

NOTICE OF EXEMPTION

TO: Clerk of the Board of Supervisors
County of San Bernardino
385 N. Arrowhead, 2nd Floor
San Bernardino, CA 92415

FROM: City of Rancho Cucamonga
P. O. Box 807
Rancho Cucamonga, CA 91729

Project Title: Conditional Use Permit (DRC2024-00432), Variance (DRC2025-00173), and Minor Design Review (DRC2024-00433)

Project Location Specific: South of Baseline Road and east of Carnelian Street (APN: 0207-031-28).

Project Location - County: San Bernardino

Description of Nature, Purpose, and Beneficiaries of Project: A request for the development of an approximately 1,000 square-foot coffee shop featuring dual drive-through lanes and pedestrian walk-up service window, with queuing capacity for 19 vehicles and up to 24 vehicles when utilizing the bypass lane. A Conditional Use Permit is required to allow the proposed drive-through use, and a Variance has been requested to modify four development standards. The project site is a 0.60-acre remainder infill area, zoned Neighborhood General 3 – Limited (NG3-L) within the Neighborhood Center (C) land use designation.

Name of Public Agency Approving Project: City of Rancho Cucamonga

Name of Person or Agency Carrying Out Project: Dutch Bros Coffee

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));
- ☒ **State CEQA Guidelines Section 15332**
- ☐ Statutory Exemptions

Reasons Why Project is Exempt:

The Planning Department determined that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects). The project qualifies for the Class 32 Categorical Exemption because it is consistent with the applicable General Plan and zoning regulations, is located on a 0.60-acre infill remainder site substantially surrounded by urban development and is adequately served by existing utilities and public services. The project site has no value as habitat for endangered, rare, or threatened species. A Traffic Impact Analysis prepared by Kittelson & Associates concluded that the project would result in less-than-significant transportation impacts and is consistent with applicable CEQA Vehicle Miles Traveled (VMT) screening criteria. Accordingly, the project satisfies the criteria for Class 32 Categorical Exemption.

Lead Agency Contact Person: Haide Aguirre, Contract Senior Planner

Area Code/Telephone/Extension: (909) 477-2750 ext. 4326

Signature: Haide Aguirre
Title: Haide Aguirre, Contract Senior Planner

Date: 7/22/2026