

Locations:	
APN	Address and/or Location Description
8112-007-053	13748 Valley Boulevard Industry
8245-001-918	130 feet west of the intersection of Rausch Road and Mayor Dave Way

Locations:	
APN	Address and/or Location Description
8245-001-917	15710 Rausch Road
8245-001-003	15626 Valley Boulevard

Project Description:

Initial Study/Negative Declaration, General Plan Amendment GPA No. 22-01 to change the General Plan Land Use Map designation of sixteen properties. Ten of the properties will change from Institutional to Employment, three properties will change from Commercial to Employment and the remaining three properties are proposed to change from Institutional to Commercial. Also, Zoning Amendment ZA No. 22-01, to change the zoning designation of ten of the properties from "INST" –Institutional to "M" – Industrial, while three other properties that have a current Zoning Designation of Institutional "INST" are changing to Commercial "C", and the remaining three properties are changing from Commercial with Adult Business Overlay "AB" to Industrial with a Commercial Overlay "IC". The Adult Business Overlay will be removed as a part of this project.

This is to advise that the City of Industry has approved the above

(Lead Agency or Responsible Agency)

described project on January 11, 2024 and has made the following determinations regarding the above
(date)

described project.

- The project [will will not] have a significant effect on the environment.
- An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA
A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation measures [were were not] made a condition of the approval of the project.
- A mitigation reporting or monitoring plan [was was not] adopted for this project.
- A statement of Overriding Considerations [was was not] adopted for this project.
- Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Industry Planning Department, 15625 Mayor Dave Way, City of Industry, CA 91744-0366

Signature (Public Agency): Bing Hyun Title: Assistant City Manager

Date: February 1, 2024 Date Received for filing at OPR: February 1, 2024