



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:**

Starbucks at Walnut (UPZ-SPZ-DRS)

**Control Number:**

PLNP2023-00236

**Project Location:**

The project is located at 5060 Madison Avenue, approximately 105 feet east of the intersection of Madison Avenue and Auburn Boulevard, in the Carmichael/Old Foothill Farms community of unincorporated Sacramento County.

**APN:**

228-0222-016-0000

**Description of Project:**

The project consists of the following entitlements:

1. A **Use Permit** to allow a drive through restaurant with amplified sound less than 300 feet from residential in the Light Commercial (LC) zoning district.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
  - Side Street Setback (SZC Section 5.5.2.A, Table 5.13) In the LC zone a 50-foot side street setback is required. Currently as proposed, the site would have a 43-foot side street setback.
  - Landscape Setback (Zoning Code Section 3.9.3.V) When a drive-thru lane is adjacent to the public right-of-way, a minimum 25-foot landscape setback is required measured from the back of sidewalk. With approval of a Special Development Permit, the 25-foot landscape setback may be reduced to 10 feet with additional screening such as low decorative walls or fences, berms, or enhanced landscaping. An 11-foot planter is currently proposed between the drive through lane and the right-of-way.
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:**

Greenberg Farrow

Contact: Daisy Du  
4695 MacArthur Court, Suite 1450  
Newport Beach, CA 92660  
224-999-2211  
ddu@greenbergfarrow.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 2,027–square-foot store with a drive-through in the Light Commercial (LC) zoning district and would not involve the use of significant hazardous materials. 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. *For Classes 3, 4, 5, 6, and 11, will the project 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. Therefore, construction of the project will not result in impacts on an environmental resource of hazardous or critical concern.

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

The Project consists of the construction of a 2,027-square-foot Starbucks coffee shop within the Light Commercial (LC) zoning district; The parcel is zoned for the proposed use in an urban area that is largely built out, 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;*

A 2005 Noise Study was conducted by Bollard & Brennan, Inc., where the noise impacts of drive-through speakers at a similarly proposed building were evaluated. At a distance of 55 feet, there is a known noise level of 48 dB. Using the standard logarithmic scale for noise attenuation, the projected noise level for the residential community would be approximately 34 dB. The project noise level is below the Sacramento County General Plan outdoor noise level criteria for sensitive receptors and would not exceed nighttime noise criteria.

- 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 2,027-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.

**Copy To:**  
County of Sacramento  
County Clerk  
600 Eighth Street, Room 101  
Sacramento, CA 95814  
 **OPR:**  
State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95814

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