



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

**NOTICE OF HEARING EXAMINER PUBLIC HEARING  
NOTICE OF COMPLETION AND AVAILABILITY  
OF DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR  
ROWLAND HEIGHTS PLAZA AND HOTEL PROJECT  
PROJECT NO.: R2014-01529-(4)  
VESTING TENTATIVE PARCEL MAP PM072916  
CONDITIONAL USE PERMIT NO. T201400062  
ZONE CHANGE NO. T201400008  
PARKING PERMIT NO. T201400006  
ENVIRONMENTAL ASSESSMENT NO. T201400121  
STATE CLEARINGHOUSE NO. 2015061003**

The Los Angeles County Department of Regional Planning, acting in the capacity of "Lead Agency" under the County Environmental Guidelines, Chapter III, Section 304, has filed a "Notice of Completion and Availability" of a Draft Environmental Impact Report (DEIR) for the Project. This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act (CEQA), as amended; Public Resources Code, Section 21000 *et seq.*; and the "Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines), California Code of Regulation, Title 14, Chapter 15000 *et seq.*, (including Section 15160).

## **PUBLIC REVIEW PERIOD**

The formal public review period for the DEIR will be from January 26, 2016 to March 11, 2016 (45 days). All comments received by the closing of the public review period will be considered in the Final EIR.

## **SITE LOCATION**

18800 Railroad Street, Rowland Heights, CA 91748; approximately 0.2 mile northwest of the Pomona Freeway (SR 60)/Nogales Street Interchange. (APNs 8264-021-020 and 8264-021-027).

## **PROPOSED PROJECT**

The Project proposes to subdivide one 14.85-acre lot into three parcels, including one industrial parcel developed with commercial retail uses and two commercial parcels developed with hotels located at 18800 Railroad Avenue within unincorporated Los Angeles County.

Proposed Parcel 1 (8.75 gross acres) is adjacent to the Rowland Heights Plaza Shopping Center to the east and would be developed as a retail shopping center with commercial condominium units to accommodate retail, restaurant, and office uses. A total of four buildings would be arrayed around the perimeter of the parcel, surrounding a central surface parking lot and landscaped, open space amenities.

Proposed Parcel 2 (3.38 gross acres), which is adjacent to the Concourse Business Park to the west, would be developed with a full-service hotel, generally intended for business travelers and families, totaling 275 guest rooms and approximately 189,950 square feet.

Proposed Parcel 3 (1.93 gross acres), also adjacent to the Concourse Business Park, would be developed with an extended-stay hotel, generally intended for business travelers, totaling 202 guest rooms and approximately 130,930 square feet.

A 0.79-acre parcel located along Railroad Avenue, located within the City of Industry municipal boundary, is proposed to provide offsite parking to the project site through approval parking permit.

The Project Applicant is requesting the following:

1. Zone change from zone M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion) to zone C-3-DP (Unlimited Commercial-Development Program) for hotel uses on Parcels 2 and 3;
2. Vesting tentative parcel map to create three parcels and 155 commercial condominium units in conjunction with the proposed retail shopping center;
3. Parking permit to allow approximately 342 fewer vehicle parking spaces than the approximate required 1,503 vehicle parking spaces for all proposed uses, and to allow use of 75 offsite vehicle parking spaces located on a 0.79-acre parcel within City of Industry municipal boundary;
4. Conditional use permit ("CUP") to authorize:
  - a) Development Program associated with the proposed Zone Change for hotel uses on proposed parcels 2 and 3;
  - b) New commercial center within proposed parcel 1 as required by the Rowland Heights Community Plan;
  - c) Structures to exceed the maximum height of 45 feet above grade by 35 feet for a total of 80 feet for a new hotel on proposed parcel 2 and by 27 feet 4 inches for a total of 72 feet 4 inches for a new hotel on proposed parcel 3;
  - d) On-site grading involving approximately 322,619 cubic yards of cut and fill with 48,301 cubic yards of export; and
  - e) Sale of a full line of alcoholic beverages for on-site consumption in conjunction with normal operations of the two proposed hotels.

### **SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS**

The proposed project's potentially significant effects include impacts to operational air quality and cumulative operational traffic at two intersections.

### **HEARING EXAMINER HEARING**

A public hearing on the DEIR has been scheduled before the Los Angeles County Department of Regional Planning Hearing Examiner on February 25, 2016, starting at 6:00 p.m. and ending after the last testifier or 8:00 p.m., whichever comes first, at Nogales High School, 401 South Nogales Street, La Puente, CA 91744. The purpose of this hearing will be to gather public comments on the adequacy of the DEIR.

### **LATER PUBLIC HEARING**

A public hearing on the proposed project and the DEIR will be scheduled before the Los Angeles County Regional Planning Commission at a time and date to be determined in the Regional Planning Commission Hearing Room (1<sup>st</sup> Floor, Room 150), 320 West Temple Street, Los Angeles, CA 90012.

### **REVIEWING LOCATIONS**

To ensure public access to the DEIR, copies of the document are available for review at the following County libraries:

- Rowland Heights Public Library  
1850 Nogales Street  
Rowland Heights, CA 91748
- Diamond Bar Public Library

21800 Copley Drive  
Diamond Bar, CA 91765

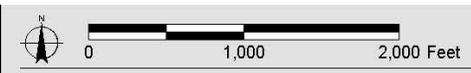
A copy of the DEIR will also be available for public review Monday through Thursday, 7:30 a.m. to 5:30 p.m. at:

County of Los Angeles  
Department of Regional Planning  
Land Divisions Section, Room 1382  
320 West Temple Street  
Los Angeles, CA 90012

An electronic version of the DEIR is also available on the Department's website at <http://planning.lacounty.gov/case> by typing the project number **R2014-01529** into the "Search Case Archive" window.

Please submit written comments on the DEIR to Steven Jones of the Department of Regional Planning at the above address. You may also fax your written comments to (213) 626-0434, or email to [sdjones@planning.lacounty.gov](mailto:sdjones@planning.lacounty.gov). Should you have any questions, please call (213) 974-6433.

# PROJECT VICINITY MAP



## Regional and Vicinity Map

Rowland Heights Parallax Project  
 Source: ESRI Street Map, 2009; PCR Services Corporation, 2014.

FIGURE

**A-1**