



DATE: July 19, 2023

TO: PLANNING COMMISSION

FROM: Tina Wilson, Associate Planner (879-6807, [tina.wilson@chicoca.gov](mailto:tina.wilson@chicoca.gov))

RE: Use Permit 21-06 (Dutch Bros Coffee Drive-Through), 2060 East 20<sup>th</sup> Street, APN 002-370-025

---

## SUMMARY

The applicant proposes to establish a new drive-through and construct a free-standing Dutch Bros Coffee building, and associated site improvements to the existing parking lot including landscaping on a 3.0-acre parcel developed with the WinCo Foods parking lot. The proposed building would be located on the southwest portion of the parcel, west of the accessway along East 20<sup>th</sup> Street. No project issues have been identified. Planning staff recommends approval, subject to conditions.

### Recommendation:

Planning staff recommends adoption of Resolution No. 23-05 (**Attachment A**), determining the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 and approving Use Permit application 21-06 (Dutch Bros Coffee Drive-Through), subject to the recommended conditions.

### Proposed Motion:

I move that the Planning Commission adopt Resolution 23-05, determining the project is categorically exempt from further environmental review pursuant to CEQA Section 15303 and approving Use Permit 21-06 (Dutch Bros Coffee Drive-Through), subject to the recommended conditions.

## BACKGROUND

The applicant proposes to construct a free-standing Dutch Bros Coffee building with drive-through in the existing parking lot of WinCo Foods, located at 2060 East 20<sup>th</sup> Street. The proposed building with drive-through would be located on the southwest portion of the parcel, west of the accessway along East 20<sup>th</sup> Street (see **Attachment B**, Location/Notification Map). The site is designated Commercial Mixed Use (CMU) on the City's General Plan Land Use Diagram and zoned CC (Community Commercial). The project site is within the existing parking lot area along East 20<sup>th</sup> Street, located farthest away from the WinCo Foods building. This portion of the parking lot would be reconfigured to accommodate the building and drive-through queuing lanes.

The proposal includes a new 950 square foot building with a drive-through facility (see **Attachment C**, Site Plan). On June 7, 2023, the Board of Architectural Review and Historic Preservation reviewed and approved the Site Design and Architectural Review application (AR 21-24) for the project.

## DISCUSSION

The site is designated Commercial Mixed Use (CMU) on the City's General Plan Land Use Diagram and zoned CC (Community Commercial). A use permit is required to authorize a new drive-through sales use in the CC zoning district, pursuant to Chico Municipal Code (CMC) Section 19.44.020, Table 4-6. New drive-through uses must comply with City standards set forth under CMC Section 19.76.070 (Drive-in and drive-through facilities).

This is a request to authorize a new drive-through use associated with the construction of a free-standing Dutch Bros Coffee building. The drive-through window is located on the north side of the building and complies with all City standards, including enough room to queue at least six vehicles in the drive-through lane in advance of the drive-through window. As shown on the site plan (**Attachment C**), the two drive-through lanes have room for approximately 22 vehicles total. Proposed screening for the drive-through lane includes extensive existing and proposed landscape treatment along the drive-through lanes' northerly and southerly boundaries. Landscaping treatment includes layers of trees, shrubs, and groundcover to reduce visibility of vehicles from adjacent streets.

The architecture features modulation with a tower element, building wall articulation, and building materials that are visually interesting and compatible with surrounding commercial development. It includes natural colors with a bold blue tower element, neutral stucco finishes, stone veneer, and a 300 square foot canopy over the customer walk-up service window (see **Attachment D**, Color Elevations and **Attachment E**, Color and Material Board). The primary color palette includes beige, blue, and varied earthtones.

The proposed project is within an existing parking area for the shopping center, but parking areas would be reconfigured, and shade trees and landscaping would be added to replace any existing landscaped islands within the parking lot that would be removed to accommodate the reconfigured area of the site. Although there would be a net reduction of 76 parking spaces on site, the proposed and existing spaces within the parking lot would total 394, meeting parking requirements for both the existing WinCo Foods building and the proposed Dutch Bros Coffee building with drive-through. Bike racks would be provided on the east side of the building. All vehicle circulation associated within the new use would be internal to the existing shopping center and no new access points with the public right-of-way are proposed. Ample parking would be provided within the shopping center to serve the proposed project.

New landscaping would be provided within the project site and integrated into existing landscaping for the shopping center. The landscape plan indicates a total of 29.5 percent of the site area to be landscaped, exceeding the required 5-percent for the CC zoning district. A variety of shrubs, groundcover, and decorative trees would enhance the aesthetic appearance of the project along the East 20<sup>th</sup> Street frontage (see **Attachment F**, Landscape Plan). Parking lot shade is estimated to reach 57 percent at tree maturity and includes several scarlet oak and sycamore trees.

Subject to the above, and standard conditions, staff recommends approval of the use permit. Recommended conditions of approval are included in **Attachment A**, **Exhibit I**.

## **GENERAL PLAN CONSISTENCY**

The proposed project would maintain compatibility with the surrounding commercial uses. Located in the same shopping center is WinCo Foods. The proposed use is consistent with the site's General Plan land use designation and several goals found in the General Plan's Economic Development Element, discussed further in the findings. The use is also consistent with the City's desire for intensification and revitalization of commercial uses.

## **MUNICIPAL CODE CONFORMANCE**

Pursuant to Chico Municipal Code Chapter 19.44, drive-through sales are allowed in the CC zoning district, subject to use permit approval. This use permit has been processed in accordance with the requirements of Chapter 19.24 (*Use Permits*).

## **FINDINGS**

### Environmental Review Finding

The project has been determined to be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures). Consistent with this exemption, the project consists of the construction of a new commercial pad and building less than 10,000 square feet in size, including drive-through food sales, not involving the use of significant amounts of hazardous substances, where all necessary public services are available, and the surrounding area is not environmentally sensitive habitat.

### Use Permit Findings

Following a public hearing, the Planning Commission may approve a use permit application, with or without conditions, only if all of the following findings can be made:

- A. *The proposed use is allowed within the subject-zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits).*

Chico Municipal Code Section 19.44.020 allows drive-through sales in the CC zoning district, subject to use permit approval. This use permit has been processed in accordance with the requirements of Chapter 19.24.

- B. *The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use.*

The proposed use consists of the addition of drive-through sales for a new commercial building in the WinCo Foods shopping center. All drive-through improvements will be constructed to City standards, which are intended to promote the health, safety, and general welfare of the public. No new access points will be created, so there will be no new sight distance hazards, and there is adequate vehicle stacking so that emergency access to the site remains unobstructed. No impacts to the health, safety, or welfare of neighborhood residents have been identified.

- C. *The proposed use will not be detrimental and/or injurious to property and improvements in the neighborhood of the proposed use, as well as the general welfare of the City.*

The proposed use consists of the addition of drive-through sales for a new commercial building in the WinCo Foods shopping center. All drive-through improvements will be constructed to City standards, which are intended to promote the health, safety, and general welfare of the public. Ample driveway width and length has been provided to ensure there is adequate parking queue and storage capacity without impacting parking lot circulation or parking activities. Existing regulations require that any public improvements damaged during the course of construction be repaired or reconstructed by the applicant. No other impacts to property or improvements outside of the project site have been identified.

- D. *The proposed use will be consistent with the policies, standards, and land use designations established by the General Plan.*

The proposed drive-through sales use is consistent with the Commercial Mixed Use designation for the site, which encourages the integration of retail and service commercial uses with office and/or residential uses, including those which are auto-oriented (such as drive-through uses). Approval of the project is also consistent with General Plan policies, including those that encourage compatible infill redevelopment and revitalization of existing commercial centers (LU-4.2, LU-4.4, CD-5 and ED-3) and those that call for minimizing driveways on larger streets (CIRC-1.1 and Table CIRC-1). Approval of the project is consistent with General Plan goals and policies to enhance Chico's long-term prosperity (ED-1) and ensure that regulations and permitting processes for the conduct of commerce do not unreasonably inhibit local business activity (ED-1.3). No specific, area, or neighborhood plans apply to the project.

- E. *The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.*

The proposed use consists of drive-through sales for a new quick service coffeeshop in the WinCo Foods shopping center. The use is located east of Forest Avenue and north of East 20<sup>th</sup> Street and is compatible with existing retail development within the shopping center and on nearby properties. Compliance with the City's drive-through regulations will ensure operating characteristics are compatible with the surrounding land uses. The project is consistent with the City's adopted Design Guidelines Manual.

As supported by the Conditions of Approval (Exhibit I to **Attachment A**), and this staff report, the proposed conditional use permit conforms with the requirements of Title 19 of the Chico Municipal Code and would be consistent with the Chico General Plan.

## **PUBLIC CONTACT**

A 10-day public hearing notice was mailed to all landowners and residents within 500 feet of the site, and a legal notice was published in the *Chico Enterprise Record*. As of the date of this report, no correspondence has been received in response to the public notice.

## **DISTRIBUTION:**

PC Distribution

Principal Planner Bruce Ambo  
Associate Planner Tina Wilson  
Files: UP 21-06, AR 21-24

External

Barghausen Consulting Engineers, Inc., Attn: Sandra Fox, Email: [sfox@barghausen.com](mailto:sfox@barghausen.com)  
Dutch Bros Coffee, Attn: Russ Orsi, Email: [russ.orsi@dutchbros.com](mailto:russ.orsi@dutchbros.com)  
WinCo Foods LLC, Attn: Greg Goins, Email: [Greg.goins@wincofoods.com](mailto:Greg.goins@wincofoods.com)  
Gnich Architecture Studio, Attn: Omar Garzon, Email: [omarg@gnicharch.com](mailto:omarg@gnicharch.com)

**ATTACHMENTS:**

- A. Planning Commission Resolution No. 23-05  
Exhibit I Conditions of Approval for UP 21-06
- B. Location/Notification Map
- C. Site Plan
- D. Color Elevations
- E. Color and Material Board
- F. Landscape Plans

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**RESOLUTION NO. 23-05**  
**RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION**  
**APPROVING USE PERMIT 21-06**  
**(DUTCH BROS COFFEE DRIVE-THROUGH)**

WHEREAS, Dutch Bros Coffee has submitted a use permit application to allow a new drive-through use associated with the construction of a free-standing Dutch Bros Coffee building in the existing parking lot of WinCo Foods located at 2060 East 20<sup>th</sup> Street and further identified as Assessor’s Parcel No. 002-370-025 (the “Project”); and

WHEREAS, the site is designated Commercial Mixed Use on the General Plan Land Use Diagram and is zoned CC (Community Commercial); and

WHEREAS, the Architectural Review and Historic Preservation Board approved Site Design and Architectural Review 21-24 for the Project at a noticed public hearing held on June 7, 2023; and

WHEREAS, the Planning Commission considered the Project, staff report, and comments submitted at a noticed public hearing held on August 3, 2023; and

WHEREAS, the Project has been determined to be categorically exempt pursuant to the Guidelines for the California Environmental Quality Act, 14 CCR Section 15303 (New Construction or Conversion of Small Structures).

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF CHICO AS FOLLOWS:

1. The Planning Commission finds that:

- A. The proposed use is allowed within the subject zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits) in that, pursuant to Chico Municipal Code (CMC) Section 19.44.020, drive-through sales may be allowed in the CC (Community Commercial) zoning district, subject to use permit approval. This use permit has been processed in accordance with CMC 19.24 (Use Permits).

- 1 B. The proposed use would not be detrimental to the health, safety, and general welfare  
2 of persons residing or working in the neighborhood of the proposed use in that all  
3 drive-through improvements will be constructed to City standards, which are  
4 intended to promote the health, safety, and general welfare of the public. No new  
5 access points will be created, so there will be no new sight distance hazards, and  
6 there is adequate vehicle stacking so that emergency access to the site remains  
7 unobstructed. Including all site improvements, the proposed use is anticipated to  
8 operate compatibly with persons residing or working in the neighborhood. No other  
9 health, safety, or welfare impacts have been identified.
- 10 C. The proposed use consists of the addition of drive-through sales for a new  
11 commercial building in the WinCo Foods shopping center. All drive-through  
12 improvements will be constructed to City standards, which are intended to promote  
13 the health, safety, and general welfare of the public. Ample driveway width and  
14 length has been provided to ensure there is adequate parking queue and storage  
15 capacity without impacting parking lot circulation or parking activities. Existing  
16 regulations require that any public improvements damaged during the course of  
17 construction be repaired or reconstructed by the applicant. No other impacts to  
18 property or improvements outside of the project site have been identified.
- 19 D. The proposed drive-through sales use is consistent with the Commercial Mixed Use  
20 designation for the site, which encourages the integration of retail and service  
21 commercial uses with office and/or residential uses, including those which are auto-  
22 oriented (such as drive-through uses). Approval of the project is also consistent  
23 with General Plan policies, including those that encourage compatible infill  
24 redevelopment and revitalization of existing commercial centers (LU-4.2, LU-4.4,  
25 CD-5 and ED-3) and those that call for minimizing driveways on larger streets  
26 (CIRC-1.1 and Table CIRC-1). Approval of the project is consistent with General  
27 Plan goals and policies to enhance Chico's long-term prosperity (ED-1) and ensure  
28 that regulations and permitting processes for the conduct of commerce do not

1 unreasonably inhibit local business activity (ED-1.3). No specific, area, or  
2 neighborhood plans apply to the project.

3 E. The design, location, size, and operating characteristics of the proposed use are  
4 compatible with the existing and future land uses in the vicinity. The proposed use  
5 consists of drive-through sales for a new quick service coffeeshop in the WinCo  
6 Foods shopping center. The use is located east of Forest Avenue and north of East  
7 20<sup>th</sup> Street and is compatible with existing retail development within the shopping  
8 center and on nearby properties. Compliance with the City's drive-through  
9 regulations will ensure operating characteristics are compatible with the  
10 surrounding land uses. The project is consistent with the City's adopted Design  
11 Guidelines Manual.

- 12
- 13 1. Based on all of the above, the Planning Commission hereby approves the Project, subject to  
14 the conditions set forth in Exhibit I, attached hereto.
  - 15 2. The Planning Commission hereby specifies that the materials and documents which  
16 constitute the record of proceedings upon which its decision is based are located at and under  
17 the custody of the City of Chico Community Development Department.

18 //  
19 //  
20 //  
21 //  
22 //  
23 //  
24 //  
25 //  
26 //  
27 //  
28 //



1 THE FOREGOING RESOLUTION WAS ADOPTED at a meeting of the Planning  
2 Commission of the City of Chico held on August 3, 2023, by the following vote:

3 AYES:

4 NOES:

5 ABSENT:

6 ABSTAINED:

7 DISQUALIFIED:

8 ATTEST:

APPROVED AS TO FORM:

9  
10 \_\_\_\_\_  
11 BRUCE AMBO

12 Planning Commission Secretary

10 \_\_\_\_\_  
11 Vincent C. Ewing, City Attorney\*

14 \*Pursuant to The Charter of  
15 the City of Chico, Section 906(E)

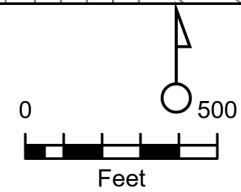
**EXHIBIT “I”**  
**CONDITIONS OF APPROVAL FOR USE PERMIT 21-06**  
**(Dutch Bros Coffee Drive-Through)**

1. Use Permit 21-06 authorizes drive-through sales for a new coffeehouse building at the WinCo Foods shopping center, in substantial accord with the “Site Plan to Accompany Use Permit 21-06 (Dutch Bros Coffee Drive-Through)” and in compliance with all other conditions of approval.
2. The permittee shall comply with all other State and local Code provisions, including those of the Building Division, Public Works Department, Fire Department, and Butte County Environmental Health. The permittee is responsible for contacting these offices to verify the need for permits.
3. All new construction, site improvements, and landscaping shall be subject to site design and architectural review, as established in CMC 19.18.
4. Should cars begin to queue in a manner that interferes with on-site circulation and parking facilities, staff shall communicate verbally to the customer at the service window to move forward and park in a designated parking space and staff will hand-deliver the order to the customer in the parking space(s).
5. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney’s fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.



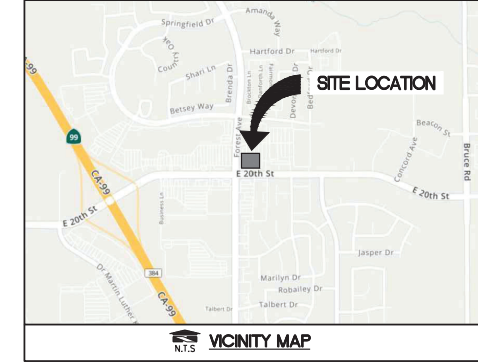
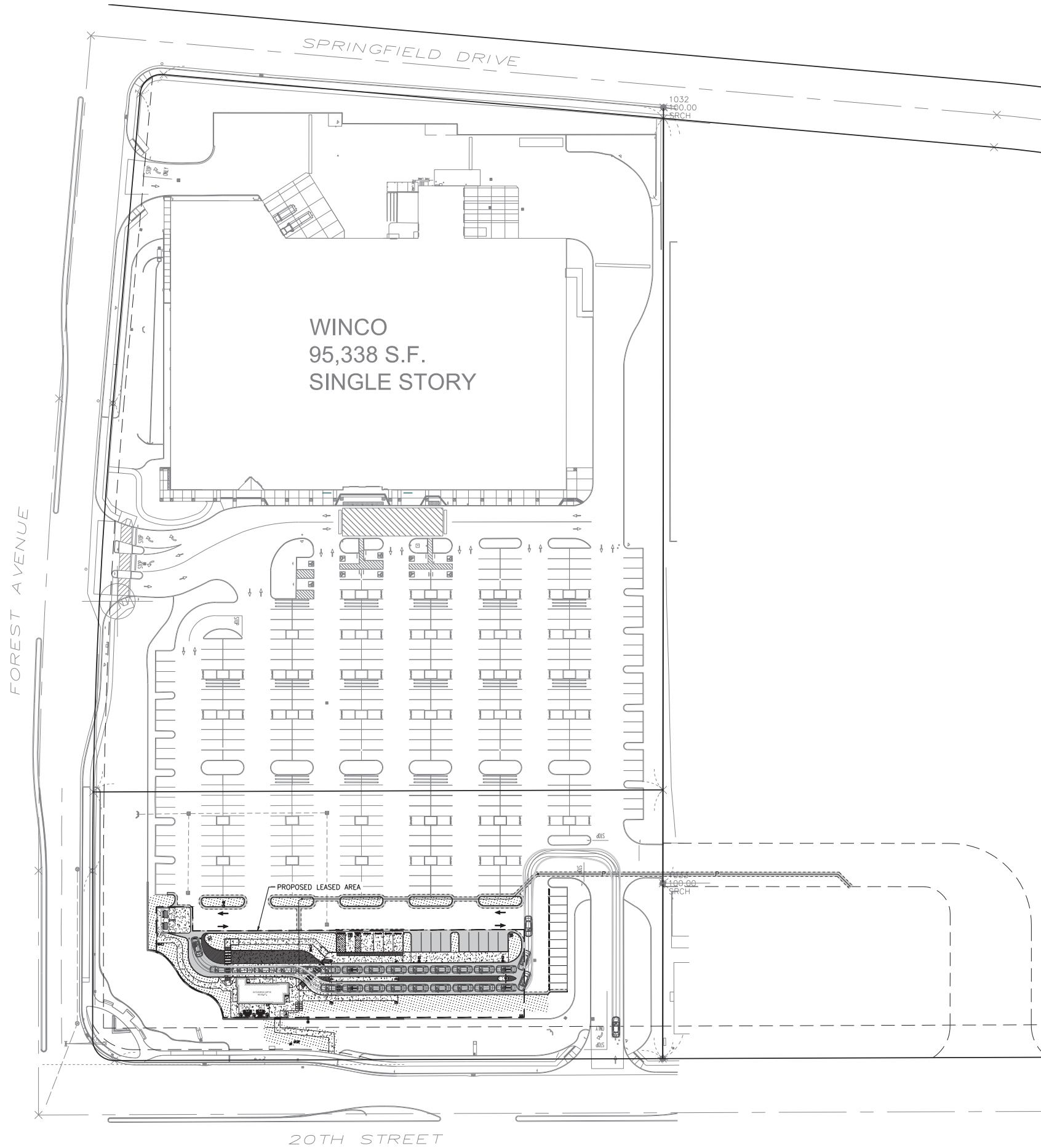
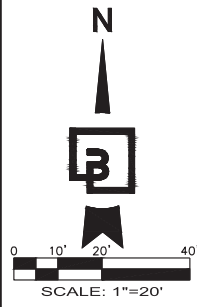
UP 21-06 (Dutch Bros Coffee Drive-Through)  
 2060 East 20th Street  
 APN 002-370-025

- Noticed Addresses
- Noticed Parcels



The name DUTCH BROS., and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.

# DUTCH BROS. COFFEE - CHICO, CA - CA2807

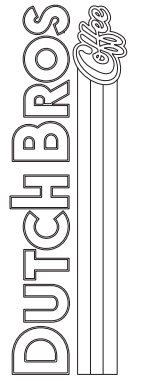


### PROJECT DATA

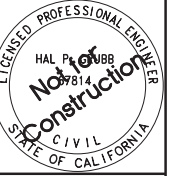
DB2550-A1 FOOTPRINT	
TRASH ENCLOSURE	= 24'x12'
TOTAL EXISTING PARKING STALLS	= 470
PROPOSED	= (-90)+14 = -76
TOTAL REMAINING PARKING STALLS	= 394
QUEUING	= 22
PROPOSED LEASED AREA*	= 26,008 SF
ORIGINAL LEASED AREA	= 18,098 SF

PRELIMINARY NOT FOR CONSTRUCTION

**Title:**  
**TEST FIT PLAN**  
**FOREST AVE AND 20TH STREET**  
**CHICO, CA**



For:



Scale:  
 Horizontal 1" = 20'  
 Vertical N/A

Designed: JAH  
 Drawn: JAH  
 Checked: MAM  
 Approved: C.J.  
 Date: 12/23/22

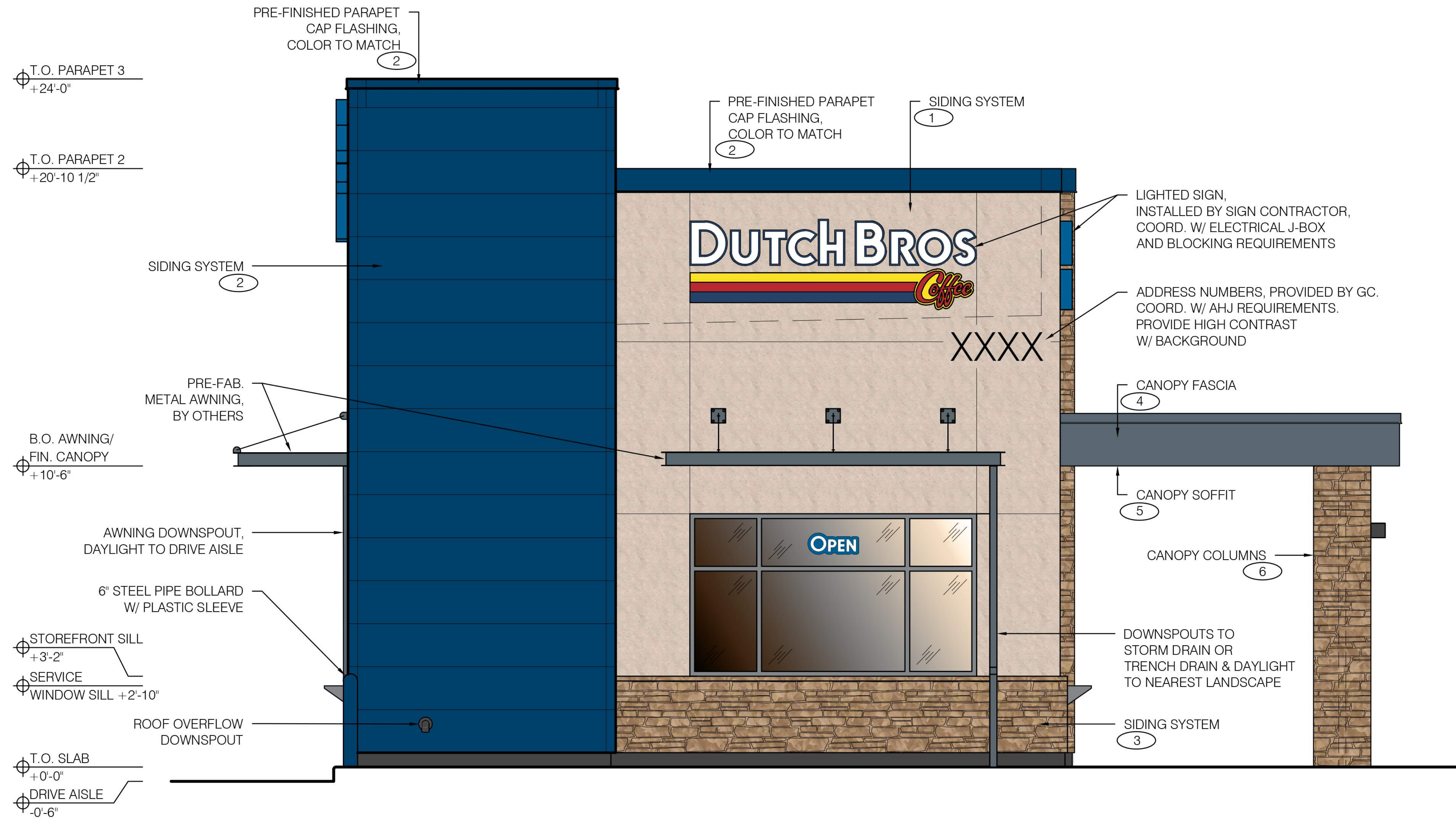
**Barghausen Consulting Engineers, Inc.**  
 18215 72nd Avenue South  
 Kent, WA 98032  
 425-251-6222  
 barghausen.com



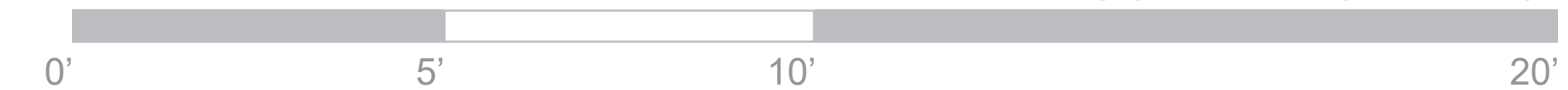
Job Number: **22014**  
 Sheet: **1 OF 1**  
 Date: 2019  
 From: 2022

EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1	STUCCO	-	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN	COLOR: BEIGE - SW 2859
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ METAL OUTSIDE OPEN CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.
	STONE SILL	CULTURED STONE	WATERTABLE / SILL	COLOR: TAUPE
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	-	METAL FASCIA; FLAT	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL
6	COLUMNS	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.

NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY



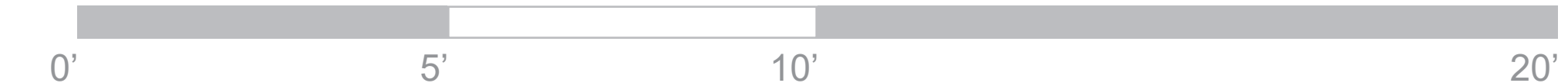
SCALE: 1/2" = 1'-0"



EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1	STUCCO	-	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN	COLOR: BEIGE - SW 2859
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ METAL OUTSIDE OPEN CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.
	STONE SILL	CULTURED STONE	WATERTABLE / SILL	COLOR: TAUPE
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	-	METAL FASCIA; FLAT	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL
6	COLUMNS	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.
NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY				

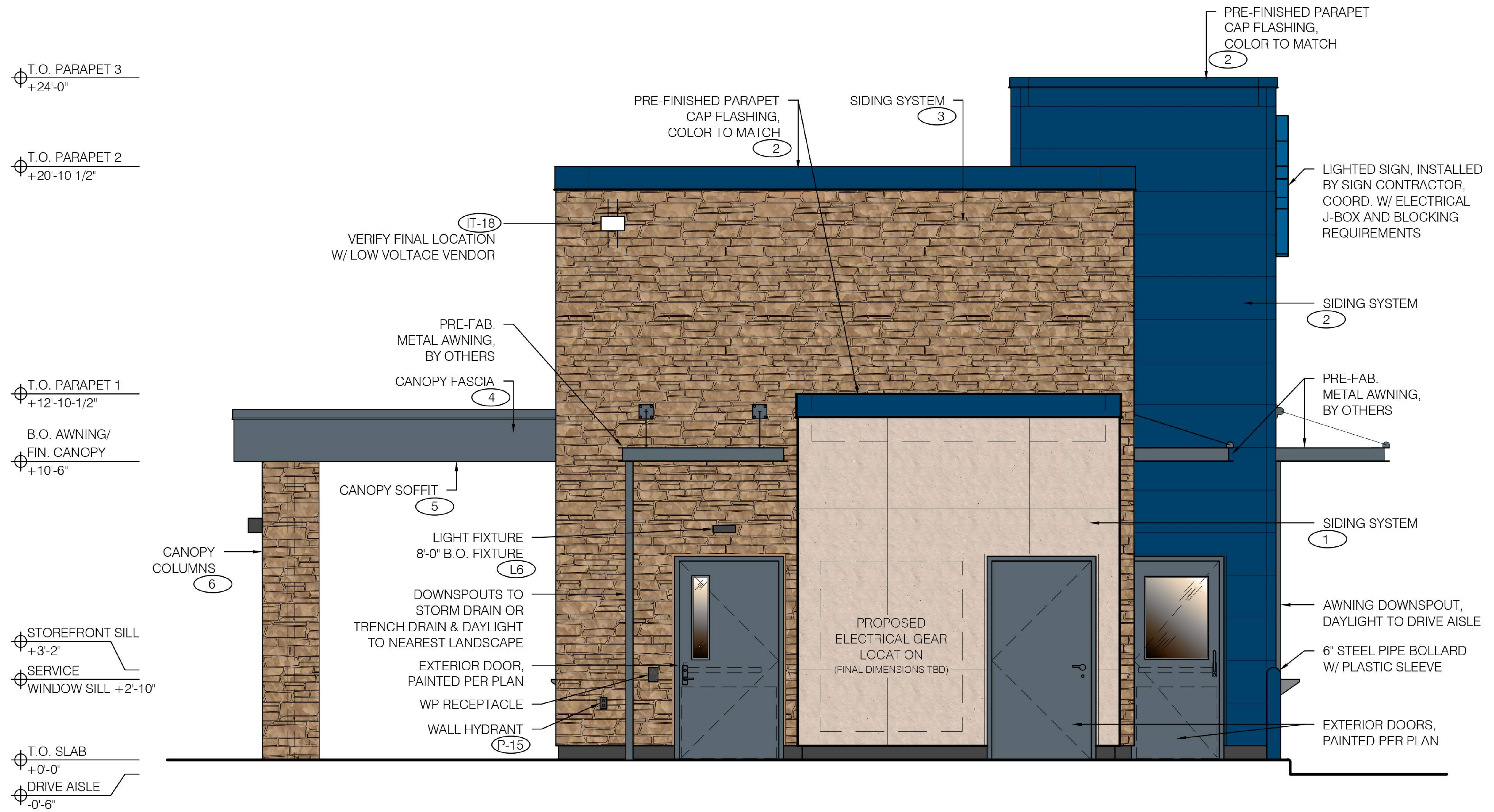


SCALE: 1/2" = 1'-0"

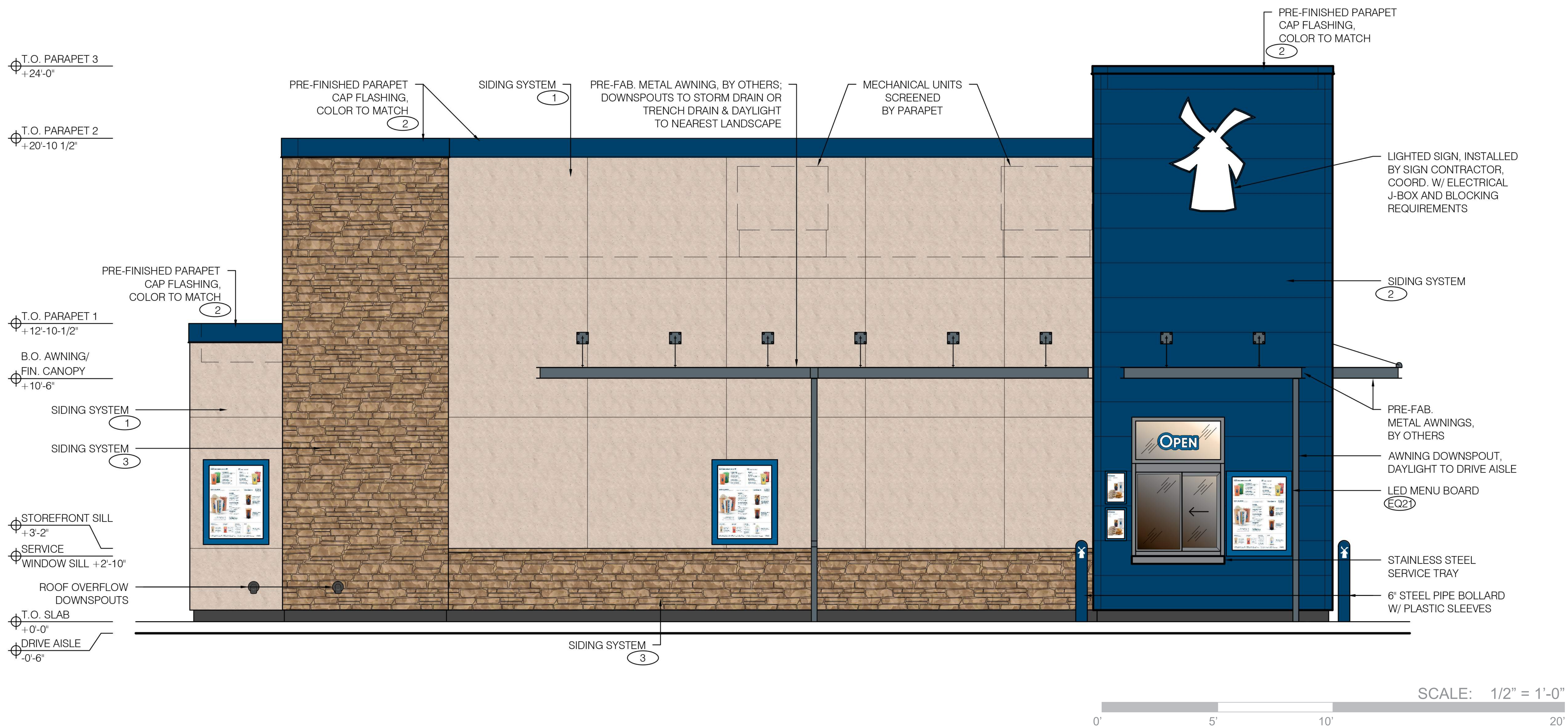


EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1	STUCCO	-	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN	COLOR: BEIGE - SW 2859
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ METAL OUTSIDE OPEN CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.
	STONE SILL	CULTURED STONE	WATERTABLE / SILL	COLOR: TAUPE
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	-	METAL FASCIA; FLAT	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL
6	COLUMNS	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.

NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY



EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1	STUCCO	-	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN	COLOR: BEIGE - SW 2859
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ METAL OUTSIDE OPEN CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	STONE VENEER	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.
	STONE SILL	CULTURED STONE	WATERTABLE / SILL	COLOR: TAUPE
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	-	METAL FASCIA; FLAT	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL
6	COLUMNS	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.
NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY				







**FIBER CEMENT BOARD**  
 MANUFACTURER: NICHHA  
 PROFILE: ILLUMINATION  
 COLOR: BLDG DB BLUE



**3-COAT STUCCO SYSTEM**  
 MANUFACTURER: -  
 PROFILE: ACRYLIC MEDIUM SAND FINISH  
 COLOR: SHERWIN-WILLIAMS -  
 BEIGE (SW 2859)



**CULTURED STONE**  
 MANUFACTURER: CULTURED STONE  
 PROFILE: CARAMEL COUNTRY  
 LEDGESTONE  
 COLOR: PER MFR.



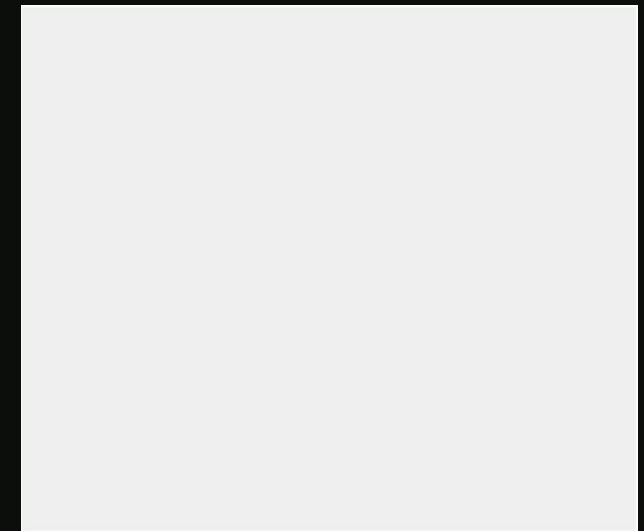
**CANOPY SOFFIT**  
 MANUFACTURER: HEWN  
 PROFILE: NW SPRUCE  
 NATURAL & SEALED  
 COLOR: PER MFR.



**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: DURO-LAST  
 DL-60 - 60 MIL  
 COLOR: WHITE



Know what's below.  
Call before you dig.  
Dial 811

# DUTCH BROS. COFFEE - CHICO, CA - CA2807

- L-S-RHA UMB.....50
- L-S-LIG TEX.....42
- L-T-QUE-ILE.....28
- L-T-QUE-COC.....8
- L-S-SAL GRE.....28
- L-S-MAH AQU COM.....77
- L-S-COT DAM.....63
- L-S-HES-PAR.....73
- E-Tree-001.....8
- L-T-PLA ACE.....4

## IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

## GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS. "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

## PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	WUCOLS	QUANTITY	SHADE	REMARKS
<b>TREES</b>							
QUCO	Quercus coccinea	Scarlet Oak	24" Box	Moderate	8	8	2" Caliper, min., 10'-12" height
PLAC	Platanus acerifolia 'Yarwood'	Yarwood Sycamore	24" Box	Moderate	4	4	2" Caliper, min., 10'-12" height
QUIL	Quercus ilex	Holly Oak	24" Box	Moderate	2	2	2" Caliper, min., 10'-12" height
<b>SHRUBS</b>							
BEAQ	Berberis aquifolium 'Compacta'	Compact Oregon Grape	5 Gallon	Low	77	77	
CODA	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	5 Gallon	Low	63	63	
HEPA	Hesperaloe parviflora	Red Yucca	5 Gallon	Low	73	73	
LITX	Ligustrum japonica 'Texanum'	Texas Privet	5 Gallon	Low	42	42	Maintain at 3' high
RHUM	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gallon	Low	50	50	
SAGR	Salvia greggii	Red Autumn Sage	5 Gallon	Low	28	28	

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	WUCOLS	QUANTITY	SHADE	REMARKS
<b>GROUND COVERS</b>							
	Cynodon dactylon 'Tifway 419'	Warm Season Turf	Sod	High			

## PARKING LOT SHADE CALCULATIONS

SPECIES	CANOPY SIZE	SF SHADE	SITE VALUE (%)	QTY	EQUIV. SHADE
Platanus ace. 'Yarwood'	40'	1,256 SF	25%	1	314 SF
Yarwood Sycamore	40'	1,256 SF	50%	4	2,512 SF
Quercus coccinea	40'	1,256 SF	100%	3	3,768 SF
Scarlet Oak	40'	1,256 SF	50%	5	3,140 SF
Scarlet Oak	40'	125.6 SF	10% Bonus	5	628 SF
Quercus ilex	40'	1,256 SF	75%	2	1,884 SF
Holly Oak					
<b>TOTAL SHADE</b>					<b>12,246 SF</b>

## LANDSCAPE CALCULATIONS

GROSS SITE AREA:	+40,978 SF
REQUIRED LANDSCAPE AREA:	+2,049 SF (5%)
PROVIDED LANDSCAPE AREA:	+12,101 SF (29.5%)
REQUIRED PARKING LOT SHADE:	50% OF VUA (Vehicular Use Areas)
VUA:	+21,317 SF
21,317 SF x 50% =	10,657 SF
PROVIDED SHADE CANOPY:	12,246 SF (57%)

## REE PRESERVATION

Tree Preservation Plan shall be provided after an arborist surveys > existing trees. The plan will show trees to be removed, trees to maintain, & tree replacement calculations.

## WATER-EFFICIENT LANDSCAPE WORKSHEET

Reference ETo: 54.29 (From CIMIS Eto Zone Map for Chico, CA)

Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area, sq. ft. (LA)	ETAF x Area	Estimated Total Water Use (ETWU)
<b>Regular Landscape Areas</b>							
Shrubs	0.3	Drip	0.8	0.38	9,969	3,738.38	125,833
Trees	0.4	Bubblers	0.75	0.53	504	268.80	9,048
Turf	0.6	MPRotators	0.75	0.80	1,574	1,259.20	42,384
Rock	0	NA	0	0.00	54	0.00	0
<b>Average ETAF:</b>	<b>0.44</b>				<b>Totals</b>	<b>5,266.38</b>	<b>177,265</b>
					(A)	(B)	
<b>Special Landscape Areas</b>							
				1		0.00	0
				1		0.00	0
				1		0.00	0
<b>Totals</b>					(C)	(D)	0

ETWU Total: 177,265

Maximum Allowed Water Allowance (MAWA): 183,293

MAWA (Annual Gallons Allowed) = (ETo) (0.62) ((ETAF x LA) + ((1-ETAF) x SLA))

Where:

- 0.62 conversion factor for acre-inches per year to gallons per square foot per year
- LA total landscape area in square feet
- SLA total special landscape area in square feet
- ETAF 0.55 for residential areas, 0.45 for non-residential areas

## ETAF Calculations

Regular Landscape Areas			
Total ETAF x Area	(A)	12,101	Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas
Total Area	(B)	5,266.38	
Average ETAF	(B/A)	0.44	

## All Landscape Areas

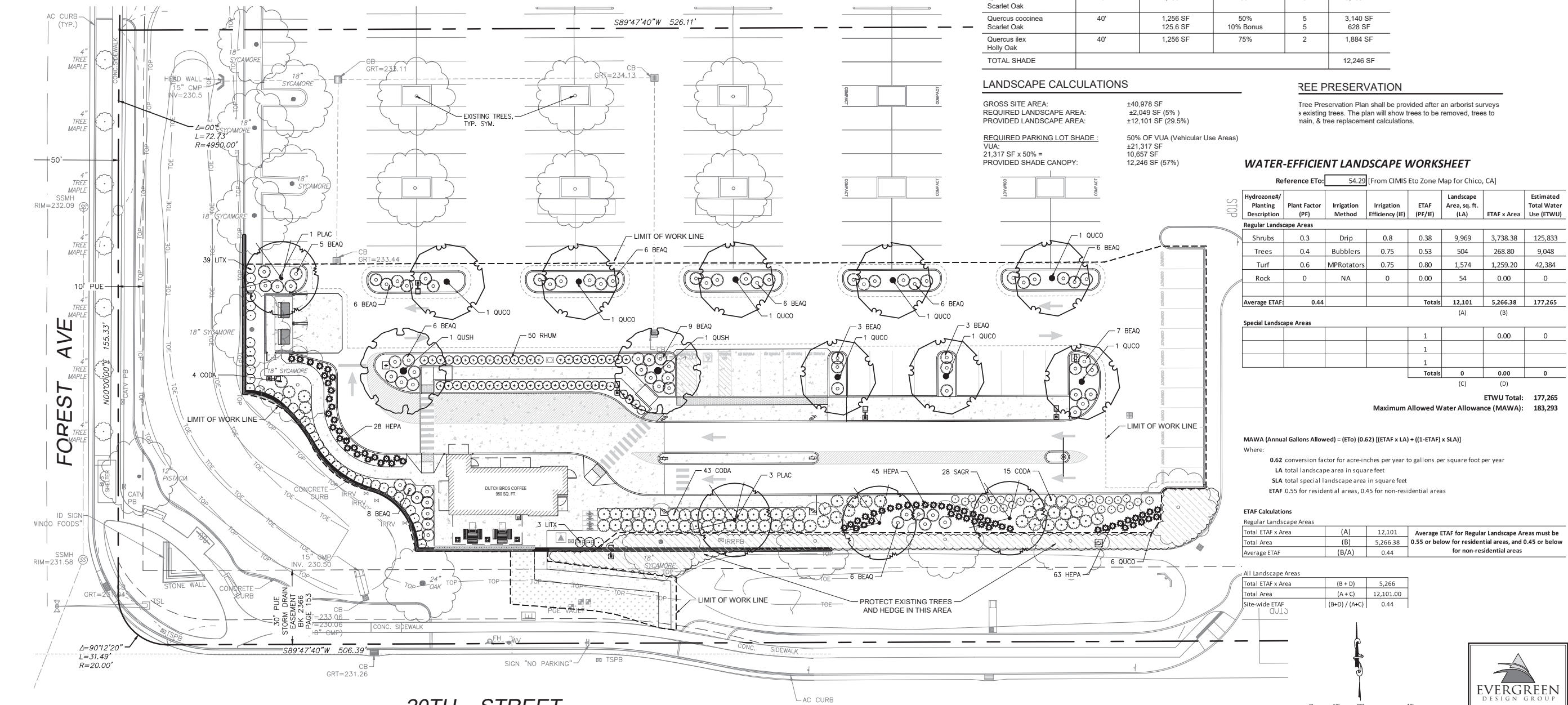
Total ETAF x Area	(B + D)	5,266
Total Area	(A + C)	12,101.00
Site-wide ETAF (O.V.L.C.)	(B+D) / (A+C)	0.44

## MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

## ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

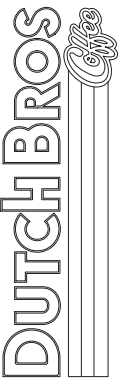


20TH STREET  
PRELIMINARY NOT FOR CONSTRUCTION



LANDSCAPE PLANTING PLAN  
FOREST AVE AND 20TH STREET  
CHICO, CA

Title:



For:

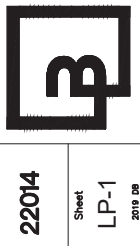


Scale:

Horizontal

Vertical

Barghausen Consulting Engineers, Inc.  
18215 72nd Avenue South  
Kent, WA 98032  
425-251-6222 barghausen.com



Job Number: 22014  
Sheet: LP-1  
2018 08 20  
Evergreen Design Group

