

PLANNING COMMISSION RESOLUTION NO. 24-034

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRENTWOOD APPROVING A DESIGN REVIEW (DR 24-003) FOR A NEW 1,106 SQUARE FOOT DRIVE-THROUGH BUILDING AND RELATED SITE IMPROVEMENTS ON A +/-0.86-ACRE PARCEL LOCATED IN BETWEEN BLACK ANGUS AND SPROUTS AT THE STREETS OF BRENTWOOD (APN 019-910-010).

WHEREAS, QDB Coffee Inc. DBA Dutch Bros Coffee, (“Applicant”) has requested that the City approve a design review application for a new 1,106 square foot, drive-through building and associated site improvements on a ±0.86-acre parcel located in between Black Angus and Sprouts at The Streets of Brentwood (APN 019-910-010); and

WHEREAS, the Applicant concurrently submitted a request for a Conditional Use Permit (CUP 24-001) to allow a drive-through feature as part of the proposed commercial building; and

WHEREAS, collectively, DR 24-003 and CUP 24-001 constitute the “Project”; and

WHEREAS, the City referred the Project to various departments and agencies for review and recommendations; and

WHEREAS, the City distributed a Notice of Public Hearing to all property owners within 300 feet of the Project Site and published it in the Brentwood Press on July 26, 2024, in accordance with City policies and Government Code Section 65090, and a public hearing notice sign was posted on the site during this same timeframe; and

WHEREAS, the proposed project is also exempt from the California Environmental Quality Act (“CEQA”) as it qualifies as a Class 32 categorical exemption under the CEQA Guidelines section 15332, as it is characterized as in-fill development, meeting the following conditions: i) the project is consistent with the existing General Plan designation and all applicable General Plan policies, as well as with the applicable zoning designation and regulations, ii) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, iii) the project site has no value for endangered, rare, or threatened species, iv) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and v) the site can be adequately served by all required utilities and public services. Traffic and circulation have been reviewed to ensure circulation is kept onsite and does not spill out into the right-of-way. Additionally, the project will comply with the City’s noise regulations as set forth in the Brentwood Municipal Code Chapter 9.32 and the City’s General Plan; and

WHEREAS, additionally the City previously prepared and adopted a Mitigated Negative Declaration (MND) for the overall development of the commercial center known as The Streets of Brentwood, in conjunction with the approval of DR 06-008 on October 3, 2006. The MND identified and adequately discussed the potential impacts associated with the proposed project in accordance with the requirements of the California Environmental Quality Act (CEQA), and there does not exist any evidence under CEQA Guidelines Section 15162 supporting the need for additional environmental review for this project, which is within the scope of the buildout analyzed in the MND; and

WHEREAS, the Planning Commission of the City of Brentwood considered this design review application at its regular meeting of August 6, 2024, and considered the staff report, all accompanying information, and testimony received from the applicant and other interested parties.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Brentwood:

1. Hereby finds that:

- A. The proposed project is exempt from CEQA as it qualifies as a Class 32 categorical exemption under the CEQA Guidelines section 15332, as it is characterized as in-fill development, meeting the following conditions: i) the project is consistent with the existing General Plan designation and all applicable General Plan policies, as well as with the applicable zoning designation and regulations, ii) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, iii) the project site has no value for endangered, rare, or threatened species, iv) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and v) the site can be adequately served by all required utilities and public services. Traffic and circulation have been reviewed to ensure circulation is kept onsite and does not spill out into the right-of-way. Additionally, the project will comply with the City's noise regulations as set forth in the Brentwood Municipal Code Chapter 9.32 and the City's General Plan.

Additionally, the City previously prepared and adopted a Mitigated Negative Declaration (MND) for the overall development of the commercial center known as The Streets of Brentwood, in conjunction with approval of that project (DR 06-008) on October 3, 2006. The MND identified and adequately discussed potential impacts associated with the entirety of the proposed development of The Streets, including the out-lot on which Dutch Bros is proposed. The MND was completed in accordance with the requirements of the California Environmental Quality Act (CEQA), and there does not exist any evidence under CEQA Guidelines Section 15162 supporting the need for additional environmental review for this project, which is within the scope of the buildout analyzed in the MND.

B. With respect to the Design Review findings under Section 17.820.007 of the Brentwood Municipal Code the Planning Commission further finds that those findings can be made, as follows:

- i. *The proposed development shall create a well-composed urban design, harmoniously related to other facilities in the immediate area and to the total setting as seen from key vantage points in the community.*

The proposed development would create a well composed urban design that is complimentary to the existing Streets of Brentwood and would be harmoniously related to the other facilities in the immediate area given that the proposed development would be of similar varied architecture style and built incorporating consistent materials. This would include varying roof lines, roof styles, combinations of stucco and stone, and varying architectural articulation. The proposed development would be seen as an integrated part of the commercial development as envisioned by the overall design of The Streets of Brentwood and would consist of development of one of the remaining parcels located along the Sand Creek Road frontage, which is a key vantage point of the center.

- ii. *Elements of design which have significant relationship to the exterior appearance of structures and facilities shall be given special consideration; these elements include but are not limited to height, arrangement on the site, texture, lighting, material, color, signs, landscaping, size, bulk and scale, and appurtenances.*

Special consideration was given to the proposed building to ensure it would complement the existing Streets of Brentwood development and architectural style while still maintaining compliance with the Dutch Bros corporate design. The building will be situated in a logical location that compliments with the surrounding development and will ensure all queuing of vehicles is contained onsite. Landscaping is proposed around the site which will help screen the queuing of vehicles and provide visual interest.

- iii. *The proposed development shall be of a quality and character appropriate to, and serving to protect the value of, private and public investments in the immediate area.*

The proposed project is of like character and architecture as the surrounding Streets of Brentwood. Additionally, modifications were made to the proposed project to ensure consistency with the architectural style of The Streets of Brentwood. The site is currently vacant and underutilized. The proposed project will protect and increase the value of the adjacent private and public investments in the area by developing a currently vacant site which will bring additional

value to the immediate area and will alleviate unwanted blight within a significant development in town.

- iv. *Where the proposed development is located in an area for which a specific plan, planned development, neighborhood plan or precise plan has been adopted by the City Council, the design of the development shall conform in all significant respects with such plans.*

The project site is within the Planned Development No. 6 (PD-6) zoning district and is designate regional commercial with the intent to allow a mixture of uses, building intensities and design characteristics, and variations in density that would not normally be permitted in a single use zone. The site is also part of The Streets of Brentwood development and has been designed to conform to the development as well as the development standards and would comply with the intended mix of commercial uses.

- v. *The proposed development shall conform with all requirements for landscaping, screening, parking, usable open space and off-street loading as set forth in this tittle.*

A significant landscape buffer and berm exists along the Sand Creek Road frontage of the project. The development of the Dutch Bros will not disturb this existing landscaping, which is consistent with the landscaping around the perimeter of The Streets of Brentwood commercial development. A significant amount of landscaping is spread throughout the site comprising approximately 12 percent of the site, which exceeds the required seven percent. Chinese Pistache trees are spaced throughout the landscape strips along the western and eastern property lines in addition to the trees and shrubs spread throughout the project site. The project proposes to add eight new parking spaces consistent with that required by the zoning ordinance for the use and size of the building.

- vi. *The site development criteria set forth in Section 17.820.008.*
 - 1. *The siting and internal arrangement of all structures and other facilities on the site, including the land uses, internal circulation, off-street parking and loading facilities, lighting, signing and access to and from public rights-of-way, shall be conducive to an orderly, attractive, efficient and harmonious development.*

The project has been routed to all applicable departments to ensure an orderly, attractive, efficient and harmonious development. The project's internal arrangement would be conducive to an orderly development as no changes are proposed to the ingress/egress of The Streets of Brentwood

commercial development. Additionally, there is sufficient parking, in addition to a shared access and parking agreement. All lighting is that typical of commercial areas, any signage will be vetted through a separate sign permit, and the proposed building is complementary of The Streets of Brentwood. The proposed circulation would also be harmonious with the current improvements at The Streets of Brentwood and would tie into the existing internal road.

2. *The proposed development shall not have adverse environmental effects on adjacent developments, existing or potential, by reason of conflicts in land use, topography or traffic.*

The project has been reviewed by multiple departments and no existing or potential adverse effects on the environment are anticipated by reason of land use, topography or traffic impacts. The project is within The Streets of Brentwood and is a use that was considered in the planned development. The architecture and landscaping is designed to be compatible with The Streets of Brentwood and the development conforms to all zoning requirements and development standards.

- vii. *The City of Brentwood Design Guidelines and any other applicable specific design criteria or standards set out in this title or other city ordinances.*

The project adheres to the City's Commercial and Industrial Design Guidelines, in that the project integrates new development into the surrounding development and the proposed building retains the architectural integrity of the original development. Additionally, there is substantial shrubbery proposed, and the building uses quality materials and craftsmanship. The project further complies with Design Guidelines in that the original franchise prototype building was modified to incorporate design elements found within The Streets of Brentwood.

- viii. *All applicable regulations of the zoning ordinance and other city ordinances, policies or resolutions.*

The proposed development is consistent with all applicable regulations of the zoning ordinance and other City ordinances, policies or resolutions. Given that the project meets parking, landscaping, and development requirements for the PD-6 Regional Commercial Planning Area. The project is conditioned to meet all applicable Building, Engineering, and Public Works codes and regulations.

- C. Hereby approves Design Review No. 24-003, subject to the conditions of approval listed in Exhibit "A," attached hereto and made a part of this resolution, and all City standards applicable to this project.
- D. This permit shall terminate on August 6, 2025, unless actual construction or alteration under valid permits has begun and is diligently pursued within said period. However, such period of time may be extended by the Planning Commission upon application filed at any time before said period has expired.
- E. This action is final unless an appeal is filed pursuant to Chapter 17.880 of the Brentwood Municipal Code within ten (10) calendar days following Planning Commission action.

ADOPTED by the Planning Commission of the City of Brentwood at its regular meeting of August 6, 2024, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED

Anita Roberts
Planning Commission Chairperson

ATTEST:

Erik Nolthenius
Planning Manager

**EXHIBIT "A" TO
PLANNING COMMISSION RESOLUTION NO. 24-034
CONDITIONS OF APPROVAL FOR
DESIGN REVIEW (DR 24-003) FOR A NEW DRIVE-THROUGH DUTCH BROS
COFFEE**

1. The Permittee, including all successors in interest (collectively "Permittee") shall comply with each and every condition set forth in this Permit. Design Review No. 24-003 ("Permit") shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed.
2. The Permittee shall comply with all applicable Standard Conditions of Approval for Commercial and Industrial Projects, dated May 2005, hereby incorporated by reference, unless modified by any of the conditions below.
3. The project shall be built substantially in conformance with the project plans drawn by Gnich Architecture Studio, dated "Received June 7, 2024," unless otherwise amended by the conditions of approval contained herein.
4. The project shall be built substantially in conformance with the site, grading drainage plans drawn by Barghausen Consulting Engineers, dated June 7, 2024, unless otherwise amended by the conditions of approval contained herein.
5. The project shall be built substantially in conformance with the landscape plans drawn by Barghausen Consulting Engineers, dated June 7, 2024, unless otherwise amended by the conditions of approval contained herein.
6. The Permittee shall submit an application for any future signage proposed for the project, which shall require approval of an administrative sign permit by the Community Development Department.
7. The building construction drawings shall be submitted for the review and approval by the Community Development Director prior to building permit issuance and shall be designed so that illuminated signs can be installed on the building fascia without the use of external raceways.
8. Any significant alteration from the design review drawings prepared by Gnich Architects, Inc., dated "Received June 7, 2024," as determined by the Community Development Director, except as conditioned herein, shall be approved by the Design Review Subcommittee prior to building permit issuance.
9. Any significant alteration of the building colors or materials from the approved color and materials board, as determined by the Community Development Director, shall be approved by the Design Review Subcommittee prior to building permit issuance.

10. The building construction drawings shall indicate that the top of all rooftop equipment is below the height of the parapet to the satisfaction of the Community Development Director prior to building permit issuance. No rooftop equipment shall extend above the roofline on the building.
11. The building construction drawings shall reflect that all roof drainage downspouts and scuppers be interior to the building. All roof drainage shall be designed to be contained within the building walls so as to not be visible from any vantage point to the satisfaction of the Community Development Director prior to building permit issuance.
12. Permittee will indemnify, defend with counsel of the City's reasonable choosing, and hold harmless City and its City Council, its boards and commissions, officials, officers, employees, and agents (the "Indemnified Parties") from and against any third party claim, action, or proceeding against City and/or the Indemnified Parties to attack, review, set aside, void, or annul the City's approval of the project approved herein, including adoption of this Permit, and any environmental determination made with regard thereto. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, reasonable attorneys' fees, and other reasonable expenses incurred in connection with such claim, action, causes of action, suit or proceeding. The Permittee shall pay to the City upon demand or, as applicable, on a monthly basis to counsel of City's reasonable choosing, amounts owed pursuant to the indemnification requirements prescribed in this condition. City shall promptly notify the Permittee of any claim, action, or proceeding and shall engage in reasonable efforts to cooperate in the defense
13. The Permittee shall maintain the area surrounding the development, including but not limited to, the building and the walkways surrounding the building in a clean and orderly manner at all times to the satisfaction of the Community Development Director.
14. Plans for any external building-mounted light fixtures shall be submitted in conjunction with the photometric plan for the review and approval of the Community Development Director. All fixtures must be of a cut-off or full cut-off classification and cut-sheets allowing verification of the classification must be submitted for all portions of the driveways and parking areas shall be illuminated between 1-7 foot-candles.
15. The Project shall be consistent with all applicable City's General Plan Policies.
16. All improvements shall be designed and constructed; all permits issued; all fees paid; and all securities submitted pursuant to applicable Federal and state laws, the Brentwood Municipal Code, the City Engineering Department's Standard Plans and Specifications, and the City Engineering Department's Engineering Procedures Manual.

17. Permittee and all construction plans and maps shall comply with Brentwood Municipal Code Title 8 "Health and Safety," Title 9 "Public Peace and Welfare," Title 12 "Streets, Sidewalks and Public Places," Title 13 "Sewers," Title 14 "Water," Title 15 "Building and Construction," and Title 16 "Subdivision and Land Development." In particular:
 - a. Solid waste service shall comply with Brentwood Municipal Code Chapter 8.16 "Solid Waste."
 - b. Construction and demolition work shall comply with Brentwood Municipal Code Chapter 8.40 "Construction and Demolition Debris Recycling."
 - c. Permittee shall comply with Brentwood Municipal Code Chapter 9.32 "Noise Regulations."
 - d. Permittee shall comply with the encroachment permit requirements pursuant to Brentwood Municipal Code Chapter 12.08 "Street Encroachments."
 - e. Sewer backflow prevention, interceptors, and other health and safety requirements shall be incorporated into the project pursuant to Brentwood Municipal Code Chapter 13.04 "Sewer System – Rules and Regulations."
 - f. Brine-discharging self-regenerating water softener systems are prohibited pursuant to Brentwood Municipal Code Section 13.04.022.B.
 - g. Recycled water services shall comply with Brentwood Municipal Code Chapter 13.06 "Recycled Water Regulation."
 - h. Water service shall comply with Brentwood Municipal Code Chapters 14.01 "Municipal Water System" and Chapter 14.10 "Cross-Connection Control."
 - i. Contractors requiring construction water shall obtain a temporary water permit and shall only take water metered at a location specified by the City Engineer pursuant to Brentwood Municipal Code Section 14.01.340 "Contractors."
 - j. Permittee shall comply with the Federal Clean Water Act, the Municipal Regional NPDES Permit, and Brentwood Municipal Code Chapter 14.20 "Stormwater Management and Discharge Control."
 - k. Fire access and aerial apparatus access shall comply with the requirements of the Fire District and Brentwood Municipal Code Chapter 15.06 "Fire Code."
 - l. Grading shall comply with Brentwood Municipal Code Chapter 15.52 "Grading, Erosion and Sediment Control."

- m. All grading and noise generating activities shall be limited to the days and hours defined in Brentwood Municipal Code Section 15.52.060 "Grading Regulations."
 - n. In addition to the indemnification obligation set forth below, Permittee shall indemnify the City pursuant to Brentwood Municipal Code Section 15.52.160 "City Held Harmless."
 - o. Permittee shall obtain all required permits including, but are not limited to: buildings; sewer connections; encroachment; grading; use; business license; water connection; Contra Costa County Flood Control; pursuant to Brentwood Municipal Code Section 16.120.050 "Procedures."
 - p. All public facilities shall be constructed and any existing deficiencies shall be corrected. This includes both required on- and off-site public facilities and any deficiencies on-site, abutting the parcel or parcels involved or required off-site to provide service to the proposed development or for the continued safety, health and well-being of the public upon completion of the development pursuant to Brentwood Municipal Code Section 16.120.090 "Public Facilities Installation."
 - q. Utilities shall be installed underground pursuant to Brentwood Municipal Code Section 16.120.120 "Undergrounding – Electric, Communication, Street Lighting and Advanced Technology Systems."
 - r. All landscaping installed by the project shall be from trees and plants selected from the City Approved Drought Tolerant and Native Plant List with the exception of bioretention facilities, which shall conform to Appendix B of the Contra Costa Clean Water Program C.3 Guidelines, to the satisfaction of the Director of Parks and Recreation and City Engineer.
 - s. Permittee shall make all land dedications pursuant to Brentwood Municipal Code Sections 16.140 and 16.150.
18. Prior to issuance of a grading permit or on-site improvement plans:
- a. Construction Plans shall demonstrate with plans, analysis, or other documentation signed and stamped by a licensed Civil Engineer that there is adequate overland drainage release to an adequate public drainage facility to the satisfaction of the City Engineer. Permittee shall acquire drainage easements, if necessary.
 - b. Permittee shall secure sufficient title or rights to the satisfaction of the City Engineer to install and maintain all proposed on-site improvements, including landscaping, as shown on the site, grading drainage and landscape plans drawn by Barghausen Consulting Engineers, dated June 7, 2024.

- c. Construction Plans shall include all utilities, including, but not limited to, meters, hydrants, poles, signs, clean-outs and boxes to be located clear of all trails, sidewalks and driveways or as determined by the City Engineer.
 - d. Construction Plans shall note that construction of all gravity utilities (i.e. storm drain, sewer) to always commence at the downstream connection and proceed to the upstream terminus.
 - e. Construction Plans shall demonstrate that all gravity utilities (i.e. storm drain, sewer) are designed to positively and completely drain by gravity without relying on any electro-mechanical means (i.e. pumps, lift stations and siphons) to the satisfaction of the City Engineer.
 - f. Construction Plans shall include all proposed storm drain inlets to include and update existing storm drain inlets along the project frontage with "No Dumping – Drains to Creek" thermoplastic stencils to the satisfaction of the City Engineer.
 - g. Permittee shall obtain approval from the City Engineer on the Project Operation and Maintenance Manual for all stormwater control systems. Said Manual shall comply with all applicable Municipal Regional NPDES Permit requirements including, but not limited to, maintenance, sediment removal, weed and trash abatement, and the use of chemicals.
 - h. Permittee shall have a licensed Land Surveyor locate all existing survey monuments on or adjacent to the project, and show said monuments as protected on all construction plans.
17. Prior to issuance of any Building Permits:
- a. All on-site improvements shall be constructed prior to the issuance of any building permit in each phase. The improvements shall include, but is not limited to pavement, curb, gutter, sidewalk, street lights, utilities and walls to the satisfaction of the City Engineer.
 - b. Permittee shall provide an approval signed and sealed by a geotechnical or structural engineer of the location, nature and proximity of stormwater features near or adjacent to buildings as determined by the City Engineer. Locations and design of any mitigating structural design feature (i.e. foundations) shall be shown on the appropriate construction plans.
 - c. Permittee shall pay all Development Impact Fees pursuant to, or otherwise comply with the latest City of Brentwood Development Impact Fee Program.

- d. Permittee shall provide documents signed by a licensed engineer on building pad elevation, compaction, and appropriate remediation from unsuitable soils.
 - e. The Project shall annex into the City Community Facilities District, and annex into, or form a street lighting and landscape maintenance assessment district, or provide and execute an alternative funding mechanism acceptable to the City for the maintenance of City improvements.
 - f. The Project shall annex into the most current Fire Community Facilities District as required by the Contra Costa County Fire Protection District.
 - g. All applicable City fees shall be paid including, but not limited to, the Agricultural Mitigation Fee, the Contra Costa Flood Control and Water Conservation District Fee.
18. Permittee shall design all landscaping with adequate root barriers to protect all City facilities, including sidewalks, utilities, meters, ramps, driveways, etc.
 19. The Permittee shall submit all landscape plans for the review and approval of the Director of Parks and Recreation for street frontage landscaping, stormwater treatment areas, and parking lots. All trees shall be selected and planted as per the City's Urban Forest Guidelines. Trees susceptible to the Shothole borer (*Scolytus rugulosus*) shall not be planted.
 20. Contra Costa County Fire Protection District:
 - a. The Permittee shall pay all fire facility impact fees at the time of the issuance of the first building permit, at the then-current rate.
 - b. The Permittee shall request that the Project site be annexed into the most current Community Facilities District for fire protection and emergency response services (if applicable), or developer will provide an alternative funding mechanism acceptable to the Contra Costa Fire Protection District for the provision of fire protection and emergency response services.
 - c. Access as shown on plans complies with Fire District requirements.

Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-foot unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. (503) CFC

- d. Access roadways of less than 28-feet unobstructed width shall have signs posted or curbs painted red with the words: NO PARKING - FIRE LANE clearly marked. (22500.1) CVC, (503.3} CFC

Access roadways of 28 feet or greater, but less than 36-feet unobstructed width shall have NO PARKING - FIRE LANE signs posted, allowing for parking on one side only or curbs painted red with the words NO PARKING - FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC

- e. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC
- f. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1500 GPM. Required flow must be delivered from not more than 1 hydrant flowing for a duration of 20 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (8105) CFC
- g. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

The developer shall submit scaled site improvement plans indicating:

- All existing or proposed hydrant locations
- Fire apparatus access to include slope and road surface
- Aerial fire apparatus access, Elevations of building
- Size of building and type of construction
- Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
- Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor
- Striping and signage plan to include "NO PARKING-FIRE LANE" markings

This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

- h. Emergency apparatus access roadway and hydrant shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site. (501.4) CFC

Note: A temporary aggregate base or asphalt grindings roadway is not considered an all- weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 37 tons.

- i. Flammable or combustible liquid storage tanks shall not be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC
- j. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC
- k. The developer shall submit building construction plans and specifications for the subject project to the through the Fire District public portal (<https://confire.vision33cloud.com/citizenportal/app/landing>). After the new construction I tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted which may include, but not limited to the following.
 - Private underground fire service water mains
 - Fire sprinklers
 - Fire alarm
 - Fire pump if required
 - Carbon Dioxide Systems
 - Commercial kitchen hood extinguishing systems

All plan submittals shall be submitted to the through the Fire District public portal (<https://confire.vision33cloud.com/citizenportal/app/landing>) for review and approval prior to construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC