



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (Rev. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
 37-02/19/2026-0156
 STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF POWAY	LEAD AGENCY EMAIL	DATE 02/19/2026
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2026-0156	

PROJECT TITLE
 CONDITIONAL USE PERMIT 25-0001 AND DEVELOPMENT REVIEW 25-0003-DUTCH BROS COFFEE

PROJECT APPLICANT NAME BRADEN BERNARDS (COLE VALLEY PARTNERS)	PROJECT APPLICANT EMAIL	PHONE NUMBER 503-228-2100
PROJECT APPLICANT ADDRESS 2188 SW PARK PLACE SUITE 100 UNIT: SUITE 100	CITY PORTLAND	STATE OR ZIP CODE 97205
PROJECT APPLICANT (Check appropriate box) <input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity		

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$3,043.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	0.00

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

PAYMENT METHOD:

Cash Credit Check Other **TOTAL RECEIVED** \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, TIFFANI HOOD, Deputy
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Payment Reference #: CHECK #1229



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED
Feb 19, 2026 09:57 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-000170
State Receipt # 37021920260156

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

**CONDITIONAL USE PERMIT 25-0001 AND DEVELOPMENT REVIEW
25-0003-DUTCH BROS COFFEE**

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

<p>FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON <u>February 19, 2026</u></p> <p>Posted <u>February 19, 2026</u> Removed _____</p> <p>Returned to agency on _____</p> <p>DEPUTY _____</p>

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: San Diego

From: (Public Agency): City of Poway
13325 Civic Center Drive
Poway, CA 92064
(Address)

Project Title: Conditional Use Permit 25-0001 and Development Review 25-0003- Dutch Bros Coffee

Project Applicant: Braden Bernards (Cole Valley Partners), 2188 SW Park Place Suite 100 Unit: Suite 100 Portland, OR 97205, (503) 228-2100

Project Location - Specific:
13740 Poway Road, Poway CA 92064 (APN 317-130-69-00)

Project Location - City: Poway Project Location - County: San Diego

Description of Nature, Purpose and Beneficiaries of Project:
Conditional Use Permit (CUP) 25-0001 and Development Review (DR) 25-0003, for the construction of a 950 square-foot Dutch Bros Coffee, with a two-lane drive-through proposed within the southwest corner parcel of the existing Lowe's parking lot. Additionally, the project includes landscaping improvements and a new trash enclosure.

Name of Public Agency Approving Project: City of Poway


Name of Person or Agency Carrying Out Project: Jazmin Sanchez

- 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 3, Section 15303(C)
 - Statutory Exemptions. State code number: _____

Reasons why project is exempt:
This project is categorically exempt from the CEQA as a Class 3 Categorical Exemption, pursuant to Section 15303(C) of the CEQA Guidelines, in that the project involves construction of a drive-through coffee shop not exceeding 2,500 square feet. Additionally, none of the exceptions for the use of a categorical exemption per CEQA Guidelines Section 15300.2 apply.

Lead Agency
Contact Person: Jazmin Sanchez Area Code/Telephone/Extension: (858) 668-4658

- 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: 1/20/2026 Title: Associate Planner
 Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _____
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



San Diego County



Transaction #: 8892467
Receipt #: 2026065055

JORDAN Z. MARKS

Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 02/19/2026
Cashier Location: SD

Print Date: 02/19/2026 9:57 am

Payment Summary

Total Fees:	\$50.00
Total Payments:	\$50.00
Balance:	\$0.00

Payment

CHECK PAYMENT #1229 \$50.00

Total Payments \$50.00

Filing

CEQA - NOE FILE #: 2026-000170 Date: 02/19/2026 9:57AM Pages: 2

State Receipt # 37-02/19/2026-0156

Fees: Fish & Wildlife County Administrative Fee \$50.00

Total Fees Due: \$50.00

Grand Total - All Documents: \$50.00