



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

202585000776

**FILED**

August 14, 2025

HUGH NGUYEN  
CLERK - RECORDER

By H. Nguyen  
Deputy clerk

30-08/14/2025-0610

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 2025-04; 1225 E IMPERIAL HIGHWAY (HOLD STUDIO)

**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 08/14/2025**

Posted 08/14/2025 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.

FILED

AUG 14 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG. DEPUTY

**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 2025-04; 1225 E. Imperial Highway (Hold Studio)

**Project Location - Specific:** 1225 E. Imperial Highway (APN: 322-101-18). North of E. Imperial Highway, East of N. Rose Dr.

**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 boutique fitness studio within an existing 2,200-square-foot tenant space, located at 1225 E. Imperial Highway, 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:** Yuri Oh, 2013 Santa Anita Ave, Placentia, CA 92870. (213)-505-0549.

**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: \_\_\_\_\_

**Reasons why project is exempt:** On August 12, 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 2,200-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: 8/12/25 Title: Planning Technician

- Signed by Lead Agency
- Signed by Applicant

