

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
--------------

**Project Title:** Hsi Lai Temple Monastery Site

Lead Agency: County of Los Angeles Contact Person: Jolee Hui, Regional Planner  
 Mailing Address: 320 West Temple Street Phone: 626-923-9839  
 City: Los Angeles Zip: 90012 County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Hacienda Heights  
 Cross Streets: 15866 Draper Road (Draper Road and South Hacienda Boulevard) Zip Code: 91745

Longitude/Latitude (degrees, minutes and seconds): 33 ° 58 ' 31.4 " N / 117 ° 58 ' 11.3 " W Total Acres: 28.96

Assessor's Parcel No.: 8240-036-021, 8291-035-020, and 8291-035-021 Section: 19 Twp.: 2 South Range: 10 West Base: San Bernardino

Within 2 Miles: State Hwy #: 60 Waterways: None  
 Airports: None Railways: None Schools: Los Molinos Elementary School

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Oak Tree Permit

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: Monastery; 143,671 square feet, 6 employees

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Land Use: Rural Land (RL2) in Hacienda Heights Community Plan. Zoning: Light Agriculture (A-1-1) and Heavy Agriculture (A-2-1)

**Project Description:** (please use a separate page if necessary)

The project would involve the development of the site with a monastery 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>Puente Hills Habitat Authority</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date 11/04/2020 Ending Date 12/08/2020

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>International Buddhist Progress Society</u>
Address: <u>250 East 1st Street, Suite 1400</u>	Address: <u>2456 Glenmark Drive</u>
City/State/Zip: <u>Los Angeles, California 90012</u>	City/State/Zip: <u>Hacienda Heights, California 91745</u>
Contact: <u>Sally Schifman, Supervising Planner/Program Manager</u>	Phone: <u>323-573-6001</u>
Phone: <u>760-517-9141</u>	

Signature of Lead Agency Representative:  Date: 11/03/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.