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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022100204

Project Title: Royal Vista Residential Project

Lead Agency: Los Angeles County Planning

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Project Location: Rowland Heights (*City*) Los Angeles (*County*)

Project Description (Proposed actions, location, and/or consequences).

The Project would redevelop six parcels of the existing golf course into four residential planning areas (1, 2, 3, 5) and two open space planning areas (4 and 6), for a total of 360 dwelling units and includes a private trail system that will be open to the public. Planning Areas 1, 2, and 5 would include 200 detached single-family residential (SFR) units on individual lots; 88 duplex or triplex units on 34 lots; and 10 open space lots. Planning Area 3 would include Seventy-two (72) townhouse units and 10 additional units scattered among the triplex units (equaling 82 [22.7%] of the total units), will be dedicated for sale to moderate- or middle income households, consistent with the County's inclusionary affordable housing ordinance.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project would result in significant and unavoidable environmental impacts to Greenhouse Gas Emissions, Noise, and Transportation. All other environmental factors, including Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire, would result In less than significant Impacts or less than significant impacts with mitigation from the Project.

Mitigation measures include, AIR-1: Construction Equipment, AQ-2- Valley Fever, BIO-1: Nesting Birds, BIO-2: Riparian and Jurisdictional Resources, CUL-1: Archaeological Resources Sensitivity Training, CUL-2: Discovery of Archaeological Resources, CUL-3: Human Remains, GEO-1: Final Geotechnical Report, GEO-2: Construction Personnel Paleontological Resources Sensitivity Training, GEO-3: Paleontological Monitoring, GEO-4: Paleontological Resource Discovery, GEO-5: Reporting, HAZ-1: Soil Management Plan, NOI-1: Noise Barrier, NOI-2: Equipment Noise, NOI-3: Noise Barrier NOI-4: Pile Driving, TR-1:Transit Program, TR-2: Electric Bicycles, TR-3: Traffic Management Plan, TCR-1: Native American Monitoring.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of controversy have been identified for the proposed Project based on comments made during the 60-day public review period in response to information published in the Notice of Preparation (NOP). Areas of controversy included concerns about impacts to biological resources from developing private open space, air quality due to construction, health and safety due to construction, hydrology due to flooding, noise due to construction, and traffic due to the introduction of new residential homes

Provide a list of the responsible or trustee agencies for the project.

Responsible agencies may include, but are not limited to: California Department of Water Resources, State Water Resources Control Board, and LA Regional Water Quality Control Board, California Department of Fish and Wildlife, Caltrans, Native American Heritage.