

## NOTICE OF EXEMPTION

**To:** County Clerk  
County of Los Angeles  
Environmental Filings  
12400 East Imperial Highway #2001  
Norwalk, CA 90650

**From:** City of Industry  
15625 Mayor Dave Way,  
City of Industry, CA 91744

**Project Title:** Conditional Use permit CUP 23-04

**Project Location - Specific:** 18248 Gale Ave

**Project Location-City:** APNs: 8264-014-047, City of Industry

**Project Location-County:** Los Angeles

**Description of Project:** Adoption of a resolution approving Conditional Use Permit No. 23-04, to allow for the operation used as a fast-food restaurant with the sale of beer and wine, for on-site consumption.

**Name of Public Agency Approving Project:** Planning Commission, City of Industry

**Name of Person or Agency Carrying Out Project:** Yu Wang, on behalf of Yu Han Xuan Dining & Entertainment Inc.

**Exempt Status:** *(check one)*

- Ministerial (Sec. 21080(b)(1); 15268);
- 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(a)
- Statutory Exemptions. *State code number:*

**Reasons why project is exempt:** An Environmental Assessment form was submitted by the Applicant pursuant to the City's requirements. Based upon the information received and Staff's review and assessment, the proposed project is exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Class 1 Existing Facilities (a)) of the CEQA Guidelines for the following reasons: (1) Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project consists of the addition of alcohol service to an existing fast-food restaurant and therefore is only a negligible expansion of the existing restaurant use. The fast-food restaurant Yu Han Xuan Dining & Entertainment Inc. is required to operate and maintain the premises as a bona fide eating place under the Type 41 ABC license. The business must maintain suitable kitchen facilities and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises; and (2) no expansion of square-footage or modifications to the existing restaurant are proposed as part of this project.

**Lead Agency**

**Contact Person:** Dina Lomeli

Telephone: (626) 333-2211

Signature: 

Date: 4/09/2024

Title: Contract Senior Planner