



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585000565

FILED

June 12, 2025

HUGH NGUYEN
CLERK - RECORDER

By *H. Nguyen*
Deputy clerk

30-06112/2025-0433

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

USE PERMIT NO. UP 2025-01; 628 W. CHAPMAN AVENUE (SCHOLAR ATHLETE BLACK BELT CENTER)

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 06/12/2025**
Posted 06/12/2025 Removed _____
Returned to agency on _____
DEPUTY 428

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

NOTICE OF EXEMPTION

To: Orange County Clerk-Recorder
County Administration South
601 N. Ross St.
Santa Ana, CA 92701

From: City of Placentia
Development Services Department
Planning Division
401 E. Chapman Avenue
Placentia, CA 92870

Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

Project Title: Use Permit No. UP 2025-01; 628 W. Chapman Avenue (Scholar Athlete Black Belt Center)

Project Location - Specific: 628 W. Chapman Avenue (APN: 339-371-07), South of W. Chapman Avenue, East of S. Placentia Avenue.

Project Location – City: Placentia, CA 92870

Project Location – County: Orange

Description of Project: A Use Permit request to allow the establishment and operation of a martial arts teaching studio within an existing 1,400-square-foot tenant space, located at 628 W. Chapman Avenue, in the Neighborhood Commercial (C-1) Zoning District.

Name of Public Agency Approving Project: City of Placentia, 401 E. Chapman Ave., Placentia, CA. 92870

Name of Person or Agency Carrying Out Project: Tae Jin Lee, 628 W. Chapman Avenue, Placentia, CA 92870. (714)-717-5379.

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Exempt Status: (check one)

Ministerial (Sec. 21080(b)(1); 15268);

Other

Declared Emergency (Sec. 21080(b)(3); 15269(a));

Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

Categorical Exemption. State type and section number: §15301 (Existing Facilities), Class 1

Statutory Exemptions. State code number: _____

JUN 12 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG. DEPUTY

Reasons why project is exempt: On June 10, 2025, the City of Placentia Planning Commission, acting as the lead agency, evaluated the potential for adverse environmental impacts; and no evidence has been found that the proposed project will have any potential for adverse effects on the environment. Additionally, the project utilizes an existing 1,400-square foot tenant space, with no further planned expansion. Therefore, the Planning Commission found that this project is Categorically Exempt pursuant to §15301 of the California Environmental Quality Act (CEQA) Guidelines.

Lead Agency

Contact Person: Senula Liyanage

Area Code/Telephone/Extension: (714) 993-8187

Signature: _____

Date: 6/12/25

Title: Planning Technician

Signed by Lead Agency

Signed by Applicant