

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Yucca Valley Dutch Bros Project

Lead Agency: Town of Yucca Valley

Contact Name: Jared Jerome

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Phone Number: (760) 369-6579 ext. 317

Project Location: Yucca Valley
City

San Bernardino
County

Project Description (Proposed actions, location, and/or consequences).

The Project proposes the construction and operation of an approximately 1,025-square-foot Dutch Bros Coffee shop with a dual-lane drive-through facility and associated site improvements. The drive-through is designed to accommodate 23 queued vehicles, and the site would provide a total of 18 parking spaces. Construction of the Project would necessitate the removal of existing Western Joshua Trees (*Yucca brevifolia*) on-site. Site access would be provided from two existing driveways that currently serve the adjacent commercial developments (Big 5 Sporting Goods to the west and Walgreens to the east). Internal circulation connects seamlessly to these surrounding uses, allowing vehicles to enter the drive-through lanes or designated parking area, and directing exiting vehicles to adjacent parking lots and back to surrounding roadways. The Project would incorporate approximately 10,350 square feet of new landscaping and retain 2,808 square feet of existing landscaping near Twentynine Palms Highway. The Project would also contribute in-lieu fees toward future off-site roadway improvements consistent with the Town's circulation plans, specifically the widening of Twentynine Palms Highway to an ultimate half-width of 67 feet along the Project frontage.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources: MM BIO-1 necessitates a pre-construction nesting bird and raptor survey. MM BIO-2 is required to protect Western Joshua Trees through permitting.

Cultural Resources: MM CUL-1 and MM CUL-2 are required to ensure the project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines Section 15064.5. MM CUL-3 is required to ensure that the project will not cause a substantial adverse impact to human remains.

Geology & Soils: MM GEO-1 is required to ensure the project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Tribal Cultural Resources: MM TCR-1 and MM TCR-2 ensure that the project would not cause a substantial adverse impact on tribal cultural resources.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None at this time.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife Region 6