

NOTICE OF COMPLETION AND AVAILABILITY  
OF DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR  
ROYAL VISTA RESIDENTIAL 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  
STATE CLEARINGHOUSE NUMBER 2022100204

The Los Angeles County Department of Regional Planning ("LA County Planning"), acting in the capacity of "Lead Agency" under the County Environmental Guidelines, Chapter III, Section 304, has filed a "Notice of Completion and Availability" of a Draft Environmental Impact Report (DEIR) for the Project. This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act (CEQA), as amended; Public Resources Code, Section 21000 *et seq.*; and the "Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines), California Code of Regulation, Title 14, Chapter 15000 *et seq.*, (including Section 15160).

#### **PUBLIC REVIEW PERIOD**

The formal public review period for the DEIR will be from **October 30, 2023 to January 5, 2024 (67 days)**. All comments received by the close of the public review period will be considered in the Final EIR.

#### **SITE LOCATION**

The Project is located in Los Angeles County within the unincorporated community of Rowland Heights. The 75.65-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.

#### **PROPOSED PROJECT**

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 one open space lot and 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 [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.

## **SUMMARY OF ENVIRONMENTAL IMPACTS**

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.

The Executive Summary was translated into Spanish and Chinese for convenience to the non-English-reading public and are not legally binding.

## **PUBLIC HEARING**

A public hearing on the proposed project and the FEIR will be scheduled before the Los Angeles County Regional Planning Commission at a time and date to be determined subsequent to the close of the DEIR public comment period.

## **REVIEWING LOCATIONS**

To ensure public access to the DEIR, copies of the document are available for review at the following County libraries:

- 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

A copy of the DEIR will also be available for public review Monday through Friday 8:00 a.m. to 4:30 p.m. at:

LA County Department of Public Works  
La Puente Building & Safety Office  
16005 E. Central Avenue  
La Puente, CA 91744

An electronic version of the DEIR is also available on the Department's website at [bit.ly/Royal-Vista-EIR](https://bit.ly/Royal-Vista-EIR).

Please submit written comments on the DEIR to the following address:

Marie Pavlovic  
LA County Planning  
Subdivisions Section  
320 W. Temple Street, Room #160  
Los Angeles, CA 90012

You may also email to [mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov). Should you have any questions, please call (213) 974-6433.

**PROJECT VICINITY MAP**

