

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

DATE: October 7, 2022

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): Royal Vista Residential and Parks Project, Project No. PRJ2021-002011-(1) / Vesting Tentative Tract Map No. TR83534 (RPPL2021007149) / General Plan Amendment No. RPPL2021004860 / Zone Change No. RPPL2021007152 / Conditional Use Permit No. RPPL2021007151 / Housing Permit No. RPPL2021007161 / Environmental Assessment No. RPPL2021007150

PROJECT APPLICANT: RV DEV, LLC
4 Park Place, Suite 700
Irvine, CA 92614

PROJECT LOCATION: The Project is located in Los Angeles County within the unincorporated community of Rowland Heights. The 75.64-acre Project Site consists of six parcels located both north and south of Colima Road: Assessor Parcel Numbers (APNs) 8762-022-002, 8762-023-001, 8762-023-002, 8762-027-039, 8764-002-005, and 8764-002-006). The Project Site generally comprises 13 holes and the driving range of the existing 27-hole Royal Vista Golf Club.

Regionally, the Project Site is located north of the Puente Hills in the East San Gabriel Valley. Refer to **Figure 1, Regional Location Map**. Locally, the Project Site is south of State Route 60 Freeway (“SR-60” or Pomona Freeway) between Fairway Drive and Brea Canyon Road. Refer to **Figure 2, Local Vicinity Map**. The City of Diamond Bar is immediately east of the Project Site and the City of Industry is immediately north of the Project Site.

PROJECT DESCRIPTION: The Project would redevelop six parcels of the existing golf course into four residential planning areas and two recreational/open space planning areas, for a total of 360 dwelling units and a trails and park system. Planning Areas 1, 2, and 5 would include 200 detached single-family residential (SFR) units on individual lots; 88 duplex and triplex units on 34 lots; and 13 open space lots which include parks, trails and open space. Planning Area 3 would include 72 condominium units within 14 townhome buildings on one lot. Seventy-two (72) townhouse units and 10 additional units scattered among the triplex units [equaling 82 (23%) of the total units), will be dedicated for sale to moderate- or middle-income households, consistent with the County’s inclusionary affordable housing ordinance. Refer to **Table 1, Proposed Development**. The Project would include approximately 28.0 acres of onsite open space, including one 5.81-acre neighborhood park and one 1.59-acre pocket park. Refer to **Figure 3, Conceptual Site Plan**.

**Table 1
Proposed Development**

Planning Area	Residential Development (in Gross Acres)	Number of Units	Unit Type	Open Space (in Gross Acres)
PA-1	19.73	116	SFR	7.18
	4.69	52	Duplex / Triplex	
PA-2	6.36	32	SFR	3.19
PA-3	4.22	72	Townhome	1.78
PA-4			Public Park	5.81
PA-5	9.66	52	SFR	8.45
	2.98	36	Duplex / Triplex	
PA-6			Public Park	1.59
TOTALS	47.64	360		28.0

The Project Site is currently zoned A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area) and A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area). The Project Site is designated as OS (Open Space) in the Rowland Heights Community General Plan, a component of the General Plan. The Project would require the following entitlements:

- **General Plan Amendment** from OS to U-2 (Urban 2 - 3.3 to 6.0 Dwelling Units per Acre), U-3 (Urban 3 - 6.1 to 12.0 Dwelling Units per Acre) and U-4 (Urban 4 – 12.1 to 22.0 Dwelling Units per Acre);
- **Zone Change** from A-1-1 and A-1-10,000 to RPD-5,000 (Residential Planned Development);
- **Vesting Tentative Tract Map** to subdivide 75.64 acres into 200 single-family lots, 34 multi-family lots (34 duplex and triplex lots for 88 units, and one condominium lot for 72 attached condominiums in 14 buildings), 2 public park lots, 7 private park lots, and 3 open space lots for a total of 247 lots and 360 residential units;
- **Conditional Use Permit** for on-site Project grading exceeding of 100,000 cubic yards, off-site transport of 20,000 cubic yards offsite and 10,000 cubic yards onsite; a residential planned development; and to construct Public Parks and Private Parks within Zone A-1; and
- **Housing Permit** to reserve 23% of residential subdivision units (82) for sale as affordable moderate- or middle-income units with an average affordability level of 135%. Six units will be located in PA-1, 72 units will be located in PA-3, and four units will be located in PA-5.

Project grading will require approximately 300,000 cubic yards of cut and approximately 290,000 cubic yards of fill, with an export of approximately 20,000 cubic yards from and import of approximately 10,000 cubic yards to the Project Site. Over-excavation and re-compaction of up to approximately 1.5 million cubic yards are anticipated. (Project grading plus over-excavation and re-compaction totals 3.62 million cubic yards). Estimated start of construction is in the first Quarter of 2024 with estimated completion in the first Quarter of 2027.

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 for this Project:

- Aesthetics
- Agriculture/Forestry
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gases Emissions
- Transportation
- Tribal Cultural Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Utilities and Services Systems
- Wildfire

NOTICE OF SCOPING MEETING: The County will conduct a virtual 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. The virtual Scoping Meeting will be held online.

VIRTUAL PUBLIC SCOPING MEETING	Tuesday, November 1, 2022
	6:00 PM (Pacific Time)—Via Zoom Meeting
	Please click the following link to join the webinar: https://us06web.zoom.us/j/84804065828
	For call-in options or for more project information, please visit https://planning.lacounty.gov/case/view/prj2021-002011
	Translation in other languages can be made available at the meeting upon request. Please submit translation requests at least 7 business days, or by October 19, 2022, in advance of the scheduled meeting to mpavlovic@planning.lacounty.gov .
	我們可以在會議上提供普通話或廣東話翻譯服務。如果有需要，請在會議前 7 個工作日或 2022 年 10 月 19 日之前將翻譯請求提交至 mpavlovic@planning.lacounty.gov 。
	Si necesita más información sobre este aviso en español o asistencia durante la reunión en español, envíe un correo electrónico a mpavlovic@planning.lacounty.gov . Envíe las solicitudes de traducción al menos siete días hábiles antes de la reunión programada o antes del 19 de Octubre del 2022. Si necesita más información por favor llame al (213) 974-6411.

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 begins on October 13, 2022 and ends on November 28, 2022.**

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:

Marie Pavlovic
LA County Planning
Subdivisions Section
320 West Temple Street
Los Angeles, CA 90012
Tel: 213-974-6433
mpavlovic@planning.lacounty.gov (preferred method)

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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 is available for public review during regular business hours at the following locations:

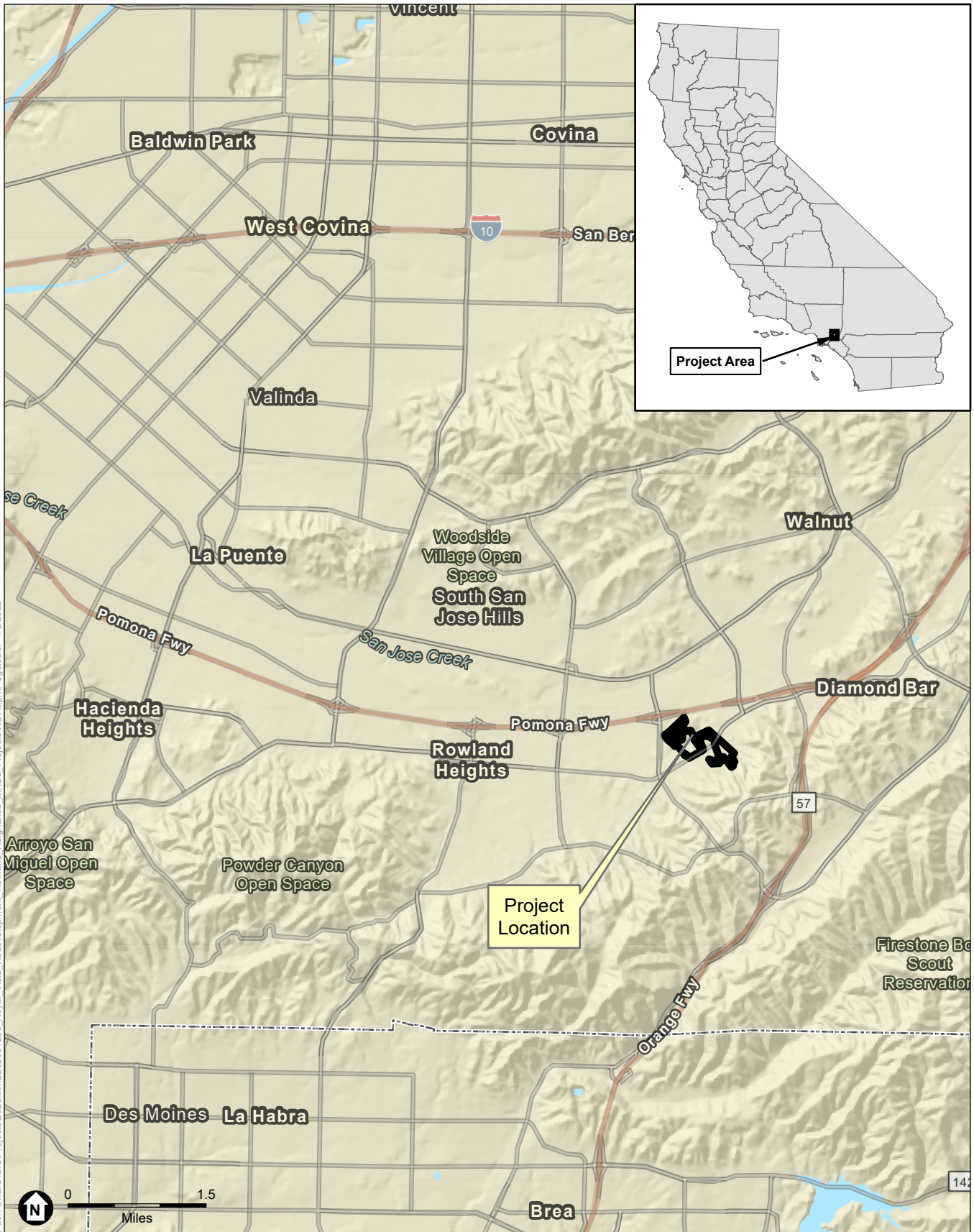
Rowland Heights Library
1850 Nogales Street
Rowland Heights, CA 91748

Walnut Library
21155 La Puente Road
Walnut, CA 91789

Diamond Bar Library
21800 Copely Drive
Diamond Bar, 91765

The public is also encouraged to visit LA County Planning's website to review Project documents at <https://planning.lacounty.gov/case/view/prj2021-002011>.

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



SOURCE: ESRI

Royal Vista Residential and Parks Project



Figure 1
Regional Location Map



SOURCE: Mapbox, 2020.

Royal Vista Residential and Parks Project

Figure 2
Local Vicinity Map



SOURCE: KTGy, 2022

Royal Vista Residential and Parks Project

Figure 3
Conceptual Site Plan

