



RECORDING REQUESTED
WHEN RECORDED MAIL TO:

County of Sacramento
Planning and Environmental Review
827 Seventh Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Julie Newton
TELEPHONE: (916) 876-8502

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

UPZ-SPZ-DRS 2222 Watt Avenue Starbucks

Control Number:

PLNP2023-00103

Project Location:

The project is located at 2222 Watt Avenue, approximately 1,660 feet south of the intersection of Watt Avenue and El Camino Avenue, in the Arden Arcade community of unincorporated Sacramento County.

APN:

281-0101-019-0000

Description of Project:

The project consists of the following entitlements:

1. A **Use Permit** to allow a drive-through coffee shop within the Business Professional (BP) zoning district.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Building Signage (Section 5.10.2.A): The maximum permitted building signage for the project is 51 square feet. The proposed project provides 75.2 square feet.
 - Entrance Signage (Section 5.10.1.H.19): A maximum of four square feet per sign with a maximum height of 30-inches with no advertising is permitted. The project as proposed provides under four square feet per sign, 30-inches in height, and provides the Starbucks logo on Sign 1.
3. A **Design Review** to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

Name of public agency approving project:

Sacramento County – ceqa@saccounty.net

Person or agency carrying out project:

Berryessa Partners, LLC
Contact: Callie Huff
837 Jefferson Boulevard
West Sacramento, CA 95691

callie@epropinc.com

Exempt Status:

Categorical Exemption (PRC Section 21084; CEQA Guidelines Sections 15300 -15333):

- CEQA Guidelines Section 15303 – New Construction of Conversion of Small Structures

Reasons why project is exempt:

Class 3 consists of construction and location of limited numbers of new, small facilities or structures. A project is exempt if it is a store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square-foot in floor area. The proposed project consists of the construction of a 2,200–square foot Starbucks store with a drive-through in the Business and Professional Office (BP) zoning district and would not involve the use of significant hazardous materials. Site improvements include new driveways, a new parking area, a new trash enclosure, new patio seating, and new landscaped areas. Additionally, the proposed speaker box would not exceed County exterior noise standards at nearby sensitive uses based upon the proposed location. Therefore, the project is exempt from the provisions of CEQA.

Section 15300.2-Exceptions

Section 15300.2 of the CEQA Guidelines, Exceptions, provides conditions under which categorical exemptions are inapplicable. Review of the Project indicates that it will not violate any of the exceptions, as described in the following section.

1. *The project will occur in certain specified sensitive environments or locations;*

The project site is located in a developed, urban area. The site was previously developed with commercial businesses and parking lots, which were recently demolished. The project consists of the construction of a 2,200 square-foot single-story Starbucks coffee shop with a drive-through in the Business and Professional Office (BP) zoning district and would not involve significant hazardous materials; therefore, the Project site would not be considered environmentally sensitive.

2. *Cumulative impacts will be considerable because successive projects of the same type will occur at the same place overtime;*

The Project consists of the construction of a 2,200 square-foot Starbucks coffee shop within the Business and Professional Office (BP) zoning district; and therefore, would not result in significant cumulative environmental impacts. No cumulative impacts will result from the Project and successive projects of the same type and at the same place over time.

3. *There is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;*

There are no known unusual circumstances that will have a significant effect on the environment.

4. *The project may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a scenic highway;*

The Project is not located in the vicinity of a highway officially designated as a scenic highway. The project site is located in a developed, urban area and consists of the

construction of a 2,200 square-foot single-story Starbucks coffee shop with a drive-through; therefore, the project will not result in damage to scenic resources or similar resources within a highway that is officially designated as a scenic.

5. *The project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; or*

The Project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code. Additionally, a search of the EnviroStor and GeoTracker databases was conducted and no hazardous material records were located on site or in close proximity; therefore, the Project will not have an impact related to being located on a hazardous waste site.

6. *The project may cause a substantial adverse change in the significance of a historic resource.*

The project site does not contain any historical resources. The site was previously developed with commercial businesses and parking lots, which were recently demolished. The proposed project would not cause a substantial adverse change in the significance of a historic resource.



Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

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