RECORDING REQUESTED
WHEN RECORDING MAIL TO:

County of Sacramento
Planning and Environmental Review
827 7th Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Julie Newton
TELEPHONE: (916)874-6141

ENDORSED
SACRAMENTO COUNTY
AUG 13 2025
FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:
Dutch Brothers at Fair Oaks Village

Control Number:
PLNP2024-00103

Project Location:
The project is located at 7904 Winding Way, approximately 283 feet west of the intersection of Sunrise Boulevard and Winding Way, in the Fair Oaks community.

APN:
244-0131-010-0000

Description of Project:

1. A **Use Permit Amendment** to allow the addition of a second drive-through lane to the existing drive-through coffee operation in the Fair Oaks Village SPA.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

The project includes the remodel of an existing approximately 573 square foot coffee shop building with drive-through service on an approximately 1.16-acre parcel zoned Special Planning Area (SPA). The proposal also includes the addition of a second drive-through lane, paved parking for twelve (12) parking spaces, one (1) ADA parking space, and maneuvering areas, trash enclosure expansion, and new landscaping throughout the site. The drive-through lane addition will involve the removal of seven (7) parking spaces on-site, three (3) of which will be replaced. The drive-through will have two (2) lanes that will converge at the service window, designed to accommodate a queue of twelve (12) vehicles. The drive-thru will not have a speaker box component.

Name of Public Agency Approving Project:
Sacramento County – ceqa@saccounty.gov

Person or Agency Carrying out Project:
Sabrina Rushing, Project Coordinator
Barghausen Consulting
18215 72nd Avenue South, Kent WA 98032
(425) 251-6222
srushing@barghausen.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 (coffee shop) 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 have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies?*

   The project exemption 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?*

   A Traffic Analysis was prepared by Kittelson & Associates dated October 30, 2024, which indicated that the proposed drive-through had a 5% probability of exceeding sixteen (16) vehicles. The current drive-through storage capacity is twelve (12) vehicles. This could affect traffic using the Winding Way driveway. Since the queue capacity may be exceeded, a queue management plan was prepared by the project applicant and reviewed and approved by Sacramento County Department of Transportation (SacDOT). The queue management plan includes several strategies for directing vehicles to other access points along Sunrise Boulevard and limiting wait times to reduce queueing at the drive-through. A condition of approval from SacDOT is included with the Use Permit Amendment entitlement for the facility operator to implement the queue management plan strategies in the event that a large volume of traffic from the proposed drive-through may result in queuing overflow into the public street. With the approval and implementation of the queue management plan, 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.

Julie Newton

Digitally signed by Julie Newton
DN: cn=Julie Newton, o=Sacramento County, ou, email=newtonju@saccounty.net, c=US
Date: 2025.05.29 15:11:44 -07'00'

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:

☒ **County Clerk of Sacramento**
County Clerk
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Sacramento, CA 95864

☒ **Office of Land Use and Climate Innovation**
State Clearinghouse
1400 10th Street
Sacramento, CA 95814