



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:**

K&V Lash Studio Watt Avenue

**Control Number:**

PLNP2024-00064

**Project Location:**

The project is located at 3300 Watt Avenue, approximately 2,700 feet north of the intersection of Watt Avenue and Marconi Avenue, in the Arden Arcade community of unincorporated Sacramento County.

**APN:**

255-0212-016-0000

**Description of Project:**

The project consists of a Minor Use Permit Amendment to allow for the expansion of an existing beauty salon located at 3300 Watt Avenue, zoned BP, in the Arden-Arcade community.

**Name of public agency approving project:**

Sacramento County – ceqa@sacounty.gov

**Person or agency carrying out project:**

Contact: Khoi Dinh Vu  
7748 Finnhorse Way  
Sacramento, CA 95828  
(916) 999-9989  
Drkhoi85@gmail.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 the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project consists of the expansion of an existing beauty salon into the vacant building directly adjacent to the existing one. There are no proposed exterior modifications. 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 project consists of the expansion of an existing beauty salon into the adjacent, vacant building; 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 over time;*

The Project consists of the expansion of an existing beauty salon into an adjacent, vacant building with no expansion of existing use in the Business Professional Office (BP) zoning district. 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 would utilize the existing building onsite and therefore, existing aesthetic conditions will remain the same. The project will not result in damage to scenic resources or similar resources within a highway that is officially designated as 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**

3636 American River Drive,  
Suite 110  
Sacramento, CA 95814

**OPR:**

State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95814

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