



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-0311412025-0141

202585000188

FILED

March 14, 2025

HUGH NGUYEN
CLERK - RECORDER

By Hugh Nguyen
Deputy clerk

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 2024-09; 350 S. HIGHLAND AVENUE, UNIT B (NO LIMITS CREATIVE ARTS)

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 03/14/2025**

Posted 03/14/2025 Removed _____

Returned to agency on _____

DEPUTY 483

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

MAR 14 2025

HUGH NGUYEN, CLERK-RECORDER

BY: HN 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 2024-09; 350 S. Highland Avenue, Unit B (No Limits Creative Arts)

Project Location - Specific: 350 S. Highland Avenue, Unit B (APN: 343-361-09). North of Orangethorpe Avenue, East of Highland 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 creative arts studio for special needs students, including dance, voice, yoga, and art instruction classes, within an existing 1,930-square-foot tenant space, located at 350 S. Highland Avenue, Unit B, 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: Carla Hutchison, 350 S. Crowther Avenue, Placentia, CA 92870, (714)-408-5986.

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 March 11, 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 1,930-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: Lesley Whittaker Area Code/Telephone/Extension: (714) 993-8149

Signature:  Date: 3/13/25 Title: Associate Planner

- Signed by Lead Agency
- Signed by Applicant



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print **Clear** **Save**

RECEIPT NUMBER:
 30-03/14/2025-0141
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF PLACENTIA	LEAD AGENCY EMAIL	DATE 03/14/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000188	
PROJECT TITLE		

USE PERMIT NO. UP 2024-09; 350 S. HIGHLAND AVENUE, UNIT B (NO LIMITS CREATIVE ARTS)

PROJECT APPLICANT NAME CARLA HUTCHISON	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 993-8149
PROJECT APPLICANT ADDRESS 350 S. CROWTHER AVENUE	CITY PLACENTIA	STATE CA
		ZIP CODE 92870

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 4,123.50 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ _____

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
 County documentary handling fee \$ 50.00 \$ _____ 50.00
 Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other
 TOTAL RECEIVED \$ _____ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Kalci Do Deputy Clerk
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