



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) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

## NOTICE OF EXEMPTION

**Project Title:**

UPM Sac Academy

**Control Number:**

PLNP2024-00220

**Project Location:**

The project site is located at 2355 Gold Meadow Way, approximately 500 feet north of the Gold Meadow way and Coloma Road intersection, in the Cordova community of unincorporated Sacramento County.

**APN:**

069-0830-001-0000

**Description of Project:**

The project consists of a Minor Use Permit for a proposed audio recording and music production school in an existing office building. The school would employ three employees and would offer three three-hour classes per day, with a maximum capacity of eight students each.

**Name of public agency approving project:**

Sacramento County – ceqa@sacounty.gov

**Person or agency carrying out project:**

Sac Academy  
Attn: Robert Honablue  
2355 Gold Meadow Way, Ste. 160  
Gold River, CA 95670  
(916) 807-8097  
robert@sacacademy.org

**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, permitting, leasing, or minor alteration of existing private facilities, involving negligible or no expansion of existing or former use. The proposed project consists of a small school with a maximum capacity of eight students and three employees per each of the three three-hour classes offered daily. The school would be located within a suite located in an existing office building. The proposed use is consistent with the MP-Industrial-Office Park zoning district and would not exceed the current building's occupancy capacity; moreover,

sufficient parking is available onsite. The project is consistent with the General Plan land use designation of Transit-Oriented Development and is consistent with the MP-Industrial-Office Park zoning district with approval of the Minor Use Permit. The project would not result in expansion of an existing use, as the school would function similarly to any allowed use within the exiting office building 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?*

The project consists of the operation of a small school with a max capacity of 11 individuals in an existing office building. The project is consistent with the General Plan land use designation of Transit-Oriented Development and is consistent with the MP-Industrial-Office Park zoning district with approval of the Minor Use Permit. The project would not result in expansion of an existing use, as the school would function similarly to any allowed use within the exiting office building. Similar leasing and occupancy of existing office buildings would not result in a considerable cumulative impacts.

*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.

3. *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?*

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 designated scenic highway.

4. *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.

5. *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 of Sacramento**

**County Clerk**

3636 American River Drive, Suite 110  
Sacramento, CA 95864

**OPR:**

State Clearinghouse

1400 Tenth Street

Sacramento, CA 95814

**(Original Signature on File)**

**Julie Newton**

ENVIRONMENTAL COORDINATOR OF  
SACRAMENTO COUNTY, STATE OF CALIFORNIA