



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

ENDORSED
SACRAMENTO COUNTY

AUG 23 2024

DONNA ALLRED, CLERK/RECORDER
BY Blair W. Newton, DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

Starbucks at 2300 Fair Oaks Boulevard

Control Number:

PLNP2023-00147

Project Location:

The project is located at 2300 Fair Oaks Boulevard, approximately 358 feet east of the intersection of University Avenue and Fair Oaks Boulevard, in the Arden Arcade community.

APN:

294-0140-001-0000

Description of Project:

The project includes a request for a Special Development Permit to deviate from County Zoning Code commercial development standards for minimum front yard setbacks and a request for a Design Review to comply with the Countywide Design Guidelines.

The project includes a remodel of an existing approximately 3,113 square foot fast food restaurant building with drive-through service to a coffee shop with drive-through service on a 0.76-net acre parcel zoned LC (Limited Commercial). The proposal also includes the following site improvements: interior and exterior remodel of the existing building, new signage, upgrades of existing driveway and sidewalks to comply with ADA requirements, new landscaping, existing parking lot reconfiguration, and extension of the existing drive-thru lane.

Name of public agency approving project:

Sacramento County – ceqa@sacounty.gov

Person or agency carrying out project:

Starbucks
Attention: Jessica Ganley
60 Spear Street, 7th Floor, San Francisco, CA 94105
(415) 361-3540
jganley@starbucks.com

Exempt Status:

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

- CEQA Guidelines Section 15301 – Existing Facilities

Reasons why project is exempt:

Class 1 consists of the repair, maintenance, or minor alteration of existing public or private structures and facilities, involving negligible or no expansion of the existing or former use. The project consists of the minor alteration of an existing private structure (fast-food restaurant) with site upgrades and improvements to the existing parking lot, driveway, sidewalks, and drive-through area and does not result in an expansion of use over the existing or former use. Therefore, it 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. *For Classes 3, 4, 5, 6, and 11, will the project occur in certain specified sensitive environments or locations?*

The exemption class for this Project (Class 1) is not one of the above classes and this exception does not apply.

2. *Will cumulative impacts be considerable because successive projects of the same type will occur at the same place over time?*

As it stands, the project will not result in potentially significant impacts. The project area is already built out, the proposed project is located on a developed, infill parcel with the same type of use as previously occurred on-site, and the construction and operation of the project will not exacerbate any existing conditions in the immediate area. Therefore, no cumulative impacts will result from the project and successive projects of the same type and at the same place over time.

3. *Is there 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. *Will the project 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. The project is not located within the vicinity 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. *Is the project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code?*

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. *Will the project cause a substantial adverse change in the significance of a historic resource?*

The project site does not contain any historical resources; therefore the project will not cause a substantial change in the significance of a historic resource.

**Julie
Newton**

Digitally signed by Julie Newton
DN: cn=Julie Newton,
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Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:

**County of Sacramento
County Clerk**

3636 American River Drive, Suite 110
Sacramento, CA 95864

OPR:

State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814