



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:**

Watt Avenue Popeyes

**Control Number:**

PLNP2020-00134

**Project Location:**

The proposed project is located approximately 500 feet northwest of the intersection of Elkhorn Boulevard and Watt Avenue in the North Watt Corridor Plan Special Planning Area in unincorporated Sacramento County.

**APN:**

208-0152-037-0000

**Description of Project:**

The applicant proposes to construct a Popeyes fast food restaurant and drive-thru on a parcel located in the Watt Avenue Special Planning Area. The parcel is located in an urban setting and previously contained a commercial building and associated parking, no longer extant.

**Name of public agency approving project:**

Sacramento County – ceqa@saccounty.gov

**Person or agency carrying out project:**

Name: Julio Tinajero, Milestone Associates  
Address: 1000 Lincoln Road, #H202  
Phone number: (530)755-4700  
Email: julio@milestone-ae.com

**Exempt Status:**

- CEQA Guidelines Section 15303, Class 3 – New Construction of Conversion of Small Structures

**Reasons why project is exempt:**

The proposed project consists of the expansion of a commercial building that will not exceed 10,000 square feet, public services and facilities are available, and the area is not environmentally sensitive. The project is not listed on any list of hazardous waste sites compiled pursuant to Section 65962.5 of the Government Code, is not located within the vicinity or viewshed of a scenic resource, and would not result in an impact to a biological resource, cultural resource, or another environmental resource and is therefore 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 a mixture of gravel and short grass. The project site is within urbanized communities. The Project site has not been designated as a biologically sensitive location.

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

The Project will not result in potentially significant impacts. Therefore, 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;*

River Road/ Highway 160 (from the Sacramento City Limits at the northern edge of Freeport to the southern tip of the Delta at Antioch Bridge) is a designated State Scenic Highway. Within this segment, River Road from Isleton Bridge to Paintersville Bridge, is designated as a County Scenic Route. The Project is located 17.5 miles northeast of this scenic highway. Therefore, the project will not result in damage to scenic resources or similar resources within a highway that is officially designated as a scenic highway.

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. 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.

**Julie Newton**  
ENVIRONMENTAL COORDINATOR OF  
SACRAMENTO COUNTY, STATE OF CALIFORNIA

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 **County of Sacramento  
County Clerk**  
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Sacramento, CA 95814  
 **OPR:**  
State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95814