



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:**

SoloWay Music Tutoring (UPM)

**Control Number:**

PLNP2024-00112

**Project Location:**

The project is located at 5457 Diablo Drive at the northwest corner of the intersection of Diablo Drive and Karm Way within the North Highlands community.

**APN:**

222-0012-026

**Description of Project:**

The project consists of a Minor Use Permit for a private tutoring-based music school, pursuant to Section 3.6.2.A of the Sacramento County Zoning Code. The applicant anticipates up to 65, with an average of 45, students daily. The private music tutoring would be within an existing building, and no interior or exterior changes are proposed.

**Name of public agency approving project:**

Sacramento County – ceqa@saccounty.gov

**Person or agency carrying out project:**

SoloWay, LLC  
5457 Diablo Drive, Sacramento, CA 95842  
(916) 507-5612  
Solowayschool2016@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, leasing, repair, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use. The project consists of the operation of a private music tutoring school for up to 65 people within an existing office type building resulting in negligible/no expansion of use beyond what was previously existing 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; therefore, 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 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. 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**  
ENVIRONMENTAL COORDINATOR OF  
SACRAMENTO COUNTY, STATE OF CALIFORNIA

**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