



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



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

**DATE:** October 28, 2020

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

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report (EIR) 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 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 Section 15082(b) of the CEQA Guidelines. 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):** Hsi Lai Monastery Site  
Project No. **2018-000207-(4)** Conditional Use Permit (“CUP”) No. RPPL2019000532, Oak Tree Permit No. RPPL2019000545, Environmental Plan No. RPPL2019002651

**PROJECT APPLICANT:** International Buddhist Progress Society (IBPS)

**PROJECT** 15866 Draper Road, Hacienda Heights, CA 91745 (west of South  
**LOCATION:** Hacienda Boulevard, directly across the Boulevard from the existing Fo  
Guang Shan Hsi Lai Temple (“Temple”) at 3456 Glenmark Drive). APN:  
8240-036-021, 8291-035-020, and 8291-035-021



**NOTICE OF SCOPING MEETING:** The County will conduct a virtual 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 virtual scoping meeting to assist in identifying issues to be addressed in the EIR. The scoping meeting will include a brief presentation 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.

<b>VIRTUAL SCOPING MEETING:</b>	<p style="text-align: center;"><b>Thursday, November 19, 2020</b> <b>6:00 PM – 8:00 PM</b> Via Zoom Meeting Visit <a href="http://planning.lacounty.gov/case/view/2018-000207">http://planning.lacounty.gov/case/view/2018-000207</a> for <b>more information</b></p>
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**PROJECT DESCRIPTION:** The applicant, IBPS, proposes the development of a monastery retreat center with associated accessory uses. The project would involve the development of 17 buildings concentrated on the northern portion of the site (APN 8240-036-021) with a combined total of 143,671 square feet of programmed space, and

including the renovation of one existing 5,318 square-foot residential building into a volunteers' dormitory (APN 8291-035-021). The remaining portion of the site (APN 8291-035-020) would remain undeveloped except for new landscaping and walkways. The use of the proposed buildings would be meditation halls of various sizes, classrooms and other instructional spaces, dormitories of various sizes, administrative offices and multifunctional recreational spaces. The project would include two proposed driveways along South Hacienda Boulevard, and a new multi-use public trail would be developed along the southeasterly portion of the site as part of the project. A total of 297 parking spaces would be provided on site (266 spaces in a seven-level subterranean garage, 15 on-street spaces designated along project access driveway, 12 spaces in ground-level garages for dormitory occupants, and 4 spaces in existing building for volunteers' dormitory. The project would retain 11.82 acres (54 percent of open space area) as natural open space and an additional 10.05 acres (46 percent of open space area) as improved open space, consistent with the metrics established in the County's Hillside Design Guidelines. The Project would require approval of a CUP to authorize the proposed uses and development within the Hillside Management Areas, the grading of more than 100,000 cubic yards of soil, and an oak tree permit for the proposed oak tree removals and encroachments are also requested.

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

- Aesthetics
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Noise
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Wildfire

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

- Agriculture/Forestry Resources
- Air Quality
- Energy
- Greenhouse Gas Emissions
- Land Use/Planning
- Mineral Resources
- Population and Housing
- Utilities and Service Systems

The EIR will include information on the reasons why these effects were determined not to be significant and are therefore not addressed in detail in the EIR.

**PUBLIC REVIEW PERIOD:** The County has determined to make this NOP available for public review and comment pursuant to Section 15082(b) of the CEQA Guidelines. The comment period for the NOP begins on Wednesday, November 4, 2020 and ends on Tuesday, December 8, 2020.

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

**Written comments must be received or postmarked by December 8, 2020.** Please send your written comments (emails preferred) at the earliest date possible to the following:

County of Los Angeles Department of Regional Planning Zoning Permits East Section 320 West Temple Street, 13 <sup>th</sup> Floor Los Angeles, CA 90012 Attn: Jolee Hui c/o Ed Rojas (NOP Comments)	<b>E-Mail:</b> <a href="mailto:jhui@planning.lacounty.gov">jhui@planning.lacounty.gov</a>  Phone: 626-923-9839
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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 at the Department of Regional Planning's website at:

<http://planning.lacounty.gov/ceqa/notices>

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

**Si necesita más información por favor llame al (213) 974-6411.**

**若您有任何疑問或需要中文翻譯, 請電郵至 [jhui@planning.lacounty.gov](mailto:jhui@planning.lacounty.gov) 與 Jolee Hui 聯絡。**