

**Notice of Exemption**

To:  Office of Planning and Research  
 PO Box 3044, 1400 Tenth Street, Rm. 212  
 Sacramento, CA 95812-3044

From: City of Vista  
 200 Civic Center Drive  
 Vista, CA 92084-6275

County Clerk  
 County of: San Diego

Project Title: P23-0093 – Dutch Bros Drive-Through

Project Location – Specific: 1025 E. Bobier Drive

Project Location – City: Vista Project Location – County: San Diego

**Description of Project:**

The proposed project consists of a Site Development Plan and Special Use Permit for the construction of a new 950 sq. ft. drive-thru restaurant on a .81-acre site located on the south side of E. Bobier Drive, approximately 265 feet west of E. Vista Way. Development of the project would include minor grading, utility connections, drainage improvements, and the reconfiguration of existing parking and landscape areas. Other project improvements include a 270 sq. ft. outdoor patio, sidewalks, and a covered trash/recycling enclosure. Vehicular access to the site is provided by two existing driveways located along E. Bobier Drive and an adjacent private street. The parcel has a general plan designation of CN (Neighborhood Commercial) and is zoned C-1 (Commercial).

Name of Public Agency Approving Project: City of Vista Planning Division

Name of Person or Agency Carrying out Project: Dutch Bros Coffee  
110 SW 4<sup>th</sup> Street  
Grants Pass, OR 97526  
Contact: John Caglia – (714) 883-9092

**Exempt Status:** (check one)

- Ministerial (Sec. 21080(b)(1); 15268);  
 Declared Emergency (Sec. 21080(b)(3); 15269(a));  
 Emergency Project (Sec 21080(b)(4); 15269(b)(c));  
 Categorical Exemption. State type and section number: Class 1, Section 15303 – New Construction or Conversion of Small Structures  
 Statutory Exemptions. State code number:

**Reasons why project is exempt:** The proposed project is exempt under State CEQA Guidelines Section 15303 – New Construction or Conversion of Small Structures, which is a Class 3 exemption. Class 3 exemptions apply to the construction of small commercial structures, including restaurants, that do not involve “the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area.” As described above, the proposed project consists of the construction of a 950 sq. ft. drive-thru restaurant on a previously developed .81-acre site where all public services and utilities are available to serve the site. The project, therefore, would result in negligible expansion of the existing land use, and a building permit must be obtained for the proposed work.

Lead Agency Contact Person: Michael Ressler, Principal Planner Telephone Number: (760) 643-5382

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature:  Date: 12/5/23 Title: Principal Planner

- Signed by Lead Agency Date received for filing at OPR: \_\_\_\_\_  
 Signed by Applicant