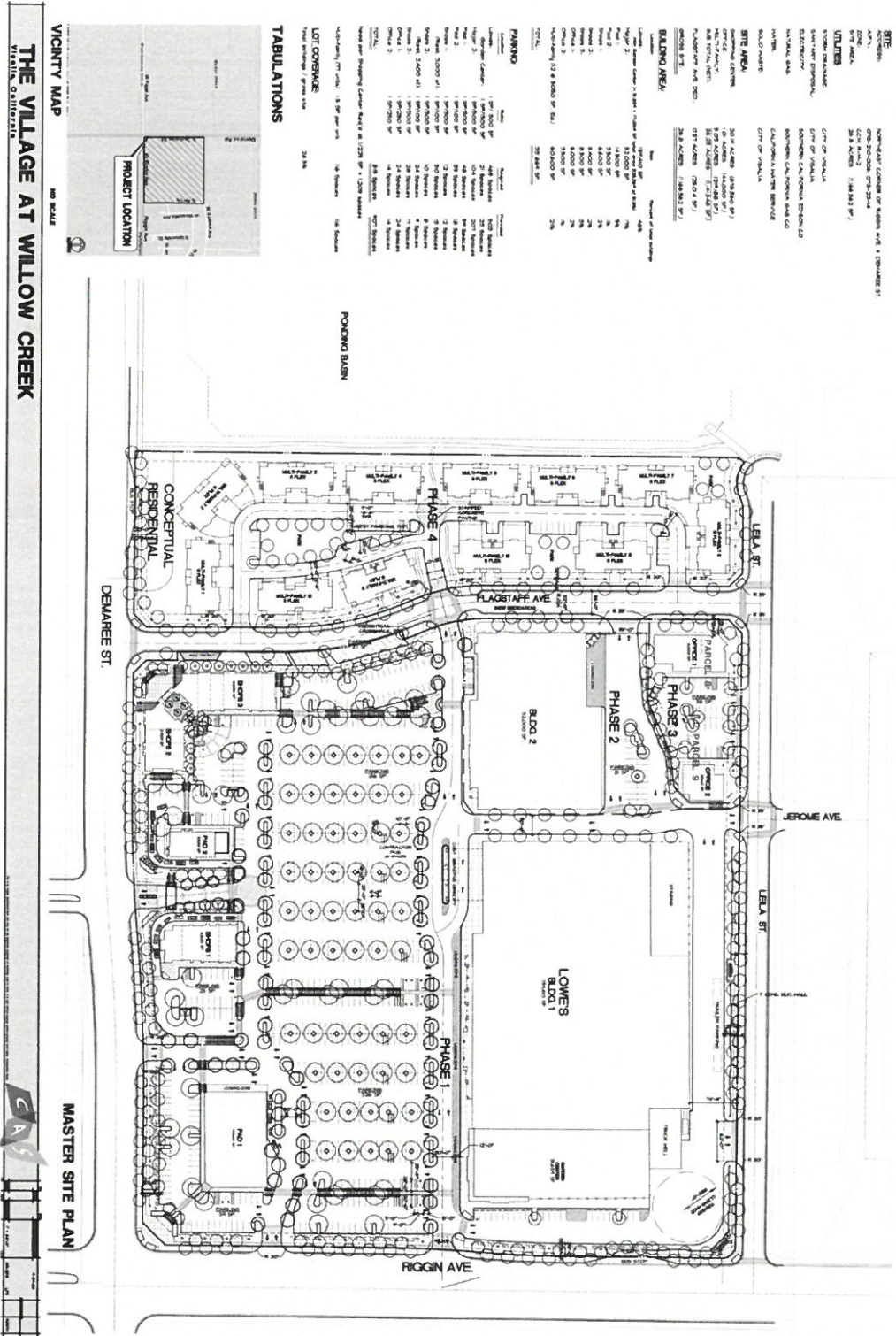
Title: **PRELIMINARY SITE PLAN
N DEMAREE ST AND W RIGGIN AVE
VISALIA, CA 93291**

Exhibit "B"

Master Site Plan for the Village at Willow
Creek Shopping Center

THE VILLAGE AT WILLOW CREEK SPECIFIC PLAN

MASTER SITE PLAN



NOTE: CONCEPTUAL LAYOUT OF RESIDENTIAL AREAS IS FOR INFORMATION ONLY. FINAL LAYOUT WILL BE DETERMINED BY THE CITY OF WILLOW CREEK.

UTILITIES: WATER, SEWER, GAS, AND ELECTRICITY SHALL BE PROVIDED BY THE CITY OF WILLOW CREEK. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WILLOW CREEK SPECIFIC PLAN.

PARKING: THE TOTAL NUMBER OF PARKING SPACES SHALL BE 1,200. THE PARKING SPACES SHALL BE DISTRIBUTED AS FOLLOWS: 400 SPACES FOR PHASE 1, 400 SPACES FOR PHASE 2, AND 400 SPACES FOR PHASE 3.

TABLATIONS

| Lot Number | Area | Area (sq ft) | Area (sq ft) | Area (sq ft) |
|------------|------------------------|--------------|--------------|--------------|
| 1 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 2 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 3 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 4 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 5 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 6 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 7 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 8 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 9 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 10 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 11 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 12 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 13 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 14 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 15 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 16 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 17 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 18 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 19 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 20 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 21 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 22 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 23 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 24 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 25 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 26 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 27 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 28 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 29 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 30 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 31 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 32 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 33 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 34 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 35 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 36 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 37 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 38 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 39 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 40 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 41 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 42 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 43 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 44 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 45 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 46 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 47 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 48 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 49 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 50 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 51 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
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| 61 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 62 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 63 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 64 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 65 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 66 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 67 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 68 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 69 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 70 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 71 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 72 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 73 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 74 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 75 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 76 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 77 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 78 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 79 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 80 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 81 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 82 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 83 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 84 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 85 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 86 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 87 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 88 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 89 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 90 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 91 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 92 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 93 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 94 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 95 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 96 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 97 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 98 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 99 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |
| 100 | CONCEPTUAL RESIDENTIAL | 100,000 | 100,000 | 100,000 |

Exhibit "C"
Traffic Control Action Plan



Traffic Control Action Plan

CA4004 – Visalia
 N Demaree St & W Riggin Ave
 Operator: TBD
 Coach: TBD
 Director of Mob: TBD

Staffing

| | | |
|------------------------------------|--|--|
| <p>Positions to Increase Speed</p> | <p>Line buster: takes orders and payment in line for all cars. Closes gaps in line and ensures proper traffic flow.</p> | <p>DB crew staffed from 5am-11pm every day. DB currently staffs at least 3 to 4 Line Busters for the Parking Area throughout the day. Additionally, DB is staffing one additional Parking Control simply to help pull cars forward to utilize as much stacking as possible.</p> |
| | <p>Drink Runner: runs completed drink orders out to customers in line prior to reaching the window to increase speed of service, customers then exit via escape lane.</p> | <p>Drink runners implemented throughout the day as needed utilizing existing staff inside Customers will receive drinks prior to pulling up to the window.</p> |
| | <p>Traffic Controller: solely responsible for directing traffic in and out of location safely and with proper flow.</p> | <p>Traffic Control responsible solely for traffic management at the entrance of the center. Will keep vehicles from pulling into our line and blocking flow of traffic in and out of center. Traffic control measures:</p> <ul style="list-style-type: none"> a) instruct all vehicles to pull forward as close as possible to move extended line into our site. b) Move cars into escape lane and/or waiting area c) Instruct vehicle to go around and pull in from staging area d) If no other strategies are possible, must instruct cars to exit our line/waiting area as to not be between the staging area and the entrance of our line in the DO NOT BLOCK e) If Stacking occurs for more than 45 seconds, DB will walk up to the customer car window and ask them to move immediately. |
| <p>Staffing Model</p> | <p>Schedules are written a minimum of one week in advance (in concordance with state and local laws) based on gross sales, along with company trends, local events and</p> | |



| | | |
|--------------------------------|---|--|
| | happenings, and weather trends. When lines extend beyond our capacity, we will staff additional positions and employees to aid in the flow of traffic at our locations. | |
| Additional Staff at Peak Hours | Peak hours: 7am-9am, 3pm-5pm | We have added an additional staff member to solely be a Traffic Controller. |

Additional Training and FAQ's

| | |
|--|---|
| Full Shop Meeting | All shop personnel were required to attend a monthly shop meeting where we discussed traffic plans and new commitments in detail. |
| Pre-shift Huddles | Before each shift (morning, noon, night) the crew goes over updates, important communication, issues, and ensures strategy is set for the shift |
| <i>What do we do if a car pulls into our line from either the driveway or the other side of the center and is stuck in the do no block zone?</i> | <p>We have several options:</p> <ul style="list-style-type: none"> a) Ensure all gaps are closed in line and the escape lane/waiting area is being utilized. b) Kindly instruct the customer to pull out of line and into a waiting spot. <u>Suggested Language</u>: "I am so sorry! We have to leave this part of the lot clear of cars to allow traffic in and out of the center! Can we have you pull out of line and into our waiting spot?" c) Kindly instruct the customer to pull out of line and into our line at the staging area. <u>Suggested Language</u>: "I am so sorry! We have to leave this part of the lot clear of cars to allow traffic in and out of the center! Can we please have you pull into our line over there so we can leave room for customers of other businesses to pull through" |
| <i>Promotional Day / Major Holidays</i> | Dutch will determine if needed and hire a Third-Party Traffic Control Company to come in when the Stacking could possibly be an issue. |

Signage

Existing Directional Signage



Additional Speed Tactics

| | | |
|---------|--------------------------|---|
| Timings | Company Timing Standard: | |
| Timings | Improved Target: | 120 seconds per car (at the service window) |
| | Evaluation: | 45 seconds per car wait (at the service window) |
| | | 1 time per week in addition to quarterly companywide evaluation |

DUTCH BROS

Opening Day Stacking Plan from 5am to 11pm



DUTCH BROS

Signage Plan



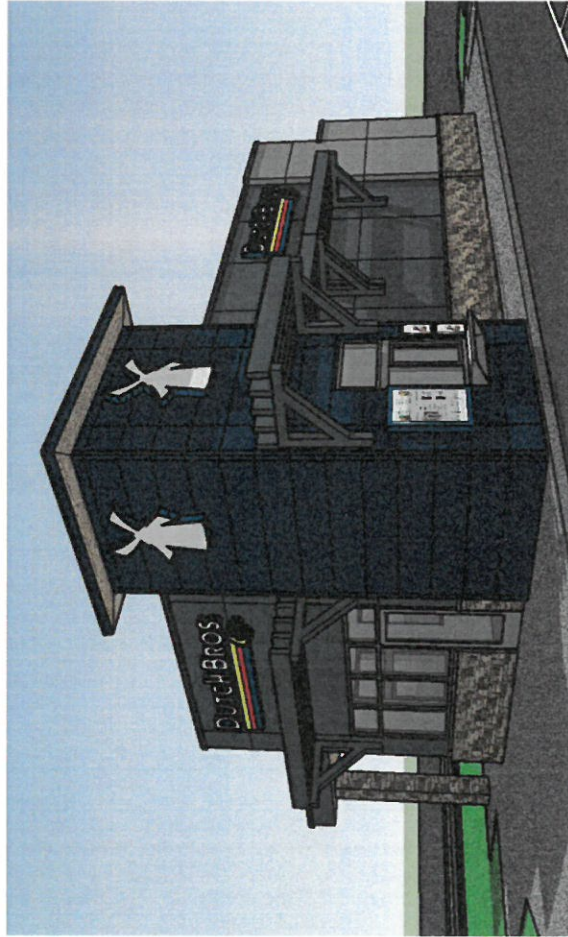
- | | | | | | | | | | | |
|----|----|----|----|----|----|----|----|----|----|-----|
| 4x | 1x | 1x | 1x | 1x | 1x | 1x | 1x | 1x | 1x | 15x |
| | | | | | | | | | | |



Employee Parking

TBD

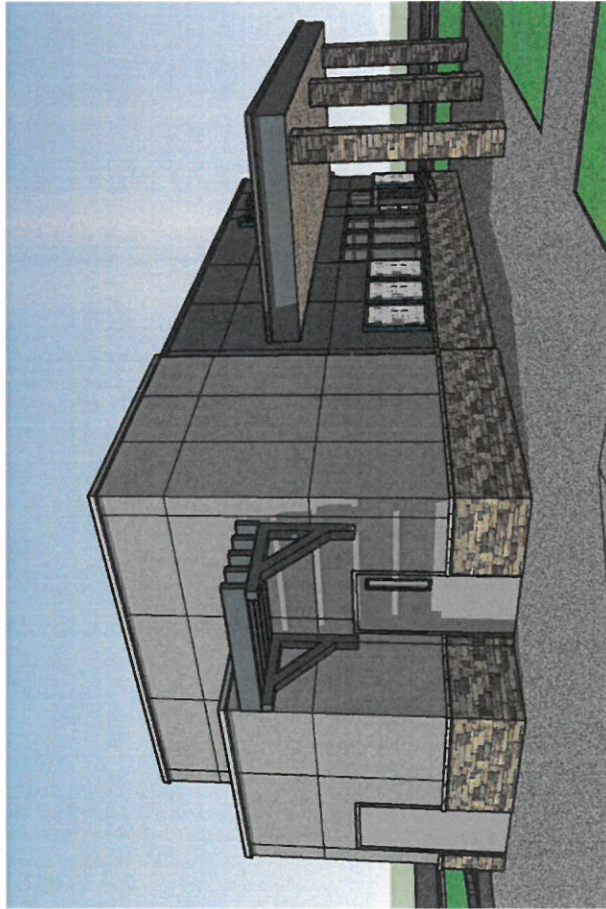
Exhibit "D"
Elevations



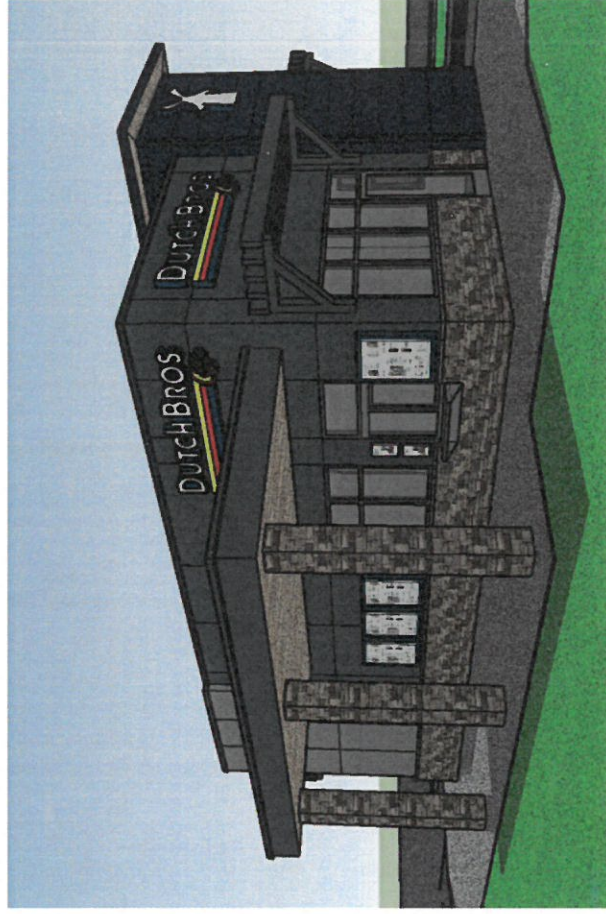
LOOKING NORTH-EAST



LOOKING NORTH-WEST



LOOKING SOUTH-WEST



LOOKING SOUTH-EAST



| ID TAG | MATERIAL | MANUFACTURER | MODEL | REMARKS |
|--|-----------------------|--------------------|--|-------------------------|
| SIDING SCHEDULE - ALTERNATE W/ CANOPY | | | | |
| ZONE 1 (BODY) | | | | |
| 1A | STUCCO | | STUCCO SYSTEM BY GAF/ARL SYSTEMS SAND FINISH REVEALS AS SHOWN | COLOR: BLOOM DARK GRAY |
| 1B | STUCCO | | STUCCO SYSTEM BY GAF/ARL SYSTEMS SAND FINISH REVEALS AS SHOWN | COLOR: BLOOM LIGHT GRAY |
| ZONE 2 (ROOF) | | | | |
| 2 | 1/2" B.C. METAL SHEET | INCHONA | 1/2" B.C. METAL SHEET W/ 1/4" W/4" W/4" MATCHING PARAPET CORNERS | COLOR: BLOOM BLUE |
| ZONE 3 (BASE) | | | | |
| 3 | CULTURED STONE | CONCRETE/LEONSTONE | CANOPY LEONSTONE | COLOR: PTERA |
| 4 | STONE SILL | LEONSTONE | SILL - TAUPE | COLOR: PTERA |
| 5 | FASCIA | METAL PANEL FLAT | 3.5" DEEP, COLOR: BLOOM DARK GRAY | |
| 6 | SOFFIT | NEW ELEMENTS | NATURAL NORTHWESTERN 1/4" T&G, 1/4" REVEAL | |
| 7 | COLUMNS | LEONSTONE | COLUMNS - 1/4" REVEAL | COLOR: PTERA |
| NOTE: PROVIDE 2" OF MANDATED DOWNSPOUTS, AND ALL RECESSED DOWNSPOUTS AT AWNING AND CANOPY LOCATIONS. COLOR: BLOOM DARK GRAY | | | | |

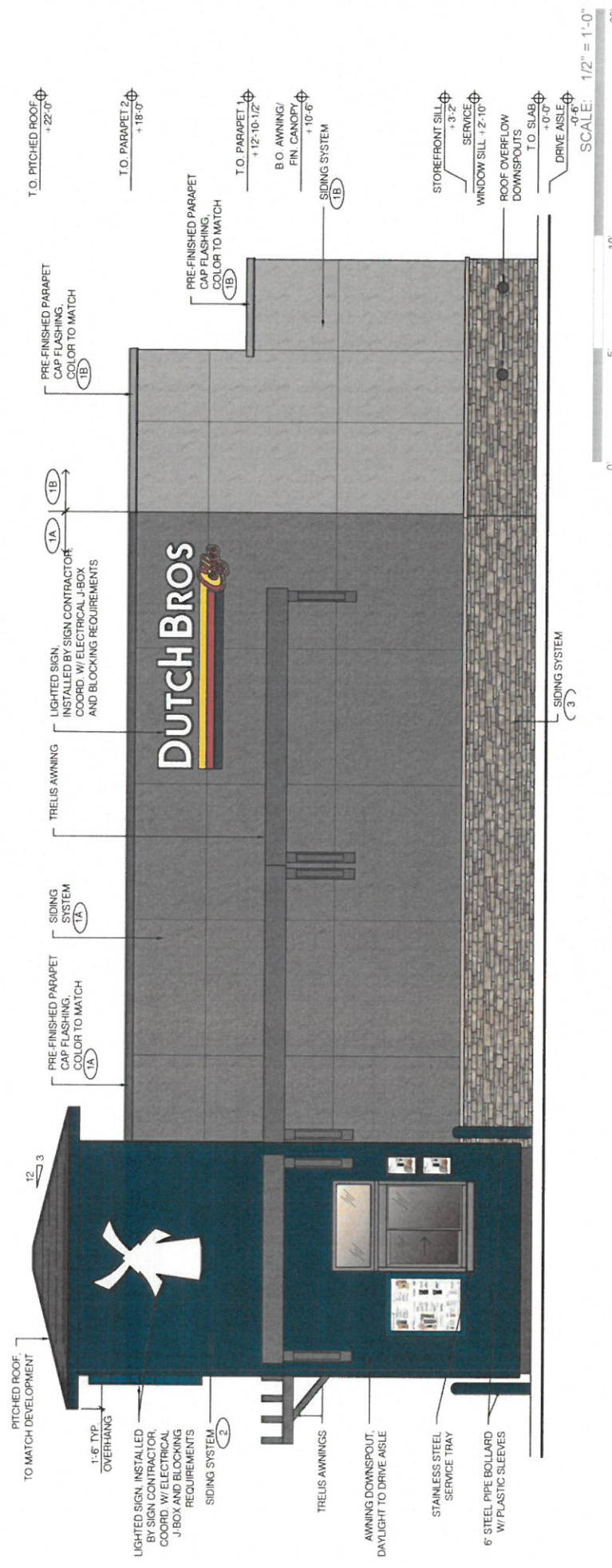


SCALE: 1/2" = 1'-0"





| ID TAG | MATERIAL | MANUFACTURER | MODEL | REMARKS |
|---|---------------------|------------------|-------|---|
| SIDING SCHEDULE - ALTERNATE w/ CANOPY | | | | |
| ZONE 1 (ROOF) | | | | |
| 1A | STUCCO | | | 3-COAT SYSTEM W/ ACRYLIC FINISH. COLOR: BLOSSOM DARK GRAY |
| 1B | STUCCO | | | 3-COAT SYSTEM W/ ACRYLIC FINISH. COLOR: BLOSSOM LIGHT GRAY |
| ZONE 2 (TOWER) | | | | |
| 2 | FRAME CHAMFER BOARD | MOHAWK | | ILLUMINATION AMP. 18" x 5" BOX w/ MATCHING PANEL CORNERS. COLOR: BLOSSOM BLUE |
| ZONE 3 (WALL) | | | | |
| 3 | CULTURED STONE | COUNTRY EXTERIOR | | COUNTRY EXTERIOR - COLOR: PEPPER |
| 3 | STONE SILL | ELL - STAIR | | COLOR: PEPPER |
| ZONE 4 (FRANCE CANOPY) | | | | |
| 4 | FRANCE | METAL FABRIK | | 3 SECS. COLOR: BLOSSOM DARK GRAY |
| 5 | SOFFIT | HEINZ ELEMENTS | | NATURAL NORTHWESTERN 1/8" TAG, 1/8" REVEAL |
| 6 | COLUMA | FLORADO STONE | | CI PRISTINE MARRI SPRINGS. COLOR: PEPPER |
| NOTE: FINISHES TO BE MATCHED TO EXISTING. ALL ALL NECESSARY ADJUSTS AT AWNING AND CANOPY LOCATIONS. COLOR: BLOSSOM DARK GRAY. | | | | |



TO MATCH DEVELOPMENT

1.6" TYP OVERHANG

LIGHTED SIGN, INSTALLED BY SIGN CONTRACTOR, COORD. W/ ELECTRICAL, J-BOX AND BLOCKING REQUIREMENTS

SIDING SYSTEM (2)

TRELIS AWNINGS

AWNING DOWNSPOUT, DAYLIGHT TO DRIVE AISLE

STAINLESS STEEL SERVICE TRAY

6" STEEL PIPE BOLLARD W/ PLASTIC SLEEVES

PITCHED ROOF +22'-0"

TO PARAPET 2 +18'-0"

PRE-FINISHED PARAPET CAP FLASHING, COLOR TO MATCH (1A)

TRELIS AWNING

LIGHTED SIGN, INSTALLED BY SIGN CONTRACTOR, COORD. W/ ELECTRICAL, J-BOX AND BLOCKING REQUIREMENTS

PRE-FINISHED PARAPET CAP FLASHING, COLOR TO MATCH (1B)

TO PARAPET 1 +12'-10-1/2"

BO AWNING/ FIN CANOPY +10'-0"

SIDING SYSTEM (1B)

STOREFRONT SILL +3'-2"

SERVICE WINDOW SILL +2'-10"

ROOF OVERFLOW DOWNSPOUTS TO SLAB +0'-0"

DRIVE AISLE -0'-6"

SCALE: 1/2" = 1'-0"

0' 5' 10' 20'

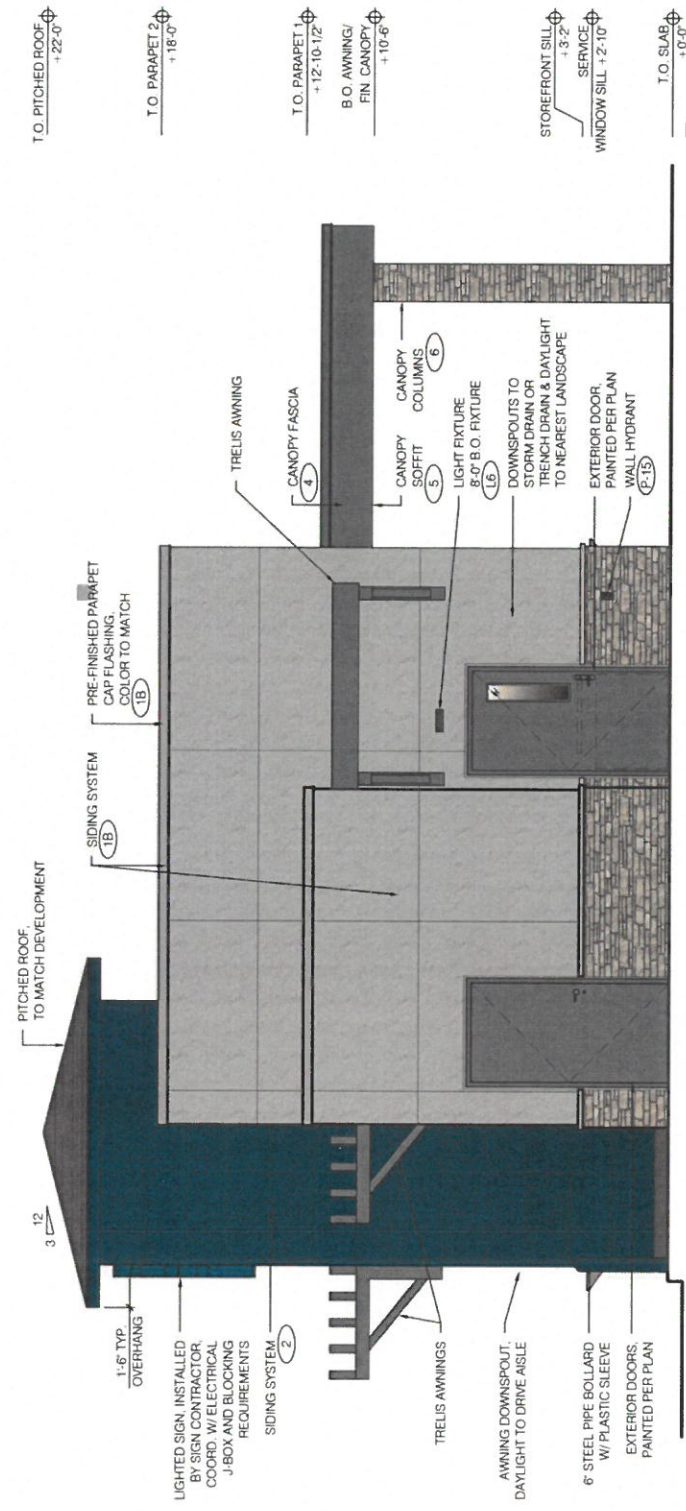
SOUTH ELEVATION - DRIVE-THRU SERVICE WINDOW

PAGE A6

SIDING SCHEDULE - ALTERNATE w/ CANOPY

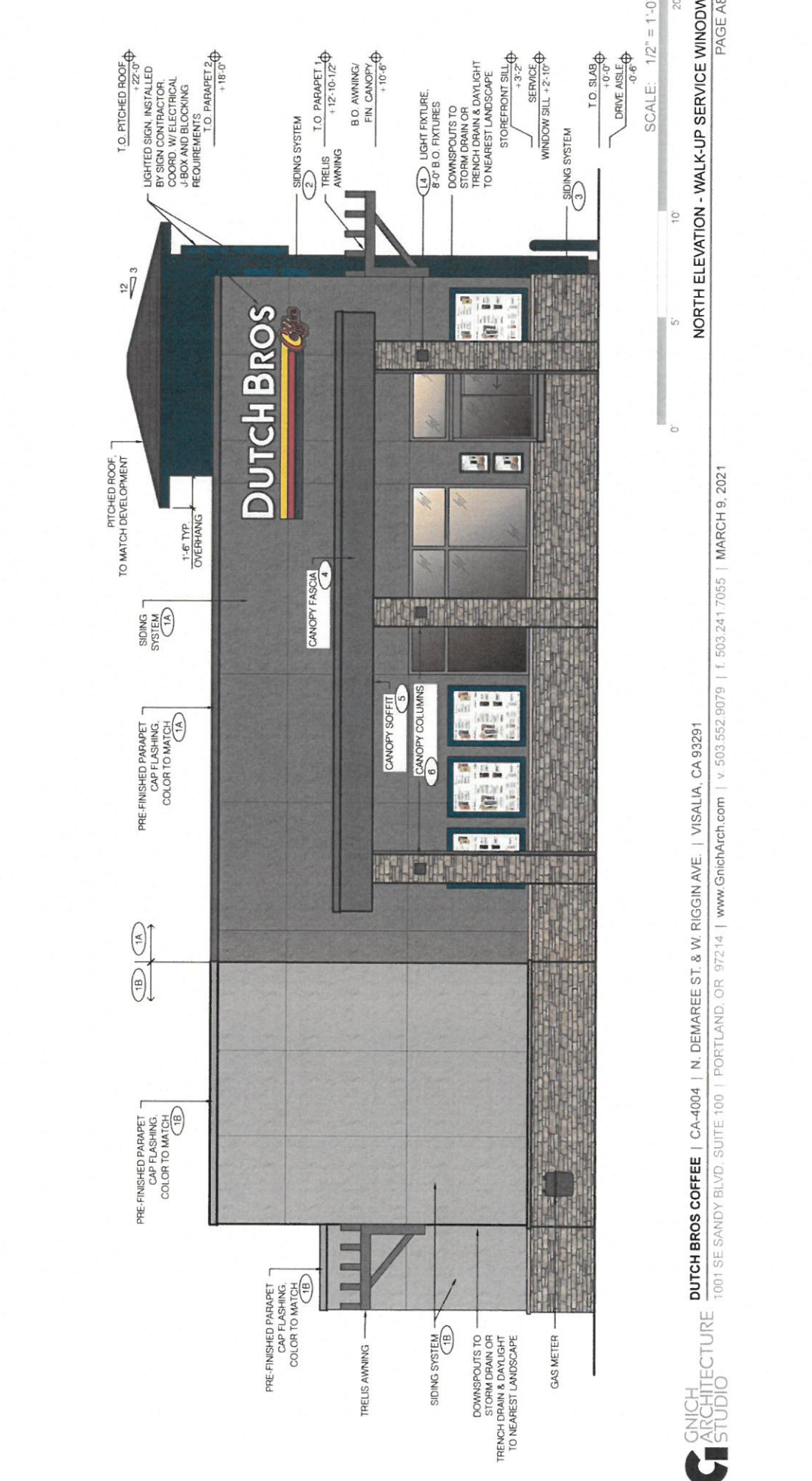
| ID TAG | MATERIAL | MANUFACTURER | MODEL | REMARKS |
|-----------------------------|----------|--------------|-------|--------------------------------|
| ZONE 1 (FRONT) | | | | |
| 1A | STUCCO | | | COLOR: RED OXIDE DARK |
| 1B | STUCCO | | | COLOR: RED OXIDE LIGHT GRAV |
| ZONE 2 (TOWER) | | | | |
| 2 | STUCCO | | | COLOR: RED OXIDE BLUE |
| ZONE 3 (RAMP) | | | | |
| 3 | STONE | | | COLOR PER MFR |
| 3 | STUCCO | | | COLOR: WHITE |
| ZONE 4 (RAMP CANOPY) | | | | |
| 4 | FASCIA | | | COLOR: RED OXIDE DARK GRAY |
| 5 | SOFFIT | | | COLOR: RED OXIDE DARK GRAY |
| 6 | COLUMNS | | | COLOR PER MFR |

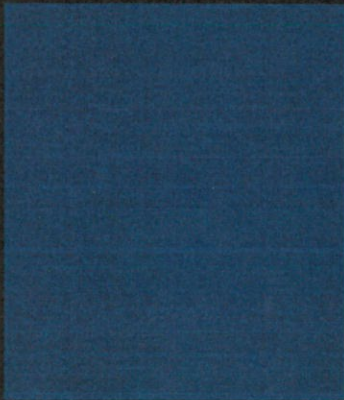
NOTE: FINISHES FOR DOWNSPOUTS, TRENCH DRAIN, AND DAYLIGHT TO NEAREST LANDSCAPE TO BE DETERMINED BY ARCHITECT.





| ID TAG | MATERIAL | MANUFACTURER | MODEL | REMARKS |
|--|-----------------------------|--------------|-------|--|
| SIDING SCHEDULE - ALTERNATE w/ CANOPY | | | | |
| ZONE 1 (BODY) | | | | |
| 1A | STUCCO | | | COLOR: RED OR BROWN |
| 1B | STUCCO | | | COLOR: RED OR BROWN |
| ZONE 2 (CORNER) | | | | |
| 2 | PRE-FINISHED PARAPET SIDING | | | COLOR: RED OR BROWN |
| ZONE 3 (BASE) | | | | |
| 3 | CLAY TILE | | | COLOR: PER PERM |
| 4 | STONE | | | COLOR: PER PERM |
| 5 | STONE | | | COLOR: PER PERM |
| ZONE 4 (FRAMED CANOPY) | | | | |
| 6 | FASCIA | | | 1. COLOR: RED OR BROWN 2. COLOR: RED OR BROWN |
| 7 | TRUSS AWNING | | | 1. COLOR: RED OR BROWN 2. COLOR: RED OR BROWN |
| 8 | DOWNSPOUTS | | | 1. COLOR: RED OR BROWN 2. COLOR: RED OR BROWN |
| 9 | TRENCH DRAIN | | | 1. COLOR: RED OR BROWN 2. COLOR: RED OR BROWN |
| 10 | DAYLIGHT | | | 1. COLOR: RED OR BROWN 2. COLOR: RED OR BROWN |
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| 99 | STONE | | | COLOR: RED OR BROWN |
| 100 | STONE | | | COLOR: RED OR BROWN |





FIBER CEMENT BOARD
 MANUFACTURER: NICHIA
 PROFILE: ILLUMINATION
 COLOR: BLDG DB BLUE



3-COAT STUCCO SYSTEM
 MANUFACTURER: -
 PROFILE: ACRYLIC MEDIUM SAND FINISH
 COLOR: BLDG DB GRAY DARK



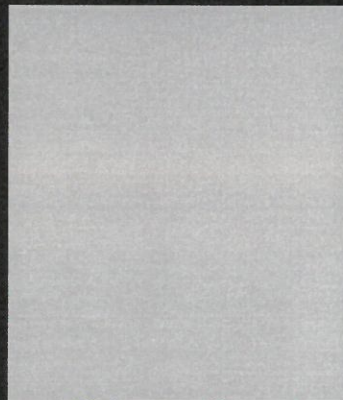
3-COAT STUCCO SYSTEM
 MANUFACTURER: -
 PROFILE: ACRYLIC MEDIUM SAND FINISH
 COLOR: BLDG DB GRAY LIGHT



CULTURED STONE
 MANUFACTURER: CULTURED STONE
 PROFILE: COUNTY LEDGESTONE -
 CHARDONNAY
 COLOR: PER MFR.



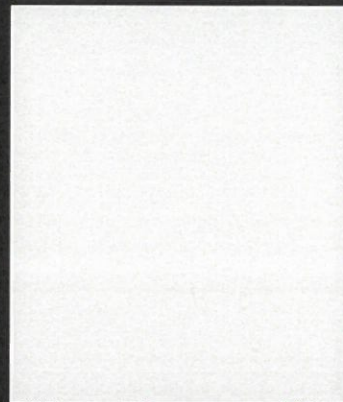
CANOPY SOFFIT
 MANUFACTURER: HEWN
 PROFILE: NW SPRUCE
 NATURAL, SEALED
 COLOR: PER MFR.



WINDOW SYSTEM
 MANUFACTURER: KAWNEER OR SIMILAR
 PROFILE: CLEAR ANODIZED ALUMINUM
 FINISH: CLEAR NO 14 / 17



AWNINGS & DOORS - PAINT
 MANUFACTURER: SCHERWIN-WILLIAMS
 COLOR: BLDG DB GRAY DARK



ROOFING MATERIAL
 MANUFACTURER: FIRESTONE
 TPO - 60 MIL
 COLOR: WHITE

Exhibit "E"
Landscape Plan

PRELIMINARY LANDSCAPE PLAN
 N DEMAREE ST AND W RIGGIN AVE
 VISALIA, CA 93291



PLANT SCHEDULE

| SYMBOL | BOTANICAL COMMON NAME | CULT. | SIZE | WATER USE | NOTE | REMARKS |
|----------|---|---------|-----------|-----------------|------|--|
| (Symbol) | LARIX L. BAUMGARTER - SHADY SIDE PERIMETER LABEL | 24" BOX | 7' CAL. | LOW | | FILL AND MAINTAIN GROUND FOR TREE USE. BRANCHING STARTS AT 15'. ABOVE 15' PLANT SHALL BE TRIMMED TO CLEAR. |
| (Symbol) | FRAXINUS A. DESEPT-MANSUR - DESEPT MANSUR PALM VERDE | 24" BOX | 7' CAL. | VERY LOW | | FILL AND MAINTAIN GROUND FOR TREE USE. BRANCHING STARTS AT 15'. ABOVE 15' PLANT SHALL BE TRIMMED TO CLEAR. |
| (Symbol) | PRUNELLA SPINOSA - SOUTH-SOUTH WEST HEAVY CORNER PLANTING | 24" BOX | 7' CAL. | LOW | | FILL AND MAINTAIN GROUND FOR TREE USE. BRANCHING STARTS AT 15'. ABOVE 15' PLANT SHALL BE TRIMMED TO CLEAR. |
| (Symbol) | QUERCUS ILEX - HOLLY OAK | 24" BOX | 7' CAL. | LOW | | FILL AND MAINTAIN GROUND FOR TREE USE. BRANCHING STARTS AT 15'. ABOVE 15' PLANT SHALL BE TRIMMED TO CLEAR. |
| SYMBOL | BOTANICAL COMMON NAME | CULT. | WATER USE | REMARKS | | |
| (Symbol) | CA. AMARANTHUS 3-ACTIS CORN ATTER-FLEET REED GRASS | 1.0 GAL | LOW | FILL TOP GROUND | | |
| (Symbol) | LEONURUS V. F. LEONURUS - COMPACT EUROPEAN | 1.0 GAL | LOW | FILL TOP GROUND | | |
| (Symbol) | HE BEYLADE - FINE LINE CORN - FINE LINE PLANTING DESIGNER'S PICK | 1.0 GAL | LOW | FILL TOP GROUND | | |
| (Symbol) | LA JOLLA L. VERMILION - UTT-DUNSTON - SPANISH LAVENDER | 1.0 GAL | LOW | FILL TOP GROUND | | |
| (Symbol) | MANGROVE DOMESTICA - ANTWERP - FINE LINE PLANTING DESIGNER'S PICK | 1.0 GAL | LOW | FILL TOP GROUND | | |
| (Symbol) | PERSEA L. COCA - PINEAPPLE TREE | 1.0 GAL | LOW | FILL TOP GROUND | | |
| (Symbol) | PERSEA L. COCA - PINEAPPLE TREE | 1.0 GAL | LOW | FILL TOP GROUND | | |
| (Symbol) | PERSEA L. COCA - PINEAPPLE TREE | 1.0 GAL | LOW | FILL TOP GROUND | | |
| (Symbol) | PERSEA L. COCA - PINEAPPLE TREE | 1.0 GAL | LOW | FILL TOP GROUND | | |
| (Symbol) | PERSEA L. COCA - PINEAPPLE TREE | 1.0 GAL | LOW | FILL TOP GROUND | | |

CONCEPT PLANT SCHEDULE

| SYMBOL | EXISTING USE | REMARKS |
|----------|--------------|---------|
| (Symbol) | 15 | |
| (Symbol) | 3, 3, 3, 3 | |

EXISTING LANDSCAPE TO BE MAINTAINED - 3, 3, 3, 3

NEW PLANTING TO BE MAINTAINED - 3, 3, 3, 3

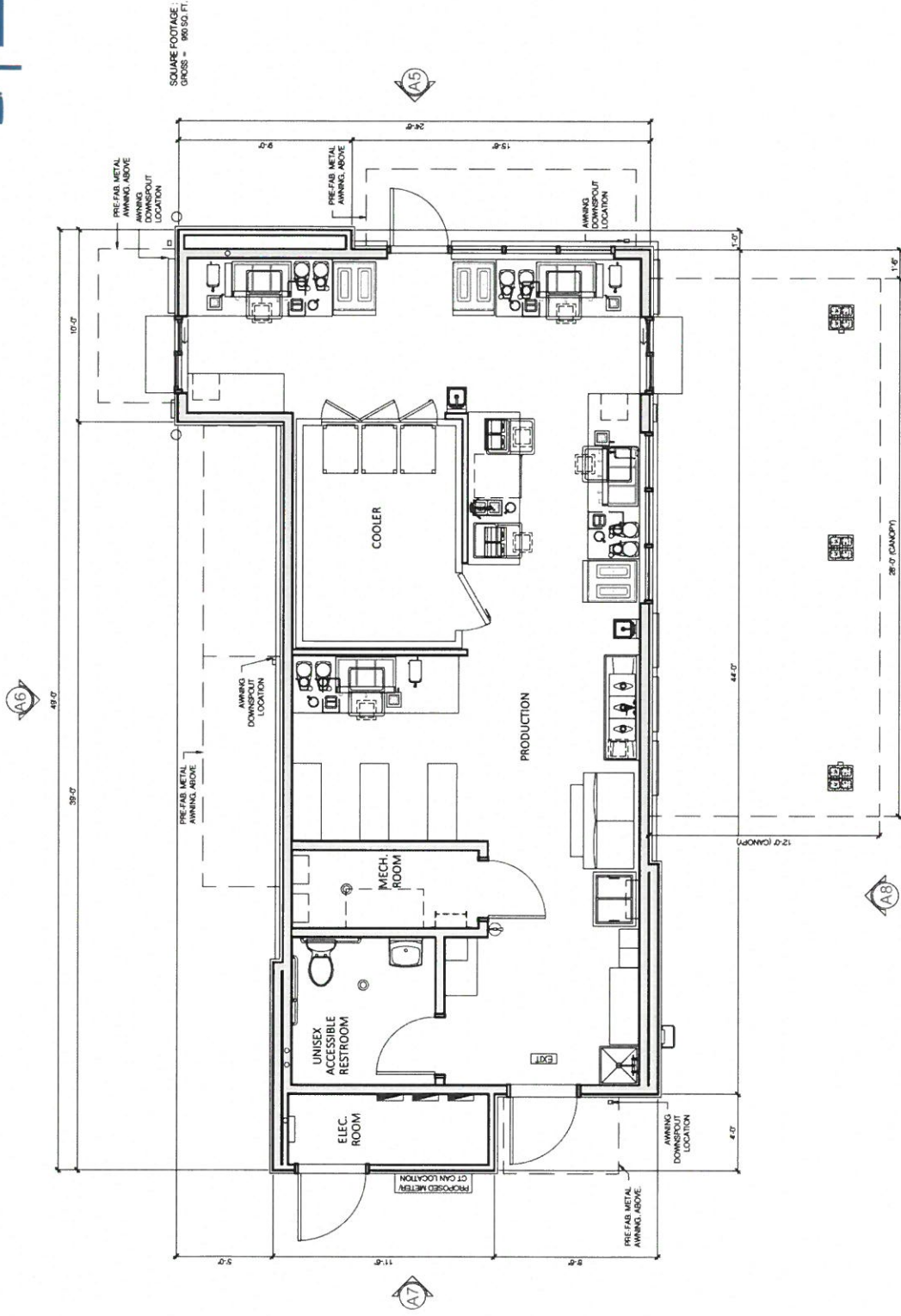
PLANTING TO BE MAINTAINED - 3, 3, 3, 3

PLANTING TO BE MAINTAINED - 3, 3, 3, 3

PLANTING TO BE MAINTAINED - 3, 3, 3, 3

Exhibit "F"

Floor Plan



SCALE: 3/8" = 1'-0"
0' 5' 10' 20'

Exhibit "G"
Supplemental Application Questions



CITY OF VISALIA PLANNING DEPARTMENT CONDITIONAL USE PERMIT (CUP) SUPPLEMENTAL APPLICATION

PROJECT DESCRIPTION

Describe Project And Listing Of All Components of the CUP (i.e. drive-through, private roads, modified residential standards PUD or PRD, etc.): Drive-through given the proximity to the residential areas to the west.

PROJECT DETAILS (You may be required to provide a separate Operational Statement including the information below)

Gross Acreage 0.81 acres Net Acreage 0.51 acres
Building Area 950 SF No. of Parking Stalls 7 parking stalls
Days of Operation Mon-Sun Hours of Operation 5 am - 11 pm
No. of Employees 15-20 Max Employees per Shift 4-6 per max. peak shift
List All Outdoor Activities N/A

No. of Outdoor Vendors N/A Per Week _____ Per Day _____
No. of Vehicles Used _____
No. of Vehicles Kept Onsite Overnight N/A

If Residential: Number of Single-Family Units _____ Number of Multi-Family Units _____
Other Components _____
Gross Density _____ Net Density _____
Open Space _____ Acreage _____
Recreation Facilities: Yes / No Specify _____

Modified Setbacks or Standards Requested: Yes / No Specify _____

PROVIDE THE FOLLOWING FOR ALL CUP PROJECTS

(Person Preparing Application Shall Place Initials On The Space Provided. Required Application Materials Not Included Will Result In Application Being Deemed INCOMPLETE.)

- 10 Copies of Site Plan (See Supplemental Information required For Site Plans) Each set must be folded
- 1 Copy of Reduced Size Site Plan (8 1/2in. X 11in.)
- 10 Copies of Conceptual Building Elevations (See Supplemental Information Required For Building Elevations)
- 1 Copy of Reduced Size Conceptual Building Elevations (8 1/2in. X 11in.)
- 10 Copies of Floor Plans
- 1 Copy of Reduced Size Floor Plans (8 1/2in. X 11in.)
- 10 Copies of Preliminary Landscape Plans (Including Fencing and Wall Details)
- 1 Copy of Reduced Size Preliminary Landscape Plans (8 1/2in. X 11in.)
- 2 Copies of Site Plan Review Committee Revise & Proceed Comments
- 1 Copy of Signage and/or Sign Program
- 2 Copies of Noise Study (If required by Site Plan Review Committee)
- 2 Copies of Traffic Impact Study (If required by Site Plan Review Committee)
- 1 Copy Of Trash Enclosure Details
- Electronic Files of all Exhibits (Adobe Acrobat, or similar format) Provided on CD Disk



March 10, 2021

Ross.Orsi@dutchbros.com

Site Plan Review No. 21-020:

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city. A copy of each Departments/Divisions comments that were discussed with you at the Site Plan Review meeting are attached to this document.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **February 17, 2021**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official and construction is commenced and diligently pursued toward completion.

If you have any questions regarding this action, please call the Community Development Department at (559) 713-4359.

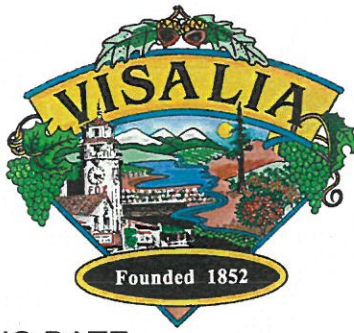
Respectfully,

A handwritten signature in blue ink, appearing to read 'Paul Bernal', is written over a large, light blue scribble.

Paul Bernal
City Planner
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



MEETING DATE February 17, 2021
SITE PLAN NO. 2021-020
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
- During site plan design/policy concerns were identified, schedule a meeting with
- Planning Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
- Your plans must be reviewed by:
- CITY COUNCIL REDEVELOPMENT
- PLANNING COMMISSION PARK/RECREATION
- Conditional Use Permit
- HISTORIC PRESERVATION OTHER –TCUP

ADDITIONAL COMMENTS:

If you have any questions or comments, please call Adrian Bubalcaba at (559) 713-4271
Site Plan Review Committee

SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division, 559-713-4003

Date: February 17, 2021

SITE PLAN NO: 2021-020
PROJECT: Dutch Bros Coffee
DESCRIPTION: 950 SF DUTCH BROS COFFEE WITH DOUBLE DRIVE-THRU LANES TO ACCOMMODATE 25 VEHICLES, 6 SHARED PARKING SPACES, 1 REG., 1 ADA PARKING SPACE, AND A TRASH / RECYCLING EXLCOSURE.
APPLICANT: RUSS ORSI
PROP. OWNER: SHANNON GENERATIONS LLC.
LOCATION: 3150 N. DEMAREE ST.
APN: 091-153-017
GENERAL PLAN: CMU
ZONING: C-MU (Commercial Mixed Use)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Rule 9510 - This project may be subject to the Rule 9510 requirements of the [San Joaquin Valley Air Pollution Control District](#) - see District web-site for information.

Project Requirements

- Compliance with Specific Plan
- Conditional Use Permit
- Building Permit
- Additional Information as Needed

PROJECT SPECIFIC INFORMATION: February 12, 2021

1. Compliance with the Village at Willow Creek Specific Plan.
 - a. Page 2-3; requirement for Conditional Use Permit. (Required due to proximity to residential)
 - b. Page 3-20; requirement for architectural design criteria.
2. The applicant shall provide drive-thru queuing analysis detailing the following:
 - a. Traffic control.
 - b. Vehicle stacking (at regular and peak hours).
 - c. Signage and striping to be used outside of drive-thru entrance prohibiting vehicles from blocking drive aisle.
3. Site Plan shall display all setbacks (building and landscaping: both 15ft).
4. Shared parking with other parcels shall be represented in a shared parking agreement.
5. The proposal shall comply with all VMC Chapter 17.23.162 Drive-thru lanes performance standards and Chapter 8.36 Noise ordinance limitations.
6. A Building Permit shall be obtained for work onsite.
7. Signage by separate permit.
8. Other information as needed.

CITY GENERAL PLAN CONSISTENCY

Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan.

17.19.060 Development standards in the C-MU zones outside the downtown area.

The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 - 1. Front: fifteen (15) feet;
 - 2. Rear: zero (0) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 - 4. Side: zero (0) feet;
 - 5. Side yards abutting an R-1 or R-M zone district: fifteen (15) feet;
 - 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
 - 1. Front: fifteen (15) feet;
 - 2. Rear: five (5) feet;
 - 3. Rear yards abutting an R-1 or R-M zone district: five (5) feet;
 - 4. Side: five (5) feet (except where a building is located on side property line);
 - 5. Side yards abutting an R-1 or R-M zone district: five (5) feet;
 - 6. Street side on corner lot: ten (10) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

Parking:

- 1. Provide parking spaces based Zoning Ordinance Section 17.34.020
- 2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
- 3. Provide handicapped space(s).
- 4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking.
- 5. A planter is required every other row. (5-9 feet in width containing trees on twenty (20) foot centers.
- 6. No repair work or vehicle servicing allowed in a parking area.
- 7. It is highly recommended that bicycle rack(s) be provided on site plan.
- 8. No parking shall be permitted in a required front/rear/side yard.
- 9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas.
- 10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street or when across from residential property.
- 11. Front carport area to have a 3 to 6-foot tall screening wall.
- 12. Provide shopping cart storage areas on site plan.
- 13. Provide transit facilities on site plan.
- 14. Provide shared parking/access agreements
- 15. Provide off-street loading facility.
- 16. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.
- 17. Provide a "No Parking" (dead-head) stall at the end of the parking row (for rows over 6 stalls deep with no outlet) to allow vehicles to turn around rather than backing out if no stalls are available.

Landscaping:

- 1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water

conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELo standards is required indicating that the landscaping has been installed to MWELo standards.**

2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.015-2).
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
11. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

Drive-thru Performance Standards (Section 17.32.162)

- A. Purpose and Intent: It is the purpose of this section to specify performance standards applicable to uses that seek to incorporate a drive-thru lane in associate with specified use. This section does not apply to carwashes and lube and oil changing stations.
- B. Performance Standards:

1. Separation from residences: The drive-thru lane shall be no less than 250 feet from the nearest residence or residentially zoned property.
2. Stacking: The drive-thru lane shall contain no less than ten vehicle stacking, measured from the pickup window to the designated entrance to the drive-thru lane. There shall be no less than three vehicles spaces distance from the order menu/speaker (or like device) to the designated entrance to the order window.
3. Circulation: No portion of the drive-thru lane shall obstruct any drive aisles or required on-site parking. The drive thru shall not take ingress or egress from a local residential road.
4. Noise: no component or aspect of the drive-thru lane or its operation shall generate noise levels in excess of 60db between the hours of 7:00 p.m. and 6:00 a.m. daily.
5. Screening: The entire drive-thru lane shall be screened from adjacent street and residential view to a height of three feet. Screening devices shall be a combination of berming, hedge and landscape materials, and solid walls as approved by the City Planner.
6. Menu boards and signage: Shall be oriented or screened to avoid direct visibility from adjacent public streets.

Noise: NOISE ORDINANCE (Municipal Code Chapter 8.36)

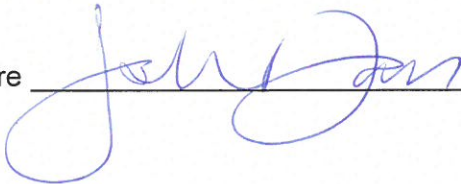
The City's Noise Ordinance has standards for maximum noise levels near sensitive land uses. The project, as with all other uses in the City, will be required to meet the standards of the Noise Ordinance during construction of the project and during operation of the use on the site. It is the property owner's responsibility to ensure that the Ordinance is being met. Copies of the Noise Ordinance are available at the Community Development Department front counter or online at www.ci.visalia.ca.us. (Click on Municipal Code and then go to Chapter 8.36.)

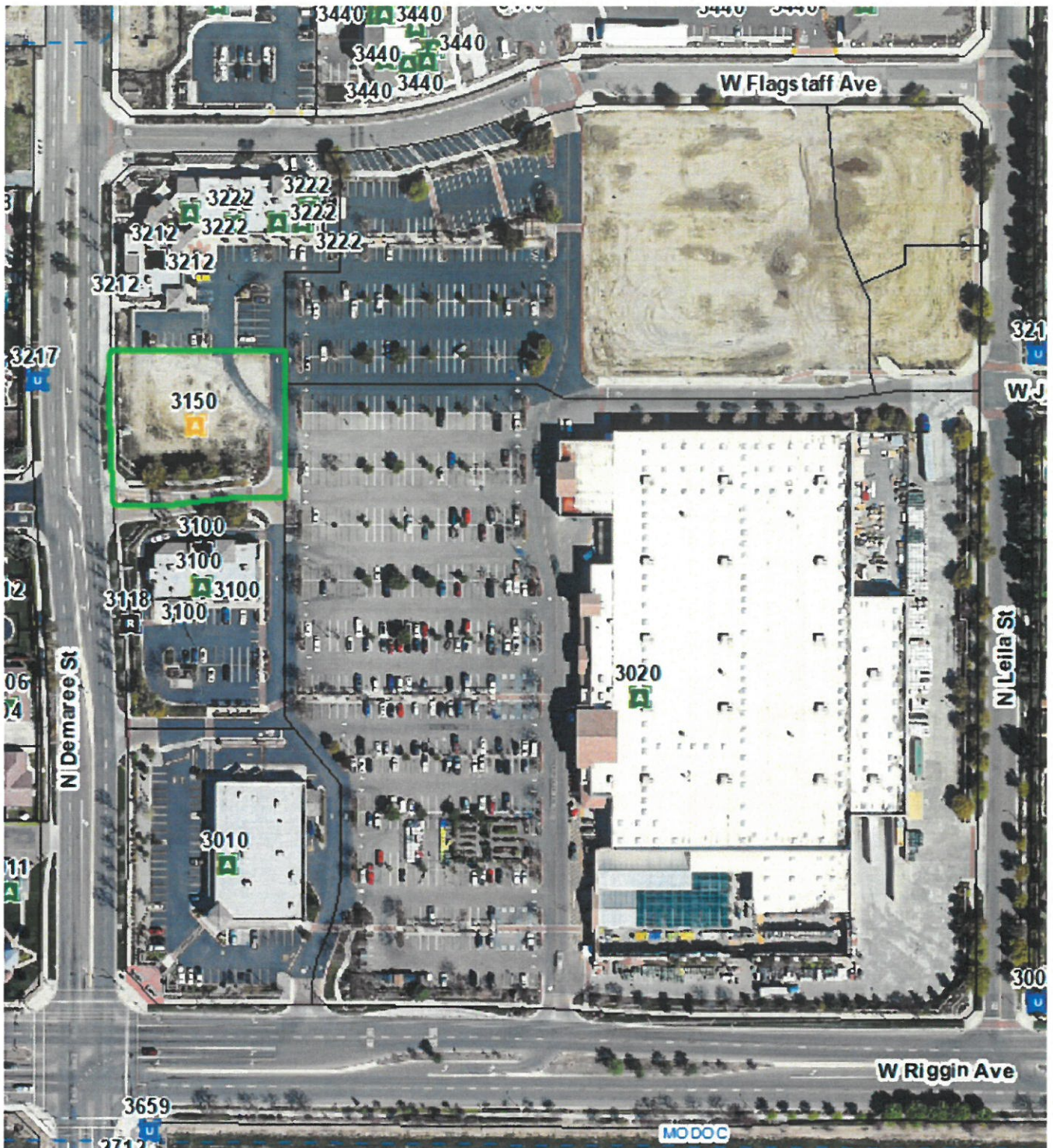
As part of Staff's review prior to Planning Commission/City Council hearings on the proposed project Staff may determine it appropriate to review the proposed project for potential Noise Ordinance conformity. If it is determined that the proposed project may not meet the Noise Ordinance a Noise Study may be required prior to public hearing on the project.

Staff believes that the proposed project may not meet the City Noise Ordinance as proposed. As part of Staff's review prior to Planning Commission/City Council hearings on the proposed project, Staff will require that a Noise Study be prepared for review by the Planning Commission/City Council.

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature _____





City of Visalia
Building: Site Plan
Review Comments

FR 210'20
 DUTCH BROS COFFEE
 3150 N DEMAREE
 ST

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project
 Please refer to the applicable California Code & local ordinance for additional requirements.

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. Residential \$4.16 per square foot.
- Park Development fee \$ _____, per unit collected with building permits.
- Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: PROVIDE HYDROMECHANICAL
CREASE INTERCEPTOR. BELOW 3 COMP.
SINK. PROVIDE PIPE RACK. LANDSCAPING
SHALL MEET THE MWELQ REQUIREMENTS.
PROVIDE ACCESSIBLE ROUTE WITH OTHER
BUILDINGS ON SITE.
VAL GARCIA 12/17/21
 Signature



Site Plan Comments

Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

Date February 16, 2021
Item # 7
Site Plan # 21020
APN: 078230026

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- Construction and demolition sites prior to and during construction shall comply with the following:
 - **Water supply** for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on the site. 2019 CFC §3312
 - Provide an all-weather, 20 feet width **construction access road** capable of holding a 75,000 pound fire apparatus. Fire apparatus access shall be provided within 100 feet of temporary or permanent fire department connections. 2019 CFC §3310
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2019 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2019 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- **Commercial dumpsters** with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. 2019 CFC 304.3.3
- A **Knox Box key lock system** is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. The key box shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation. 2019 CFC 506.1

Corbin Reed
Fire Marshal



City of Visalia
 Police Department
 303 S. Johnson St.
 Visalia, CA 93292
 (559) 713-4370

Date: 2-16-21
 Item: 7
 Site Plan: 21-020
 Name: Agent McEwen

SITE PLAN REVIEW COMMENTS

- No Comment at this time
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact Fee:
 Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
 Effective date – August 17, 2001

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure or improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.

- Not enough information provided. Please provide additional information pertaining to:

- Territorial Reinforcement: Define property lines (private/public space).

- Access Controlled / Restricted etc.:

- Lighting Concerns:
Proper exterior lighting.
- Traffic Concerns:
Concern with Drive-Thru traffic leaking onto roadway.
- Surveillance Issues:
Exterior & Interior surveillance.
- Line of Sight Issues:
Low shrubs to help w/ homeless issues.
- Other Concerns:
Traffic congestion. Lot is ~~smaller~~ bigger than the lot @ mooney & myrtle.

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

February 17, 2021

ITEM NO: 7

SITE PLAN NO: SPR21020

PROJECT TITLE: Dutch Bros Coffee

DESCRIPTION: 950 SF Dutch Bros Coffee with Double Drive-through Lanes to Accommodate 25 Vehicles, 6 Shared Parking Spaces, 1 Regular Parking Space, 1 ADA Parking Space and a Trash and Recycling Enclosure (C-MU)

APPLICANT: Russ Orsi

OWNER: SHANNON GENERATIONS LLC

APN: 078230026

LOCATION: 3150 N DEMAREE ST

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required (CUP)
 - Provide more traffic information such as number of trips project is expected to generate in the peak hour. Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

- Concern with spillover onto master site circulation. Queue analysis required.
- Stripe main drive isle with a no parking or stopping area hatched out similar to Costco.
- VMT analysis may be required.

Leslie Blair

Leslie Blair



SITE PLAN REVIEW DATE: 02.17.21

WASTEWATER COLLECTIONS AND PRETREATMENT DIVISION (QUALITY ASSURANCE)
SITE PLAN REVIEW COMMENTS

SITE PLAN REVIEW NO: 21020 ITEM # 7

PROJECT NAME: DUTCH BROS

THE PROJECT IS SUBJECT TO THE FOLLOWING REQUIREMENTS FROM WASTEWATER
PRETREATMENT DIVISION (QUALITY ASSURANCE):

SUBMISSION OF WASTEWATER DISCHARGE PERMIT
APPLICATION/QUESTIONNAIRE/OTHER REGULATORY FORMS

- FSE QUESTIONNAIRE
FORM REQUIRED _____
- FORM REQUIRED _____
- FORM REQUIRED _____

INSTALLATION OF SAND AND GREASE INTERCEPTOR

INSTALLATION GREASE INTERCEPTOR

OTHER UNDER SINK GREASE TRAP

SITE PLAN REVIEWED-NO COMMENTS

CONTACT THE WASTEWATER PRETREATMENT DIVISION (QUALITY ASSURANCE) AT
(559) 713-4529 OR JESSICA.SANDOVAL@VISALIA.CITY, IF YOU HAVE ANY QUESTIONS.

COMMENTS:

FORMS CAN BE FOUND @
https://www.visalia.city/depts/public_works/wastewater/commercial_industrial_pretreatment_program.asp

DATE REVIEWED: 02/13/21

CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4532
COMMERCIAL BIN SERVICE

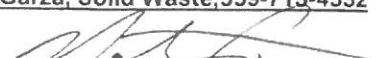
21020

February 17, 2021

- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.
- Comment** Bin enclosure must be an R-3 or R4 (City Standard) enclosure set for stab load services, with no less than 38' clear space in front of bin, including the front concrete pad. Solid waste services to include trash, recycling, and organics services to be assigned per AB-341 and AB-1826. Enclosure gates must open 180 degrees, clear all curbing, and include cain bolts.

Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 713-

ITEM NO: 7 DATE: FEBRUARY 17, 2021

SITE PLAN NO.: 21-020
 PROJECT TITLE: DUTCH BROS COFFEE
 DESCRIPTION: 950 SF DUTCH BROS COFFEE W/ DOUBLE DRIVE-THRU LANES TO ACCOMMODATE 25 VEHICLES, 6 SHARED PARKING SPACES, 1 REGULAR PARKING SPACE, 1 ADA PARKING SPACE AND A TRASH & RECYCLING ENCLOSURE. (CMU)
 APPLICANT: RUSS ORSI
 PROP OWNER: SHANNON GENERATIONS LLC
 LOCATION: 3150 N DEMAREE ST
 APN: 078-230-026

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with radius;
- Install curb; gutter **ONSITE PER DESIGN**
- Drive approach size: Use radius return;
- Sidewalk: **4' MIN** width; parkway width at **PROVIDE ONSITE FOR PEDESTRIAN ACCESSIBILITY AND CONNECTIVITY TO THE SHOPPING CENTER.**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY**
 Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **TIE INTO EXISTING STORM WATER INFRASTRUCTURE ONSITE**
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 0.20%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:
 - Install street striping as required by the City Engineer.
 - Install landscape curbing (typical at parking lot planters).
 - Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
 - Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
 - Provide "R" value tests: each at
 - Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
 - Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
 - Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements.
 - A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove. A pre-construction conference is required.
 - Relocate existing utility poles and/or facilities. **ONSITE AS NECESSARY**
 - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
 - Subject to existing Reimbursement Agreement to reimburse prior developer:
 - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
 - If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
 - If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

- 1. Proposed development will incur impact fees associated with site improvement and building construction. Refer to page 3 for applicable fees.**
- 2. The site plan layout does not clearly depict existing parking lot improvements north of the site. Additional design adjustments to proposed layout will be necessary in order to match existing improvements. Redesign and submit with building plans.**
- 3. Provide onsite accessible path of travel per the underlying master plan development, providing connectivity internally between parcels/businesses within the shopping center. There are existing paths to tie into, adjustments to site plan proposal will be required. Redesign and submit with building plans.**
- 4. Building permit plan check and inspection fees will apply.**
- 5. Additional entitlements are required per Planning Dept.**
- 6. Connect to onsite utility infrastructure.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 21-020

Date: 2/17/21

Summary of applicable Development Impact Fees to be collected at the time of building permit:

(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date:9/1/2020)

(Project type for fee rates:RETAIL)

Existing uses may qualify for credits on Development Impact Fees.

| FEE ITEM | FEE RATE |
|--|--|
| <input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee | \$1,343/AC X 0.71 |
| <input checked="" type="checkbox"/> Transportation Impact Fee | \$15,135/1KSF X 0.95 |
| <input checked="" type="checkbox"/> Trunk Line Capacity Fee | \$1,399/EACH X 1 TREATMENT PLANT FEE: \$6,144/EACH |
| <input checked="" type="checkbox"/> Sewer Front Foot Fee | \$45/LF X 168 (DEMAREE) |
| <input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee | \$6,751/AC X 0.71 |
| <input type="checkbox"/> Park Acq/Dev Fee | |
| <input type="checkbox"/> Northeast Specific Plan Fees | |
| <input checked="" type="checkbox"/> Waterways Acquisition Fee | \$4,958/AC X 0.71 |
| <input checked="" type="checkbox"/> Public Safety Impact Fee: Police | \$9,002/AC X 0.71 |
| <input checked="" type="checkbox"/> Public Safety Impact Fee: Fire | \$1,969/AC X 0.71 |
| <input checked="" type="checkbox"/> Public Facility Impact Fee | \$577/1KSF X 0.95 |
| <input type="checkbox"/> Parking In-Lieu | |

Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Adrian Rubalcaba

NOTICE OF EXEMPTION

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291-4593

Conditional Use Permit No. 2021-07

PROJECT TITLE

The project site is located on the east side of North Demaree Street between West Riggin and West Flagstaff Avenues (APN: 078-230-026).

PROJECT LOCATION

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

Conditional Use Permit No. 2021-04 is request by Dutch Bros Coffee to construct a 950 square foot building with a double drive-thru lane to accommodate 24 vehicles on a 0.70-acre parcel in the Village at Willow Creek Shopping Center. The project site is zoned C-MU (Commercial Mixed-Use)

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia, 315 E. Acequia Avenue, Visalia CA 93291, Email: paul.bernal@visalia.city

NAME OF PUBLIC AGENCY APPROVING PROJECT

Sandy King, Barghausen Consulting Engineers, Inc., 409 E. Pine St., Klamath Falls OR 97601, E-mail: sking@barghausen.com

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Sandy King, Barghausen Consulting Engineers, Inc., 409 E. Pine St., Klamath Falls OR 97601, E-mail: sking@barghausen.com

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
 Emergency Project - Section 15071
 Categorical Exemption - State type and Section number: **Section 15303**
 Statutory Exemptions- State code number:

This project involves the new construction of small commercial structures not exceeding 10,000 square feet in an urbanized area described in Section 15303.

REASON FOR PROJECT EXEMPTION

Paul Bernal, City Planner

(559) 713-4025

CONTACT PERSON

AREA CODE/PHONE

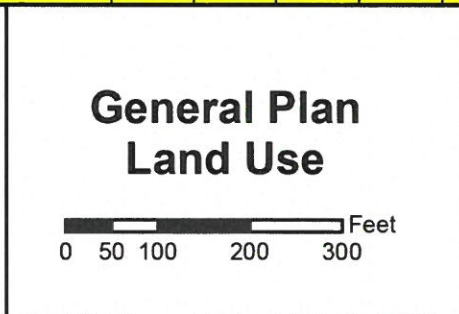
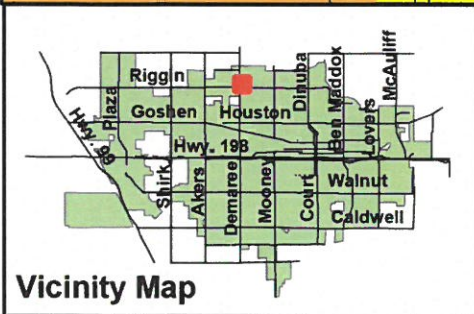
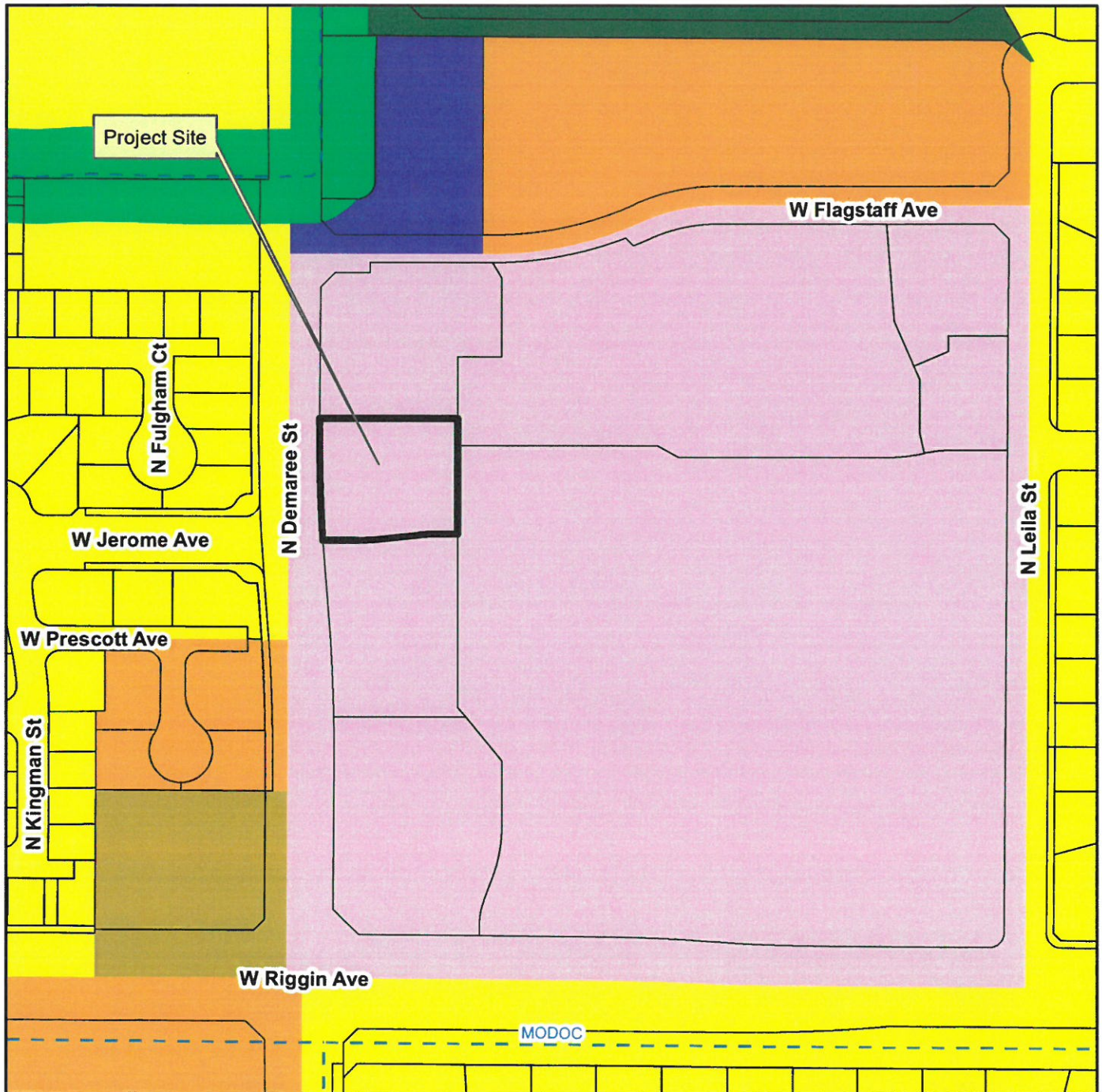
March 22, 2021

DATE

ENVIRONMENTAL COORDINATOR
Brandon Smith, AICP

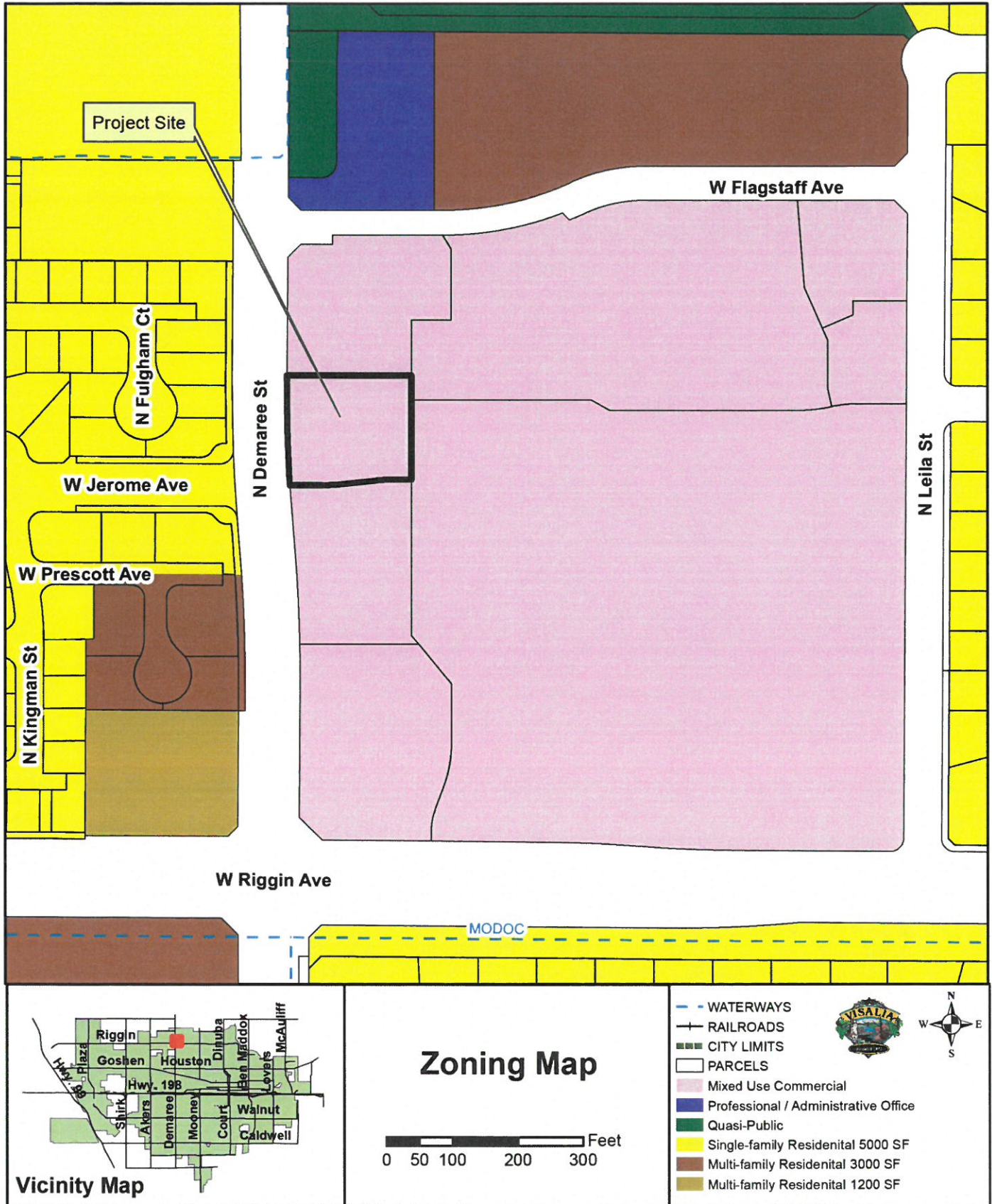
Conditional Use Permit No. 2021-07

The project site is located at the east side of Demaree Street between RiggIn and Flagstaff Avenues (APN: 078-230-026)



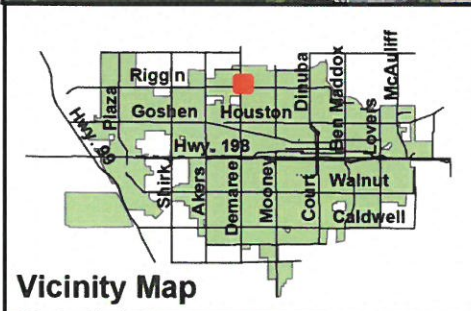
Conditional Use Permit No. 2021-07

The project site is located at the east side of Demaree Street between Riggan and Flagstaff Avenues (APN: 078-230-026)



Conditional Use Permit No. 2021-07



The project site is located at the east side of Demaree Street between Riffin and Flagstaff Avenues (APN: 078-230-026)



Aerial Photo

Photo Taken March 2020

0 50 100 200 300 Feet



- WATERWAYS
- RAILROADS
- CITY LIMITS
- PARCELS

Conditional Use Permit No. 2021-07

The project site is located at the east side of Demaree Street between Riggan and Flagstaff Avenues (APN: 078-230-026)

