

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Dutch Bros. on Corporate Way Project (P22-040)

Lead Agency: City of Sacramento, Community Development Department Contact Person: Ron Bess, Associate Planner
Street Address: 300 Richards Boulevard, Third Floor Phone: (916) 808-8272
City: Sacramento Zip: 95811 County: Sacramento

Project Location: County: Sacramento City/Nearest Community: Sacramento
Cross Streets: Corporate Way and Greenhaven Drive Zip code: 95831
Lat/Long: 38 ° 29 ' 32.74 " N 121 ° 31 ' 14.48 " W Total Acres: 0.7
Assessor's Parcel No. 031-0053-017, -028, -30 Section: 3 Twp: 7N Range: 4E Base: MDBM
Within 2 miles: State Hwy#: I-5 Waterways: Pocket Canal, Sacramento River
Airports: Sacramento Executive Airport Railways: N/A Schools: Merryhill Preschool, Yav Pem Suab Academy, Caroline Wenzel Elementary School, Pony Express Elementary School, John Bidwell Elementary School, John F. Kennedy High School

Document Type:

- CEQA:** NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

- General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Planned Unit Development Amendment; Design Review

Development Type:

- Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 2,830 Acres 0.7 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

- Aesthetic/Visual Fiscal Public Services/Facilities Traffic/Circulation
 Agricultural Land/Forest Flood Plain/Flooding Recreation/Parks Vegetation
 Air Quality Forest Land/Fire Hazard Schools/Universities Water Quality
 Archeological/Historical Geologic/Seismic Septic Systems Water Supply/Groundwater
 Biological Resources Greenhouse Gas Emissions Sewer Capacity Wetland/Riparian
 Coastal Zone Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Drainage/Absorption Noise Solid Waste Land Use
 Economic/Jobs Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation: The 0.7-acre project site is currently undeveloped and covered in ruderal grasses. The City of Sacramento 2035 General Plan designates the site as Employment Center Mid Rise and the site is zoned as Office Building/Planned Unit Development (OB-PUD). The project site is located in the Pocket Community Plan and the Greenhaven Executive Park Planned Unit Development (PUD) areas of the City.

Project Description: The proposed project would include the development of a 2,830-square-foot (sf) building separated into two suites: Suite A and Suite B. Suite A would total 909 sf and would be occupied by a Dutch Bros. drive-through coffee shop. Suite B would total 1,921 sf and would be occupied by a quick-serve (fast-food) restaurant. Suite B would not have a drive-through. Primary site access would be provided by an existing driveway off of Corporate Way serving the adjacent uses. The driveway would allow for vehicle access to the drive-through queue entrance located in the southeast portion of the site. The proposed project would require the approval of a Rezone, a PUD Amendment to the Greenhaven Executive Park PUD, a Conditional Use Permit, and Site Plan and Design Review.

Reviewing Agencies Checklist

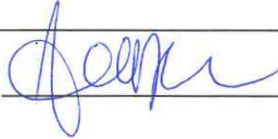
Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 3 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 5S |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling & Recovery, |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Department of |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> S.F. Bay Conservation & Development |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # 2 | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Other: _____ |

Local Public Review Period

Starting Date December 7, 2023 Ending Date January 8, 2024

Lead Agency: City of Sacramento Applicant: PDF Development, Inc.
 Consulting Firm: Raney Planning & Management, Inc. Address: 9381 East Stockton Boulevard, Suite 212
 Address: 1501 Sports Drive, Suite A City/State/Zip: Elk Grove, CA 95624
 City/State/Zip: Sacramento, CA 95834 Phone: (888) 808-9441
 Contact: Angela DaRosa
 Phone: (916) 372-6100

Signature of Lead Agency Representative:  Date: 12/7/23

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.