



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



50.00

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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 2024-03; 895 E YORBA LINDA BLVD SUITE 201  
(BLOOMING GARDEN SPA)

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

SEP 12 2024

HUGH NGUYEN, CLERK-RECORDER

BY: LI DEPUTY

FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON September 12, 2024  
Posted for 30 days  
DEPUTY LI

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 2024-03; 895 E. Yorba Linda Boulevard, Suite 201 (Blooming Garden Spa)

**Project Location - Specific:** 895 E. Yorba Linda Boulevard, Suite 201 (APN: 336-502-32). Northwest corner of E. Yorba Linda Boulevard and McCormack Lane.

**Project Location – City:** Placentia, CA 92870 **Project Location – County:** Orange

**Description of Project:** A request to permit the establishment and operation of a day spa and massage studio at a 1,727-square-foot professional office space, located at 895 E. Yorba Linda Blvd, Suite 201, in the Commercial Office (C-O) Zoning District.

**Name of Public Agency Approving Project:** City of Placentia Planning Commission

**Name of Person or Agency Carrying Out Project:** Wanjiao Tan, 9731 Woolley Street, Unit B, Temple City, CA 91780. (909)-977-6996.

**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 September 10, 2024, 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 structure, and no further expansion of the use is contemplated. 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:** Devan A. Wells Area Code/Telephone/Extension: (714) 993-8187

Signature:  Date: 09/12/24 Title: Planning Technician

- Signed by Lead Agency  
 Signed by Applicant

**FILED**

**SEP 12 2024**

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY