



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

TODAY'S DATE: May 21, 2015

TO: State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations and Interested Parties

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Section 15082(a) of the California Code of Regulations

The County of Los Angeles ("County") is the lead agency pursuant to the California Environmental Quality Act ("CEQA") and intends to prepare an Environmental Impact Report ("EIR") for the proposed project identified below. The County has prepared this Notice of Preparation ("NOP") to provide Responsible Agencies and other interested parties with information describing the project and to identify its potential environmental effects pursuant to State requirements.

AGENCIES: The County requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with Title 14, Section 15082(b) of the California Code of Regulations. Your agency will need to use the EIR prepared by the County when considering any permits that your agency must issue, or other approval for the project.

ORGANIZATIONS AND INTERESTED PARTIES: The County requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

PROJECT & PERMIT(S): "Rowland Heights Plaza and Hotel", Project No. R2014-01529 / Vesting Tentative Parcel Map No. RTM PM072916 / Conditional Use Permit No. RCUPT201400062 / Zone Change No. RZCT201400008 / Parking Permit No. RPKPT201400006 / Environmental Assessment RENVT201400121

PROJECT APPLICANT: Parallax Investment Corporation

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

PROJECT DESCRIPTION:

The Project proposes to subdivide one 14.06-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 Street 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.

The Project Applicant is requesting the following:

1. Zone change from M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion) to C-3-DP (Unlimited Commercial-Development Program) for proposed Parcels 2 and 3 for hotel uses;
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 parking spaces (1,161 in total) than the required 1,503 parking spaces for all proposed uses computed separately, and the use of 75 off-site parking spaces located within a 0.79-acre parcel within the City of Industry municipal boundary; and
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.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT

Based on a preliminary review of the proposed project consistent with Section 15060 of the State CEQA Guidelines, the County has determined that an EIR should be prepared for this project. In addition, consistent with Section 15082 of the State CEQA Guidelines, the County has identified the following probable environmental effects of the project, which will be addressed in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Public Services
- Transportation and Traffic
- Utilities/Services

The County has determined that there is not a likelihood of potentially significant effects related to the following environmental topics:

- Agricultural/Forest Resources
- Hazards/Hazardous Materials
- Mineral Resources
- Population and Housing
- Recreation

The County proposes that the EIR indicate the reasons why these effects were determined not to be significant and are therefore not addressed in detail in the EIR.

NOTICE OF SCOPING MEETING: The County will conduct a public scoping meeting for the purpose of soliciting oral and written comments from interested parties as to the appropriate scope and content of the EIR.

All interested parties are invited to attend the scoping meeting to assist in identifying issues to be addressed in the EIR. The scoping meetings will include a brief explanation of the project to be addressed in the EIR and will provide attendees with an opportunity to provide input to the scope of the EIR. The Scoping Meeting will be held on **Thursday, June 18, 2015**, from **6:00 to 8:00 p.m.** at the following location:

Rowland Heights Public Library
1850 Nogales St.
Rowland Heights, CA 91748
(626) 912-5348

Translation in other languages can be made available at the meeting upon prior request. Please submit translation requests at least seven business days in advance of any scheduled meeting to Mr. Steven Jones, sdjones@planning.lacounty.gov

PUBLIC REVIEW PERIOD: The County has determined to make this NOP available for public review and comment pursuant to Title 14, Section 15082(b) of the California Code of Regulations. The comment period for the NOP ends on July 6, 2015.

Any comments provided should identify specific topics of environmental concern and your reason for suggesting the study of these topics in the EIR.

Please direct all written comments to the following address:

Mr. Steven Jones
County of Los Angeles
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, CA 90012
Tel: 213-974-6433
sdjones@planning.lacounty.gov

All written responses will be included as Appendices in the Draft EIR and their contents considered in accordance with State and County environmental guidelines.

DOCUMENT AVAILABILITY: The NOP and Initial Study are available for public review during regular business hours at the Los Angeles County Department of Regional Planning address listed above and the following locations:

Rowland Heights Public Library 1850 Nogales Street Rowland Heights, CA 91748	Diamond Bar Public Library 21800 Copley Drive Diamond Bar, CA 91765	Hacienda Heights Public Library 16010 La Monde Street Hacienda Heights, CA 91745
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The public is also encouraged to visit the Department of Regional Planning's website to review the initial study at <http://planning.lacounty.gov/case/view/r2014-01529/>.

Thank you for your participation in the environmental review of this project.