

# 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 # N/A**

**Project Title:** Barton Road Dutch Bros

Lead Agency: City of Grand Terrace

Contact Person: Gabriel Arguelles

Mailing Address: 22795 Barton Road

Phone: 909-954-9176

City: Grand Terrace

Zip: 92313

County: San Bernardino

**Project Location:** County: San Bernardino

City/Nearest Community: Grand Terrace

Cross Streets: Barton Road and Commerce Way

Zip Code: 92313

Longitude/Latitude (degrees, minutes and seconds): 34 ° 02 ' 00.76 " N / 117 ° 19 ' 19.62 " W Total Acres: 1.0

Assessor's Parcel No.: 1167-231-10 & 1167-231-11

Section: 5

Twp.: 2S

Range: 4W

Base: SBPM

Within 2 Miles: State Hwy #: Interstate 215

Waterways: Santa Ana River

Airports: N/A

Railways: BNSF/Metrolink

Schools: Multiple

### Document Type:

- |                                                 |                                                    |                                    |                                                |
|-------------------------------------------------|----------------------------------------------------|------------------------------------|------------------------------------------------|
| CEQA: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     | _____                                          |

### Local Action Type:

- |                                                 |                                                   |                                                            |                                         |
|-------------------------------------------------|---------------------------------------------------|------------------------------------------------------------|-----------------------------------------|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation     |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit             | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan         | <input checked="" type="checkbox"/> Site Plan     | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

### Development Type:

- |                                                                                                        |                                                                |
|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Residential: Units _____ Acres _____                                          | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____                              | <input type="checkbox"/> Mining: Mineral _____                 |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>984</u> Acres <u>1.0</u> Employees <u>30</u> | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____                          | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____                                                            | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____                                                           | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                                        |                                                                |

### Project Issues Discussed in Document:

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

### Present Land Use/Zoning/General Plan Designation:

General Commercial/Barton Road Specific Plan

### Project Description: (please use a separate page if necessary)

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. 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. 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

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

|                                                                      |                                                                              |
|----------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input type="checkbox"/> Air Resources Board                         | <input 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 type="checkbox"/> Caltrans District # _____                   | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input type="checkbox"/> Regional WQCB # _____                               |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy          | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                        | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                  | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                 | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                    | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Fish & Game Region # _____                  | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of             |                                                                              |
| <input type="checkbox"/> Health Services, Department of              | <input type="checkbox"/> Other: _____                                        |
| <input type="checkbox"/> Housing & Community Development             | <input type="checkbox"/> Other: _____                                        |
| <input type="checkbox"/> Native American Heritage Commission         |                                                                              |

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### Local Public Review Period (to be filled in by lead agency)

Starting Date December 18, 2024 Ending Date January 8, 2025

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### Lead Agency (Complete if applicable):

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|-----------------------------------------------|----------------------------------------------|
| Consulting Firm: <u>MIG, Inc.</u>             | Applicant: <u>Dutch Bros Coffee, LLC</u>     |
| Address: <u>1650 Spruce Street, Suite 106</u> | Address: <u>110 SW 4th Street</u>            |
| City/State/Zip: <u>Riverside, CA 92507</u>    | City/State/Zip: <u>Grants Pass, OR 97526</u> |
| Contact: <u>Cameron Hile, Project Manager</u> | Phone: _____                                 |
| Phone: <u>951-787-9222</u>                    |                                              |

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Signature of Lead Agency Representative: *Cameron Hile* Date: 12/17/24

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