



City of Duarte

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NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION (ND) AND NOTICE OF A PUBLIC HEARING

TO: All Interested Parties

SUBJECT/PROJECT: Royal Oaks Annexation

**SCHEDULED PUBLIC
HEARING DATE/
TIME/LOCATION:**

Duarte Planning Commission
City Hall Council Chambers, Duarte City Hall
1600 Huntington Drive, Duarte, California 91010
September 16, 2024, 7 PM

PROJECT LOCATION: The Royal Oaks Annexation (project) is located at 1763 Royal Oaks Drive North in unincorporated Los Angeles County, and within the City of Bradbury's Sphere of Influence. The project site is comprised of one parcel, Assessor Parcel Number 8527-022-023, with a total area of 19.02 acres. The proposed annexation also includes the Royal Oaks Drive North public right-of way along the project frontage and a portion of the Woodlyn Lane private road easement along the property's eastern boundary.

PROJECT

DESCRIPTION:

HumanGood SoCal (applicant) is proposing the annexation of a 19.02-acre property, which is currently designated as Residential 2 under the County of Los Angeles General Plan land use map, and zoned Light Agricultural under the County of Los Angeles zoning map. As part of the annexation process, the City is required to designate the project site with a land use designation and pre-zone the project site consistent with the proposed General Plan land use designation. The City of Duarte is proposing to amend the City's General Plan to designate the project site as Institutional and pre-zone the project site as Institutional.

The entire project site is currently developed with Royal Oaks Manor, a senior living facility that includes independent-living apartments and cottages, and an assisted living and skilled nursing facility with associated roadways for circulation and recreational amenities. The proposed annexation would result in no development changes or improvements to the project site and the project site would continue to be used as a senior living facility. No construction activities are being proposed. The proposed annexation would allow the Royal Oaks residents to participate in local elections and access local amenities as residents of the City of Duarte.

PROJECT APPLICANT: HumanGood SoCal

LEAD AGENCY: City of Duarte, 1600 Huntington Drive, Duarte, CA 91010

**ENVIRONMENTAL
INFORMATION:**

An Initial Study/Negative Declaration was prepared to evaluate the potential environmental impacts of the proposed project in accordance with the provisions of the California Environmental Quality Act.

The City invites you to comment on the Negative Declaration. The 30-day public review period begins on July 26, 2024, and ends on August 26, 2024.


Written comments must be received by August 26, 2024, to Mena Abdul-Ahad, Associate Planner, City of Duarte, Community Development Department, 1600 Huntington Drive, Duarte, CA 91010, or via email at mabdulahad@accessduarte.com.

Copies of the Initial Study/Negative Declaration are available for public review at the following location:

- City of Duarte – Community Development Department, 1600 Huntington Drive, Duarte, CA 91010

**FURTHER
INFORMATION:**

To obtain further information about the project, please contact Mena Abdul-Ahad, Associate Planner at the City of Duarte Community Development Department at (626) 357-7931 ext. 238 or via e-mail at mabdulahad@accessduarte.com.



Mena Abdul-Ahad
Associate Planner

Dated: July 26, 2024