



**NOTICE OF EXEMPTION**

**To:**  Office of Planning and Research  
PO Box 3044, 1400 Tenth Street, Room 222  
Sacramento, CA 95812-3044

County Clerk  
County of Riverside  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000

**From:** (Public Agency)  
  
City of Riverside  
Community Development  
Department, Planning Division  
3900 Main Street, 3rd Floor  
Riverside, CA 92522  
(951) 826-5371

**Case Number:** PR-2023-001569 (Rezone, Conditional Use Permit, and Design Review)

**Project Title:** Dutch Bros at Van Buren Boulevard

**Project Applicant:** Braden Bernards of CVP – Riverside DB, LLC

**Project Location - Specific:**

4970 and 4990 Van Buren Boulevard, situated on the west side of Van Buren Boulevard, north of Wells Avenue, in Ward 6.

**Project Location - City:** Riverside      **Project Location - County:** Riverside County

**Description of Project:**

To consider the following entitlements to construct a 950-square-foot drive-thru restaurant (Dutch Bros Coffee): 1) Rezone to amend the site's zoning designation from R-1-7000 – Single-Family Residential to CR – Commercial Retail; 2) Conditional Use Permit to allow a drive-thru restaurant; and 3) Design Review of project plans.

This is to advise that the City of Riverside City Council has approved the above-described project on November 19, 2024 and has made the following determinations which reflect the independent judgment of the City of Riverside regarding the above-described project.

**Name of Public Agency Approving Project:** City of Riverside

**Name of Person or Agency Carrying Out Project:** \_\_\_\_\_

**Exempt Status:**

- 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: 15061 (Common Sense) and 15303 (New Construction or Conversion of Small Structures)
- Statutory Exemptions. State code number: \_\_\_\_\_

**Reasons Why Project Is Exempt:**

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Sections 15061 (Common Sense) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment.

**Lead Agency Contact Person:** \_\_\_\_\_ Veronica Hernandez, Senior Planner

**Area Code/Telephone/Extension:** \_\_\_\_\_ 951-826-3965

Signature:  Date: 11/21/2024 Title: Senior Planner

**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

Date received for filing at OPR: \_\_\_\_\_

*Revised 2018*