



**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

SPACE ABOVE RESERVED FOR RECORDER'S USE

## NOTICE OF EXEMPTION

**Project Title:**

Vega Academy (UPM)

**Control Number:**

PLNP2024-00197

**Project Location:**

The project is located at 6520 44<sup>th</sup> Street, approximately 2,900 feet southeast of the intersection of Franklin Boulevard and 47<sup>th</sup> Street, in the South Sacramento community of unincorporated Sacramento County.

**APN:**

039-0300-024-0000

**Description of Project:**

The project consists of a Minor Use Permit to add a private school use to an existing beauty salon located at 6520 44th Street Suite 300, zoned GC, in the South Sacramento community.

**Name of Public Agency Approving Project:**

Sacramento County – [ceqa@sacounty.gov](mailto:ceqa@sacounty.gov)

**Person or Agency Carrying out Project:**

Kevin Irahola  
6520 44th Street, Suite 300  
Sacramento, CA 90071  
(916) 208-6789  
kirahola@gmail.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 operation, repair, maintenance, permitting, and leasing, or minor alterations of existing private structures, involving negligible or no expansion of existing use. The project consists of the operation of a private school within an existing beauty salon, involving negligible expansion of existing use. The project does not involve exterior improvements 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. *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. 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. 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, implementation of 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.

**Copy To:**

**County Clerk of Sacramento**

**County Clerk**

3636 American River Drive, Suite 110

Sacramento, CA 95864

**Office of Land Use and Climate Innovation**

**State Clearinghouse**

1400 10th Street

Sacramento, CA 95814

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