



UPDATED NOTICE OF INTENT TO ADOPT A MITGATED NEGATIVE DECLARATION (MND)

Date: December 17, 2024

Project Title: Barton Road Dutch Bros Project

Lead Agency:

City of Grand Terrace
Planning and Development Services Department
22795 Barton Road
Grand Terrace, California 92313
(909) 954-9176
Contact: Gabriel Arguelles, Assistant Planner

Applicant:

Dutch Bros Coffee, LLC
110 SW 4th Street
Grants Pass, Oregon, 97526

Project Location: The 1.0-acre project site is located at 22115 Barton Road, which is on the south side of Barton Road between Michigan Street and Commerce Way (see Exhibit 1, Project Location Map). The project site is comprised of two parcels (Assessor Parcel Numbers (APNs) 1167-231-10 & -11), and a vacant lot located immediately to the south of these parcels that does not have an APN. The site is located approximately 0.8 miles east of the Barton Road entrance to Interstate 215 (I-215), approximately 2.5 miles southwest of the I-215/Interstate 10 (I-10) Interchange, and approximately 3.4 miles northeast of the I-215/State Route 60 (SR-60) Interchange.

Description of Project: The proposed project would include demolition of the existing auto repair shop building and construction of a 984-square foot Dutch Bros coffee shop with drive-through and walk-up service (see Exhibit 2, Conceptual Site Plan). The project would also include approximately 17,577 square feet of ornamental landscaping, 12,063 square feet of parking and drive aisles, and 2,835 square feet of walkways. The proposed drive-through portion of the project would include a double drive-through lane with approximately 620 linear feet of stacking to accommodate 29 vehicles and an exit/bypass lane. The proposed parking area would include a total of 9 parking stalls, one of which would be Americans with Disabilities Act (ADA) accessible. Vehicular access to the proposed project site would be provided via four driveways. Vehicular access to the proposed parking area would be provided via a 26-foot wide driveway in the northwestern portion of the site, which would provide for both ingress and egress. Vehicular access to the proposed double drive-through lane would be provided via two new driveways in the southwestern portion of the site: a 26.9-foot wide driveway at the terminus of the Michigan Street cul-de-sac and a 25.6-foot wide driveway off of Commerce Way. In addition, the project would provide a 17-foot wide exit-only driveway in the southern portion of the parking area just north of the drive-through entrance.

The highest point of the proposed building would be 24 feet above grade and all mechanical equipment located on the roof would be screened from view with a parapet. The proposed coffee shop would include multiple preparation areas, a walk-in cooler, a unisex/accessible restroom for employees, a mechanical room, an electrical room, a drive-through service window, and a walk-up service window. Metal awnings would be provided above all entrances to the proposed coffee shop building, including above the drive-through window, and a 280-square foot canopy would be

included to provide weather protection over the walk-up customer window on the south side of the building. The project site is currently zoned General Commercial within the Barton Road Specific Plan – Planning Area 1 General Plan Land Use Designation. A Conditional Use Permit is required for the 24-hour drive-through use and a Site and Architecture Review is required for the commercial site development.

Environmental Determination: The City of Grand Terrace has reviewed the above project and has prepared an Initial Study and Mitigated Negative Declaration (IS/MND) in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15070. The IS/MND represents the City's independent judgment and analysis. Based upon the findings of the IS/MND, it has been determined that the proposed project would not have a significant effect on the environment with the implementation of mitigation measures. Further, the City did not identify any significant, unavoidable impacts that require further analysis in an Environmental Impact Report.

Mitigation Measures: The IS/MND evaluated potential environmental impacts to aesthetics, agricultural and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, tribal cultural resources, utilities and service systems and wildfires. Of all potential effects evaluated, impacts in the areas of cultural resources, geology and soils (paleontological resources), and hazardous materials were identified, but will be reduced to less than significant levels with implementation of the mitigation measures identified in the IS/MND.

Public Circulation/Review: The Draft IS/MND is being circulated for review and comment by interested agencies, organizations, and persons for a period of 20 days in accordance with Section 21091 of the State CEQA Guidelines. The 20-day public review period to solicit comments on the Draft IS/MND starts **December 18, 2024** and ends **January 8, 2025**.

Document Availability: Upon request, copies of the IS/MND will be made available to the public for review at the Grand Terrace City Hall, located at 22795 Barton Road in the City of Grand Terrace, California. To request a copy of the Draft IS/MND, or for any questions related to the Draft IS/MND, please contact Gabriel Arguelles, Assistant Planner, at (909) 954-9176 or garguelles@grandterrace-ca.gov. The Draft IS/MND is also available on the City's website at:

- https://www.grandterrace-ca.gov/departments/planning_development_services

Public Hearing: Written and oral comments regarding the IS/MND and project may also be submitted at public hearings that will be held before the City of Grand Terrace Planning Commission. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements. Copies of all relevant material, including the project specifications, the IS/MND, and supporting documents, are available for review at the City of Grand Terrace Planning Division located at the address stated above.

Hazardous Materials Statement: Based upon review of the state *Cortese List*, a compilation of various sites throughout the state that have been compromised pursuant to Government Code Section 65962.5 due to soil or groundwater contamination from past uses, the project site is identified by the State Water Resources Control Board (SWRCB) as containing a leaking underground storage tank. However, according to the SWRCB, the status of the site is listed as "Completed – Case Closed", meaning that no further action is required. Further, implementation of Mitigation Measure HAZ-1, as discussed in Response 4.9.b of the IS/MND, would ensure that any buried hazardous materials uncovered during grading and/or site preparation activities would be identified and remediated according to established federal, state, and local regulations.



 - Project Site

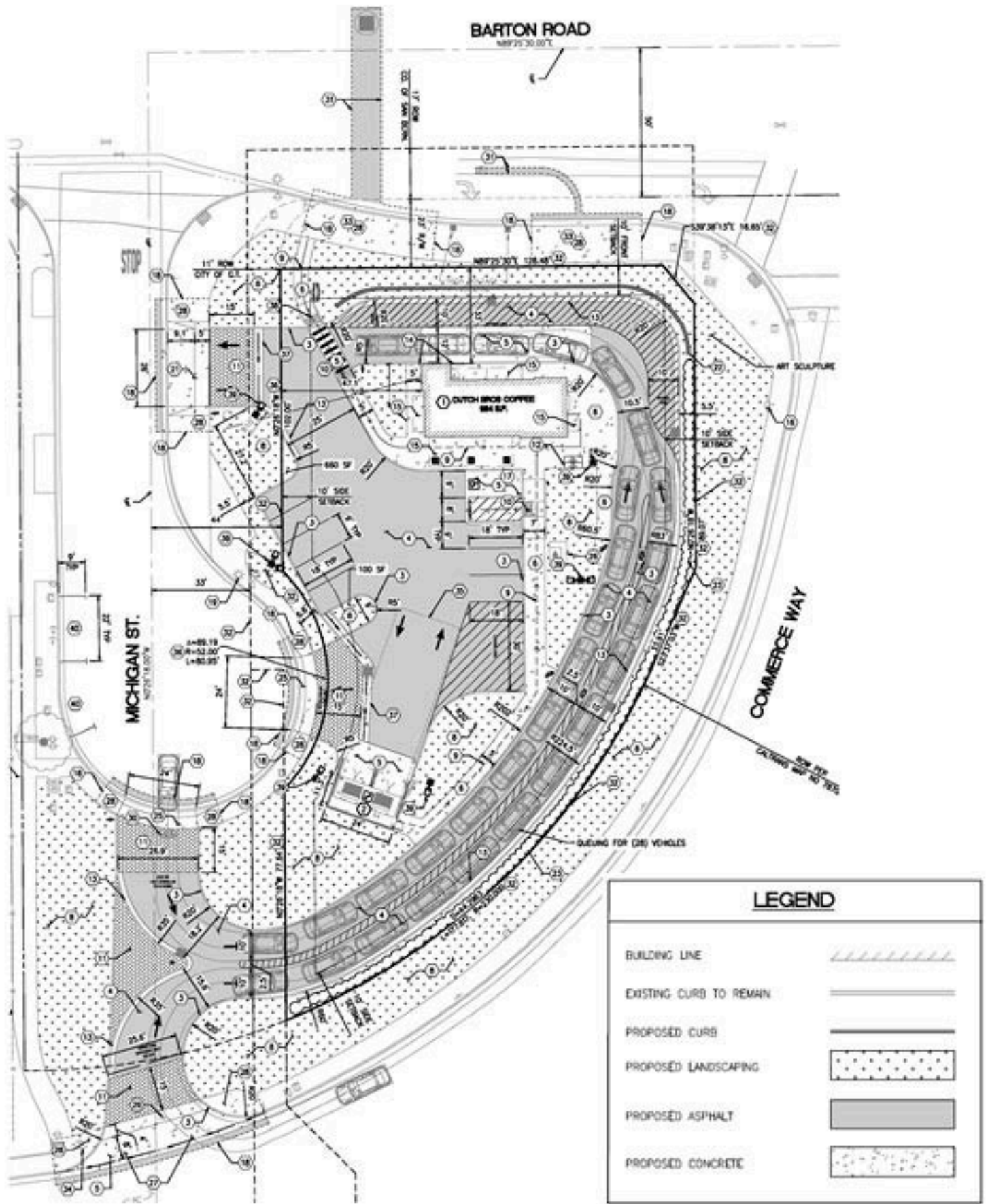


Source: Google Earth
<http://www.migcom.com> • 951-787-9222

Exhibit 1 Project Location Map

Barton Road Dutch Bros Project
Grand Terrace, California





Source: Barghausen Consulting Engineers, Inc.
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Exhibit 2 Conceptual Site Plan

Barton Road Dutch Bros Project
 Grand Terrace, California

