



City of Elk Grove NOTICE OF EXEMPTION

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth Street, Room 22
Sacramento, CA 95812-3044

From: City of Elk Grove
Community Development
Department - Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

Sacramento County Clerk-Recorder
Sacramento County
PO Box 839, 600 8th Street
Sacramento, CA 95812-0839

County Recorder Filing	State Clearinghouse Received
(stamp here)	(stamp here)

PROJECT TITLE: **Lavender Nail Lounge & Spa (PLNG26-016)**

PROJECT LOCATION - SPECIFIC: **9251 Elk Grove Boulevard**

ASSESSOR'S PARCEL NUMBER(S): **127-0170-003**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The Project consists of an Old Town Design Review Type 1 to modify for the exterior of an existing building in the Old Town Special Planning Area. The modification includes the following:

1. Aluminum canopies over the windows and doors on south and west sides of building
2. Repaint roof on west side to match the charcoal gray in the front (south side)
3. New Lighting Fixtures
4. New sliding glass door on west side

LEAD AGENCY: City of Elk Grove
Community Development- Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

LEAD AGENCY CONTACT: Kyra Killingsworth (916) 478-3684, kkillingsworth@elkgrove.gov

PROPERTY OWNER: Thaibinh Hoang
76 Goose Haven Court
Sacramento CA 95834
tphoang@yahoo.com, (916) 821-7719

- EXEMPTION STATUS:
- Ministerial [Section 21080(b); 15268];
 - Declared Emergency [Section 21080(b)(3); 15269(a)];
 - Emergency Project [Section 21080(b)(4); 15269(b)(c)];
 - Preliminary Review [Section 15060(c)(3)]

- Consistent With a Community Plan or Zoning [Section 15183(a)]
- Categorical Exemption [Section 15332]
- Criteria for Subsequent EIR [Section 15162]
- Existing Facilities [Section 15301]

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

The Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). Section 15301 applies to projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Project involves façade improvements to add minor modifications to an existing commercial building in Old Town Special Planning Area. The exterior improvements include new awnings, lighting, repainting of roof and new sliding glass door. There is no expansion of use or other physical site improvements. The building and/or property is not located in the City's historic district, and the building is not eligible for the local register.

All public services and facilities are available to the existing building, and the area is not considered environmentally sensitive. Staff reviewed the proposed Project and did not find any evidence that special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment. Therefore, the proposed Project qualifies for exemption under State CEQA Guidelines Section 15301.

State CEQA Guidelines section 15300.2 provides exceptions to when the use of a Categorical Exemption is appropriate. Specifically, State CEQA Guidelines section 15300.2(f) states that a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of an existing building. The exterior modifications will not create a substantial change to the existing building as the modifications are minor. In addition, the site is consistent with the land use designations and zoning in the Old Town Special Planning area and would not contribute to significant cumulative impacts beyond what is anticipated under the General Plan and it's EIR (NO. 2017062058). The Project site is previously disturbed, developed and is surrounded by commercial development. The site does not contain scenic highway or other scenic resources. The site does not contain hazardous materials and is not on any active hazard materials site lists. The site is not historic and is not part of the historic district. No other special circumstances exist that would create a reasonable possibility that the proposed Project will have a significant adverse effect on the environment. Therefore, the Project qualifies for the exemption under State CEQA guidelines Section 15301 and no further environmental review is required.

CITY OF ELK GROVE
Community Development -
Planning

By: *Kyra Killingsworth*
Kyra Killingsworth

Date: May 15, 2026