

# Notice of Determination

**To:**

Office of Planning and Research  
U.S. Mail: \_\_\_\_\_ Street Address: \_\_\_\_\_  
P.O. Box 3044 1400 Tenth Street  
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
County of: Los Angeles, Environmental Filings  
Address: 12400 E. Imperial Hwy., #1201  
Norwalk, CA 90650

**From:**

Public Agency: LA County Regional Planning  
Address: 320 W. Temple St., 13th Floor  
Los Angeles, CA 90012

Contact: Steven Jones  
Phone: 213-974-6433

Lead Agency (if different from above): \_\_\_\_\_

Address: \_\_\_\_\_

Contact: \_\_\_\_\_

Phone: \_\_\_\_\_

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2015061003

Project Title: Rowland Heights Plaza and Hotel Project

Project Applicant: Parallax Investment

Project Location (include county): 18800 Railroad Avenue, Rowland Heights, Los Angeles County, CA

**Project Description:**

To create three parcels, including one industrial parcel developed with commercial retail, restaurant and office uses, and two commercial parcels developed with hotels on 14.85 acres located at 18800 Railroad Avenue within unincorporated Los Angeles County.

This is to advise that the County of Los Angeles has approved the above  
( Lead Agency or  Responsible Agency)  
described project on November 22, 2016 and has made the following determinations regarding the above  
(date)  
described project:

1. The Project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation monitoring and reporting program [ was  was not] adopted for this project.
5. A Statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

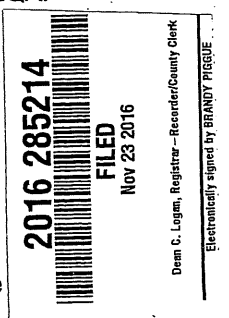
This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

320 W. Temple Street, Room 1382, Los Angeles, CA 90012

Signature (Public Agency): *Steven Jones* Title: Principal Regional Planning Assistant

Date: \_\_\_\_\_ Date Received for filing at OPR: \_\_\_\_\_

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.



THIS NOTICE WAS POSTED  
ON November 23 2016  
UNTIL December 23 2016  
REGISTRAR - RECORDER/COUNTY CLERK

This is a true and certified copy of the record  
if it bears the seal, imprinted in purple ink,  
of the Registrar-Recorder/County Clerk

NOV 23 2016

*Deane C. Logan* REGISTRAR-RECORDER/COUNTY CLERK  
LOS ANGELES COUNTY, CALIFORNIA



State of California—Natural Resources Agency  
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE  
**2016 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT # 201611231230016
STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY LA COUNTY REGIONAL PLANNING			DATE 11/23/2016
COUNTY/STATE AGENCY OF FILING L.A.C.C.			DOCUMENT NUMBER 2016285214
PROJECT TITLE ROWLAND HEIGHTS PLAZA AND HOTEL PROJECT			
PROJECT APPLICANT NAME STEVEN JONES			PHONE NUMBER (213)974-6433
PROJECT APPLICANT ADDRESS 320 W. TEMPLE ST 13TH FLOOR		CITY LOS ANGELES	STATE CA
		ZIP CODE 90012	

PROJECT APPLICANT (Check appropriate box):

- Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,070.00	\$	<u>3,070.00</u>
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,210.25	\$	<u>0.00</u>
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	<u>0.00</u>
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,043.75	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	<u>75.00</u>
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption			
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)			
<input type="checkbox"/> Other _____		\$	<u>0.00</u>

PAYMENT METHOD:

- Cash    
  Credit    
  Check    
  Other \_\_\_\_\_
 \$ 3,145.00

SIGNATURE  X <i>B. [Signature]</i>	TITLE
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BOOK	PAGE	DATE	TIME	FILE NO.	FILE NO.	FILE NO.	FILE NO.	FILE NO.
10000	100	11/23/16	10:00					
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NOV 23 2016

*Deane C. Lynn* REGISTRAR-RECORDER/COUNTY CLERK  
LOS ANGELES COUNTY, CALIFORNIA



Dean C. Logan  
Los Angeles County Registrar / Recorder  
12400 Imperial Highway, Norwalk, CA  
(800)201-8999

Business Filings

NORWALK

Cashier: B. PIGGUE



\* 2 0 1 6 1 1 2 3 1 2 3 0 0 1 6 \*

Wednesday, November 23, 2016 9:23 AM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
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NoD - County Posting Fee 2016285214	1	\$75.00
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NoD - Environmental Impac 2016285214	1	\$3,070.00
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<b>Total</b>		<b>\$3,145.00</b>
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Total Documents: 1

Customer payment(s):

Check	\$3,145.00
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List:

\$3,145.00