



## NOTICE OF EXEMPTION

<b>TO:</b> <input checked="" type="checkbox"/> Office of Land Use and Climate Innovation 1400 Tenth Street, Rm. 121 Sacramento, CA 95814	<input checked="" type="checkbox"/> Orange County Clerk-Recorder P.O. Box 238 Santa Ana, CA 92702
<b>FROM:</b> City of Lake Forest   Community Development Department   Planning Division 100 Civic Center Drive Lake Forest, CA 92630	

<b>Project Title:</b>	Use Permit 11-24-5754		
<b>Project Applicant:</b>	Yeping Deng – Hypnotiq Wellness 23811 Bridger Road, Unit 100 Lake Forest, CA 92630		
<b>Project Location – Specific:</b>	23811 Bridger Road, Unit 100		
<b>Project Location – City:</b>	Lake Forest	<b>County:</b>	Orange County
<b>Description of Nature, Purpose and Beneficiaries of Project:</b>	Use Permit 11-24-5754 is a request to operate a massage establishment (Hypnotiq Wellness) in an existing 1,046 sq.-ft. tenant space. The business provides hypnotherapy, holistic therapy, and herbal ball massages. The project includes interior modifications to construct interior walls to create three rooms (one for massage), a lobby and reception room, a laundry/break room, a multi-gender restroom, and a janitor closet.		
<b>Public Agency Approving Project:</b>	City of Lake Forest Planning Commission		
<b>Name of Person/Agency Undertaking Project:</b>	Yeping Deng – Hypnotiq Wellness 23811 Bridger Road, Unit 100 Lake Forest, CA 92630		
<b>Exempt Status:</b>	<input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269(b)(c)) <input checked="" type="checkbox"/> <b>Categorical Exemption (Sec. &amp; Class):</b> CEQA Guidelines Sec. 15301; Class 1 <i>Existing Facilities</i> <input type="checkbox"/> Statutory Exemption (Code Number): <input type="checkbox"/> Other. Explanation:		
<b>Reason Why Project is Exempt:</b> The proposed project is exempt from provisions of the CA Environmental Quality Act (CEQA) pursuant to Article 19 – <i>Categorical Exemptions</i> , Sec. 15301, Class 1 – <i>Existing Facilities</i> of the CEQA Guidelines, which applies to projects involving the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, or mechanical equipment, involving negligible or no expansion of existing or former use.			
<b>Lead Agency Contact Person:</b>	Ron Santos – Senior Planner		
<b>Telephone No./ E-Mail:</b>	(949) 461-3449 / <a href="mailto:rsantos@lakeforestca.gov">rsantos@lakeforestca.gov</a>		
<b>Was a public hearing held by the Lead Agency to consider the exemption?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<b>Date of Public Hearing</b>
			June 5, 2025

_____ <b>Signature (Lead Agency Representative)</b>	June 10, 2025 <b>Date</b>
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Date Received for Filing: