



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

October 19, 2021

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

4 October 19, 2021

CELIA ZAVALA
EXECUTIVE OFFICER

Dear Supervisors:

**PROJECT NO. 2021-002011-(4)
INITIATION OF PLAN AMENDMENT NO. 2021004860
APPLICANT: RV DEV, LLC
OWNER: RV DEV, LLC/RVGC PARTNERS LLC
WALNUT ZONED DISTRICT
(FOURTH SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

This item is an appeal of a decision by the Los Angeles County (County) Regional Planning Commission (Commission) to initiate Plan Amendment No. 2021004860 (Plan Amendment), a local plan amendment to the Rowland Heights Community Plan (Community Plan) to amend the land use designation from O (Open Space) to U2 (Urban 2 - 3.3 to 6.0 dwelling units per gross acre) and U4 (Urban 4 – 12.1 to 22.0 dwelling units per gross acre) to allow for the potential development of 249 single-family residential units, 72 townhouse units, and two open space lots. The 75.23-gross acre property is located at 19816 Walnut Drive and the 20100 Block of Colima Road (APNs 8762-022-002, 8762-023-001, 8762-023-002, 8762-027-039, 8764-002-005, 8764002-006) (Project Site). The Project Site will have access via Walnut Drive and Colima Road. The Project Site is a portion of an existing 156 acre, 27-hole golf course known as Royal Vista Golf Club. The initiation of the Plan Amendment is not an approval of the Plan Amendment or the project but begins the review process of the project and Plan Amendment which will be heard at future public hearings.

The duly-noticed Commission public meeting was held on July 28, 2021. The Commission approved the initiation of the Plan Amendment in a 3-1-1 vote.

The Commission's decision to approve the initiation of the Plan Amendment was appealed to the County Board of Supervisors (Board) on August 9, 2021.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

Deny the appeal and uphold the Commission's initiation of the Plan Amendment.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Community Plan states that any amendment to the plan may only be initiated by the Commission or the Board (see attachment). The Community Plan also states that any such proposed amendment shall be reviewed by the Planning Advisory Committee, and at least one advertised evening meeting to be held in Rowland Heights and conducted by the applicant.

The initiation of this application starts the review process, and the Plan Amendment application and other entitlement requests will be subjected to further review and scheduled as one project for future public hearings by the Commission and the Board. No amendment or entitlements shall become effective until it is heard by the Commission and adopted by the Board.

The decision that is currently before the Board is whether to commence staff processing of the Plan Amendment application concurrently with the subject entitlement applications and preparation of the associated environmental document. Staff does not seek a decision regarding the merit of this project and therefore has not prepared an analysis or a recommendation on the project at this time. Duly-noticed future public hearings would be scheduled with the Commission and the Board to consider the merits of the project.

Implementation of Strategic Plan Goals

The recommendation supports the County Strategic Plan: Strategy II.2, Support the Wellness of our Communities, because the initiation of the Plan Amendment will allow for the continued County review of a housing and public park project which would increase the County's housing availability, provide public open space, and promote higher quality of life for the County's residents.

FISCAL IMPACT/FINANCING

Approval or denial of the appeal would result in no new significant costs to the County or to the County Department of Regional Planning (Department), as the initiation of the Plan Amendment is a procedure for private development with fees paid by the developer to cover staff costs for review. Any construction costs and operating costs will be borne by the applicant.

There are no fiscal impacts and no request for financing is being presented.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Commission conducted a duly-noticed public meeting on July 28, 2021. During the July 28 meeting, the Commission heard presentations from Department staff and from the property owner. The Commission and property owner discussed several issues regarding the project, including the affordability of housing, impact on traffic, wildlife

habitats, walking trails and park space, and community meetings. Staff noted for the record that given the scope of the request is the Plan Amendment initiation, the discussion should be focused on that and not on potential project details. Twenty-one (21) public speakers spoke against initiating the Plan Amendment and raised concerns that the project will have a negative impact on traffic, wildlife, and loss of open space. The Commission approved the initiation of the Plan Amendment request, which allows staff to continue reviewing the project and prepare the appropriate environmental analysis in a 3-1-1 vote.

Pursuant to subsection A of Section 22.240.010 (Appeals) of the County Code, Linda Kuo, a non-applicant, appealed the Commission's approval of the initiation of the plan Amendment to the Board on August 8, 2021. A public meeting is required pursuant to Section 22.240.060 (Procedures for Appeals and Calls for Review) of the County Code. Notice of the meeting must be given pursuant to the standards of Government Code sections 6061 and 65090 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION


No environmental documentation is required at this time as this is a procedural manner and is not considered a project under the California Environmental Quality Act.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the appeal is anticipated to have no negative impact on current services.

For further information, please contact Peter Chou of the Subdivisions Section at (213) 974-6411 or pchou@planning.lacounty.gov.

Respectfully submitted,



Amy J. Bodek, AICP
Director of Regional Planning

AJB:DD:JSH:PC:lm

The Honorable Board of Supervisors

October 19, 2021

Page 4

Attachments:

1. Appeal Request
2. Staff Memo to the Regional Planning Commission dated July 14, 2021
3. Supplemental Memo dated July 22, 2021, and Supplemental Memo dated July 27, 2021
4. Final Letter
5. Additional Correspondence

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

K_CP_10192021-PROJECT_NO_2021_002011_BL

NON-APPLICANT

Date: August 8, 2021

Zoning Section
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

PROJECT 2021-002011-(4)
NO./CUP NO.:

RV Dev, LLC
APPLICANT:

19816 Walnut Drive
LOCATION:

East San Gabriel Valley Planning Area

Zoned
District:

Related zoning matters:

CUP(s) or VARIANCE No. N/A

Change of Zone Case No. N/A

Other

This is an appeal on the decision of the Regional Planning Commission in the subject case. This form is to be presented in person with a check or money order made payable to the "Board of Supervisors" (check or money order must be presented with personal identification), during regular business hours of 8:00 a.m. to 5:00 p.m. prior to the appeal deadline at the above address. (Appeal fees subject to change). Contact the Zoning Section of the Board of Supervisors for information: (213) 974-1426.

This is to appeal: (Check one)

The Denial of this request: \$987.00*

The Approval of this request: \$987.00*

*Except for Subdivision appeals: \$130.00 of this appeal amount is allocated to the Board of Supervisors' Hearing

Briefly, explain the reason for the appeal (attach additional information if necessary):

There is a restrictive covenant on the subject property limiting use as golf course
only until 2036.

Requesting a re-hearing to present evidence.

x *Linda Kuo*
(Signed) Appellant

Linda Kuo
on behalf of Rowland Heights community neighborhood
Print Name

20433 Tam OShanter Dr.
Street Address

Walnut, 91789
City/Zip

(909) 455-5103
Day Time Telephone Number

saveroyalvista@gmail.com
E-mail Address



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

July 14, 2021

TO: Laura Shell, Chair
Yolanda Duarte-White, Vice Chair
David W. Louie, Commissioner
Elvin W. Moon Commissioner
Pat Modugno, Commissioner

FROM: Peter Chou
Land Divisions Section

SUBJECT: Proposed Initiation of a Rowland Heights Community Plan Amendment
PRJ2021-002011-(4)
Plan Amendment No. 2021004860
19816 Walnut Drive, Rowland Heights

July 28, 2021 Regional Planning Commission Meeting
Agenda Item No. 6 - Discussion and Possible Action

This is a request to initiate a local plan amendment to the Rowland Heights Community Plan ("Community Plan") to amend the land use designation from O (Open Space) to U2 (Urban 2 - 3.3 to 6.0 dwelling units per gross acre) and U4 (Urban 4 - 12.1 to 22.0 dwelling units per gross acre) on 75.23 gross acres, to allow for the development of 249 single-family residential units, 72 townhouse units, and two open space lots.

The project site is located at 19816 Walnut Drive (APNs 8762-022-002, 8762-023-001, 8762-023-002, 8762-027-039, 8764-002-005, 8764002-006) in the East San Gabriel Valley Planning Area and Walnut Zoned District. The project site is a portion of an existing 188 acre, 27-hole golf course known as Royal Vista Golf Club. The project site is neighboring single-family residences to the east, west, and south, and commercial developments to the north.

The Community Plan states that any amendment to the plan may only be initiated by the Los Angeles County ("County") Regional Planning Commission ("Commission") or the County Board of Supervisors ("Board") (see attachment).

The Community Plan states that any such proposed amendment shall be reviewed by the Planning Advisory Committee and at least one advertised community evening meeting to be held in Rowland Heights conducted by the applicant. In addition, if the Commission initiates this application, the plan amendment application and entitlement requests will be subjected to further

review and scheduled as one project for future public hearings by the Commission and the Board. No amendment or entitlements shall become effective until it is heard by the Commission and adoption by the Board.

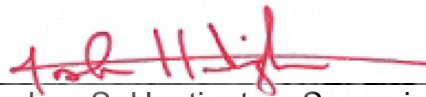
On June 17, 2021, a one-stop counseling meeting was held. In addition to the plan amendment, the project entitlements will also propose a vesting tentative tract map to create six lots (three lots with 249 detached residential units, one multi-family lot with 72 attached townhouse condominium units within 14 buildings, and two open space lots); a zone change from 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) to RPD-5000-6U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area - Six Dwelling Units Per Net Acre) and RPD-5000-18U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area - 18 Dwelling Units Per Net Acre); and a conditional use permit for a residential planned development with on-site project grading in excess of 100,000 cubic yards.

Your Commission’s discussion and action is whether to **commence staff processing of the Plan Amendment application concurrently with the subject entitlement applications and preparation of the associated environmental document.** Staff does not seek a decision regarding the merit of this project. Staff has not prepared an analysis or a recommendation on the project. A duly-noticed future public hearing would be scheduled with your Commission to consider the merits of the project.

SUGGESTED MOTION

“I MOVE THAT THE REGIONAL PLANNING COMMISSION INITIATE CONSIDERATION OF AN AMENDMENT TO THE ROWLAND HEIGHTS COMMUNITY PLAN, AUTHORIZING THE MATTER TO BE SUBJECT TO LOS ANGELES COUNTY’S REVIEW PROCESS AND TO BE SCHEDULED ALONG WITH THE OTHER PROJECT ENTITLEMENTS AND ASSOCIATED ENVIRONMENTAL DOCUMENT FOR CONSIDERATION AT A FUTURE DULY NOTICED PUBLIC HEARING.”

Reviewed By:



Joshua S. Huntington, Supervising Regional Planner

Approved By:



Susan Tae, Assistant Administrator

Attachments:

Rowland Heights Community General Plan (Pg. 38)

Conceptual Map

Land Use and Zoning Maps

Applicant’s Project Description

Public Correspondence

JH:PC

PLAN IMPLEMENTATION

Adoption of the Rowland Heights Community General Plan does not mark the end of the planning process, but rather signals the beginning of activities designed to bring into reality the policies set forth in the plan.

The plan is a decision-making tool which will guide public and private investment in the community. Proposals by public agencies to acquire or dispose of land or undertake construction projects in the community will be reviewed for consistency with the plan.

The County will initiate necessary changes in police power regulations, especially with respect to zoning ordinances, to help assure that private development also conforms to the goals and policies of the plan.

Although the police power provides a valuable tool in plan implementation, it is limited by the fact that it is mainly regulatory in nature. Effectuation of many plan proposals, such as acquisition and development of local parks and establishment of a trail system, will require action programs to be undertaken by various public agencies or formation of special districts. Such programs will depend heavily upon enthusiastic community support. This support demands that the plan be readily available to and understood by the residents and property owners of Rowland Heights.

In order to facilitate community involvement in planning activities, the plan recommends the formation of a Rowland Heights Zoned District. The community is now split into two districts, Puente and San Jose, which sometimes causes confusion regarding public notice of zoning and subdivision cases.

Just as the adoption of the plan does not end the planning process, the plan itself must be periodically reviewed to assure that it continues to address the needs of the community. Amendments to the Rowland Heights Plan may be initiated only by the Regional Planning Commission or the Board of Supervisors. Any such amendment will be reviewed by the Planning Advisory Committee and other interested community groups. In addition at least one advertised community-wide meeting will be held in Rowland Heights during evening hours to discuss the proposed amendment. Finally, no amendment shall become effective until it is subjected to public hearings and approval of the Regional Planning Commission and Board of Supervisors.

The community is encouraged to review and discuss all proposed development projects with the Department of Regional Planning and other appropriate agencies. In the past, the Planning Advisory Committee and Rowland Heights Coordinating Council have performed this function. It is recommended that they continue to provide this service to the community in the future.

Project Data

LOT 1
 Gross Acreage: ±32.31 Acres
 Site Area: ±27.76 Acres
 60'x84' (5,000sf min.) Lots: 81 Units
 47'x107' (5,000sf min.) Lots: 62 Units
 Open Space: ±4.45 Acres
 DU.Gross Density: 4.44 DU/AC
 DU.Net Density: 5.15 DU/AC

LOT 2
 Gross Acreage: ±9 Acres
 Site Area: ±6.02 Acres
 47'x107' (5,000sf min.) Lots: 34 Units
 Open Space: ±2.98 Acres
 DU.Gross Density: 3.78 DU/AC
 DU.Net Density: 5.65 DU/AC

LOT 3
 Gross Acreage: ±6.2 Acres
 Site Area: ±4 Acres
 Townhomes: 72 Units
 Open Space: ±2.2 Acres
 DU.Gross Density: 11.61 DU/AC
 DU.Net Density: 18.00 DU/AC

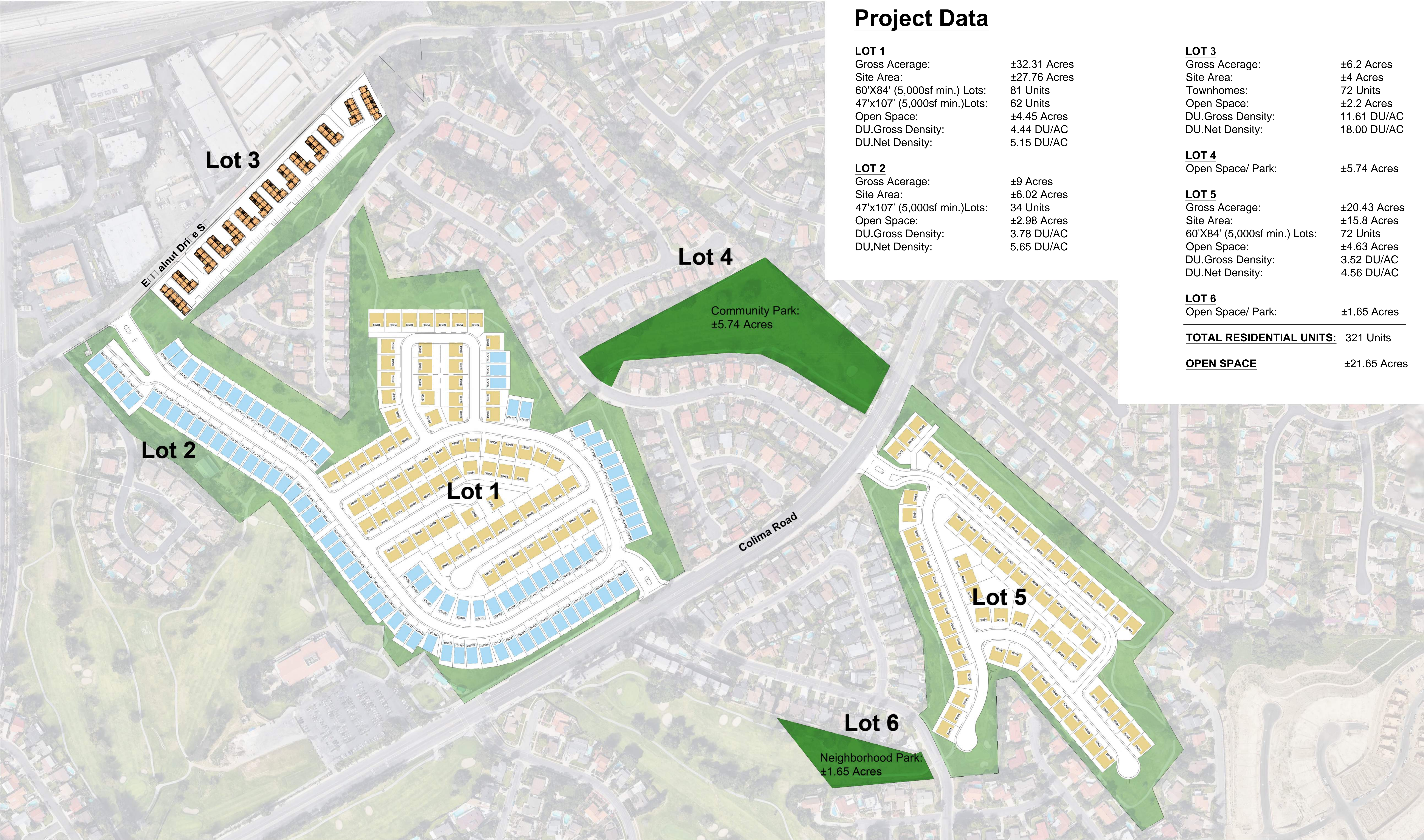
LOT 4
 Open Space/ Park: ±5.74 Acres

LOT 5
 Gross Acreage: ±20.43 Acres
 Site Area: ±15.8 Acres
 60'x84' (5,000sf min.) Lots: 72 Units
 Open Space: ±4.63 Acres
 DU.Gross Density: 3.52 DU/AC
 DU.Net Density: 4.56 DU/AC

LOT 6
 Open Space/ Park: ±1.65 Acres

TOTAL RESIDENTIAL UNITS: 321 Units

OPEN SPACE ±21.65 Acres

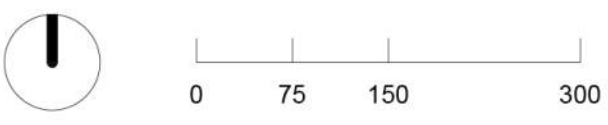


Architecture + Planning
 888.456.5849
 ktgy.com

PROJECT DIMENSIONS
 4 Park Plaza, Suite 700
 Irvine, CA 92614

ROYAL VISTA - RESIDENTIAL PRODUCT
 LOS ANGELES COUNTY, CA # 2020-0795

CONCEPT DESIGN
 MAY 3, 2021



SITE PLAN

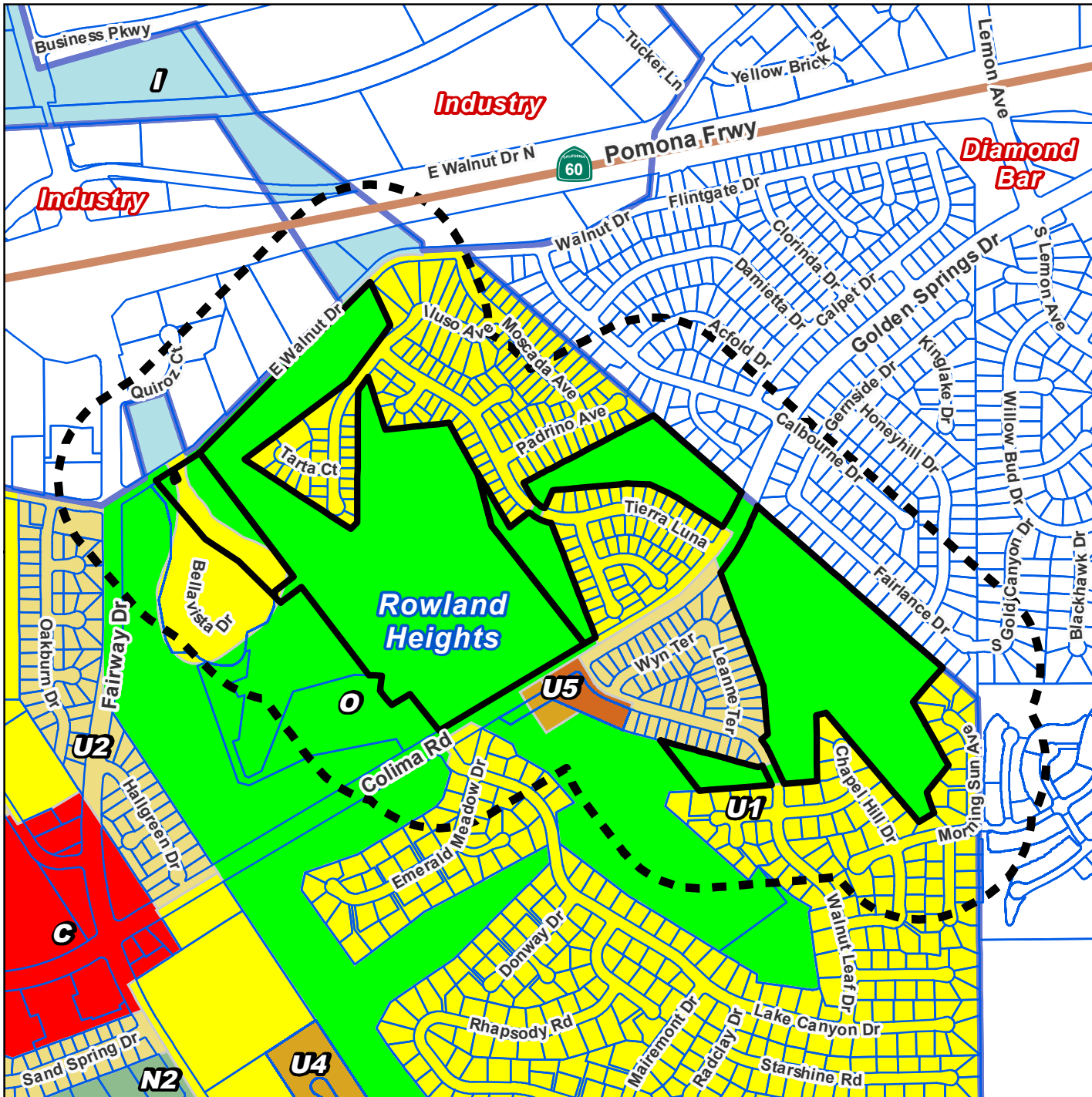
A1.0

LAND USE POLICY

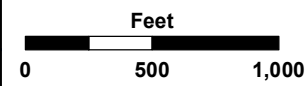
500-FOOT RADIUS MAP

PROJECT NO. PRJ2021-002011

PA RPPL2021004860



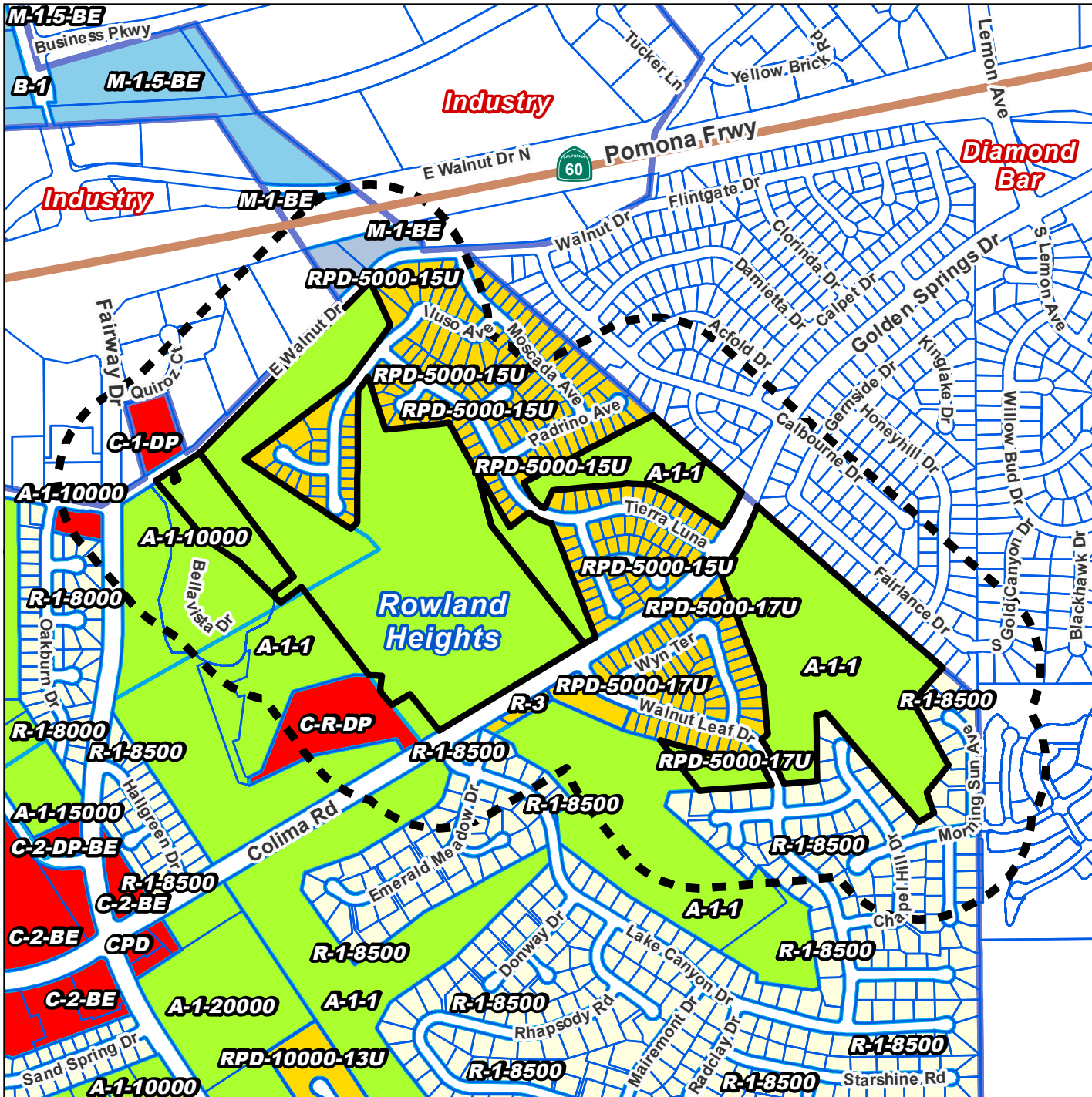
- N2 - Non-Urban 2 (0.3 to 1.0 du/ac)
- U1 - Urban 1 (1.1 to 3.2 du/ac)
- U2 - Urban 2 (3.3 to 6.0 du/ac)
- U4 - Urban 4 (12.1 to 22.0 du/ac)
- U5 - Urban 5 (22.1 to 35.0 du/ac)
- C - Commercial
- I - Industrial
- O - Open Space



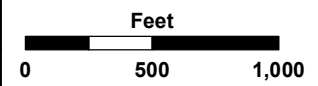
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

ZONING

500-FOOT RADIUS MAP
 PROJECT NO. PRJ2021-002011
 PA RPPL2021004860



- R-1 - Single-Family Residence
- R-3-(U) - Limited Density Multiple Residence
- R-A - Residential Agricultural
- RPD - Residential Planned Development
- A-1 - Light Agricultural
- C-1 - Restricted Business
- C-2 - Neighborhood Business
- C-R - Commercial Recreation
- CPD - Commercial Planned Development
- M-1 - Light Manufacturing
- M-1.5 - Restricted Heavy Manufacturing
- B-1 - Buffer Strip
- P-R - Parking Restricted



LOS ANGELES COUNTY
 Dept. of Regional Planning
 320 W. Temple Street
 Los Angeles, CA 90012



EXISTING LAND USE

500-FOOT RADIUS MAP

PROJECT NO. PRJ2021-002011
CUP RPPL2021004860

- 500-ft Standard Radius
- Existing Land Use (Assessor Use Codes)
- Commercial
- Government
- Industrial
- Recreational
- Residential - Single Unit*
- Residential - Two Units*
- Vacant

* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.

Feet
0 500 1,000

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Project Description

The proposed Royal Vista Residential Project is located in the Rowland Heights Community of the County of Los Angeles (“County”), south of State Route 60 Freeway (“SR-60” or Pomona Freeway) between Fairway Drive and Brea Canyon Road, and both north and south of Colima Road. The irregularly shaped property is 75.23 gross acres in size of relatively flat terrain. The six non-contiguous parcels (APNs 8762 022 002, 8762 023 001, 8762 023 002, 8762 027 039, 8764 002 005, 8764 002 006) generally comprise 13 holes and the driving range of the existing 27-hole Royal Vista Golf Club on Colima Road. Access to the Royal Vista Residential Project is from Colima Drive, via Fairview Drive, which extends south of Colima Road as Brea Canyon Cutoff Road. East Walnut Drive South is the northern boundary of the project site. Internal access will be provided by 36 and 34-foot wide private streets and fire lanes. The City of Diamond Bar is immediately east of the project site and the City of Industry is immediately north of the project site. The Puente Hills lie about 1.2 miles south of the project site.

The Royal Vista Golf Club was established in 1963 and is comprised of 14 irregularly shaped parcels. The Royal Vista Residential Project proposes four parcels for re-development as residential uses and two as open space / public parks.

The proposed Royal Vista Residential Project designs six existing parcels into four residential lots, two recreational/open space lots, including one community park and one neighborhood park. Three of the four proposed residential lots (Lots 1, 2 and 5) will be subdivided into 249 single-family detached units and the fourth residential lot (Lot 3) will include 72 townhouse units in 14 townhouse buildings. The average lot size for the 249 single-family detached units will average 5,000 square feet, either 60 feet X 84 feet (60’ X 80’) or 47 feet X 107 feet (47’ X 107’) in area. Single-family residential structures on the 60’ X 80’ lots will range in size from 2,800 square feet to 3,200 square feet, with 5 to 6 bedrooms plus bonus room and 3.5 to 4.5 bathrooms. Single-family residential structures on the 47’ X 107’ lots will range in size from 2,600 square feet to 3,000 square feet, with 4 to 5 bedrooms plus bonus room and 3 to 4.5 bathrooms.

Planning Area	Net Lot Size (in Acres)	Number of Units	Unit Type	Open Space (in Acres)
Lot 1	27.76	143	SFR	4.45
Lot 2	6.02	34	SFR	2.98
Lot 3	4.00	72	Townhouse	2.20
Lot 4	5.74	0	Community Park	5.74
Lot 5	15.8	72	SFR	4.63
Lot 6	1.65	0	Neighborhood Park	1.65
TOTALS	60.97	321		21.65

The proposed Lot 3 townhouse buildings will be three-stories in height and individual units will range in area from approximately 1,100 square feet to approximately 1,600 square feet. Four floor plans are proposed and are summarized in the table below.

Lot 3 Townhouses

Floor Plan	Square Footage	Bedrooms	Bathrooms	Number of Units
Plan 1	1,133	2	2.5	12
Plan 2	1,288	2	2.5	16
Plan 3	1,576	3	2	16
Plan 4	1,544	4	3.5	28
TOTALS	102,652	216		72

The proposed infill subdivision has been designed in an underutilized area for redevelopment into needed residential housing. The proposed Royal Vista Residential Project will minimize impacts to the Rowland Heights community character, natural features and on the surrounding neighborhoods. Where possible, mature specimen trees will be preserved. The proposed project is designed to respect the privacy and minimize adverse visual impacts on neighboring residential uses through incorporation of generous open space buffers which will include recreational trails. These Paseo Recreational Trails are intended to enhance neighborhood walkability and connect the existing and proposed residential communities to the proposed parks and other existing adjacent sidewalks and bikeways.

Because the project is located within the Rowland Heights Community General Plan area, the Regional Planning Commission is required to initiate any local plan amendment to the Rowland Heights Community General Plan. Entitlement processing may proceed after receiving a local plan amendment authorization recommendation by the Regional Planning Commission.

PROJECT ENTITLEMENTS

The proposed Royal Vista Residential Project will require the following entitlements:

General Plan and Local Plan (Rowland Heights Community General Plan): OS (Open Space) to U-2 (Urban 2; 3.3 to 6.0 dwelling units per acre) and U-4 (Urban 4; 12.1 to 22.0 dwelling units per acre)

Zone Change: A-1-1 and A-1-10,000 (Light Agricultural, 1-Acre and 10,000-Square Foot lot size) to RPD-5000-6U and RPD-5000-18U (Residential Planned Development).

Vesting Tentative Tract Map: Subdivision of six (6) existing parcels into 259 lots, including (9) open space lots.

Conditional Use Permit (CUP): For grading in excess of 100,000 cubic yards and a residential development program.

Royal Vista Neighborhood

Aaron Zhu <aaron_clover@hotmail.com>

Mon 7/5/2021 4:55 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Hi Peter,

I'm a resident of Royal Vista Neighborhood. I would like to express my concern regarding building 321 houses in Royal Vista Neighborhood (Project No. PRJ2021-002011). This project will bring more harm than good to our community by (1) increasing traffic in the neighborhood and 57/60 freeway and (2) destroying wildlife habitats and zoned open spaces.

I would greatly appreciate it if you could help us stop this project in our neighborhood.

Sincerely,

Resident of 1261 Tierra Luna,

Walnut CA 91789

From: surprise.yi.min@gmail.com
Sent: Friday, July 9, 2021 4:55 PM
To: Peter Chou
Cc: Wanda649@aol.com
Subject: Against Development of Royal Vista Golf Course

CAUTION: External Email. Proceed Responsibly.
Dear Peter,

This is Mr. Min's family, the owner of 20447 Tam Oshanter Drive ,Walnut CA 91789. We live here since 2017.

We Against Development of Royal Vista Golf Course.

The development will destroy wildlife habitat for raccoons ,possums, skunks, Geese, frogs, coyotes, rabbits, migrating birds.

Doubling the number of homes and condos will increase traffic in the community & the 57/60 freeway expansion.

It negatively impacts our quality of life.

Mikey Min
July 9, 2021

Development of Royal Vista Golf Course

Annie Lee <annieelee@hotmail.com>

Mon 7/12/2021 6:55 PM

To: Peter Chou <PChou@planning.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>;
fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I am a resident in this area and I received the notice of public meeting in the mail. I am against the development of the units. Mostly because of the traffic and congestion in this area as well as the loss of green space. The overuse of area resources is also a concern.

Thank you,
Annie Lee

RE: regard Affordable Housing at Royal Vista Golf Course

Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>

Mon 7/12/2021 1:20 PM

To: Bonnie Duenas <RBLMB@msn.com>

Cc: Peter Chou <PChou@planning.lacounty.gov>

Dear Bonnie,

Thank you for contacting Supervisor Hahn regarding the proposed development at the Royal Vista Golf Course. We appreciate and understand the concerns. Our office will enter your input into our database for constituent casework.

It would be most appropriate at this time for us to refer this matter to the Department of Regional Planning who will collect all of the input from residents who have comments, questions and concerns.

Again thank you for contacting us – if you have any further questions or concerns, feel free to let me know.

Sincerely,

Lauren Yokomizo
Office of Supervisor Janice Hahn
626-330-7072

From: Bonnie Duenas <RBLMB@msn.com>

Sent: Tuesday, June 29, 2021 7:34 AM

To: Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>

Subject: regard Affordable Housing at Royal Vista Golf Course

Good Morning Lauren,

I disagree with the affordable housing going on at Royal Vista Golf Course. Will bring more crime to Rowland Heights Area. Also more Rentals and that is what is happening landlords buy the home and then turn around and rent. Then yards are not kept up.

Also please open the Community Center at Pathfinder Park.

Bonnie Duenas

PRJ2021_002011, plan amendment # RPPL2021004860

ccc <tiger911411@gmail.com>

Mon 7/12/2021 3:42 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear P Chou

I am writing to protest the subject plan amendment to build more homes and Town houses in the Royal Vista Golf Course:

Because:

- 1) It is too crowded already in this neighborhood.
- .
- 2) It is high traffic too.

- 3) School Quality might become an issue too.

Rgds.

Caroline Lam

tiger911411@gmail.com

text: 9093484195

Development of Royal Vista Golf Course

Edna Ashuncion <ed_asuncion@verizon.net>

Mon 7/12/2021 1:36 PM

To: Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>; fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>; Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Good morning to Janice Hahn, Lauren Yokomizo and Peter Chou,

This is in regards to the proposed construction of new 321 housing units in place of the Royal Vista Golf Course.

We live just across the golf course for 24 years now. We enjoyed the view of the golf course and watch people enjoy playing golf especially this time of Covid 19 pandemic. During lockdowns, this golf course serves as haven for people who enjoys outdoors and have fun.

I also notice wildlife like rabbits, geese, coyotes, birds etc. which actually thrives and make the golf course their home.

I also notice over the years that traffic conditions in our area has deteriorated. Now the traffic is becoming heavy and you have to deal with the noise and pollution coming from vehicles.

By building new housing, the traffic conditions would be worse and you would basically destroy the habitats of the wildlife living in the golf course and deny people who enjoys playing golf and love outdoors especially at this time of pandemic.

Me and my wife therefore disagree with the construction of the new housing.

Please do not pursue this development.

Very truly yours,

Edmundo Asuncion
Resident of 202012 Wyn Terrace,
Walnut Ca. 91789

Project No. PRJ2021-002011. Plan Amendment No. RPPL2021004860

George Funk <georgefunk74@gmail.com>

Thu 7/1/2021 1:43 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Peter Chou, I am George Funk & live at 20421 Tam O'Shanter Dr, Walnut, CA 91789. email is georgefunk74@gmail. landline 909-598-1402, cell 909-274-8633.

I am writing you to oppose this change of use on the Royal Vista Golf Course. My family has lived here from 1972 & every few years developers try to turn this golf course into more houses. People need green spaces, not never ending houses & condos. If you vote to pass this change I, all the people around me & all others I can contact will not support you in your future endeavors. Please oppose this HUGH MISTAKE!

Stay Safe, George Funk

Royal Vista Golf Course Residential Development prj2021_002011

Jason Luo <luoboy2@yahoo.com>

Mon 7/12/2021 9:06 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Chou,

I am writing on behalf of my family and I in opposition to the proposed residential development of the Royal Vista Golf Course in Walnut/Rowland Heights. We live next to the golf course and this plan to develop it into a residential area will greatly worsen our quality of life. Building new houses will only make our neighborhood overly crowded and severely congest the traffic in the area. It will also remove what little green spaces we have left in the area and disrupt the natural wildlife in the area, including the migration of Canadian geese and other birds. We do not want to see these open spaces and our native wildlife be destroyed by crowded, ugly residential units. Additionally, these new developments will likely cause our property taxes to dramatically increase and we can't afford it to rise anymore, especially since the recent South Pointe residential development has already lead to a substantial increase. We urge you and the county supervisors to reconsider moving forward with this project.

Sincerely,

Jason Luo
1403 Fairlance Dr.
Diamond Bar, CA 91789

July 7, 2021

Dear Los Angeles County Regional Planning Commission:

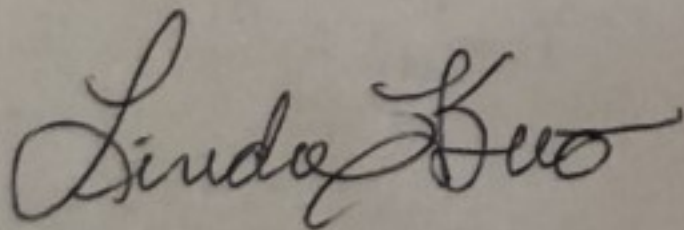
I'm writing regarding the development of building 300 plus housing units on the Royal Vista Golf Course on Colima Road in Rowland Heights. I have lived next to the Royal Vista Golf for the past 25 years. I enjoy the open space, the trees and the beautiful green scenery that the golf course brings. I take walks by the golf course almost every day and I see many of my neighbors taking walks around the golf course early in the mornings and in the evenings. The area is an oasis from the busy traffic on Colima Road which is just one block away. I know my neighbors enjoy the green scenery and biodiversity as much as me and it would be a shame to do away with the little open space we have in our neighborhood to build more housing units.

Colima is a major throughfare in Rowland Heights and is already one of the busiest streets in the area. Just last week I witness another major car accident as I was merging onto Colima Road from Walnut Leaf Drive. Adding another 300 plus units would only bring more traffic congestion and pollution to the area not to mention overuse of the area's limited resources including water (we are in a drought the last time I checked) and electricity (rolling blackout). Adding high density housing units and road paving limit permeability for rainwater and increases temperature in the area. This would **adversely affect my quality of life** and so many of my neighbors as well.

If the golf course owners are looking to sell the land, I suggest the county purchase the land and turn the land into a park for the enjoyment of all Los Angeles County residents. We don't have enough parks in the Rowland Heights area.

The golf course is zoned for open spaces. Let's keep it zoned as open spaces. I urged the planning commission **NOT** to initiate a plan amendment to change the current open spaces zoning to U2 and U4.

Sincerely,



Linda Kuo
Resident of Rowland Heights

Proposed development of Royal Vista Golf Course

rah.enter@verizon.net <rah.enter@verizon.net>

Thu 7/8/2021 7:57 AM

To: Peter Chou <PChou@planning.lacounty.gov>

Cc: fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

My name is Rhonda Vasquez and I am the Secretary/Treasurer of Vista Seniors a club of over 100 of which 65 play every Tuesday at Royal Vista. Many travel many miles each week and have done so for many years. Developed friendships and connections that will be lost if you proceed. Putting that aside, please consider the migrating geese who return each year to the place of their birth, the squirrels, the migrating birds, the rabbits and occasional coyote who inhabit this space. They have nowhere to go. Further consider the Colima Road problem. This is already a heavily traveled and dangerous road. Consider the people who bought golf course view property who were never told they may be looking down on someone's roof or backyard at a future date. Consider the drop in their property value. This land has been zoned for greenspace forever and should remain so. We have enough congestion; consider the fact we need the greenspace to keep our air clean and to contribute to the health of our environment. Do the right thing and put local welfare, health and happiness in front of Greed. It is time for Government to consider the people and not the industrialists. This was tried once and voted down, people stood up and fought. I hope you will consider all of the above and thank you for your time.

Project No. PRJ2021-002011 NO development of Royal Vista golf course

Ray <ray@tzenglong.com>

Tue 7/13/2021 2:10 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Hi Peter:

Development will destroy wildlife habitat for raccoon, possums,skunks, Canadian Gees, and more....

This development negatively impacts our quality of life.

It will increase traffic in the community & the 50/60 freeway wxpansion.

Thanks

Ray

From: Peter Chou [mailto:PChou@planning.lacounty.gov]

Sent: Monday, July 12, 2021 11:46 AM

To: Ray

Subject: Re: NO development of Royal Vista golf course

This is a new developer with a different project. If you would like to voice your opinion, you can provide comments by email, which I will include them as public record or you can speak at the meeting. I just want to clarify that this upcoming meeting is not to approve or deny the proposed project, but to allow the applicant to just apply for the plan amendment. The project still has to go through the subdivision process and must be heard again at the Regional Planning Commission and Board of Supervisors for approval/denial. In addition, the Applicant is required to conduct a community meeting prior to the hearing, so there will be other opportunities to voice your opinion.

From: Ray <ray@tzenglong.com>

Sent: Monday, July 12, 2021 9:48 AM

To: Peter Chou <PChou@planning.lacounty.gov>

Subject: NO development of Royal Vista golf course

CAUTION: External Email. Proceed Responsibly.

Hello Peter:

I am a resident around royal vista golf course. My address 20154 ILUSO Ave.

The developer failed to get approval 6 years ago. What is the reason that this project come back again?

It is bad for our community, traffic ,and wild life(Canadian Geese, ,,,,,)

Can u let me know how we can stop this?

Thanks

Ray

From: Monique Marcelo <moniquemar14@gmail.com>
Sent: Sunday, July 11, 2021 10:42 PM
To: Peter Chou
Subject: Rowland Hts Comm Plan/ Royal Vista golf / PR J2021-002011. RPPL2021004860

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Peter Chou,

I would like to respectfully inform you that I strongly OPPOSE this project to convert the Royal Vista golf course to residential units. We have just moved in to this neighborhood right on the Royal Vista golf course in April of this year. We take pride of ownership in our newly purchased home because of the golf course, and having the golf course was a major factor for us in our decision to purchase this house. Our 3 teen and adult children were all very excited to move in here as well because of the fact that we are by the golf course. Please do not make us regret this decision..... as removal of the golf course will totally devastate us having just moved in here.

This area is already congested, and traffic on Colima and the major cross streets has been really bad already, and any addition of traffic lights and increased number of cars will definitely impact our quality of life.

This area is already quite hot during the summer months, but the golf course and its greenery and open space lessens that heat as it allows more breeze coming to our homes and general environment. Removing it and building more housing and paved roads will contribute to more heat for the surrounding areas.

Mr Chou, I am hoping that you will consider and listen to the sentiments of the current residents in this area. We are tax-payers too and we would like to be able to enjoy our surroundings that we have chosen to be our home.

Sincerely,

Monique Marcelo

RE: ROYAL VISTA GOLFCOURSE - MASSIVE DEVELOPMENT BEING PROPOSED

Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>

Mon 7/12/2021 12:48 PM

To: Serena Chun <chunmail4@gmail.com>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>

Cc: Peter Chou <PChou@planning.lacounty.gov>

Dear Ms. Chun,

Thank you for contacting Supervisor Hahn regarding the proposed development at the Royal Vista Golf Course. We appreciate and understand the concerns. Our office will enter your input into our database for constituent casework.

It would be most appropriate at this time for us to refer this matter to the Department of Regional Planning who will collect all of the input from residents who have comments, questions and concerns.

Again thank you for contacting us – if you have any further questions or concerns, feel free to let me know.

Sincerely,

Lauren Yokomizo
Office of Supervisor Janice Hahn
626-330-7072

From: Serena Chun <chunmail4@gmail.com>

Sent: Thursday, July 1, 2021 12:52 PM

To: Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>

Subject: Fwd: ROYAL VISTA GOLFCOURSE - MASSIVE DEVELOPMENT BEING PROPOSED

I was made aware of a proposed affordable housing project planned in Rowland Hts on the property of what is currently Royal Vista Golf Course. I strongly oppose that this project should proceed without having a community public meeting to voice concerns and objections to this project. I live in Diamond Bar which is in the surrounding community and the increase in population that this would cause to the area would be very unwelcome due to increased congestion.

Sincerely,
Serena Chun

----- Forwarded message -----

From: **D L Jackman** <deniseljackman@gmail.com>

Date: Mon, Jun 28, 2021 at 8:52 PM

Subject: ROYAL VISTA GOLFCOURSE - MASSIVE DEVELOPMENT BEING PROPOSED

To: Denise Jackman <deniseljackman@gmail.com>

I was notified today through the mail that the county is putting together a public meeting to hear public comment on a proposed project creating dense housing at the Royal Vista Property.

The County is rushing this process through using the CoVid excuse by not allowing the RHCCC to have an in person meeting to discuss this process with our community and RHCCC. RHCCC asked them to hold off on the permit process until we were able to meet in person. We were told that

they would agree, but despite the county opening up most buildings, our community parks are not open to RHCCC to have our meetings in person. Because this project has affordable housing in it, the county is pushing this through without our voices.

This project is quite dense and will impact the entire area. Please use your voice and email Supervisor Hahn's office as well as her Field Deputy Lauren Yokomizo with your position on this issue..

Here are the emails you need to voice your opinions to:

Yokomizo, Lauren - lyokomizo@bos.lacounty.gov

Janice Hahn - fourthdistrict@bos.lacounty.gov

I will provide updates as they become available.

--

Denise Jackman

President Rowland Heights Community Coordinating Council

RE: HOLD OFF THE PROCESS ON THE PERMIT FOR ROYAL VISTA PROPERTY

Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>

Mon 7/12/2021 12:24 PM

To: susiechen0747@aol.com <susiechen0747@aol.com>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>

Cc: Peter Chou <PChou@planning.lacounty.gov>

Dear Ms. Chen,

Thank you for contacting Supervisor Hahn regarding the proposed development at the Royal Vista Golf Course. We appreciate and understand the concerns. Our office will enter your input into our database for constituent casework.

It would be most appropriate at this time for us to refer this matter to the Department of Regional Planning who will collect all of the input from residents who have comments, questions and concerns.

Again thank you for contacting us – if you have any further questions or concerns, feel free to let me know.

Sincerely,

Lauren Yokomizo
Office of Supervisor Janice Hahn
626-330-7072

From: susiechen0747@aol.com <susiechen0747@aol.com>

Sent: Tuesday, June 29, 2021 12:04 PM

To: Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>

Subject: HOLD OFF THE PROCESS ON THE PERMIT FOR ROYAL VISTA PROPERTY

Dear Madams,

As a concerned homeowner in Rowland Heights community, we would like you to hold off on the permit process until we wee able to meet in person and discuss this process with our community and RHCC.

Sincerely,

Suwannee Apihunpunyakij
(Homeowner in the Royal Vista Golf Course Property)

Royal Vista neighborhood want only Golf Course

Than Tun <nellson.chaw@verizon.net>

Mon 7/5/2021 5:37 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Good afternoon Mr. Peter Chou,

My name is Than Than May and my family and I live neighbors of Royal Vista Golf Course.

We do not want the developer to build residential housing on Royal Vista Golf Course.

We are going to lose our quality of life and the traffic will worsen.

Could you please help for Royal Vista neighborhood?

Sincerely,

Than Than May (626-731-7383)

Nelson Chaw (626-731-4881)

Kevin Chaw (626-922-8699)

1355 Tierra Siesta

Walnut, CA 91789

[Sent from the all new AOL app for Android](#)

Royal Vista Golf Course Development

Wanda Ewing <wanda649@aol.com>

Tue 7/6/2021 10:19 AM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Peter Chou DRP:

I am a homeowner in the Royal Vista Golf Course Neighborhood. I am writing to express my adamant opposition to the dense development planned for portions of the Royal Vista property. We purchased our home here in 1979, 42 years ago, because it was located adjacent to the open, green space of the golf course. In addition to a place of recreation, the property is a wildlife habitat for many animals including raccoons, possums, frogs, cottontail rabbits and coyotes and is a safe corridor for them leading to the few undeveloped areas in the hills of Diamond Bar and Rowland Heights. Migratory birds take rest and refuge on the golf course and Canadian Geese nest in the palm trees here.

As I walk daily in the area, there is a perceptible ten-degree difference in temperature between the asphalted streets and the green grass spaces of the golf course. Paving over the golf course and allowing construction of multi level, closely packed homes (as just occurred on Shepherd Hills of Diamond Bar behind me) will contribute to the climate crisis by limiting ground permeability for rain water, depleting the water table, further contributing to the drought, and is an irresponsible act by government planners and officials. In addition, amending the U2 and U4 open space zones and building double the number of homes the current zoning allows, will create congestion issues including individual stress, higher vehicle emissions and increased traffic in our community.

Scheduling an online public hearing on July 28th is depriving residents of the opportunity to voice their opinion. Many are unfamiliar with the technology to participate online, are limited English speakers or are at work during the mid-week, mid-morning online meeting. Other than a map of the project, there are no details given online. Peter Chou (DRP) is unreachable by the phone number given on the small 4x6 card from LA County DRP that arrived last week. Also, on the DRP card, there was no option to request information in another language. LA county has posted only one sign notifying residents of the online hearing July 28. More signage is needed at golf course crossings in the neighborhoods, including Walnut Leaf. This project is being expedited in an unfair manner, favoring the developer and LA County and not allowing community residents time to meet together and express their concerns. We must be allowed to meet in an open public place before any further government plans and amendments to the Land Use Designation are made.

The local impact of 249 homes, 72 condominiums and the resulting population increase will cause overuse of area resources, especially the scarcity of water in Southern California's drought conditions. This development will negatively impact our quality of life. Every one of the 100 plus homeowners we have spoken to are strongly against this housing development, which is planned purely for financial gain, without consideration of the longstanding community members, its wildlife, and the environment.

Wanda Ewing

From: Vivian Tsui <vivian0901@gmail.com>
Sent: Saturday, July 10, 2021 9:10 PM
To: Peter Chou; Yokomizo, Lauren
Subject: We object the new development on Royal Vista Golf Course!

CAUTION: External Email. Proceed Responsibly.

Hello Peter/Lauren,

We, as current residents are against the new development of Royal Vista Golf Club. Here are the reasons why we object it -

- 1) Development will destroy wildlife habitat and contribute to water shortage/drought.
- 2) Population increase with 249 single family units and 72 condos will create congestion/traffic and overuse area resources.

We need more parks for our community, NOT MORE HOUSES.

Please hear our voices!

Sunny & Vivian

L.A. Royal Vista Redevelopment project

John Cawdrey <jccawdrey44@gmail.com>

Wed 7/14/2021 10:25 AM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

I live on Rhapsody Road in the County area of Walnut, on the South course of Royal Vista Golf Course. I retired from L.A.S.D. after 40+ years. Both my wife and I are enjoying our retirement.

I am sending this missive to let you know how strongly we both oppose the redevelopment project that would bring additional housing, traffic and general crowding to an already busy area.

The traffic on Colima (Golden Springs) westbound in the morning is already atrocious, and eastbound anytime after 1pm in the afternoon is worse.

I can't imagine any additional traffic on the 60/57 interchange which is already in the top 10 in the Nation as the worst. To go from the 605/60 interchange to either the 57 northbound or the 60 eastbound in the afternoon/evening takes almost an hour on a GOOD day.

These additional housing units will only compound that problem, and while the 60/57 interchange is being widened, it will be gridlock.

Sincerely, John & Robin Cawdrey

20155 Rhapsody Road

Walnut, CA 91789-3533

909-953-2515

project #PRJ2021_002011, plan amendment # RPPL2021004860

Charlie Xia <charliexia.ca@gmail.com>

Tue 7/13/2021 9:31 AM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Mr Peter Chou,

My name is zhaoliang xia. My phone number is 6263733650.

I am living on Iluso Ave, Walnut CA, the Royal Vista Golf Course neighborhood, since 2012. I strongly oppose the plan of changing the open space to 300+ residencial houses.

First, Rowland Heights has a high population density. There is not much open space around. The last thing we need is houses.

Second, traffic on the clima road and access to Fwy 60 is already so bad. Building more houses will make the bad situation worse.

Third, our school is already overcrowding. Population increase will overuse our area resources, water and electricity.

Last, development will destroy wildlife in this open space and green land.

Please don't destroy our beautiful neighborhood, which is the reason why we moved here from another side of the ocean.

Thanks,

Zhaoliang Xia



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	July 22, 2021	
HEARING DATE:	July 28, 2021	AGENDA ITEM: 6
PROJECT NUMBER:	2021-002011-(4)	
PLAN AMENDMENT NUMBER:	2021004860	
SUPERVISORIAL DISTRICT:	4th	
PROJECT LOCATION:	19816 Walnut Drive, Rowland Heights	
OWNERS:	RV Dev, LLC, RVGC	
APPLICANT:	RV Dev, LLC	
CASE PLANNER:	Peter Chou, Regional Planner pchou@planning.lacounty.gov	

This is a request to initiate a local plan amendment to the Rowland Heights Community Plan (“Community Plan”) to amend the land use designation from O (Open Space) to U2 (Urban 2 - 3.3 to 6.0 dwelling units per gross acre) and U4 (Urban 4 – 12.1 to 22.0 dwelling units per gross acre) on 75.23 gross acres, to allow for the development of 249 single-family residential units, 72 townhouse units, and two open space lots.

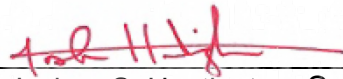
Please find, enclosed, 38 pieces of correspondence in opposition to the project, a petition in opposition with 154 signatures, and two letters in support of the project. These pieces of correspondence were received after the staff memo was submitted to the Regional Planning Commission. The most common reasons given for project opposition were: increase in traffic on the 60 freeway and on Colima Road, destruction of wildlife habitat, reduction of open space, and an increased burden on infrastructure. Opponents also had concerns of the lack of in-person meetings and materials not being available in multiple languages. Three letters in favor of the project cited the housing crisis and the need to increase housing stock, the lack of public open space and the high water usage of the golf course as reasons to proceed with the initiation of the plan amendment.

SUGGESTED MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION INITIATE CONSIDERATION OF AN AMENDMENT TO THE ROWLAND HEIGHTS COMMUNITY PLAN, AUTHORIZING THE MATTER TO BE SUBJECT TO REGIONAL PLANNING'S REVIEW PROCESS AND TO BE SCHEDULED ALONG WITH THE OTHER PROJECT ENTITLEMENTS AND ASSOCIATED ENVIRONMENTAL DOCUMENT FOR CONSIDERATION AT A FUTURE DULY NOTICED PUBLIC HEARING.

Report

Reviewed By:



Joshua S. Huntington, Supervising Regional Planner

Report

Approved By:



Susan Tae, Assistant Administrator

OPPOSITION TO THE ROWLAND HEIGHTS COMMUNITY PLAN TO AMEND THE
(OPEN SPACE) LAND USE DESIGNATION PROJECT NO. PRJ2021-002011

STATEMENT

My name is Thomas S. Prince. I reside at 1441 Fairlance, Diamond Bar, Ca. 91789. I file this opposition for a change of the land designation of the Rowland Heights Community Plan as it will be detrimental to the surrounding communities of Rowland Heights, Walnut, and Diamond Bar.

Open space lacks a consistent definition; however, open space certainly can be more than just trees and plants. The land in question here serves the communities stated above as a well maintained and beautiful golf course. The greens and fairways are meticulously groomed and a pleasure not just to view, but for the players to use for their sport. Hundreds of persons play on this course daily with pleasure. Royal Vista offers a host of golf related programs for the players. Junior golf for the children, tournaments, ladies' special days. Moreover, Royal Vista offers to the communities a venue for weddings and large group meetings. There is a restaurant and lounge with a wonderful view of the fairways while enjoying a meal. This golf course provides a sense of community to all who play the game and a location for individuals who want to gather at a special place for a meal and camaraderie. Such activities by both the players and the persons just using the facilities bring in monies for the surrounding communities as the local stores are utilized by these individuals.

In the eve of my home is a sizable nest of the Barn Swallow. These birds and their nests are protected by the Migratory Bird Treaty Act of 1918. This nest rests approximately seventy five feet from the fairway. During the migration period for these birds, they stop at this nest and use it. Due to the number of birds, constant enhancement and repair of the nest is performed by the birds. Twigs, leaves and needles are gathered by the birds from the trees and grass from the fairway and used to maintain the nest. Building new homes could interfere with the natural migration of these swallows and possibly subject Los Angeles County to liability pursuant to a filed action.

PROPOSAL

The Royal Vista Residential Product projects the destruction of the Royal Vista Golf Course in order to construct 321 homes and condominiums. Assuming 4 persons per residence, the added population would be approximately 1,284 persons. Now following this through, we can assume at least 2 automobiles per household which would mean 642 additional automobiles in the proposed area. On the project map it shows a street from Lot 1 emptying onto Colima Rd. which I assume the residents of Lot 1 would use to enter/ leave their residential area. Also, the map shows a similar street for the residents of Lot 5 to enter/leave their residential area. Heading east on Colima Rd. (named Golden Springs in Diamond Bar) approximately one half of mile, from the proposed site, one would be at Lemon Ave. This street is the used for entry and exit of the 60 freeway. The project map appears to be the only document filed so far by the developers, thus comment can only be limited to this map.

DISCUSSION

These new residences will put an increased load on utility providers, and as such any additional cost for their product will be assessed not only to the new residences but to those homes now in the area. In order to accommodate the access to Colima Rd. from Lot 1 and Lot 2, additional traffic lights will be necessary. Thus from Lark Canyon, Rowland Heights, to the west of the project to Calbourne, Diamond Bar to the east of the project, a distance of one fifth of a mile there will be four traffic lights. As mentioned earlier, Lemon St. is the access to the 60 Freeway. Congestion on Golden Springs and Lemon in the mornings and the evenings is already extremely difficult and the addition of hundreds of new residents will lead to gridlock. Moreover, in the event Los Angeles County grants the change from open space to urban as requested, the county could be looking at hundreds of lawsuits from homeowners whose property lies contiguous to the golf course. When these homes were purchased, the purchase price was not based on a house and lot, but on a house and lot and a view. Each homeowner paid a premium for their home based on this asset. Now, if the county grants the land change designation, each home will have a diminution of value of their home as the view has been eliminated by Los Angeles County. This type of action

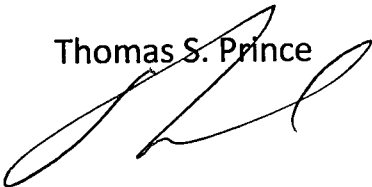
is called inverse condemnation and in violation of the fifth amendment of the United States Constitution unless just compensation is paid to each land owner.

CONCLUSION

The Regional Planning Commission has been in existence since 1922 and is responsible for advising the Board of Supervisors on all planning matters. This commission must consider development issues from a broad range of constituents from individual homeowners, to large land owners to community groups to future generations of Los Angeles County residents. Royal Vista Golf Course has existed for many decades and been an integral part of the community providing regional beauty, recreation to thousands of persons and locale for community togetherness. Eliminating such an asset is detrimental on any level one choses to discuss. Three hundred and twenty new residences will add to an already burdened road system, pollution and utility demands.

I respectfully request that the commission deny the requested land use change.

Thomas S. Prince

A handwritten signature in black ink, appearing to read 'T. S. Prince', written over the printed name.

Proposed Plan to Amend O.S. Land Use Designation in Rowland Heights for Development of Royal Vista Golf Course

Adele Prince <adelempri@yaho.com>

Wed 7/14/2021 4:44 PM

To: Adele Prince <adelempri@yaho.com>

CAUTION: External Email. Proceed Responsibly.

To All Concerned Parties:

I vehemently oppose the plan to amend the Rowland Heights Community Plan amending Open Space Land Use Designation U2 and U4 for the development of 249 single-family residential units, 72 condominium townhouse units, and two Open Space lots on 75.23 gross acres.

When we first saw our house as potential buyers forty years ago, I walked into the kitchen, looked out the back window, viewed the beautiful expanse of the golf course beyond and decided this was to be our new home. During these past forty years, life has brought the attendant joys and griefs that come to all lives. During the hard times, I would sit at our kitchen table, coffee in hand, and take comfort looking onto the serenity of that beautiful scene. It has provided tranquility, peace, comfort, and a glimpse of beautiful nature right beyond our yard. One cannot put a price on those qualities. They are, and have been, priceless to me all these years and have directly impacted my well-being.

Though I can only speak for myself, I believe that any of the residents whose homes look onto this golf course feel much the same way that I do. The fact that these homes are adjacent to the golf course was a major reason for their purchases. As a view of the beach is part of the purchase of ocean front property, the view of the golf course is certainly part of the purchase value of these homes.

As a tax-paying citizen and voter, I urge you to deny this plan. Thank you for your consideration.

Sincerely,
Adele M. Prince
1441 Fairlance Dr.
Walnut, CA 91789

No housing on Royal Vista

Al Mung <al.mung@gmail.com>

Wed 7/21/2021 11:17 AM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

New houses will do more harm than good to our community please against it thank you

Sent from my iPad

Project No. PRJ2021-002011

Andrew Ly <andrew.thanh.ly@gmail.com>

Sat 7/17/2021 9:21 AM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Peter,

As a resident near the proposed development, my family and neighbors are strongly opposed to the development. Although the development is slated for 1/2 the royal vista golf course - the cascading impact will cause the remaining golf course to fail which will ultimately lead additional development and density that will already make a challenging environment with density, traffic, and drain on resources even more challenging.

Our schools are crowded and are rated below average and the additional pressure on the education system with more students will not help support the overall rebound of the schools to provide a quality education.

Moreover, my fellow neighbors who's homes back into the golf course purchased their lots to have the views of green space and the serenity of nature, this now will be overtaken by concrete and rooflines of the proposed development- which is unfair.

The green space provided by the royal vista golf course provides added biodiversity, provides a cooling effect on the neighborhood (limited concrete as a heat sink), and the residents are able to walk and enjoy the walking trails after hours.

In short we would appreciate that the zoning class does not change to residential to maintain the existing dynamic and feel of the neighborhood.

Sincerely

Andrew Ly

Resident Emerald Meadow Dr.

Royal Vista Golf Course Plan Amendment PRJ2021-002011

Bessie Yip <bessie.yip@gmail.com>

Tue 7/20/2021 11:24 AM

To: fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>; Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Good morning to Janice Hahn, Lauren Yokomizo and Peter Chou,

I have been a resident along the golf course for over 20 years and loved the environment of the green golf course and the neighborhood. I strongly oppose the construction of the houses for the following reasons:

1. The new plan will create an even heavier traffic congestion on freeways 57 and 60 other than on local streets. It has already been worsened in the last 5-10 years and will further deteriorate the situation
2. By eliminating the green space will eliminate natural habitats.
3. The additional new houses will further risk our already limited resources on water and electricity
4. The amendment will definitely impact and lower the standard of living in the community.

I requested to hold off the permit process until residents are able to meet with your committee and voice their concerns and questions.

Thank you.

Bessie
20311 Lake Canyon Dr, Walnut, CA 91789

Development of Royal Vista Golf Course

Christopher Manriquez <chris.manriquez11@gmail.com>

Mon 7/19/2021 5:57 PM

To: Peter Chou <PChou@planning.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>;
fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear planning & development team,

Hope this finds you well, I'm writing to voice my opposition to the planned development.

It's imperative that all possible outcomes of the development are considered before proceeding. My family's concern although not mentioned in any flyers is that further development in this area removes even more areas of natural water runoff and absorption. We are lucky to live in an area where there is still natural absorption, meaning the golf course, and in our current climate crisis its truly a geological attribute that should be considered in ANY new development.

Our concern can be argued as it is not seen until there is a large rainfall, but Europe in recent events can attest to this. I've seen with my own eyes, the Royal Vista golf course flood even after a small amount of rain. All I ask is that this concern is fully researched and considered prior development. With all the knowledge and data available, a request for development this impactful to the environment is 50 years too late. Keep us safe please.

Thank you,

-Chris Manriquez

Royal Vista GC

Coleen Garcia <coleengarcia33@gmail.com>

Thu 7/15/2021 3:07 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Chou,

I hope you are doing well. My family and I have lived on Morning Sun Ave for over 20 years now. We bought this house because there was an empty field in front of us and the beautiful golf course behind us. Well, we lost the view in front of our house with Lennar's South Pointe project where they built 3 story homes. This project destroyed our front lawn and has created a lot of damage to our driveway and garage. Every day the sun goes down, we are bombarded by the glare shining off the windows across the street. Lennar doesn't care and I can't afford an attorney fee to help us out.

Needless to say, we are completely opposed to more housing in our backyard. We don't want to watch people showering and listen to all the noise. That has been another problem across the street. I know for a fact that what they are planning to build is not "affordable housing". The homes across the street went for \$1.5 million. We want our privacy. There is already enough traffic around this area. We need to protect the little bit of the environment as it is. Putting in more homes is not the answer at all! I could go on and on, but I know you know that our community is **completely opposed** to this project.

I will not be able to attend the meeting that was so poorly advertised for July 28 as I have committed to help out with our church girls camp that week.

Sincerely,

Coleen Garcia

1635 Morning Sun Ave

Walnut, CA 91789

909-964-5933

development of royal vista golf course on the colima rd -opposition!!!

fanny luo <fanny-219@hotmail.com>

Mon 7/19/2021 6:52 PM

To: Peter Chou <PChou@planning.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>; fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Hi, Peter, Lauren, and Janice.

In regarding to the development of Royal Vista Golf Course, I am writing to you to express my concern and opposition to the development.

1.) With the amend of the land usage of the Royal Vista Golf course, it will lower our living quality for the current residents. No more green space and increases higher pollutions toward the air quality that we breathe in.

More people move in-> more vehicles. More noises and disturbance to our current peaceful and quite living surroundings.

2.) Worse the traffic situation on the colima rd and surrounding street.

3.) Destroy the natural habitat for the already existing species.

4.) Lowers education standards for all of the students in the city. With the increase of the population of the households in the city, the classes will expand enormously. Teachers will not be able to spend

more time on each individual student. Education for our children will become a concern.

5.) The development of the Royal Vista Golf Course will increase the compactness of the area. Increase the households will lower the privacy of current existing households.

Please don't approve the plan of the development of the Royal Vista Golf Course. I urge you not to approve the development. We are satisfied with our current living surroundings. We don't want any

changes to ruin our living
community.

Thank you!

-JinXiang Gao

20359 Lake Canyon Drive

Walnut,CA 91789 and 20550

Summertown St. Walnut,CA 91789

Zoning

Frances Wright <fadwjw1@aol.com>

Fri 7/16/2021 7:12 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

We live on LA Vista Golf Course. My husband has lived here since 67 and his home was one of only 5. (Yes there were only 5 houses on the block). The golf course is on 2 sides of our home. There has been so much change with a freeway on 2 sides of us, multiple dwellings, and multiple businesses since he moved in. He has always had a view because of the golf course. He is 93 and has Alzheimer's. Do you realize what what putting in homes especially on 2 sides would do to him? And myself? We wouldn't be able to breathe with all the dirt nor keep our sanity with all the noise. It would do my husband in.

We have no peace or view except for the open space of the golf course.

The 60, 57, and 210 Freeways are impacted as it is without adding more homes. Traffic is at a standstill especially in the morning. The local 60fwy is noted for being. The #1 accident spot for trucks in Ca. The 57 is always impacted.

We are against changing the open space zoning

And changes it will cause.

Respectfully,

Frances Wright and William Wright

Sent from my iPhone

Development of Royal Vista Golf Course - Colima Rd, Walnut

Frank Chen <fishhound2009@yahoo.com>

Mon 7/19/2021 2:20 PM

To: Peter Chou <PChou@planning.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>;
fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Peter, Lauren, Janice,

In response to the subject golf course housing development, I am writing to you to voice my household's opposition to the planned development.

I am unable to attend the public meeting on July 28th re the subject matter.

The following are reasons for the opposition:

- 1) All residents around the Royal Vista Golf Course voiced their oppositions to the plan amendment to amend Open Space Land Use Designation U2 and U4;
- 2) This amendment will adversely impact the community by lowering the living standards of all residents in the community, ultimately destroying the High Standard of Living of this community;
- 3) Most residents voice their concerns re destroying their "Quality of Life" by eliminating the "green space" in the neighborhood. The "green space" is essential to the health of the surrounding residents;
- 4) By eliminating the green space which is primarily a nursing ground for the migrating Canadian Geese, Mallard Ducks and other migrating birds, we are destroying their habitats;
- 5) As we all know, loss of green space contributes to climate crisis;
- 6) Packing tons of people into the green space will increase our already in crisis resources such as water and electricity;
- 7) The planned development will create traffic congestion in the community and furthermore will create massive traffic congestion on the freeways (60, 57) which are already really congested.

I speculate that the Seller and The County Planning Department is using economic growth as a stimulus to drive this housing development project. However, this community has already been developed and established as a High Standard of Living neighborhood. WHY DESTROY IT?

If this neighborhood is a Low Standard of Living community, I do not think I will oppose to the development plan.

Sincerely,

Frank Chen
Zhongxiu Yang
(213) 446-6880
20421 Lake Canyon Drive,
Walnut, CA 91789

Regarding Royal Vista Golf Course Residential Development

franklin0808@yahoo.com <franklin0808@yahoo.com>

Tue 7/20/2021 9:17 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Peter Chou,

My name is Frank. I am a resident of the Royal Vista neighborhood. I am writing to oppose the plan to build housing units on the golf course. The Royal Vista golf course has long been the trademark of the Royal Vista community. One of the main reasons my family moved here in 2008 is because of the beautiful landscape the Royal Vista golf course offers to the residents living nearby. By amending the land use from open space to urban development used for residential purposes, it completely changes the scenery of our community and negatively impacts our quality of life. This residential project will only bring more traffic to Colima Road and overcrowd the city of Rowland Heights. 10 years ago, we would have never envision developers pressing to build houses on top of the golf course that was already there when we bought the house. The Royal Vista golf course land zone should never be used for any purposes other than green-space recreation uses such as golfing.

Sincerely,

Frank Lin
1333 Tierra Siesta,
Walnut, CA 91789

opposition to building houses on the royal vista golf course

garylui@sbcglobal.net <garylui@sbcglobal.net>

Thu 7/22/2021 9:48 AM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Peter Chou,

I am a home owner in the royal vista golf course neighborhood. I am strongly oppose the project that build house on the golf course land. many wildlife has been in area for years, the impact on the animals including canadian geese, birds, climate will be effected. not to mention congestion, traffic. the golf course has been there makes the area beautiful, provided homes to wildlife and we strongly opposed to the new development.

Please help keep the golf course and keep the neighborhood as the way now.

Sincerely yours

Gary Lui

#PRJ2021_002011, plan amendment # RPPL2021004860

Ivan Wong <ivan.f.wong@gmail.com>

Thu 7/15/2021 3:07 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Chou,

This is Ivan from the neighborhood within the project listed in subject.

Please see our concerns below:

- This project will take away the already established green space
- It will also increase the population and congestion in traffic significantly
- Quality of entire neighborhood might go down due to the two points above

Therefore, we are fully against this development in the Royal Vista surroundings.

Thank you.

Best regards,

Ivan

Re: Phone call royal vista

Jackie Bennett <jbennett4340@roadrunner.com>

Tue 7/20/2021 7:01 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

I wish to let you know that I oppose this project. You must visit RH and drive through the community during busy times and weekends. Drive around neighborhoods after work hours to see the crazy parking situations. There are too many cars in RH now. Neighbors leave trash cans out to save their curb parking due to home being allowed to add on without including parking spaces. A single family 1200 square foot home across the street from me has been modified to include four living quarters which means 8 cars trying to park. As you consider rezoning of the golf course, please consider community safety. Three hundred comes could bring 2400 more cars to the area. Fullerton Road and Fairway are closed due to ongoing slow construction. Colima is the main through way in and out of RH. Pathfinder helps relieve some traffic on Colima, however you have to cross Colima to get to the 60 freeway. On weekends this may take 30 minutes to go a mile. Lots to consider and I appreciate your consideration in this matter. Safety should prevail over money. Blessings, Jackie Bennett

On Jul 20, 2021, at 5:21 PM, Peter Chou <PChou@planning.lacounty.gov> wrote:

I received a phone message from you regarding royal vista project. How can I assist you?

Get [Outlook for iOS](#)

Opposition To Project No. PRJ2021-002011

James Chu <jameswchu@gmail.com>

Fri 7/16/2021 11:27 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Chou,

I am writing this email to you to express our opposition to the proposed residential development of the Royal Vista Golf Course in Rowland Heights/Walnut. We have just moved to the neighborhood in February 2021 and live across the street from "Lot 1." The reason we left our old neighborhood was to escape the traffic, congestion, noise and pollution that a densely populated area can create. We chose this neighborhood because of the quietness, safe and green environment, golf course views and overall calmness of the area.

By allowing this developer to move forward with their plan to "cram" 321 residential units onto the golf course and surrounding neighborhood, it will greatly diminish my family's quality of life. There will be more traffic, more congestion, more pollution and more crime. This will add more stress to peoples' lives that they already have. Not to mention all the wildlife that will be negatively affected. My family loves to take walks after dinner around the neighborhood. My kids love seeing the different kinds of birds, rabbits and other animals that live on the golf course and in the surrounding neighborhood. They will disappear once construction of this project begins.

I am willing to bet that 99% of the new homeowners will be "landlords" and not homeowners. A lot of renters lack the "pride of ownership" and the appearance of the neighborhood will suffer.

I understand more housing is needed these days, but this is not the right area for this project.

Mr. Chou, please urge the Regional Planning Commission to NOT move forward to initiate the plan amendment.

Thank you in advance for your time and consideration.

James W. Chu & Family
20116 Emerald Meadow Dr.
Walnut, Ca 91789

Golf course hoisin

Osowski (US), James G <james.g.osowski@boeing.com>

Thu 7/15/2021 1:49 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Mr. Chou,

I have lived in this are for over 27 years. The Golf course is what brought us to the area. Please Do Not let the royal Vista Golf Course be turned into another high density housing project that causes congestion and reduces the standard of living in our area. I am sending this e-mail on behalf of:

James Osowski

Deborah Gately - Spouse

Michaela Gately - daughter 22 years Old

Ryan Gately - Son 20 years old

Lauren Gately - Daughter 17 years old

Nancy Gately - Mother-in-law 80 yes old, lives two doors down

James Osowski

714-264-4636

From: Jason Luo <luoboy2@yahoo.com>

Sent: Monday, July 12, 2021 9:25 PM

To: Holden, Nick <NHolden@bos.lacounty.gov>

Subject: Royal Vista Golf Course Residential Development prj2021_002011

Dear Mr. Holden

I am writing on behalf of my family and I in opposition to the proposed residential development of the Royal Vista Golf Course in Walnut/Rowland Heights. We live next to the golf course and this plan to develop it into a residential area will greatly worsen our quality of life. Building new houses will only make our neighborhood overly crowded and severely congest the traffic in the area. It will also remove what little green spaces we have left in the area and disrupt the natural wildlife in the area, including the migration of Canadian geese and other birds. We do not want to see these open spaces and our native wildlife be destroyed by crowded, ugly residential units. Additionally, these new developments will likely cause our property taxes to dramatically increase and we can't afford it to rise anymore, especially since the recent South Pointe residential development has already lead to a substantial increase. We urge you and Supervisor Hahn as well as the other county supervisors to reconsider moving forward with this project.

Sincerely,

Jason Luo
1403 Fairlance Dr.
Diamond Bar, CA 91789

Royal Vista Golf course homes

lauri moir <cowrazymom@msn.com>

Wed 7/21/2021 1:00 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Hello...my husband and myself have lived in Rowland heights for 42 years. We have seen a lot of changes. We live in a nice neighborhood very close to the golf course. We are very much against trying to change the open space that Rowland has fought for so many years...The most and biggest issues are TRAFFIC CONGESTION all the way down Colima plus the freeways, WATER WATER WATER...California is in extreme drought, we have been asked to conserve water all ready and you want to build more houses!!! We are against this!!

Oppose development Royal Vista community

Lin Tingnai <tingnai@yahoo.com.tw>

Tue 7/20/2021 6:23 AM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Peter Chou

I am neighborhood of Royal vista, I oppose development Royal vista community.

1. Because it will be more traffic highway 60 and 57.
2. It will be more criminality there, our polices work including walnut, city of industry, Rowland heights three cities but only walnut police branch.
3. It will be more crowd in school and students unsafety on the school way. Our children will be compelled use road with trucks and cars.
4. It will be down degree our quality of life.

Please stop Royal vista development planning.

Bless you

Tingnai Lin

從我的iPhone傳送

Opposition to Development of Royal Vista Golf Course

Lorraine <lrice553@aol.com>

Thu 7/22/2021 1:14 PM

To: Peter Chou <PChou@planning.lacounty.gov>

Cc: Lorraine <lrice553@aol.com>

CAUTION: External Email. Proceed Responsibly.

We are writing to express our extreme opposition and concern on the possible development of single family homes and condominiums on Royal Vista Golf Course. We have lived in this area, on Evening Breeze Drive, for 35 years and have enjoyed the neighborhood, the view, the people, the wildlife and absolutely love our hilltop home.

Over the years, we have seen the surrounding neighborhoods grow which has increased the traffic tremendously on Colima Road and of course the 60 Freeway. The idea of building more homes is detrimental on so many levels -- the additional congestion, loss of green space, the overuse of the areas resources, in particular, water.

Please do not let this happen to our lovely neighborhood.

Thank you.

Lorraine & John Rice
lrice553@aol.com
909-594-6731

Opposition on housing development by save the Royal Vista golf course

Sandra Niko <sandra_niko@hotmail.com>

Tue 7/20/2021 9:40 AM

To: Peter Chou <PChou@planning.lacounty.gov>

Cc: fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I would like to sign petition as the resident in 20259 Wyn Terrace, Walnut to save the Royal Vista Golf Course and to oppose the new housing developments around our neighborhood.

This project will bring negative impacts to our community like it will create more traffic, destroying wildlife habitats and decreasing the zoned open spaces that would reduce the air quality.

We all rely in the natural workings of our surrounding environment for survival and saving the golf course is not only for stress reduction but also for saving the environment.

Please help us save the environment by stopping this new housing development.

Sincerely,

Resident of 20259 Wyn Terrace
Walnut CA 91789

Development of Royal Vista Golf Course

Margaret Doyle <mgtdoyle78@gmail.com>

Mon 7/19/2021 6:56 PM

To: Peter Chou <PChou@planning.lacounty.gov>

Cc: lyokomizo@lacounty.gov <lyokomizo@lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

I live on Evening Breeze Drive on the golf course. I am absolutely opposed to using this open space to build homes and condominiums. California is currently experiencing a paralyzing drought. The Colorado River continues to drop its level severely year-by-year.

Should 249 single homes and 72 condos be built on this property, 19,840 flushes per day will take place. 642 dishwashers will use gallons of water, daily 3210 showers will take place, all using valuable water which will take ten years to be replaced, should the drought lessen and there is no certainty that snow or rain will replace even a drop of precious water. Should L.A. County planning committee vote to let this development take place, it is obvious that the health of those who have lived and currently live in our community will be compromised.

Margaret Doyle

Sent from my iPad

Development of Royal Vista Golf Course

Margaret Doyle <mgtdoyle78@gmail.com>

Tue 7/20/2021 10:44 AM

To: Peter Chou <PChou@planning.lacounty.gov>

Cc: Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

I live on the south side above the golf course. Let's talk about congestion. If any member of the Planning Commission has ever been on Colima Avenue from 4:00 P. M. Until 6:30 P. M., when what went toward Puente Hills in the A.M. on the way to work and is returning, adding 944 vehicles every day would create a disaster. Some would clutter Fairway Drive trying to get to the 60 freeway, either east or west. Others would try to snake towards the entrance via single lane Brea Canyon Cutoff to reach the 57 freeway, thus clogging what is already a major challenge for those who live here. I invite the Planning Commission to take a field trip to our home grounds and while here, imagine 944 more vehicles plus 321 college students and grandpa along the road melting into the angry mob of traffic twice a day. Do not be responsible for this inevitable picture. Vote no on this development. Do not contribute to the chaos.

D. Margaret Doyle

Sent from my iPad

From: Mike Popovec <mpopovec@roadrunner.com>

Sent: Tuesday, June 29, 2021 7:01 AM

To: Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>

Cc: Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>

Subject: Rowland Heights Development

Good morning Supervisor Hahn.

You are no doubt aware that developers are once again targeting Rowland Heights for high-density housing projects. This time, LA Royal Vista Golf Course is in their crosshairs.

My wife and I have lived in Rowland Heights since 1975. I am past president and co-founder of the Rowland Heights Community Coordinating Council. I was also Don Knabe's parks and recreation commissioner. I've seen how developers push their projects through. I loved how former planning commissioner Wayne Rew once told me ... "under the definition of "Church", it says see Rowland Heights"!

We worked hard to establish a meaningful Community Standards District. For sure, it could use some tweaking, but I am outraged that a developer is seeking to violate the most significant greenbelt in the city. What are they offering in exchange besides increased traffic and more pressure on our schools? Why hasn't the county opened up the community center so we can resume our monthly meetings? We deserve to see and discuss the potential impacts this project will have on our community. In fact, I think it would be a great idea for the planning commission to hold a meeting in Rowland Heights so the commissioners can hear what the community thinks about this project. Why not? It's definitely unfair for any project of this magnitude to be voted on without public vetting. Typical that they would try this when Covid restrictions prevent us from meeting.

Sincerely,

Mike Popovec

2635 Hayride Ct

Rowland Heights, CA 91748

626-347-8057

Opposition to the Development of Royal Vista Golf Course

Nancy Jugan <jugann54@gmail.com>

Wed 7/21/2021 12:22 PM

To: Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>; sul.yoo@mail.house.gov <sul.yoo@mail.house.gov>

Cc: fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern:

I write today to voice my opposition to the proposed zoning changes at Royal Vista Golf Course.

Please do not allow this proposal to pass. Doing so will impact us in the following ways:

- Will destroy the existing wildlife habitat
- Will contribute to global warming by creating a larger carbon footprint.
- Create more congestion and traffic issues on both the 57 and 60 freeways. *Caltrans has identified the 57/60 Confluence as one of the five most congested segments within Caltrans District 7. Bottlenecks conducted by the American Transportation Research Institute ranks the Confluence as the #8 bottleneck in the Nation and #1 for freight delays and truck accidents in California,(San Gabriel Valley Council of Governments).*
- Increase population growth resulting in an overuse of precious resources.
- LA and Orange county fire departments have used Royal Vista Golf course to help fight 2019 wildfires, a source of water for air tankers to fight our increasingly frequent fires due to drought.

Please consider these points before voting on the zone changes.

Respectfully,
Nancy Jugan

Re: Attending The Public Meeting

Nasr Gergis <nasrgergis@gmail.com>

Mon 7/12/2021 12:46 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Mr. Chou

We are writing this email to oppose the DEVELOPMENT OF ROYAL VISTA GOLF COURSE., because this project will create create traffic congestion, loss of wildlife habitat for animals, candian geese and other migrating birds, loss of green space contributing to climate crisis, overuse of area resources, including water, increase crime and accidents in the neighborhood

We are personally Opposing this project

If you have any questions, and/or need additional information, please contact me

Regards, Mrs. Laurice and Dr. Nasr Gergis

On Mon, Jul 12, 2021 at 10:39 AM Peter Chou <PChou@planning.lacounty.gov> wrote:

Hi Mr. Gergis,

I just wanted to follow up and remind you per our phone conversation that it is best to send your opposition to this project in writing so I can include it as public record.

From: Nasr Gergis <nasrgergis@gmail.com>

Sent: Friday, July 9, 2021 10:45 AM

To: Peter Chou <PChou@planning.lacounty.gov>

Subject: Attending The Public Meeting

CAUTION: External Email. Proceed Responsibly.

Mr. Chou

this is in regards the Development of Royal Vista Golf Course Public meeting

Please, provide me with the exact address where this meeting will be held on July 28, 2021 at 9am

Thanks Dr. Gergis

Harvard Estates Royal Vista Golf Course Community

natapi007 <natapi007@gmail.com>

Sun 7/18/2021 1:59 PM

To: Peter Chou <PChou@planning.lacounty.gov>; fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>; repkim@mail8.housecommunications.gov <repkim@mail8.housecommunications.gov>; assemblymember.chen@assembly.ca.gov <assemblymember.chen@assembly.ca.gov>; Cynthia.barile@mail.house.gov <Cynthia.barile@mail.house.gov>
Cc: dr.kwangcho@gmail.com <dr.kwangcho@gmail.com>; Ivan Wong <ivan.f.wong@gmail.com>; Perfectalliedhl@gmail.com <Perfectalliedhl@gmail.com>; Mynameiskuo@gmail.com <Mynameiskuo@gmail.com>; wanda649@ao.com <wanda649@ao.com>; fjlouie@hotmail.com <fjlouie@hotmail.com>; harireddy1948@gmail.com <harireddy1948@gmail.com>; surprise.yi.min@gmail.com <surprise.yi.min@gmail.com>; dbodine@roadrunner.com <dbodine@roadrunner.com>

CAUTION: External Email. Proceed Responsibly.

Dear The Honorable Supervisor Janice Hahn, The Honorable U.S. Representative Young Kim, The Honorable State Assemblyman Philip Chen, Mr. Peter Chou and Ms. Lauren Yokomizo:

I am a resident in the gated community of Harvard Estates next door to the Royal Vista Golf Course located on the private access street Bellavista Drive. We are constituents in Supervisor's Hahn County district, Representative's Young Kim district and State Assemblyman's Philip Chen's district as well. My family and I oppose the applicant's proposed 321 units Housing development project being brought to the County Planning Department for review with the lead architect KTGy on the existing Royal Vista Golf Course. The Royal Vista Golf Course is one of the last sizeable green space within the community. It serves as a vibrant and functioning golf course that offers several key factors to our community and reaches beyond our community such as:

- 1) The Lake was a vital part to both the Los Angeles County and Orange County Fire Department water dropping helicopters to fight the brush fires that we had back in the fall of 2019 and the lake saved a bunch of homes from the path of the fire. With the new development the lake will be gone according to the plans put in place and these helicopters will have no place to get water quickly to douse future fires.
- 2) The scale of the project is too large with over 321 units, this would increase traffic and noise within the area and increase in pollution, has the applicant and the county conducted proper studies that satisfies not only county requirements for development but CEQA as well which is with the state of California?
- 3) Why isn't the applicant needing to do an Environmental Impact Report ("EIR") since this will require a change in Zoning, since the applicant needs to change the Community Plan from Open Space to a U2 or U3 with the respective dwelling units. In California any large developments that require a major Zone change similar to what the applicant is proposing will require an EIR and in accordance to CEQA
- 4) The applicant proposed green space is not sufficient, but it seems the County is only interested in collecting Development Impact Fees or Park Fees so that the applicant will not need to provide replacement of the Golf Course's existing green space. These impact fees do not do anything for our community at all so our community is not interested in collecting these impact fees to put into the County's coffers.

5) This development will also have issues with grading which will impact communities within the area. Any grading that the community has to do will affect the homes and future soil erosion and foundation of the existing homes surrounding the golf course including those here at Harvard Estates. There is a strong possibility of soil erosion. Has the county reviewed the soil study samples and the surrounding community soil samples?

7) Enjoyment of the Golf Course, the Golf Course is not only patronized by people within the community of Diamond Bar, Walnut, Rowland Heights, but people come as far as Rancho Santa Margarita and Orange County to enjoy playing rounds of golf at the Royal Vista Golf Course

7) Children who are taking golf lessons at Royal Vista Golf Course will not be able to continue if this proposed development goes through. That will be a shame for the children as well.

8) Natural habitat for Canadian Geese and other wild animals such as the squirrels, white tail rabbits and others, where taking out the golf course can lead to possible extinction of the precious animals.

The applicant should consider other sites for their development project rather than the Royal Vista Golf Course. There are many other sites within Los Angeles County that are vacant or abandoned where a housing development would make sense, but to develop on an existing golf course doesn't make sense. That is why my family and I are adamantly opposed to this proposed development and we hope you take our voice and our voting rights seriously as constituents within our great community that you serve as civil servants represent our voice and not the voice of the applicant. Thank you for your time and attention.

Sincerely,

Nat Apihunpunyakij

My opposition to the Hosing Development of Royal Vista Golf Course

Pat <pat9394@gmail.com>

Sun 7/18/2021 1:40 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I would like to voice my concerns regarding congestion, traffic, crime, loss of wildlife habitat for animals and other migrating birds, loss of green space.

I STRONGLY oppose this proposed development of the Royal Vista Golf Course.

Thanks,
Patrick H

I Oppose Development of Royal Vista Golf Course

Raymond Cervantes <rmcervantes@verizon.net>

Tue 7/20/2021 1:41 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Chou,

I want you to know that I oppose the developing the Royal Vista Golf Course into homes and condimimiums. The proposed development will be causing so much traffic and congestion on an all ready busy street. This development would also be a loss of wildlife habitat for animals, Canadian Geese and other migrating birds. We will now be losing green space that helps control the climate crisis.

Please vote NO on this development.

Sincerely yours,

Miriam Cervantes
23626 Goldrush Drive
Diamond Bar, CA 91765

249 single family units and 72 condominiums

Rey Pimentel <dodop45@yahoo.com>

Mon 7/19/2021 3:58 PM

To: Peter Chou <PChou@planning.lacounty.gov>

Cc: Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

We oppose turning the Royal Vista Golf Course into packed living spaces. Traffic congestion is one of the ill effects of this plan, drivers get frustrated and they take out their anger on other drivers. Build this project somewhere else and leave our neighborhood in peace.

[Sent from Yahoo Mail on Android](#)

Proposed development of Royal Vista Golf Course

rah.enter@verizon.net <rah.enter@verizon.net>

Wed 7/14/2021 12:59 PM

To: Holden, Nick <NHolden@bos.lacounty.gov>

Cc: ashley.chung@mail.house.gov <ashley.chung@mail.house.gov>

My name is Rhonda Vasquez, I am a resident of Diamond Bar and the Secretary/Treasurer of Vista Seniors a club of over 100 of which 65 play every Tuesday at Royal Vista. Many travel many miles each week and have done so for many years. Developed friendships and connections that will be lost if you proceed. Putting that aside, please consider the migrating geese who return each year to the place of their birth, the squirrels, the migrating birds, the rabbits and occasional coyote who inhabit this space. They have nowhere to go. Further consider the Colima Road problem. This is already a heavily traveled and dangerous road. Consider the people who bought golf course view property who were never told they may be looking down on someone's roof or backyard at a future date. Consider the drop in their property value. This land has been zoned for greenspace forever and should remain so. We have enough congestion; consider the fact we need the greenspace to keep our air clean and to contribute to the health of our environment. Do the right thing and put local welfare, health and happiness in front of Greed. It is time for Government to consider the people and not the industrialists. This was tried once and voted down, people stood up and fought. I hope you will consider all of the above and thank you for your time.

We very strongly oppose an amendment to the Rowland Heights Community Plan. Prior to building our home in 1971 in the eastern part of Rowland Heights, we lived in a more densely populated community in the San Gabriel Valley. The more **open-space** living conditions in this area appealed to us and other families who made their home in this area. We are very much concerned about the proposed use of the Open Space Land Use Designation. Such change would without doubt create severe traffic conditions, loss of green space, and overuse of area resources. Has our water shortage been forgotten? Or does this only apply to **current** home owners. Throughout the past fifty years we **have** experienced the growth of Rowland Heights population, its traffic conditions and congestions, and the attempts to change the Rowland Heights Community Plan.

Please reject the proposal and keep Rowland Heights the way it was intended to be.

Sincerely

Guenter H. and Gudrun Wolf

To: Peter Chou

pchou@planning.lacounty.gov

Dear Mr. Peter Chou:

I am writing to you to express my opposition regarding the development the Royal Vista Gold course by building new homes and condominiums.

I am one of the residents around the Royal Vista GC and been living here for the last 28 years. While we enjoy the openness and view of the golf course, we also have our own complaints. But that little inconveniences is something we could afford and at the end of the day when the golfers all gone home: we enjoy the openness of the area.

We share this golf course with different animals such as the coyotes, the geese who always honked in the morning, the different birds such as Owls, hummingbirds, mocking birds, and many more, squirrels and raccoons and lizards. This golf course is their natural habitat. Building new homes here will displaced these living creatures.

Building new homes will add to the congestion and traffic in the neighborhood. Building new homes will require roads and will cover the earth that will add to the global warming. Asphalt and road materials will prevent the absorption of rain water. Building new homes is not a solution but a problem that California is suffering NOW, the drought. Congestion will add more use of natural resources and contribute to more trash and waste sproducts.

I think the county of Los Angeles should issue a moratorium in building new homes until we have some relief. The county should instead make this golf course a little park like where there will be more trees like New York Central Park. This may not be as big of an area like the Central park, but it is big enough in the neighborhood. So, as a resident, I say NO to this Development.

Resident in the Royal Vista GC

cc: lyokomizo@bos.lacounty.gov, fourthdistrict@bos.lacounty.gov

(No subject)

Shawky Girgis <shawkygirgis1@gmail.com>

Sun 7/18/2021 11:39 AM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Hi Peter I am resident around royal vista golf course ,my address is 1530 leanne terrace, walnut the project is bad for zoning , wild life and traffic . I would appreciate if you stop this project .thanks

Re: Development of Royal Vista Golf Course

walnut888@yahoo.com <walnut888@yahoo.com>

Fri 7/16/2021 12:18 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Peter Chou,

It has come to my attention on the upcoming proposal for residential housing on the Royal Vista Golf Course in the Walnut, San Gabriel Valley community, which will be discussed at the July 28 public hearing meeting. As a nearly 40-

year resident of the community, I am sharing my firm opposition to this proposal. The plans for more residential housing in this area will greatly reduce my family's quality of life, limit the amount of precious green space so important to the environment, negatively affect the wildlife in the area, and cause harm to this community I call home. I have raised 3 children in this neighborhood - now with families of their own - and would like to see this neighborhood continue to be a healthy and peaceful place for those that live here. I urge you to reject this proposal. Thank you for your time.

Sincerely,

Sophie Chang

Opposition to Development of Royal Vista Golf Course

wf91789 <wf91789@gmail.com>

Sun 7/18/2021 9:22 AM

To: Peter Chou <PChou@planning.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>; fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern,

I am writing this email to express my strong opposition to allowing the development of Royal Vista Golf Course to residential homes and condos.

The development will destroy wildlife habitat for racoons, possums, skunks, Canadian geese, frogs, coyotes, cottontail rabbits and migrating birds. The multi-level, dense housing development and road paving will contribute to global warming, limit permeability for rain water and further deplete water table. Doubling the number of homes and condos will create congestion and increased traffic and impact the current and surrounding residents' quality of life. Population increase with 219 homes and 72 condos will overuse area resources, especially water, during the drought conditions.

Not only we have no details of the project, but also this initial county hearing meeting scheduled for online July 28, mid-morning, mid-week, requiring knowledge of technology with no option to request information in other language.

I strongly oppose this plan amendment. Please DO NOT consider this development.

Thank you very much.

Windy Fang
1010 Tierra Luna

Development of Royal Vista Golf Course

Lou Anders <louxanders@gmail.com>

Tue 7/20/2021 9:32 AM

To: Peter Chou <PChou@planning.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>; fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>

Cc: wanda649@aol.co <wanda649@aol.co>; fishhound2009@yahoo.com <fishhound2009@yahoo.com>

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Chou, Ms. Yokomizo, Ms. Hahn,

The purpose of this email is to voice my family's strong opposition to the proposed development of the Royal Vista Golf Course. The addition of 321 houses and condos to this neighborhood would negatively impact this community in many ways:

- **Infrastructure-** This community was established 50 years ago. The water supply, sewer lines, electrical grid, and street capacity were not designed to accommodate the population density that this project would bring. Traffic is already congested with the current resident traffic flow, while water pipes, sewer lines and electricity supply are in need of upgrades and repairs due to age.
- **Green Space-** The proposal to amend the Open Space Land Use Designation U2 and U4 would be a detriment to the habitats of Canadian Geese and other migrating birds. Loss of this open space would also contribute to the increasing climate crisis.
- **Quality of Life-** The founders of this neighborhood intended to create a high standard of living community by initiating U2 and U4. They had the foresight to limit the amount of dwelling units per acre. I see the development proposal to be contradictory to their long term intent.

With the development of this community going back five decades I see this proposal as doing nothing but harm to a neighborhood that has reached its maximum housing capacity.

Sincerely,

Lou Anders
Becky Hopkins-Anders
20413 Lake Canyon Drive
Walnut, Ca. 91789
[Louxanders@gmail.com](mailto:louxanders@gmail.com)

Dear Neighbors, Project No. PR[2021_002011 is coming before the Los Angeles County Regional Planning Commission on July 28th, 2021. If this project is approved, it could change the zoning of Royal Vista Golf Course from OPEN SPACE to RESIDENTIAL. They propose to build 321 units on the space. By signing this petition, you are saying NO to zoning change. Every signature is in agreement to keep the zoning OPEN SPACE.

Name	Address	E-mail	Signature	Date
JUSTINE BELL	20035 EMERALD MEADOW DR.	jstinebell@kenmore.net	Bell	7/13/21
Hu Cheng	2008 Emerald Meadow Dr.	gmp-007@yahoo.com	Cheng	7/13/21
Patricia Nava	20016 "		Nava	7/13/21
Michelle Eubank	20016 "	mjalette4813@gmail.com	Eubank	7/13/21
Edna + Robert Taylor	20022 Emerald Meadow Dr.	edna.taylor@yahoo.com	Taylor	7/13/21
Yoni Kim	20028 Emerald Meadow DR	yk33355@yahoo.com	Kim	7/13/21
DENNIS CHENG	20046 EMERALD MEADOW DR	DC64240@yahoo.com	Cheng	7/13/21
MARION TORRES	20026 EMERALD MEADOW DR	maclon.torres.22@gmail.com	Torres	7/13/21
SPARKLER	20074 Emerald Meadow Dr	SPARKLER@GMAIL.COM	Sparkler	7/13/21
ROBERT GARNER	20106 CAROLINE ST	BOYGARCIA52@GMAIL.COM	Garner	7/13/21
Linda Himes	20131 Candletime Ct	familycat2@gmail.com	Himes	9/13/21
William Himes	20131 Candletime Ct	BillyHimes@aol.com	Himes	9/13/21
Luis Colon	20125 Emerald Meadow Dr Walnut 91789	luiscolon1992@gmail.com	Colon	7/13/21
JAMES CHU	20114 EMERALD MEADOW DR WALNUT 91789	JAMESVCHU@GMAIL.COM	Chu	7/13/21
BENGO TAVUCHI	20094 EMERALD MEADOW DR.	BOSSK19344@verizon.net	Tavuchi	7/13/21
Ben Stuch	20094 Emerald Meadow Dr Walnut, 91789	BenStuch@gmail.com	Stuch	7/13/21
Mary + Daniel	20045 Emerald Meadow Dr.	dboedoe@redcannon.com	Mary + Daniel	7/13/21
JILL VILLAREAL	20042 Emerald Meadow Dr	JILLVILLAREAL@gmail.com	Villareal	7/13/21
SAMIR BISHAY	20107 EMERALD MEADOW WALNUT		Bishay	7/13/21
BRADLEY BISHAY	20107 EMERALD MEADOW WALNUT		Bishay	7/13/21
KUANGLI ROE	20065 Emerald Meadow Dr. Walnut	ky1126@hotmail.com	Roe	7/14/21
ESPERANZA MOLINA	20059 EMERALD MEADOW DR. WALNUT 91789	ESPERANZA.MOLINA@gmail.com	Molina	7/14/21

Dear Neighbors, Project No. PRJ2021_002011 is coming before the Los Angeles County Regional Planning Commission on July 28th, 2021. If this project is approved, it will change the zoning of Royal Vista Golf Course from OPEN SPACE to RESIDENTIAL. They propose to build 321 units on the space. By signing this petition, you are saying NO to zoning change. Every signature is in agreement to keep the zoning OPEN SPACE.

Name	Address	E-mail	Signature	Date
1 Wanda Ewing	20467 Tam O'Shanter Dr, Walnut	wanda649@aol.com		7-1-21
2 Lauren Ewing	20467 Tam O'Shanter Dr, Walnut	trumpetgirl517@aol.com		7/1/21
3 Linda Kuo	20433 Tam O'Shanter Dr, Walnut	mynamieiskuo@gmail.com		7/1/21
4 Chris Chen	20010 Tartan Ct. Walnut	abchris8@gmail.com		7/1/21
5 Channing Bai	20110 prosa ct walnut	ChanningB@Yahoo.com		7/11/21
6 Wanda Ewing	2320 Prosa Ct Walnut	michael.feder@dls.com		7/11
7 Gloria Alvarez	20132 Prosa Ct	gloriuse@yahoo.com		7/11
8 Betsy Kee	1060 Tierra Luna	Grandvings@yahoo.com		7/11/21
9 CARLOS HERNANDEZ	1725 MORNING SUN AVE, WALNUT, CA	CARDOS44@YAHOO.COM, NEIGHBORHOOD		7/12/2021
10 Rosa Hernandez	1725 Morning Sun Ave, Walnut, CA			7/20/21
11 DAVID ELLIOTT	20503 Shepherd Hills Rd Walnut CA 91709	2xchrome@email.com		7/12/21
12 TODD HYN	20460 TAM O'SHANTER DR, WALNUT CA 91789	todd@epocnet.com		7/13/21
13 Michelle Hua	20460 Tam O'Shanter Dr, Walnut CA 91789	kellypark@yahoo.com		7/12/21
14 Frank Chang	20468 Tam O'Shanter Dr, Walnut	tychang27@hotmail.com		7/12/21
15 Grace Hu	20468 Tam O'Shanter Dr, Walnut	hugrnetx@hotmail.com		7/13/21
16 Fu Cheng	20468 Tam O'Shanter Dr, Walnut			7/13/21
17 Yu Kuo	20468 Tam O'Shanter Dr, Walnut			7/13/21
18 DAN BROWN	20471 Tam O'Shanter Dr, Walnut	GDENL69@gmail.com		7/13/21
19 GEORGE SUN	20421 Tam O'Shanter Dr, Walnut	GEORGEFUNK74@gmail.com		7-13-21
20 Teresa Esler	20421 Tam O'Shanter Dr, Walnut	tennessesey@gmail.com		7/13/21

Dear Neighbors, Project No. PRJ2021_002011 is coming before the Los Angeles County Regional Planning Commission on July 28th, 2021. If this project is approved, it will change the zoning of Royal Vista Golf Course from OPEN SPACE to RESIDENTIAL. They propose to build 321 units on the space. By signing this petition, you are saying NO to zoning change. Every signature is in agreement to keep the zoning OPEN SPACE.

Name	Address	E-mail	Signature	Date
1 Rowen Fawcett	1603 Walnut Leaf Dr. Walnut Ca 91789	Rrowen@Yahoo.com	[Signature]	7-13-21
2 Diane Shields	1566 Walnut Leaf Dr. Walnut Ca	deshields@att.net	[Signature]	7/13/21
3 Joe Shields	1566 Walnut Leaf Dr. Walnut Ca	jzshields@yahoo.com	[Signature]	7/13/21
4 Sonam Waly	1579 Walnut Leaf Dr. Walnut Ca	walysonam1985@yahoo.com	[Signature]	07/13/21
5 Michael Nagelski	1567 Walnut Leaf Dr.	mneagelski77@att.net	[Signature]	7/13/21
6 ROSA + RALPH	1561 Walnut Leaf DR. Walnut Ca	RosaRalph44@yahoo.com	[Signature]	7/13/21
7 TIAN FERRON	1555 Walnut Leaf DR Walnut Ca	tferron66@verizon.net	[Signature]	7-13-21
8 E delia Chacón	1525 Walnut Leaf DR.	[Signature]	[Signature]	7/13/21
9 Tiffany Le	1555 Walnut leaf dr	tiffanyle03102@gmail.com	[Signature]	7/13/21
10 Jack Yee	1620 Chapel Hill Dr. Walnut Ca 91789	jyee.dere@gmail.com	[Signature]	7/13/21
11 Gipeen Xu	1620 Chapel Hill Dr. Walnut Ca 91789	gipeenxu@hotmail.com	[Signature]	7/13/21
12 Shenna Ewing	20417 Tam O'Shanter Dr. Walnut Ca 91789	shennaewing177@yahoo.com	[Signature]	7/14/21
13 Robert Ewing	20416 Tam O'Shanter Dr. Walnut Ca 91789	robew@bearing.com	[Signature]	7/14/21
14 EDWARD EWING	20417 TAM O'SHANTER DR. WALNUT CA 91789	EWINGED@att.net	[Signature]	7/14/21
15 Christina Jo	20455 Tam O'Shanter Dr Walnut Ca 91789	jochristina@gmail.com	[Signature]	7/14/21
16 Soon Je Jo	20455 Tam O'Shanter Dr Walnut Ca 91789	soojeso55@gmail.com	[Signature]	7/14/21
17 Yun Gyee Jo	20455 Tam O'Shanter Dr Walnut Ca 91789	yunjo57@gmail.com	[Signature]	7/14/21
18 Tiffany Lamer	1615 1615 Chapel Hill Dr. 91789	TiffanyLamer215@aol.com	[Signature]	7/15/21
19 Xavier Lamer	1615 Chapel Hill Dr. 91789	Xlamer21@Yahoo.com	[Signature]	7/15/21
20				

PETITION

Project No. PRJ2021_002011

We are opposed to the housing development of Royal Vista Golf Course

	Name	Signature	Email
1	Wanda Ewing	Wanda Ewing	wanda649@aol.com
2	Lauren Ewing	Lauren Ewing	
3	Peter Lee	Peter Lee	Peter 5354@hotmail.com
4	Alice Lin	AL	1707 chap Hill
5	CAMELON GAUTHIER	Cameron Gauthier	
6	ARMANDO GARCIA	Armando Garcia	TJMANDOS6@GMAIL.COM
7	Christopher Garcia	Christopher Garcia	redbull379@gmail.com
8	Grapsom So	Grapsom So	
9	K.K. Kung	K.K. Kung	
10	SHARON DOWLER	Sharon Dowler	bydow1@AOL.com
11	John Lopez	John Lopez	johnlopez624@gmail.com
12	Shahid Lateef	Shahid Lateef	ShahidzLateef@gmail.com
13	YI MIN	Yi Min	Surprise.yi.min@gmail.com
14	Fanny Ren	Fanny Ren	itakung19@yahoo.com
15	Kangshi Wang	Kangshi Wang	ksw32@hotmail.com
16	PN HA	PN HA	IAKILHA18@gmail.com
17	GABRIEL MINAYA	Gabriel Minaya	profitable@vac.com
18	VENKATESAN CADAMBI	Venkatesan Cadambi	VPCADAMBI@GMAIL.COM
19	Rose Marie Arellanes	Rose Marie Arellanes	lvantiquity@juno.com
20	Anita M. Newburn	Anita M. Newburn	lvantiquity@juno.com
21	Deni D. Nilo	Deni D. Nilo	denileno@netnet
22	Susan Trautz	Susan Trautz	dstrautz81@gmail.com
23	Patricia Ondara	Patricia Ondara	patty022@yahoo.com
24	Donald Schmall	Donald Schmall	
25	Rehem L. Hpkrios	Rehem Hpkrios	YUGESAN@yahoo.com
26	Rudolfo Concha	Rudolfo Concha	rudyconcha@gmail.com
27	Jerry Lin	Jerry Lin	Lyk4168@hotmail.com
28	Kelly	Kelly	bben7711@hotmail.com
29	COLEEN M. GARCIA	Coleen M. Garcia	coleengarcia33@gmail.com

PETITION

Project No. PRJ2021_002011

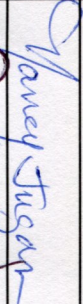
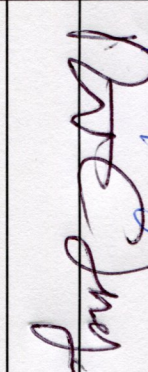
We are opposed to the housing development of Royal Vista Golf Course

	Name	Signature	Email
30	ALVIN FERGUSON		PFERGIE99@YAHOO.COM
31	Jennifer Cheng		
32	Barbara Luo		
33	Jingyong		Jingyong6742@gmail.com
34	Lin Qi		JackQi09@gmail.com
35	Grace Qi		
36	Richard Qi		
37	ke xiong xuan		
38	Yang Zai wen		
39	FREDRICK WILLIS		WOINI28@YAHOO.COM
40	RHONDA VASQUEZ		RAH.ENTER@VERIZON.NET
41	JAMES VASQUEZ		JJVAS909@YAHOO.COM
42	Linda Kuo		mynameiskuo@gmail.com
43	CHIUN-CHIEN WENG KUO		
44	Rick Diaz		rdees32@yahoo.com
45	Kathleen Stephens		kstephens1421
46	GERRY LACUESTA		ADLACUESTA@YAHOO.COM
47	Mark Nold		mbn0209@msn.com
48	Geiselle Miller Nold		Geisellemiller@ymail.com
49	Doug Knudson		dknudson@gmail.com
50	Jeanne Davis		JeanneDavis0@gmail.com
51	Anita N. Brinkman		abrinkman@verizon.net
52	Don Amant		amant891@gmail.com
53	REYNOLDO MASANSKAY		joyeltski74@gmail.com
54	JOCELYN MASANSKAY		JOYMAS74@yahoo.com
55	Charliang Xia		Charlie.Xia.ca@gmail.com
56	Ken Rodrigo		kenneth.rodrigo@gmail.com
57	Del Davis		del.davis3@gmail.com
58	NIKKI DAVIS		nikki.hoso@hotmail.com

We are opposed to the housing development of Royal Vista Golf Course

	Name	Signature	Email
1.	Amy Hosozawa	Amy Hosozawa	hoskaz@verizon.net
2.	Kabuo Hosozawa	Kabuo Hosozawa	"
3.	MARK Chanoys	Mark Chanoys	M.A.Chanoys@gmail.com
4.	Sunny Du	Sunny Du	SUNLYDU@gmail.com
5.	Vivian Tsui	Vivian Tsui	vivian0901@gmail.com
6.	JERRY RUBER	Jerry Ruber	jr91617@yahoo.com
7.	Maggie Hesselgrave	Maggie Hesselgrave	got-eg@yahoo.com
8.	Isaac Iike	Isaac Iike	drizacike@aol.com
9.	CYNTHIA NIKA	Cynthia Nika	CYNTHIA_NIKA@hotmail.com
10.	MARILYN REQUIO	Marilyn Requio	MREQUIO@hotmail.com
11.	TITO REQUIO	Tito Requio	"
12.	ORALE KIM	Orale Kim	ogyuhja637@gmail.com
13.	Paula Batchelor	Paula Batchelor	PAB41789@yahoo.com
14.	MONIQUE MARCELO	Monique Marcelo	MONIQUEMARI4@gmail.com
15.	JIM GALVEY	Jim Galvey	GIMB5@YAHOO.COM
16.	DANIEL HA	Daniel Ha	DANIELHAS5@GMAIL.COM
17.	KYUNG SUN HA	Kyung Sun Ha	Kyungball@gmail.com
18.	IN KIL HA	In Kil Ha	INKILHA18@gmail.com
19.	Edmundo Asuncion	Edmundo Asuncion	ED_ASUNCION@VERIZON.NET
20.	EDNA ASUNCION	Edna Asuncion	ednacvraper.com
21.	VEN CADAMBA	Ven Cadamba	UBCADAMBA1@gmail.com
22.	Ivan Wong	Ivan Wong	Ivan.F.Wong@gmail.com
23.	Gabriel Miranda	Gabriel Miranda	profitable@mac.com
24.	TONY LEE	Tony Lee	TONY_K_LEE1228@gmail.com
25.	ROSA + RALPH FLOOD	Rosa Flood	Rosaflood44@yahoo.com
26.	LAN LA	Lan La	laphoi@verizon.net
27.	KAREN ALLISON	Karen Allison	landkallison@ADELPHIA.NET
28.	JOHN ALLISON	John Allison	" " " "
29.	Tom Prince	Tom Prince	des48@earthlink.net
30.	Adele PRINCE	Adele Prince	adele.mprince@yahoo.com
31.	Robert Liu	Robert Liu	lufa719@hotmail.com
32.	ROSA BARRIOS	Rosa Barrios	ROSA.BARRIOS@US.MCD.COM
33.			
34.			
35.			
36.			
37.			
38.			
39.			
40.			
41.			
42.			
43.			
44.			

Dear Neighbors, Project No. PRJ2021_002011 is coming before the Los Angeles County Regional Planning Commission on July 28, 2021. If this project is approved, it will change the zoning of Royal Vista Golf Course from OPEN SPACE to RESIDENTIAL. They propose to build 321 units on the space. By signing this petition, you are saying NO to the zoning change. Every signature is in agreement to keep the zoning OPEN SPACE.

Name	Address	E-mail Address	Signature	Date
Maver Stigan	20110 Rhapsody Rd. Walnut.	Stiganm54@gmail.com		7/21/21
Robert Stigan	20110 Rhapsody Rd. Walnut	Rstigan@gmail.com		7/24/21

Royal Vista Project supporting letter

JungEun Joyce Kim <jkimlv@yahoo.com>

Mon 7/19/2021 6:15 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

Hi, my name is Jung Eun and I'm writing this to support the proposed project on Royal Vista Golf Course.

As you can imagine, house market has been crazy and there are fewer houses available especially in this area. The golf course waste tons of water every day and night for irrigation and this huge land can be utilized in more efficient and economical way by having more housing and community resources.

I strongly support the need for new housing on the Royal Vista Golf Course and I hope that the city planning department consider strong demand on more housing in the area and support the proposed project.

Thanks for reading my email and I really appreciate your service for the community and LA County!

Sincerely,

Jung Eun Kim

Sent from my iPhone

Royal Vista Development Plan

Paul Cheng <paul.cheng42@gmail.com>

Tue 7/20/2021 10:34 AM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Hi,

I am writing in support of the plan to develop affordable housing on the site of the Royal Vista Golf Course in Rowland Heights. I'm not sure that a golf course counts as a "green space" for wildlife, so the idea of adding affordable homes to an area much in need of affordable housing sounds like a great idea. In addition, the opponents of the plan seem more motivated by NIMBYism more than anything else. If anything, I would like to less man-made development and more of a return to the natural environment.

Thank you for your time.

--

"I will not carve gods."

Paul Cheng

Ph.D., English, UCR

paul.cheng42@gmail.com



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	July 27, 2021	
HEARING DATE:	July 28, 2021	AGENDA ITEM: 6
PROJECT NUMBER:	2021-002011-(4)	
PLAN AMENDMENT NUMBER:	2021004860	
SUPERVISORIAL DISTRICT:	4th	
PROJECT LOCATION:	19816 Walnut Drive, Rowland Heights	
OWNERS:	RV Dev, LLC, RVGC	
APPLICANT:	RV Dev, LLC	
CASE PLANNER:	Peter Chou, Regional Planner pchou@planning.lacounty.gov	

This is a request to initiate a local plan amendment to the Rowland Heights Community Plan (“Community Plan”) to amend the land use designation from O (Open Space) to U2 (Urban 2 - 3.3 to 6.0 dwelling units per gross acre) and U4 (Urban 4 – 12.1 to 22.0 dwelling units per gross acre) on 75.23 gross acres, to allow for the development of 249 single-family residential units, 72 townhouse units, and two open space lots.

Please find, enclosed, 50 pieces of correspondence in opposition to the project, and a petition in opposition with 486 signatures. These pieces of correspondence were received after the staff memo was submitted to the Regional Planning Commission. The most common reasons given for project opposition were the: potential increase in traffic on the 60 freeway and on Colima Road, possible destruction of wildlife habitat, reduction of open space, and increased burden on infrastructure.

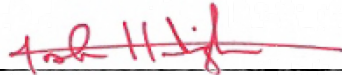
SUGGESTED MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION INITIATE CONSIDERATION OF AN AMENDMENT TO THE ROWLAND HEIGHTS COMMUNITY PLAN, AUTHORIZING THE MATTER TO BE SUBJECT TO LOS ANGELES COUNTY’S REVIEW PROCESS AND TO BE SCHEDULED ALONG

WITH THE OTHER PROJECT ENTITLEMENTS AND ASSOCIATED ENVIRONMENTAL DOCUMENT FOR CONSIDERATION AT A FUTURE DULY NOTICED PUBLIC HEARING.

Report

Reviewed By:



Joshua S. Huntington, Supervising Regional Planner

Report

Approved By:



Susan Tae, Assistant Administrator

Development of Royal Vista Golf Course

Anita <kabrinkman@verizon.net>

Tue 7/27/2021 2:21 PM

To: Peter Chou <PChou@planning.lacounty.gov>; repkim@mail8housecommunications.gov <repkim@mail8housecommunications.gov>; sul.yoo@mail.house.gov <sul.yoo@mail.house.gov>; cynthia.barile@mail.house.gov <cynthia.barile@mail.house.gov>; fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>; assemblymember.chen@assembly.ca.gov <assemblymember.chen@assembly.ca.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Peter Chou, Regional Planning Commission, Representative Young Kim, Supervisor Janice Hahn and Assemblyman Phillip Chen

I am writing in response to the re-zoning and proposed development of 321 units on the Royal Vista Golf Course. On behalf of my husband and I, it is my intent to let you know that we strongly oppose the project. Here are some of my concerns and questions.

I reside at 20055 Iluso Ave. in Walnut, in one of the neighborhoods that will be directly affected by the addition of 321 units. My husband Keith and I reside near the North end of the Royal Vista Golf Course. We treasure the peace, serenity and tranquility that the open green space and view bring. When we bought our home 11 years ago, the view, beauty and quietness that surrounded it were several of the main reasons we fell in love with it. To think that what I just described could one day be gone, absolutely saddens me.

It is beyond comprehension how anyone could think, cramming 321 units onto a beautifully green, lush, tree lined open space could be a good idea. The Royal Vista Golf Course is a habitat and haven for the wildlife that live on, or nearby. There are raccoons, coyotes, skunks, squirrels, hawks, mallard ducks, hummingbirds and our favorite...Canadian Geese that migrate here every year. Where would the wildlife go if the units were built? Royal Vista Golf Course is the only green space that our community has left to enjoy. Everywhere else we look has already developed. Is it not true that "Green Space" helps the climate?

Another main concern is the major impact it would have on the Los Angeles County Fire Department, with the increased call volume from the 321 units. Has the planning commission contacted the Los Angeles County Fire Department Headquarters to inquire about this? Have you done research on averages with regard to medical and fire related calls, and call times?

Also, the lake on the Royal Vista Golf Course is utilized by the Los Angeles County Fire Department Air Ops (helicopters), as a source of water to fight brush fires. That reason alone should make anyone pause and think of the seriousness, and detrimental consequences there would be, if the lake were no longer available. I've seen LACoFD's helicopters in action first hand and can honestly say, they are a saving grace.

The increase in vehicle traffic will only create more congestion and pollution. The project at Fairway and Valley by the railroad tracks is still incomplete, and there seems to be no end in sight. I along with the residents of our community invite you to take a drive along Colima Road. Especially during traffic time so you can experience first hand, what we all do and see just how overcrowded it already is.

Our schools are overcrowded as well, and the increase in population will create further problems. It is a known fact that overcrowded classrooms add more stress and will hinder learning. Will the planning commission look into the overcrowding aspect of our local schools, or will that be pushed aside?

Finally, it is with great pride in my neighborhood and local community that I share my concerns. It is my hope and prayer that you all will take the time to listen to the concerns I've written about. Come visit the beautiful Royal Vista Golf Course and surrounding neighborhoods, so you can see first hand, the faces of the people...young and old who call this place home. God bless y'all.

Most sincerely,

Anita (Gigi) Nieves Brinkman

Proposed Development of Royal Vista Golf Course

lvantiquity@juno.com <lvantiquity@juno.com>

Sat 7/24/2021 1:24 PM

To: Peter Chou <PChou@planning.lacounty.gov>

Cc: fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>; assemblymember.chen@assembly.ca.gov <assemblymember.chen@assembly.ca.gov>;

repkim@mail8.housecommunications.gov <repkim@mail8.housecommunications.gov>; sul.yoo@mail.house.gov <sul.yoo@mail.house.gov>; cynthia.barile@mail.house.gov <cynthia.barile@mail.house.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Chou,

My name is Anita M. Newburn and I am writing to oppose and voice my concerns regarding the plan for the development of the Royal Vista Golf Course. Since 1986, my family and I have lived on Leanne Terrace which is located on lot 6 of the Project Data. I have raised three daughters and grandchildren in my home. My backyard overlooks the golf course and for many years has provided us with a wonderful view not only of the green course but also of the distant mountains. Birds and other wildlife can be seen and enjoyed on and from my property. The golf course has also been a source of water for fires and through the years I have witnessed the Canadian Super Scooper flying over to draw water from the golf course lake.

I am now 83 years old, have no plans to move and the thought of sitting in my backyard to a view of the rooftops of 72 residential units saddens me. Not only will the value of my home/property decrease, the surrounding traffic increase, the wildlife habitats be destroyed but the sense of safety and community will be lost. While filling every inch of space with housing and town homes may be a monetary incentive for the developers, it is definitely a downfall for our neighborhood and community. Over the years changes have been made to improve the community and roads, however increasing the population, traffic, crime, pollution, etc by adding house and condominiums is not an improvement. It is only a developer's opportunity to "make a buck". I don't believe that any of the developers are going to live in any of the planned housing or condominiums, so whose interest is really at stake here, theirs or ours?

I am hoping that my concerns and those of my neighbors will be taken into consideration.

I remain respectfully,

Anita M. Newburn

RE: Opposition to Royal Vista Golf Course Housing Development

Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>

Mon 7/26/2021 1:21 PM

To: pekardesigns@verizon.net <pekardesigns@verizon.net>

Cc: Peter Chou <PChou@planning.lacounty.gov>

Dear Ms. Pekar,

Thank you for contacting Supervisor Hahn regarding the proposed development at the Royal Vista Golf Course. We appreciate and understand the concerns you have expressed below regarding impact to the wildlife habitat, traffic, safety and other quality of life issues. Our office will enter your input into our constituent casework database.

It would be most appropriate at this time for us to refer this matter to the Department of Regional Planning to receive all of the community's input and concerns for the record.

Again thank you – if you have any further questions or concerns, feel free to let me know.

Sincerely,

Lauren Yokomizo

Office of Supervisor Janice Hahn

626-330-7072

From: pekardesigns@verizon.net <pekardesigns@verizon.net>

Sent: Sunday, July 25, 2021 8:04 PM

To: Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>

Subject: Opposition to Royal Vista Golf Course Housing Development

Dear Lauren,

I've been a resident on Lake Canyon Drive for 37 years.

I adamantly oppose the housing development project.

By adding 249 houses and 72 condominiums it can add 2-3+ cars per unit equaling 642-963 cars in the area

If the cars were placed end to end at an average length of 20' per car it would equal 2.4-3.6 miles!

That distance is from Fairway drive to the east end of Diamond Bar Golf course passed Grand Ave.

Can you imagine a traffic jam that long? What would happen if we had to evacuate due to a fire or other hazard?

Plus there's a possibility the some of the houses will become rentals, where they rent out individual rooms, thus adding more people and cars.

The lot sizes are only 5000 s.f. My lot is 13,000 s.f. as are many in the neighborhood.

The density is way too high!!!

We have very little open space as it is.

The course provides habitat for many birds and animals.

The small lakes on the course have provided water to fight the fires off the 57 freeway.

By adding 642-963 more people will be a burden to the already stretched thin Police and Fire Departments, not to mention the schools, hospitals, etc.

Please consider all of the cons on this project. I don't see anything good about it.

By the way, SB-9 is a joke! How could the state ever allow multiple dwellings on a single family lot?

Concerned citizen

Beverly Pekar



Virus-free. www.avg.com

House development/open space to residential zone change

Brandon Frederick <brandonfrederick1123@gmail.com>

Mon 7/26/2021 5:49 PM

To: cynthia.barile@mail.house.gov <cynthia.barile@mail.house.gov>; fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>; Peter Chou <PChou@planning.lacounty.gov>; repkim@mail8.housecommunications.gov <repkim@mail8.housecommunications.gov>; sul.yoo@mail.house.gov <sul.yoo@mail.house.gov>

CAUTION: External Email. Proceed Responsibly.

I write today to urge you all to not go through with the plan of building more housing on the golf course. Any inconveniences that currently exist with the golf course such as coyotes, croaking frogs, and fauna eating our garden are enough to live with so long as we no longer live as densely as downtown LA. An Environmental Impact Report, or EIR, must be completed prior to development. Natural habitats inhabited entirely by wildlife are disappearing, so a coexistence with the flora and fauna must be achieved to create a prosperous city for the long term.

In 3000 BC the city Uruk, Babylonia tried to solve their growing urban population problem by clearing the land for more housing. In 500 BC, Anuradhapura, Sri Lanka with the same urban problem decided to live harmoniously with the surrounding nature regarding the trees as sacred and planted more trees in urban parks. Uruk's deforestation plan led to the salinization of its irrigation system and now sits in a dusty, dry desert, while Anuradhapura population doubled as their irrigation system worked in concert with the surrounding forest filtering their water supply. Today the citizens still cares for a tree planted more than 2,000 years ago.

With the current drought that we are in, the golf course is currently one of the better fire protection measures we have. With its wide open spaces, the arcs of green grass, and the lake, gives any resident time to pack their belongings and slows the spread of a fire. This will flexibility for the Fire Departments to fight fires efficient and quickly, such as using their air tankers to use water from the lake as it was done previously.

If the urban plan falls through, everything that makes the population sick will increase tenfold permanently. Construction will increase traffic congestion, followed by noise pollution. Once complete, residents are going to use more energy resulting in more light pollution, more damage to the sewage line, heat waves will become hotter with buildings absorbing solar radiation, asphalt and cement will prevent ground permeability for rain water depleting our water table. More people will always mean more crime and more accidents. This I strongly believe will lead to more incarceration of the residents and a much higher potential of fire damage and/or earthquake damage. Animals such as the geese, foxes, coyotes, and rabbits will lose their habitat and the tiny amount of land allotted for the animals is barely enough to live on.

The idea of building new homes in the Royal Vista Gold Course, or any development that contributes to the rise of climate change is completely off the table. The balance we have currently with the golf course is not perfect, but is better than the alternative. I will join the public meeting on July 28 at 9am to share my opposition.

Sincerely,
a resident

Royal Vista Golf Course Development Concerns

Brendon Liu <brendon.liu@yahoo.com>

Sat 7/24/2021 8:44 AM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Chou,

This email is to bring to your attention the proposed housing development plans for the Royal Vista Golf Course. As a resident who has lived and grown up directly adjacent to Royal Vista Golf Course for twenty four years I must express my strong opposition to this development project.

The importance of a natural and open space for a neighborhood this already developed cannot be understated. The idea of causing potentially very significant environmental and economic issues to occur to our community for the sake of profit is one that is almost unthinkable. I and other residents of this neighborhood, including my family, are very deeply concerned with how this might affect our community.

Please help us to ensure that this development project will not come to pass. Thank you for taking the time to address our concerns.

Sincerely,

Brendon Liu

1411 Fairlance Drive.

Stop the purposed development of Royal Vista Golf Course

bryan uhle <uhleb@outlook.com>

Sun 7/25/2021 3:23 PM

To: Peter Chou <PChou@planning.lacounty.gov>; fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>; assemblymember.chen@assembly.ca.gov <assemblymember.chen@assembly.ca.gov>

CAUTION: External Email. Proceed Responsibly.

This email is to show my support in stopping the purposed development of the Royal Vista Golf course in Los Angeles County. I've been a part of this community since 1980 so please don't ruin our community with more development, more crime, more traffic, and more pollution. Thank you for your time

Opposition to the Royal Vista Golf Course housing proposal

CARL HEINTZ <carlheintz@msn.com>

Tue 7/27/2021 9:56 AM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Chou:

Carl Heintz & Rita Heintz
1245 Tierra Luna

We are writing you to express our adamant opposition to the housing proposal.

It is already very congested in the area and we can only imagine what a nightmare the extra people and traffic will bring. It will truly wreck havoc on the environment.

Please, please keep the course an open space, and a location people can enjoy the sport of golf.

So again, no, no, no to the proposal!!

Thank you for your time.

Sincerely,
Carl and Rita Heintz

Los Angeles Royal Vista Golf to 300+ houses plan

C. Chang <caseykchang@hotmail.com>

Mon 7/26/2021 4:44 PM

To: Peter Chou <PChou@planning.lacounty.gov>; fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>; assemblymember.chen@assembly.ca.gov <assemblymember.chen@assembly.ca.gov>

Cc: repkim@mail8.housecommunications.gov <repkim@mail8.housecommunications.gov>; sul.yoo@mail.house.gov <sul.yoo@mail.house.gov>; Cynthia.barile@mail.house.gov <Cynthia.barile@mail.house.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Chou and Representatives,

You would not destroy a nice park that people can enjoy year around and build 300 houses on it right? That is what the yellow post card I received is saying. Why would I want to see a builder destroy LA Royal Vista Golf Course that has served the greater Los Angeles area for decades?

LARV is a very affordable, fun golf course that serves many Angelenos who cannot go too far to play. With unique three 9-hole courses, it can accommodate more golfers because they can start from 2 courses in busy mornings.

I, for one bought my home in 1996 for the quality of the neighborhood and to be closer to a golf course.

It is much more than just a golf course. To list a few; wild geese migrate here every year; thousands of animals (birds, rabbits, squirrels, snakes, skunks, coyotes, etc.) live here; it is a park that cools surrounding temperature down during hot summer days; many couples got married here; aspiring nearby Rowland

Heights, Nogales, Walnut, Diamond Bar High schools, and Mt Sac college golfers sharpen their skills here.

Are we going to destroy all that to build 300+ manmade buildings that can bring more traffic congestions (the 60 and 57 Freeway crossing section is well known bottleneck and notorious to cause accidents due to cars trying to cross over to other freeways in a hurry) and worsen our quality of lives?

After 100 homes were built near the South Pointe Middle School a few years ago, I had snakes come into my back yard and coyotes running in the streets. They lost their home and we lost them forever.

Who will gain from building 300 houses? This will only benefit the builder who will leave once all built and made their money. The builder will counter argue the city and county governments will gain from property and sales taxes and retail stores will benefit from more customer traffic. But we will lose a lot more than that in return. This will ruin the balance of nature.

And what about the thousands of existing residents like me? I have nothing but to lose from this. Please consider the long-term negative effect this will bring to the area. Financial gain should not be the only thing that determine an important plan like this.

For these reasons, my family strongly oppose this proposal and hope you agree and cancel this plan. Please note, in this area, there are many "English as a Second Language" residents, and they may choose

not to voice their opinion as they are intimidated of the process. Please do not think they will agree to this plan just because they do not communicate openly.
Thank you for your consideration.

Casey Chang
213-712-1122 cell

Development of Royal Vista Golf Course

Celia <celiachen55@gmail.com>

Mon 7/26/2021 7:42 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Peter

I am a resident of royal vista golf course. I am totally against the development of the golf course.If building a lot of houses or apartments in this area will negatively impact our quality of life,I have 3 kids. Their safety issue is my first concern.New house will do more harm than good to our community.It will increase traffic in the community &57/60 freeway expansion and will destroy wildlife habitats and zoned open spaces.Please help prevent this happening.

Thank you very much!

--

Sincerely!

Celia Chen

Company:Compass Travel

Opposition to Rowland Heights Community Plan Amendment PRJ2021-002011-(4) - Plan Amendment No. 2021004860, 19816 Walnut Drive, Rowland Heights

chli2006@gmail.com <chli2006@gmail.com>

Mon 7/26/2021 4:55 PM

To: Peter Chou <PChou@planning.lacounty.gov>

Cc: 'Kelly Yin' <jqyin6@gmail.com>; eileenlu16@hotmail.com <eileenlu16@hotmail.com>

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Peter Chou:

I am sending you this email in opposition to the captioned plan amendment. The reasons for my opposition are:

1. Neighborhood safety: We have lived on Lake Canyon Avenue for ten years, raising our children and will soon be raising our grand children in the neighborhood. The proposed plan amendment shows no consideration for the safety of our underage children and grandchildren by exposing them to safety risks associated with a very high-density neighborhood not which this plan is going turn our community. This high-density development is likely to be accompanied by higher occurrences of accidents and crimes, as evidenced by numerous other high-density developments across the country. I, as a resident who have enjoyed living here and have been paying taxes to maintain the standards of my neighborhood, object to this plan amendment that is destined to degrade the quality and safety of the community in order to benefit a handful of for-profit individuals and corporations.
2. Traffic congestion: It is well-known that I-60 and other local roads such as Colima are very congested already. I spent at least two hours daily on average in the traffic on I-60 between my home and downtown LA. This proposed plan completely ignore the horrible congestion on the ground and attempts to even worsen the already nightmarish traffic jams.
3. Water usage: We are in the middle of yet another bad drought and are paying hefty water bills every month for ordinary daily consumption and basic gardening. We are afraid of experiencing more water scarcity and higher water bills with the influx of such a large number of new households.
4. Sustainability: The planned development will deprive the residents of all the recreational spaces they have been enjoying for decades in the neighborhood. This proposal plans to pack the maximum number of residents into the limited space without any consideration in mind for the wellbeing of the current and future residents, or for the wildlife (geese, hares, coyotes, and a number of other bird and animal species, some of which might call for various levels of protective measures) in sheer contradiction to the efforts and fame we Californians have made to create a friendly and sustainable environment for all the inhabitants on the land.

I can put forward more reasons for my objection of your planned development. In my honest opinion, you plan is wrong by showing such a lack of consideration for the reality of the environment and the safety and well-being of the current and future residents.

Yours Truly,

Charles Li
Resident at
20527 Lake Canyon Drive
Walnut, CA 91789

Stop proposed development of royal vista golf course

dennis cheng <ladennis8@hotmail.com>

Mon 7/26/2021 9:41 AM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Hi Peter,

I'm writing to let you know that My Family and all my neighbors I've spoke to are objecting this development!

Thank you

Dennis Cheng

20046 emerald meadow dr walnut ca 91789

Sent from my iPhone

Royal Vista development

E21 Yahoo! <eleven2185@yahoo.com>

Thu 7/22/2021 3:52 PM

To: Peter Chou <PChou@planning.lacounty.gov>; iyokomizo@bos.lacounty.gov <iyokomizo@bos.lacounty.gov>; fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Our Faithful Leaders,

Through the years, we have enjoyed a peaceful and quiet neighborhood. Even with the presence of golf course guests, the impact of human and automobile traffic is minimal. Everything is perfect the way it is. Other ongoing developments close to our neighborhood have already impacted wildlife habitat(e.g. tree cutting along Grand Ave/Golden Springs). Coyotes are now abundantly present in our streets at night and preying on our animals. Further development of the Royal Vista Golf Course will have devastating results on human and wildlife settlers. Please spare our neighborhood from such change. NO HOUSING ON ROYAL VISTA.

Sent from my iPhone

Proposal Development of Royal Vista Golf Course

Earlene Smith <catsur@aol.com>

Tue 7/27/2021 3:10 PM

To: Peter Chou <PChou@planning.lacounty.gov>; fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>; assemblymember.chen@assembly.ca.gov <assemblymember.chen@assembly.ca.gov>; repkim@mail8.housecommunication.gov <repkim@mail8.housecommunication.gov>

CAUTION: External Email. Proceed Responsibly.

I have lived on the Royal Vista Golf Course for 42 years, and I am very concerned about this development project; it will ruin our lovely quiet neighborhood.

We have many members of the wildlife community that reside here and pass through on their way to other places, such as, the Canadian Geese. Development will contribute to global warming with multi-level dense housing and road paving which will limite ground permeability for ground water and further deplete the water table. Development will increase traffic, noise, crime, pollution, and overuse area resources including water. There needs to be an Environmental Impact Report (EIR) completed prior to development.

There are man others reasons to stop this development. It will impact the schools in the area.

Earlene Smith
catsur@aol.com

Royal Vista Golf Course Development

Ed Ewing <eewing88@gmail.com>

Sat 7/24/2021 10:34 AM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Chou,

My name is Edward Ewing. I am a long time resident of the area next to the Royal Vista Golf Course, Over forty years ago when I settled here, one of the many reasons for my choice were the open spaces provided by the local foothills and areas such as the Royal Vista Golf Course.

The open spaces provide habitat for many species of wildlife along with the much needed green space that helps control climate change. Californias' ongoing drought mandates that the overuse of our fragile infrastructure be carefully controlled. The addition of the proposed amendment to the Rowland Heights Community Development Plan is in conflict with all of the above. It would greatly increase the traffic on our local streets and the nearby Pomona Freeway. The added pollution and congestion would make our environment less healthy and more stressful. Additional water usage will unfairly burden our already overstressed water resources.

I strongly **oppose** the planned amendment to the Rowland Heights Community Plan. The community **must** be afforded a chance to meet face to face with individuals involved with this decision instead of an "Online Public Meeting" held during a work day in the middle of the week. The attempt to push this through without the proper review and response is unthinkable and irresponsible.

The endorsement of this plan will adversely affect the quality of life for thousands of residents.

Your support and attention with this matter is greatly appreciated.

Sincerely,

Ed Ewing

Stop Proposed Development of Royal Vista Golf Course

Gary Zhou <garyzhou71@yahoo.com>

Sun 7/25/2021 12:02 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Hi Peter,

I am the new owner of 1351 Bellavista Dr. in Walnut, CA 91789. This property is surrounded by Royal Vista Golf Course, and we chose it specifically because of its backyard view and the peace and convenience that the nearby golf course provides. I was extremely against the proposal to develop this golf course as soon as I heard of it because of the following reasons:

1. Freeway SR-57/SR-60 confluence is the third worst congested freeway segment in California and the sixth worst in the U.S., developing the golf course will worsen the traffic, noise, crime, and pollution. New development will also over-use area resources such as water.
2. More than 100,000 cubic yards of grading will contribute to soil erosion and weaken existing home foundations, making the surrounding community vulnerable to mudslides and earthquakes, since there would be no large grass area to absorb heavy rainfall. This impact is already shown in house transaction disclosure information.
3. Development will destroy wildlife habitat, which is a safe corridor to the Puente Hills SEA for foxes, Canadian geese, coyotes, and masses of migrating birds.
4. Development will contribute to global warming with multi-level dense housing and road paving.

We hope that you will take our concerns into consideration.

Best regards,
Gary Zhou
Tel: (626) 465-8600

PROJECT TO ROYAL VISTA GOLF COURSE NEW HOMES AND CONDOS

Gisele Miller <giselemiller@ymail.com>

Sun 7/25/2021 11:05 AM

To: Peter Chou <PChou@planning.lacounty.gov>

Cc: Gisele <giselemiller@ymail.com>; Mark Nold <mbn0209@msn.com>; lyokomizo@bo.lacounty.gov <lyokomizo@bo.lacounty.gov>; fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Attn: Peter Chow

I am writing in opposition of the proposed construction of new homes and condominiums on the Royal Vista Golf Course.

As a resident since 1976 we have enjoyed living in our community and do not want more traffic, congestion, noise and ultimately more crime to come to our neighborhood.

Also concerned about taking wildlife habitat away which in turn moves the coyote's, skunks, bunnies and other critters into our neighborhood backyards.

Sincerely,

Gisele Miller-Nold

Walnut Leaf drive resident.

Royal Vista Neighborhood

happylily889@gmail.com <happylily889@gmail.com>

Sun 7/25/2021 4:07 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Peter Chou,

My name is Hanks Wang. I am a resident at Royal Vista golf course. My address is 1333 Fairlance Dr. I am writing this on behalf of my parents. We moved here in 2016 when I was 8 years old. We looked at many houses and this was the best house and the most expensive house we can find. And this house had a beautiful view and had a good environment. I always wanted to learn golf so my parents worked hard to buy the house. And now I am playing golf every day at the golf course. But, if the course closed I would be very sad. Plus, it would affect all the residents that lived next to Royal Vista for many years. And we disagree with building 300 over houses on the golf course because it will make traffic worse on 57/60 freeways. There will be a loss of habitats for the animals that live on the golf course. And there will be a loss of green space and the overuse of area resources. Plus, everything would be very tight and very uncomfortable. Please stop this project it would make a big difference.

Sincerely,

Hanks Wang

1333 Fairlance Dr.

Diamond Bar, CA 91789

发自我的iPhone

Urgent: Opposition to the housing development proposed of Royal Vista Golf Course

Charng Charng <thisischarng@gmail.com>

Mon 7/26/2021 9:28 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Regarding:

Opposition to the housing development proposed of Royal Vista Golf Course

Mr. Peter Chou LA County DRP,

This is regarding our opposition to the housing development/open space to residential zone change. And would like to ask you to help Stop Proposed Development of Royal Vista Golf Course.

This development will increase traffic, noise, crime, pollution, overuse area resources including water table, and will contribute to global warming with multi-level dense housing and road paving, which will limit ground permeability for rain water and further deplete the water table. More than 100,000 cubic yards of grading will contribute to soil erosion and weaken existing home foundations making the surrounding community vulnerable in mudslides/earthquakes, with no large grass area to absorb heavy rainfall.

This development will destroy wildlife habitat which is a safe corridor to the Puente Hills SEA for foxes, Canadian Geese, raccoons, cottontail rabbits and masses of migrating birds. Also, the Los Angeles & Orange County Fire Department used the golf course lake in the 2019 wildfires. Golf courses are crucial for medevac, and sources of water for air tankers to fight our increasingly frequent fires due to drought. Royal Vista Golf Course is the last sizable greenspace in the community, 54 acres will be developed and only 2 small parks totaling 7 acres is not sufficient.

Therefore, an Environmental Impact Report (EIR) must be completed prior to development.

Thank you for your concern and service.

Sincerely Yours,
Hannah Charng

RE: Opposition to the development of Royal Vista Golf Course

Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>

Mon 7/26/2021 1:26 PM

To: Heather Shotke <shotke@gmail.com>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>; assemblymember.chen@assembly.ca.gov <assemblymember.chen@assembly.ca.gov>; repkim@mail8.housecommunications.gov <repkim@mail8.housecommunications.gov>; sul.yoo@mail.house.gov <sul.yoo@mail.house.gov>; cynthia.barile@mail.house.gov <cynthia.barile@mail.house.gov>
Cc: Peter Chou <PChou@planning.lacounty.gov>

Dear Ms. Shotke,

Thank you for contacting Supervisor Hahn regarding the proposed development at the Royal Vista Golf Course. We appreciate and understand the concerns you have expressed below regarding the impact to resources and environment as well as other quality of life issues. Our office will enter your input into our constituent casework database.

It would be most appropriate at this time for us to refer this matter to the Department of Regional Planning to receive all of the community's input and concerns for the record.

Again thank you – if you have any further questions or concerns, feel free to let me know.

Sincerely,

Lauren Yokomizo
Office of Supervisor Janice Hahn
626-330-7072

From: Heather Shotke <shotke@gmail.com>

Sent: Sunday, July 25, 2021 1:04 PM

To: Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>; assemblymember.chen@assembly.ca.gov; repkim@mail8.housecommunications.gov; sul.yoo@mail.house.gov; cynthia.barile@mail.house.gov

Subject: Opposition to the development of Royal Vista Golf Course

Regarding the Development of Royal Vista Golf Course

I am writing to object to the proposed development of Royal Vista Golf Course and its construction of 249 single family units and 72 condominiums. This objection is based on important factors that I hope you will take into consideration.

I would like to express that I am opposed to more construction. When building occurs we disturb and erode soil, disrupt habitats, deplete natural resources, pollute air and water, and use up land. In fact, it's been proven that new single-family home construction is one of the most environmentally burdensome. It is important to preserve a thriving environment and maintain plentiful resources for our children. This development needs to be stopped.

A grass roots committee of local residents has formed to campaign against this and I have proudly joined them. We are prepared to do everything it takes to avert having this development take place near our homes. Please take us into consideration when making this decision.

Sincerely,

DEVELOPMENT OF ROYAL VISTA GOLF COURSE

YAHOO INC <ukehedeeje@yahoo.com>

Mon 7/26/2021 9:14 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

My name is Dr. Isaac O. Ike, a resident of the Los Angeles County line of Walnut, California.

This letter is to express my great concern regarding the planned development of Royal Vista Golf Course due to the traffic, congestion, loss of wild life and green space which will contribute to climate crisis and overuse of the resources in the area including water.

Additionally, the development will:

- _ Negatively impact the quality of life in the community
- _ Increase traffic in the community with 57 FWY and 60 FWY expansion.
- _ Do more harm than good in the community.

For more details, I can be reached at telephone [REDACTED]

Thanks for your assistance.

Signed Dr. Isaac O. Ike

Email: ukehedeeje@yahoo.com

Stop Proposed Development of Royal Vista Golf Course

Jack Qi <jackqi09@gmail.com>

Sun 7/25/2021 11:18 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Hi Mr. Chou,

We are contacting you in regards to the request for an amendment to the Rowland Heights Community Plan for Open Space Land Use.

This request changes our designated open space zone to residential, which I find unacceptable for many reasons. The few open spaces we have provide habitat and migration corridors for many species of animals. We also are experiencing an increasing traffic and congestion problem on our local surface streets, and the 60/57 freeway interchange. The pollution increase caused by the additional traffic and high density housing units will only make matters worse. We have been notified that we are in a severe drought and water shortage crisis. Adding additional population to such an environment would be a reckless and unjustified burden put on our current residents. The people in our community have chosen Rowland Heights, Walnut, Diamond Bar, and the surrounding neighborhoods to get away from the overcrowding, noise pollution and crime often found in more densely populated areas. This is the last sizable green space/open zone in the community.

The right and moral action to take is to deny this amendment request.

Thank you so much!

Jing Yang and Jack Qi

From: Jack Yao <jyao.dci@gmail.com>

Sent: Monday, July 26, 2021 3:25 PM

To: Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>

Subject: We strongly oppose Royal Vista Course Housing Development!

Dear Ms. Lauren Yokomizo,

We are the owners of a house directly facing the Royal Vista Golf Course. This is the second time that we have had to face a similar development proposal from the Royal Vista Course Housing Development since we moved in 9 years ago, and once again, we strongly oppose it! We don't want our backyard to be watched by others. We don't want the multi-level houses to block our beautiful mountain view. We don't want the temperature to rise by 4 degrees in the hot summers (this is the temperature difference we see now, between our house right next to the open golf course, and the paved and fully-developed Colima/Golden Springs intersections and plazas just a few blocks away). The proposed development will not be an environmental improvement, rather, it will destroy the quality of life of us and our neighbors. We wish that our roof eaves will continue to be shelter for swallows, that our trees and bushes will not stop being homes for all kinds of birds. I wish to continue seeing butterflies dancing in our yard, to still see raccoon families climbing on our pergola for grapes,... this rare remaining piece of open greenness in the Rowland Heights community is very important for all of us.

As an owner, we continually invest in our property improving our house and property. Every property in the community around us is unique, not cookie-cutter.

Here are some other major reasons we are against this zoning change and new development proposal are, as follows:

- The development would destroy wildlife habitats for raccoons, possums, skunks, Canadian Geese, frogs, coyotes, cottontail rabbits, and migrating birds.
- Multi-level, dense housing development and road paving would contribute to global (and especially local) warming, limit permeability for rainwater and further deplete the water table.
- Doubling the number of homes and condos would create congestion and increase traffic and impact our current quality of life.
- The population increase from adding 219 homes and 72 condos would cause the overuse of resources available in the area, especially water, during drought conditions.

These are not things only we uniquely believe; from speaking with neighbors and community members, we hear many of these same concerns shared by them. We also can't help but feel out of the loop. The initial county hearing meeting is scheduled for online July 28, mid-morning, mid-week, but many of us have to work. In addition to that, many people in our neighborhood who are interested in attending and discussing and listening are not familiar with or would be very inconvenienced by this online format. So we would like to request to have an in-person attended a public hearing like before. We know the current pandemic situation is not suitable for large gatherings, so I suggest postponing it until the situation changes. We have hardly any details of the project, and this proposal was very sudden to us. Will July 28th be the only opportunity for public comments? What kind of criteria, what kind of results from this hearing would be sufficient to stop the development proposal?

Within 20 minutes' driving distance, the only park or similar area of similar size to our golf course is the Peter F Schabarum Regional Park. And these are not rare because of unimportance or low demand; on the contrary, that Regional Park is full of people every day even though it charges admission fee! Our community needs a park or similar interesting open green space to improve our quality of life, not packing more houses into the existing spaces.

I really don't believe that all of the owners of Royal Vista Golf Course care only about money and not about the local community. This golf course has been here for a long time, and we have heard them mention a long time ago that the golf course doesn't make a profit, and yet they persevered and did not run away for all this time. So we do sincerely want to offer them suggestions of solutions that could help them out. For example, if they feel that it is not sustainable to keep operating the golf course indefinitely, I personally would suggest they could perhaps develop a botanical garden that can bring incomes in various ways: from the admissions, tea room, souvenirs, nursery, wedding hosting, art exhibitions... just like Huntington Library's, where we have seen many people from all over the US when we visited. And this kind of Chinese/Japanese/Korean/etc garden has been successful in other diverse locations in the US, so we can expect success here too, especially with the local demographics. Now this kind of development, we not only accept but we welcome it. From struggle, to an opportunity! Here are two links on this topic:

[12 Stunning Japanese Gardens in America you Can't Miss \(japanobjects.com\)](http://japanobjects.com)
[Chinese Garden | The Huntington](#)

Sincelery Yours,

Jack Yao

One of the Owners of the Royal Vista Neighborhood

Development of Royal Vista Golf Course

J.G. Galvey <jggalvey@yahoo.com>

Tue 7/27/2021 4:39 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Mr Peter Chou.

I am writing to inform you that I strongly OPPOSE this project to convert the Royal Vista Golf Course to residential units. We just moved in to this neighborhood and one of the deciding factor was the location by the golf course. Having to live near the course and surrounding greenery, it brings cool breeze and fresh air to our neighborhood.

Converting the Royal Vista Golf Course to residential will bring more congestion and traffic. One of the plan lot was for 72 units. Assuming each unit/family has 2 vehicles, that will bring additional 144 vehicles within a 5 mile radius. With that said, it will increase traffic, noise and air pollution. This will also impact the current and surrounding residents quality of life. The development will also destroy existing wild life habitat and loss of green space contributing to climate crisis and overuse of area resources, including water.

As a voting citizen and a tax payer I am hoping that you will consider and listen to my sentiments with regards to this project.

Thank you for your time.

Sincerely,

Jose Galvey

Royal Vista Golf Course proposed development

jimnjocromz <jimnjocromz@juno.com>

Sun 7/25/2021 12:44 PM

To: Peter Chou <PChou@planning.lacounty.gov>; fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>; assemblymember.chen@assembly.ca.gov <assemblymember.chen@assembly.ca.gov>; repkim@mail8.housecommunications.gov <repkim@mail8.housecommunications.gov>; sul.yoo@mail.house.gov <sul.yoo@mail.house.gov>; cynthia.barile@mail.house.gov <cynthia.barile@mail.house.gov>

CAUTION: External Email. Proceed Responsibly.

As long term residents of the Rowland Heights community (45 years), my husband and I are extremely concerned about the proposal to eliminate portions of the Royal Vista Golf Course to build homes. This is our only green space in an overcrowded and over populated area. We have seen the continued development of this area and it must stop. The streets are full and the traffic is already ridiculous. We cannot handle an additional 321 residences.

California is also in an extreme drought with the possibility of water rationing. With global warming this will only get worse. Our resources here are already stretched thin and cannot take additional stress.

Please DO NOT allow this proposed development to proceed.

Jo Ann Cromer
20010 Esquiline Ave.
Walnut, CA 91789
909 595-8590

Sent from my Galaxy

Proposal Development of Royal Vista Golf Course

Joan Esse <joans_travel@yahoo.com>

Mon 7/26/2021 3:34 PM

To: Peter Chou <PChou@planning.lacounty.gov>

Cc: assemblymember.chen@assembly.cs.gov <assemblymember.chen@assembly.cs.gov>;

repkim@mail8.housecommunications.gov <repkim@mail8.housecommunications.gov>; cynthia.barille@mail.house.gov <cynthia.barille@mail.house.gov>; fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Hello,

I strongly oppose the development of the Royal Vista Golf Course.

The Golf Course is one of the few courses that allows affordable golfing for all.

Development will increase traffic,(It is a nightmare to leave my street to turn on to Fairway Drive) noise, crime, pollution, and overuse area resources, including water.

Development will destroy wildlife habitat and masses of migrating birds. For example, the geese have open spaces and the lake on the golf course to congregate.

Another problem is soil erosion .An Environmental Impact Report must be completed prior to development.

Most importantly the impact that the development will have on our future generations.

Sincerely,

Joan Esse 1538 Hallgreen Dr Walnut CA 91789

Joan Esse | Travel Consultant

(909) 802-3319

Joans_travel@yahoo.com

Urgent: Opposition to the housing development proposed of Royal Vista Golf Course

Johnny Charng <jht.charng@gmail.com>

Sat 7/24/2021 7:35 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Regarding:

Opposition to the housing development proposed of Royal Vista Golf Course

Mr. Peter Chou LA County DRP,

This is regarding our opposition to the housing development/open space to residential zone change. And would like to ask you to help Stop Proposed Development of Royal Vista Golf Course. This development will increase traffic, noise, crime, pollution, overuse area resources including water table, and will contribute to global warming with multi-level dense housing and road paving, which will limit ground permeability for rain water and further deplete the water table. More than 100,000 cubic yards of grading will contribute to soil erosion and weaken existing home foundations making the surrounding community vulnerable in mudslides/earthquakes, with no large grass area to absorb heavy rainfall. This development will destroy wildlife habitat which is a safe corridor to the Puente Hills SEA for foxes, Canadian Geese, raccoons, cottontail rabbits and masses of migrating birds. Also, the Los Angeles & Orange County Fire Department used the golf course lake in the 2019 wildfires. Golf courses are crucial for medevac, and sources of water for air tankers to fight our increasingly frequent fires due to drought. Royal Vista Golf Course is the last sizable greenspace in the community, 54 acres will be developed and only 2 small parks totaling 7 acres is not sufficient. Therefore, an Environmental Impact Report (EIR) must be completed prior to development. Thank you for your concern and service.

Sincerely Yours,
Johnny Charng

Fwd: Royal Vista golf course

Karina Minaya <karinaminaya@icloud.com>

Tue 7/27/2021 8:09 AM

To: fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>

Cc: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Sent from my iPhone

Begin forwarded message:

From: Karina Minaya <karinaminaya@icloud.com>

Date: July 26, 2021 at 8:31:32 PM PDT

To: fourthdistrict@bos.lacounty.gov

Subject: Royal Vista golf course

To whom it may concern,

My family of 9 children has lived by royal vista golf course since 2003. Amidst the hustle of city life and chaos it brings.. our backyard provides that serenity we all need.

The habitat it provides for wildlife like geese and bunnies adds to its beauty..

Should there be an additional 300 homes, more congestion, more pollution, and crime will definitely be a huge possibility.

My family hopes and prays that Royal Vista will remain that golf course that we pride ourselves being a part of all these years..

The Minaya Family

Sent from my iPhone

OPPOSE the additional Development of housing and condos being built on Royal Vista golf course

Kelly Campbell <K.M.Campbell@msn.com>

Mon 7/26/2021 2:19 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Peter Chou,

I have been a resident of Rowland Heights since 2003 and I **OPPOSE** the additional Development of housing and condos being built on Royal Vista golf course, Item Number 6 on the agenda for the July 28th meeting at 9am. (a local plan amendment to the Rowland Heights Community Plan ("Community Plan") to amend the land use designation from O (Open Space) to U2 (Urban 2 - 3.3 to 6.0 dwelling units per gross acre) and U4 (Urban 4 - 12.1 to 22.0 dwelling units per gross acre) on 75.23 gross acres, to allow for the development of 249 single-family residential units, 72 townhouse units, and two open space lots.) Royal Vista is the last sizeable greenspace in our community and the development will destroy the wildlife that exist there today, and the development will contribute to more global warming due to less green space that emits Oxygen.

The traffic conditions in Rowland Heights are already horrendous and compromised due to the lack of public services we receive from the county of Los Angeles. We pay our fair share of property taxes and sales tax, but we are provided Sub-par services to our unincorporated. The residents don't get the opportunity to vote on these types of matters for what happens in our area. But we do vote people into office, so this is where you come in, and we need your help in voting NO on building this enormous amount of housing on Royal Vista Golf Course.

- For one example, my residential street in Rowland Heights haven been paved since 2003 and our streets are beginning to look like a 3rd world country. "Lack of public services" so with this additional housing our services will be even more strained or lack thereof.
- Housing permits are grated to build 3 story additions that take up the entire sq footed of the lot in an established 1 story neighborhood. This makes our area look unattractive.

Our unincorporated area of Rowland Heights is already under served and the additional housing on Royal Vista would make this bad situation worse! Not to mention the strain on the support we rely on from shared services like the Walnut/Diamond Bar Sheriff station & our local Fire and rescue services that are already TAPPED OUT and would make things a whole lot worse with these additional residents. Not to mention our local schools.

- Will the County be building additional schools?
- Will they build a new fire station to support these additional residents?

- Will the Walnut/Diamond Bar Sheriff station receive additional fund to hire additional resources?

The additional traffic from these proposed housing is unimaginable as our streets are already hard to maneuver due to the current volume we see on Colima & Nogales. Not to mention what this will cause on the outlying streets like Fullerton Road which at time already a nightmare. Then we come to the 60 freeway that an only small freeway that can't handle additional cars.

- What does the county plane to do about the traffic?

Not to mention the water shortage in California as I'm sure you are aware that we are in a huge drought and with these additional houses it will create additional water usage not just in the day to day uses these new residents will require but also the water in construction to in grade the land for these houses. The area will require additional water to be brought in, which will mean raising cost, that will trickle down to the current residents paying higher water costs.

I think your vote is clear and you should vote NO on this amendment to more housing in Rowland Heights.

Kelly Campbell
k.m.campbell@msn.com
18615 Villa Clara St
Rowland Heights, CA 91748

Golf Course Development

CC Weng <ccweng2008@gmail.com>

Tue 7/27/2021 12:36 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Hi Peter,

My name is Kuo. I am 78 years old. I lived in my community for 30 years. Everyday from my bedroom and living room I can see green grass, palm trees and mountains. I can see the city lights. I do not like somebody trying to destroy my beautiful community, my environment and change my retirement life.

Please keep the green space and fresh air.

Kuo

Concerns regarding Royal Vista Housing Development

Laura Newburn <lanewburn@gmail.com>

Sat 7/24/2021 12:45 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Good afternoon,

I am writing this as a former resident of a home on Leanne Terrace in Walnut, CA, and on behalf of family members who still live there and who will be directly impacted by the proposed Royal Vista Housing Development. I am concerned about this development project for a number of reasons. The project will destroy green spaces that serve not only as a habitat for wildlife, but as a buffer to the climate crisis and urban heat, something that will only become more detrimental with additional multi-level housing and road paving. California is in yet another “historic” drought, a condition that is not diminishing and is quickly becoming a new normal that will worsen year after year – additional housing will induce a strain on resources such as water and electricity, and will in turn limit the permeability for rain water. The project will also result in more traffic in the area that will bring about congestion and an increase in vehicle emissions, thus negatively affecting the quality of life of residents.

I ask, for my family, and for all the residents near the Royal Vista Golf Course, that you consider these concerns, and not allow this development project to be approved or continue.

Thank you for your time.

Regards,

Laura Newburn

Dear Commissioners of the Los Angeles County Department of Regional Planning,

As I write this letter, I am overcome with gratitude for the open space that surrounds this neighborhood. I can feel the cool breeze flow from the golf course that is directly north of our backyard (scientifically known as an urban green space cooling effect). The sun is setting, casting a vibrant orange glow upon the majestic California native trees (many of which fall under the 5 categories of protected trees), and open green space of the fully functioning Royal Vista Golf Course. The entire community benefits from tree canopies and their root systems. As a true nature & animal lover of all creatures, great and small, my heart breaks at the thought of this community's last sizable green space being permanently destroyed, for a detrimental and unsustainable solution.



Royal Vista Golf Course, Saturday July 24, 2021

***“This earth needs to last hundreds of generations in the future, no amount of corporate profits now is worth the price our descendants will pay.”
...with loss of green space and water.***

-Watershed Conservation Authority

Environmental Impact of Trees & Green Space

Studies have shown that "a single mature tree can absorb carbon dioxide at a rate of 48 pounds per year and release enough oxygen back into the atmosphere to support two human beings." Equal to a day supply of oxygen for 4 people. Trees store carbon dioxide in their fibers which cleans and purifies the air, offsetting the negative effects that CO₂ has on our environment.

In the documentary “Intelligent Trees,” decades of investigative research between German forester Peter Wohlleben, and scientist Suzanne Simard, conclude that trees can talk and communicate via their highly complex, interconnected root systems. Their groundbreaking scientific discoveries prove that trees are more than wood for furniture, and even more than organisms producing oxygen and cleaning the air. They have scientifically confirmed that trees are individual beings connected through root systems, capable of feelings, friendship, and a common language that enables them to look after their community.

Approximately 300 mature trees (counted on Google Earth) live on the proposed development site alone. If this development is approved, the loss of trees alone would equate to 14,400 pounds per year of carbon dioxide that can no longer be filtered in our area. Furthermore, the estimated average household produces 7.5 tons of CO₂ equivalents per year.

This proposed housing development would dispense a collective 2,407.5 tons of CO₂ in just one year. With no substantial green space left for miles to offset the surge of carbon dioxide, this development will be extremely detrimental to the health and well-being of the greater area.

Time is an invaluable resource that cannot be bought. We cannot buy back the time it took these trees and interconnected root systems to grow. They will surely be chopped down for housing, and replaced with saplings that are not capable of producing nearly the same amount of oxygen that our 50+ year old trees have. We speak for the trees.

I urge you to research the long-term effects of this life altering decision at the local, regional, and global level, as our community has been doing. What will the future hold if every community solved the “housing crisis” by building \$1.5M houses on the last open space zones left? Have there been no valid reasons that this land remains untouched by concrete slabs and pavement for over half a century?

The United Nations adopted several goals as part of the *2030 Agenda for Sustainable Development*. Each person on this planet holds the power to implement change. Let us work together to avoid an unintended and negative butterfly effect. Housing is one of the reasons our natural resources are being depleted. I propose that the developer look into more sustainable options for a housing development, and look to Chino Hills for ideas. For instance, build new housing atop existing retail stores, malls, unused parking lots, empty big box stores, and places that are not zoned open space.

With your considered and informed decision, this treasured land can remain unaffected by future development for centuries to come. Imagine the impact this designated open space zone can have. It can thrive in many lifetimes beyond a golf course. It could be a community park, with interconnecting trails to those nearby (Schabarum Regional County Park), a wildlife sanctuary and habitat for all flora and fauna, and many other possibilities.

For one moment, put all the red tape & political agendas aside, and listen to your intuition for the right decision. Unless someone with the power like yourselves has the courage to make choices that benefit the environment and its community, this planet will not be habitable for future generations.

This one decision won't solve the entire world's environmental crisis, but it forever changes our world, which is this community.

Sincerely,

Ren Ewing

Resident of the Royal Vista Community

Sources

McAliney, Mike. Arguments for Land Conservation: Documentation and Information Sources for Land Resources Protection, Trust for Public Land, Sacramento, CA, December 1993.

Nowak, David J.; Hoehn, Robert; Crane, Daniel E. Oxygen Production by Urban Trees in the United States. *Arboriculture & Urban Forestry* 2007. 33(3):220–226.

Stancil, Joanna Mounce. The Power of One Tree - The Very Air We Breathe. U.S. Department of Agriculture. March 17, 2015.

Villazon, Luis. How many trees does it take to produce oxygen for one person? BBC Science Focus Magazine.

Regarding: Project No. PRJ2021-002011, Plan Amendment No. RPPL2021004860

To Los Angeles County Regional Planning Commission

This is a follow up to my letter of opposition sent to Peter Chou on July 6, 2021 regarding the development of the Royal Vista Golf Course. Below are a number of important points, accompanied by photos documenting these points.

Watershed, Flooding and Reservoirs

The RVGC is a watershed with blue lines indicated on the USGS topographical map of the area. There are a number of streams running throughout RVGC where we see cattails growing and hear frogs croaking. Currently, this water infiltrates the soil, creating groundwater. A development with 249 homes, 72 condominiums and roads will cause this water (contaminated with oil, pesticides, herbicides, fertilizers etc.) to run off into storm drains, instead of permeating the ground.

See photos #1, #2, #3, #4.

When we have the occasional rain storm in the winter, there are areas of the golf course that appear as large, shallow ponds, 1-2 inches deep of standing water, until it soaks into the ground. According to an expert, the general pattern in LA county was to build golf courses on land that was swampy. Was RVGC an area of swamp before it became a golf course? Conserving the green space is vital to preventing the flooding that would occur with development.

The golf course reservoirs were used by Los Angeles & Orange County Fire Departments in the 2019 wildfires. They are a source of water for air tankers to fight our increasingly frequent fires due to drought. Those reservoirs will cease to exist after development. **See photo #5.**

Mature Trees

There are at least 300 trees on the proposed development portion of the golf course, many of which are mature specimens over 50 years old, including the native California Sycamore and Live Oaks. It will not be possible to preserve mature specimen trees with the construction of 249 four to six bedroom homes of approx. 3,200 sq ft, on 5,000 sq ft. lots. These trees that have struggled to survive over the years will lose their lives to the chainsaws and bulldozers. **See photo #6, #7, #8, #9.**

In the palm trees, my neighbors and I see & hear Great Horned Owls, Barn Owls and Canadian Geese resting. They are also a shelter and food for many animals and insects. **See photo #10.**

Wildlife

Our growing urbanization negatively impacts wildlife. The Puente Hills SEA (Significant Ecological Area) lies about 1.2 miles south of the project site. We have seen possums, raccoons, skunks, coyotes, cottontail rabbits and foxes on the golf course green space which functions as a wildlife habitat. Animals use the golf course as a safe corridor to travel to the Puente Hills SEA.

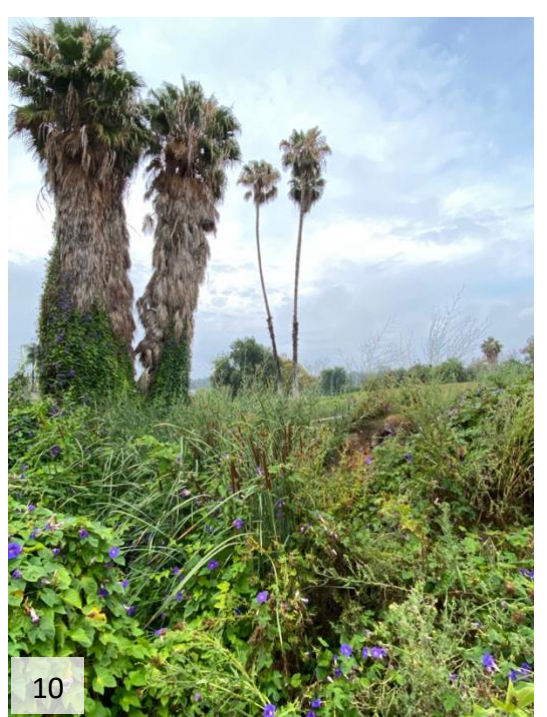
See photo #11, #12.

Our neighborhood homes welcome the cliff and barn swallows who build their nests, consisting of 1,200 mud pellets, one pellet at a time, using mud gathered from the golf course streams. Swallows prefer nesting areas with bodies of water nearby. Swallows and other migrating birds would no longer travel through this area if development occurs. The swallows are protected under the Migratory Bird Treaty Act of 1918. An added benefit to having swallows in our community is their diet. They love the insects that we consider pesky, especially mosquitoes, gnats and flying termites, consuming 850 per day. **See photo #13.**

Commissioners, we urge you to deny the developer's application to amend the Rowland Heights Community Plan, changing the zone from open space to residential.

Wanda Ewing, Royal Vista Community Resident





Zoning Change for Royal Vista Golf Course

Linda Himes <familycat2@msn.com>

Mon 7/26/2021 4:37 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Chou,

I am deeply concerned about the proposed zoning change in Rowland Heights. I have lived in my home on Candleflame Ct. since 1983. The impact of this proposed development is destructive for our environment. This is one of the few open spaces in an increasingly crowded community. I fear for the animals and for the people who psychologically need open spaces around them.

Overcrowding has been a problem in our community for many years. We have one main thoroughfare through the community, Colima Road. To add that many additional cars to an already overcrowded area will increase pollution as well as make it even more difficult to move within our community. The 57/60 junction has to be one of the worst in Los Angeles County. Don't make it even worse. The population density is already more than our strip of land can handle. Stop any further development.

Lastly, I feel that the current zoning was a promise made to those of us who live and have invested here. I chose to live here because of the open space. Don't go back on what was promised to us when we chose to live here.

Linda Himes
20131 Candleflame Court

Public Comments on Royal Vista Golf Course Development PRJ2021-002011

Linda Kuo <mynameiskuo@gmail.com>

Sun 7/25/2021 9:38 PM

To: Peter Chou <PChou@planning.lacounty.gov>

Cc: assemblymember.chen@assembly.ca.gov <assemblymember.chen@assembly.ca.gov>; sul.yoo@mail.house.gov <sul.yoo@mail.house.gov>; cynthia.barile@mail.house.gov <cynthia.barile@mail.house.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>; repkim@mail8.housecommunications.gov <repkim@mail8.housecommunications.gov>

CAUTION: External Email. Proceed Responsibly.

July 25, 2021

To Los Angeles County Regional Planning Commission:

This is a follow up letter to my letter sent to Peter Chou on July 7, 2021 regarding the development of the Royal Vista Golf Course (PRJ2021-002011). After reviewing the applicant's project description, below are my comments and concerns:

Policy Perspective:

On January 27, 2021, President Biden issued an executive order to establish a national goal to conserve at least 30% of U.S. land and waters by 2030. This national initiative is commonly referred to as 30x30. The initiative seeks to reverse the negative impacts of biodiversity decline and climate change by protecting more natural areas and to increase access to nature for communities in urban areas. There is no one way to reach the 30x30 target. I believe it will take all of us - across all states, counties, cities and communities to meet this goal. This includes the participation of the LA County Board of Supervisors and specifically the Department of Regional Planning to do its part to preserve open space in Rowland Heights for the health and welfare of its residents.

On a county level, the Parks & Recreation Department has identified two critical and strategic planning initiatives: (1) to make investments that transform lives and (2) to foster vibrant and resilient communities by continuing to support the wellness of our communities (2021-2020 Los Angeles County Recommended Budget Report). By initiating a change in zoning to build housing is contrary to the county's initiatives to foster vibrant and resilient communities. It appears the county has conflicting policies in place: approving housing development while attempting to preserve open space on the very same piece of land.

In 2016, county residents passed Measure A, an annual parcel tax of 1.5 cents per square foot of improved property. Passed by over 74.9% of the voters, Measure A generates approximately \$90 millions **annually** to provide the necessary funds to preserve and protect parks, open spaces, beaches and rivers as well as updating community recreation facilities. Since 2016, the county has collected approximately **half a billion dollars** of Measure A funds. Were some of the funds allocated to Rowland Heights? In 2016, I participated in the Countywide Parks and Recreation Needs Assessment (PNA) community workshop survey. The result of the survey was that the residents wanted a new park built (see Los Angeles Countywide Comprehensive Parks & Recreation Needs Assessment Report, area study #92 profile). Regrettably, the survey results never came to fruition. Rather than build houses on the golf course, I propose we turn this green space into a county park by tapping into Measure A funding. The community is willing to work with Supervisor Hahn's office and the Regional Park and Open Space District on this matter.

Significant Ecological Area:

The Royal Vista Golf Course is in close proximity to the Puente Hills Significant Ecological Area (SEA), a natural physical link between the Santa Ana Mountains and the San Gabriel River. Overall, this open space extends north and west from State Route 91 in Orange and Riverside Counties to the Whittier Narrows reach of the San Gabriel River. The Puente Hills SEA not only plays an important role in the county's biotic diversity but also connects this area with similar areas in surrounding counties. The SEA serves as a habitat area for the regional wildlife population. Residents and golfers often spot foxes, raccoons and rabbits roaming on the golf course and migrating birds nesting in palm trees.

Housing Crisis:

Proponents for housing development argue there is a housing shortage and more affordable housing is needed. As a result, the state ramped up pressure on local governments to build more units by relaxing local zoning laws. However, this development does not address the housing crisis or the affordable housing issue. The developer is proposing to build 249 single family homes ranging from 2,800 to 3,200 sq. ft., with 5 to 6 bedrooms on 5,000 sq. ft. lot. The asking price for these homes will most likely range between \$1.3 to \$1.6 million based on comparable sales data. These single-family homes are obviously not affordable housing. Building single family homes are not the solution to the housing crisis.

The proposed townhouses range from 1,100 to 1,600 sq. ft., 2 to 4 bedrooms with estimated asking price from \$600,000 to \$800,000 based on recent comparable sales data. The definition of affordable housing is housing which is deemed affordable to those with a household income at or below the median household income. The median household income for Rowland Heights is \$75,000. The general rule is you can afford a house 3 to 4 times your salary. If you make \$75,000 a year, you can afford a house in the \$225,000 - \$300,000 range. This affordability range is nowhere near the asking price of the proposed townhouses. Based on this analysis, these proposed townhouses are not affordable homes for Rowland Heights residents to purchase.

Final Remarks:

Per the above discussions, I see no compelling reasons for a zoning change. The proposed development will create more traffic congestion, loss of wildlife habitat for animals, loss of green open space, contribute to the climate crisis and overuse of area's resources including water and electricity. Based on a rough calculation, this is a \$420 million dollar development to enrich the developer at the expense of the residents and wildlife animals. A report from the Center for American Progress revealed a football field's worth of natural lands disappears to development in the United States every 30 seconds. Do not allow this to occur in our community. The residents of Rowland Heights have enjoyed this open space for over half a century. I strongly urged the Planning Commission to deny the land use change.

Respectfully Submitted,

Linda Kuo
Resident of Rowland Heights

Save the Golf Course

Lisa Mezzano <lisamariemezzano@yahoo.com>

Sat 7/24/2021 12:13 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Hello my name is Lisa. I am very opposed to the building project that is being presented. This will cause a major overflow in our schools, traffic for unnecessary reasons. We need to focus on our children and their well being. Rowland Heights has already become over crowded with residents, some having more than 1 family in their household already. The golf course is an important part of our community and provides a sense of comfort and beauty to those who not only drive by but live on and near. It is a sanctuary for our community, our wildlife and had been a landmark for years and years. The proposal to tear this down is an injustice and would only cause more traffic, less wildlife, more crowding in our schools and streets. We do not need to bring more people into our community, just focus on what we have here.

Thank you for your time.

L Mezzano

PROPOSED DEVELOPMENT OF ROYAL VISTA GOLF COURSE

MARK NOLD <mbn0209@msn.com>

Sun 7/25/2021 11:44 AM

To: Peter Chou <PChou@planning.lacounty.gov>; LYokomizo@bos.lacounty.gov.lacounty.gov <LYokomizo@bos.lacounty.gov.lacounty.gov>; fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>
Cc: Gisele <giselemiller@ymail.com>; MARK NOLD <mbn0209@msn.com>

CAUTION: External Email. Proceed Responsibly.

Attn: Peter Chou,

I am writing in opposition of the proposed development of new homes and Condos adding to the already overcrowded traffic congestion on Colima.

Overdevelopment is exasperating and already stressed Underground Water Table Pollutants.

Moving forward with this plan will decrease the quality of life for existing residence as well as wildlife habitat such as geese, ducks, and other migrating birds.

Sincerely,

Mark Nold
Walnut Leaf Drive Resident

Fwd: Drainage Water flow and retention

natapi007 <natapi007@gmail.com>

Sun 7/25/2021 8:01 PM

To: Peter Chou <PChou@planning.lacounty.gov>

Cc: sul.yoo@mail.house.gov <sul.yoo@mail.house.gov>; assemblymember.chen@assembly.ca.gov <assemblymember.chen@assembly.ca.gov>; Supervisor Janice Hahn (Fourth District) <fourthdistrict@bos.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>; Wanda Ewing <wanda649@aol.com>; Susan Trautz <dstrautz81@gmail.com>; Mary Price <dbodine@roadrunner.com>; Linda Kuo <Mynameiskuo@gmail.com>; Ivan Wong <ivan.f.wong@gmail.com>; charliexia.ca@gmail.com <charliexia.ca@gmail.com>

 3 attachments (17 MB)

20210723_192915.jpg; 20210723_193015.jpg; 20210723_193028.jpg;

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning Commission and Peter,

Attached are photos of the lake and some drainage of the golf course that the community are concern about. This part of the Golf Course is on the Northern most point along East Walnut Drive South just East of Fairway Drive. There are some homes that back into the channel and plus the lake in the photo is where it maybe a retention area and that was the lake that was mentioned in a letter located in the Supplemental that was instrumental to help the Fire Dropping Helicopters douse fires along the 57 freeway between Brea and Diamond Bar. There are major concerns that with the lake gone the proposed homes can have flooding issue that Fuscoe and KTGy may not be able to address, hence some of the land on the golf course is not developable. In addition the golf course is NOT completely a flat land with many different grading. The Lake itself is very beautiful and some nights there are horse drawn carriage rides during the summer months at night for late dinner parties held at the clubhouse and banquet center. But the other purpose of the lake is to store water to prevent water overflow to the channel which then dumps water into the ocean. With the new development proposed there will be more dirty water dumped into the ocean.

In addition there are homes surrounding the golf courses that are sitting much higher than the golf course and with the new development and having a higher water table can lead to soil erosion and a lot of the homes on the hillside can be susceptible to foundation shifting or even worse collapses or sinkholes (similar to homes in the Laguna Beach areas or Hollywood Hills areas or even along the South Bay which is part of Supervisor Hahn's District. In addition if the Regional Planning doesn't know the Golf Course currently has a recycling water system (Purple covered water meters etc...) and there are some Underground storage tanks that is part of the Assignment and Leasing Agreement that is on Title as well.

Thank you for the review and making this public record of this major concern. The entire land may not be as developable as the current site plan contemplates or any future site plans.

Nat Apihunpunyakij

[Preview attachment IMG-20210725-WA0000.jpg](#)

 [Image](#)

[IMG-20210725-WA0000.jpg](#)

[149 KB](#)



NOTICE
OF MEETING





NO TRESPASSING

NO TRESPASSING
PRIVATE
PROPERTY



STOP Proposed Development of 321 houses on Royal Vista Golf Course

naveen reddy <ndreddy2@gmail.com>

Mon 7/26/2021 10:51 AM

To: Peter Chou <PChou@planning.lacounty.gov>

Cc: fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>; assemblymember.chen@assembly.ca.gov <assemblymember.chen@assembly.ca.gov>; repkim@mail8.housecommunications.gov <repkim@mail8.housecommunications.gov>; sul.yoo@mail.house.gov <sul.yoo@mail.house.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Mr Peter Chou and all the elected officials who are copied on this email.

I strongly oppose the project to convert part of Royal vista golf course to build 321 houses in an already densely populated area.

Please see below my reasons:

Development will destroy wildlife habitat, which is a safe corridor to the Puente Hills SEA for foxes, Canadian Geese,

raccoons, possums, skunks, frogs, coyotes, cottontail rabbits and masses of migrating birds

.. Los Angeles & Orange County Fire Departments used the golf course lake in 2019 wildfires. Golf courses are crucial for

medevac, and sources of water for air tankers to fight our increasingly frequent fires due to drought.

.. Development will contribute to global warming with multi-level dense housing and road paving, which will limit ground

permeability for rain water and further deplete the water table

.. Development will increase traffic, noise, crime, pollution and overuse area resources including water

.. Royal Vista Golf Course is the last sizeable greenspace in the community, 54 acres will be developed and only 2 small

parks totaling 7 acres is not sufficient

.. An Environmental Impact Report (EIR) must be completed prior to development

.. More than 100,000 cubic yards of grading will contribute to soil erosion and weaken existing home foundations making

the surrounding community vulnerable in mudslides/earthquakes, with no large grass area to absorb heavy rainfall

.. The golf course is patronized by Rowland Heights, Walnut, Diamond Bar, and residents across Southern California

Sincerely

Naveen Reddy

Resident Starshine Rd, Rowland Heights/Walnut

Objection to the Royal Vista Golf Course development

nwsilva@gmail.com <nwsilva@gmail.com>

Mon 7/26/2021 6:02 PM

To: Peter Chou <PChou@planning.lacounty.gov>; fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>; lyokomoizo@bos.lacounty.gov <lyokomoizo@bos.lacounty.gov>; assemblymember.chen@assembly.ca.gov <assemblymember.chen@assembly.ca.gov>; repkim@mail8.housecommunications.gov <repkim@mail8.housecommunications.gov>; sul.yoo@mail.house.gov <sul.yoo@mail.house.gov>; cynthia.barile@mail.house.gov <cynthia.barile@mail.house.gov>

CAUTION: External Email. Proceed Responsibly.

Peter Chou, Janice Hahn, Lauren Yokomizo, Philip Chen, Young Kim,

I am a homeowner in the Royal Vista Golf Course neighborhood. I am writing today to express my strong opposition to the plan to develop the Royal Vista Golf Course. We have lived in the neighborhood for the last 13 years, the reason we moved here was for the open views the golf course gave us. We have grown to love the nature that is attracted to the course, countless birds, ducks, migrating Candian Geese and the Red tail hawks that nest in the trees. This project would destroy this vital habitat.

Along with the nature that would be impacted the Los Angeles & Orange County Fire Departments used the golf course in the 2019 wildfires to fill the air tankers, and our increasingly frequent fires due to drought will further increase the need for this vital resource. The loss of these green spaces will only add to the global warming crisis we are already suffering from.

Our local schools are already at capacity, with the class room overloaded with 35 kids per class. Adding additional high density residence will only make this situation even worse. And would add to traffic, noise, crime, pollution and overuse our water resource.

An Environmental Impact Report must be completed prior to any development, This project would require more than 100,000 cubic yards of grading and this will contribute to soil erosion and weaken existing home foundations making the whole community vulnerable to mudslides/earthquakes, with no large grass area to absorb heavy rainfall.

No official notice was sent to our area, directly adjacent to the course, only a local community group left a flyer at our home, and with the deadline to submit opposition July 26 and the meeting to be held on July 28 at 9am (when people are at work). This is unacceptable as it gives little time to even come to understanding what the project was about and for the residences that will be impacte voice their concerns. There needs to be fully transparent open meetings, held at reasonable time before any development is allowed to move forward.

I conclude this by saying this development cannot move forward as the impact to quality of life, nature and community wellbeing is too great.

Nicholas Silva And Family
1502 Hallgreen Dr, Walnut CA



Virus-free. www.avg.com

Fwd: STOP PROPOSED DEVELOPMENT OF ROYAL VISTA GOLF COURSE

ROBERT GUERRA <internetrealty2000@gmail.com>

Mon 7/26/2021 10:05 PM

To: Peter Chou <PChou@planning.lacounty.gov>

📎 1 attachments (116 KB)

img415.pdf;

CAUTION: External Email. Proceed Responsibly.

----- Forwarded message -----

From: **ROBERT GUERRA** <internetrealty2000@gmail.com>

Date: Mon, Jul 26, 2021 at 10:01 PM

Subject: STOP PROPOSED DEVELOPMENT OF ROYAL VISTA GOLF COURSE

To: <pchou@planning.lacounty.gov>

On top of all of the points mentioned already, on why they must stop this crazy idea of building on the only natural area in this community good not only for nature but also to provide relaxation and entertainment as a golf course.

lets no forget about the more than 500 children in this 321 families (new homes) and there is no classrooms available on any Elementary, Junior, High School for such a big amount of new students. Closing this entertainment asset for this community and on top of that piling more and more people with no place to go, that only will bring more crime. all of this is only for money !!

what about police station since more surveillance will be need it , o a fire station for ambulances o fire. about a big Hospital we don't have one. we all have to go to different cities far away for health. But yes we have Lots and lots of Liquor Stores.

Dear Mr. Peter Chou please make sure that you represent us properly and protect your voters.

Thank you so much.

Sincerely,

Robert and Blanca Guerra.

Royal Vista Golf Course Rezoning Proposal

Robert Liu <lufa719@hotmail.com>

Sat 7/24/2021 3:03 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Chou,

Before attending the online public hearing on 7/28/21, I like to express my strong opposition to this proposal.

As a mature and well-developed neighborhood, "open space" is an integrated and essential part of the whole community, it will be very detrimental to the overall quality of our neighborhood if we take it away. It will be even more unacceptable if it is done for non-essential reasons.

Thank you for your attention.

Regards,

Robert Liu,

"A 32yrs resident in this neighborhood "

從我的iPad傳送

Proposed Development of Royal Vista Golf Course

lvantiquity@juno.com <lvantiquity@juno.com>

Sat 7/24/2021 3:23 PM

To: Peter Chou <PChou@planning.lacounty.gov>

Cc: fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>; lyokomozo@bos.lacounty.gov <lyokomozo@bos.lacounty.gov>; assemblymember.chen@assembly.ca.gov <assemblymember.chen@assembly.ca.gov>; sul.yoo@mail.house.gov <sul.yoo@mail.house.gov>; cynthia.barile@mail.house.gov <cynthia.barile@mail.house.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Chou and other concerning Members of LA County and the State of California,

I am emailing all of you my concerns regarding the proposal of the 321-unit housing development in place of the Royal Vista Golf Course located in Rowland Heights, CA and why I greatly oppose it.

My name is Rose Marie Arellanes and I live at 1500 Leanne Terrace in which Projects lot 1, Lot 7, mostly Lot 5 and Lot 4 would highly affect me and my family's everyday living. My mother, Anita Newburn, bought this house in 1986 for its safe, clean and quaint neighborhood, store and freeway access and panoramic view of the mountain range. The way our house is situated, the backyard lawn appears to extend across to the golf course. Our trees and those in the golf course are home to woodpeckers, hawks, doves, Whydad (a South African bird) roadrunners, wild birds and Canadian geese during their migration. Building homes on the golf course would destroy the ecosystem, the beltway provides for wildlife, plant life and air quality. The proposed homes would increase the area's population causing mass congestion, more traffic, increased emissions, air pollution, crime and promote global warming. And why about the economy? How many people who work at and maintain the golf course would lose their jobs? Who speaks for them?

Overall this housing proposal is only a win/win for the developers and not the people who live and work in Rowland Heights, Walnut and the neighboring communities. Overcrowding **does not** better communities. Please listen to the people affected by this negative move and not the dollar signs.

Thank you for your time,

Rose Marie Arellanes

Against Royal Vista Housing

Sean Chen <seanchen@sinaputech.com>

Tue 7/27/2021 10:55 AM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Sir/Madam,

The Development will destroy wildlife habitat, which is a safe corridor to the Puente Hills SEA for foxes, Canadian Geese, raccoons, possums, skunks, frogs, coyotes, cottontail rabbits and masses of migrating birds

□ Los Angeles & Orange County Fire Departments used the golf course lake in 2019 wildfires. Golf courses are crucial for medevac, and sources of water for air tankers to fight our increasingly frequent fires due to drought.

□ Development will contribute to global warming with multi-level dense housing and road paving, which will limit ground permeability for rain water and further deplete the water table

□ Development will increase traffic, noise, crime, pollution and overuse area resources including water

□ Royal Vista Golf Course is the last sizeable greenspace in the community, 54 acres will be developed and only 2 small

parks totaling 7 acres is not sufficient

□ An Environmental Impact Report (EIR) must be completed prior to development

□ More than 100,000 cubic yards of grading will contribute to soil erosion and weaken existing home foundations making

the surrounding community vulnerable in mudslides/earthquakes, with no large grass area to absorb heavy rainfall

□ The golf course is patronized by Rowland Heights, Walnut, Diamond Bar, and residents across Southern California

Kind Regards

Sean Chen

1506 Hallgreen Dr., Walnut, CA 91789

Stop Development RVGC

Sharon ^_^ Chu <sharon88snow@yahoo.com>

Mon 7/26/2021 5:40 PM

To: Peter Chou <PChou@planning.lacounty.gov>; fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>; assemblymember.chen@assembly.ca.gov <assemblymember.chen@assembly.ca.gov>; repkim@mail8.housecommunications.gov <repkim@mail8.housecommunications.gov>; sul.yoo@mail.house.gov <sul.yoo@mail.house.gov>; cynthia.barile@mail.house.gov <cynthia.barile@mail.house.gov>

CAUTION: External Email. Proceed Responsibly.

Dear All,

I am writing this email to propose my opposition to build houses on RVGC.

I live close by RVGC, and always drive on Golden Springs and Colima Road. As these streets connect to many cities and it is an alternative way when Fwy 60 is jammed, the traffic are always busy.

If more houses will build on the golf course, this will cause heavy traffic congestion.

If RVGC has to be closed down, hopefully, it can be planned to some pay amenities such as parks, lakes, hiking trails, sports club.....like Irvine, Claremont, Chino Hills.....

THANK YOU!!

SHARON CHU

T 909.610.5659

ATTENTION: Cybercrime and online fraud are on the rise. If you receive any email containing WIRE TRANSFER INSTRUCTIONS, you are advised to VERIFY that all wire transfer instructions are correct PRIOR to transferring any funds. Please immediately contact your Escrow Officer for assistance with verification.

This email is covered by the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521. The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

Royal vista neighborhood

Hotmail <li.shupeng@hotmail.com>

Mon 7/26/2021 2:38 PM

To: Peter Chou <PChou@planning.lacounty.gov>; wanda649@aol.com <wanda649@aol.com>

CAUTION: External Email. Proceed Responsibly.

Hi Peter,

My Name is Stephen.Li

Regarding the development of the royal vista golf course, I am opposed to it as a resident.

I am concerned about a few points during the demolition process of demolition, the dust, water, air, noise, and soil pollution may cause harm to people and discomfort in living.

For dust and building demolition, garbage will create pollution and seriously affect air quality. Once the wind blows, the surrounding residents cannot open the windows. This led to long-term stagnation of air in the house. Now is a critical period of the Covid-19; most people are still working from home and taking an online school. If residents have a bad living environment, it will indirectly affect people's psychology. There will inevitably be a lot of noise at the demolition site. Residents may be awakened, unable to concentrate on work, children's hearing effects, and even sleeplessness.

Sincerely

By Stephen.Li
1427 Fairlance dr.
Walnut. Ca 91789

Rowland Heights Community Plan Amendment, Royal Vista Golf Course Zoning Change

Susan Trautz <dstrautz81@gmail.com>

Sun 7/25/2021 9:49 PM

To: Peter Chou <PChou@planning.lacounty.gov>

Cc: fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>;

assemblymember.chen@assembly.ca.gov <assemblymember.chen@assembly.ca.gov>;

repkim@mail8.housecommunications.gov <repkim@mail8.housecommunications.gov>; sul.yoo@mail.house.gov

<sul.yoo@mail.house.gov>; cynthia.barile@mail.house.gov <cynthia.barile@mail.house.gov>

CAUTION: External Email. Proceed Responsibly.

Regarding: Project No. PRJ2021-002011, Plan Amendment No. RPPL2021004860

Dear Regional Planning Commission Members,

We are residents on Wyn Terrace in Rowland Heights. We have lived in this community for 34 years. We raised our children here and have fond memories of taking walks with them through our neighborhood as they grew. The golf course was always a fun destination. We enjoyed the open space, the views, the wildlife, and all the joy that comes from being close to nature. As seniors, we continue to enjoy our walks through the neighborhood. When family visits, the walking tradition continues with grandchildren and dogs in tow. We all enjoy the open space of the golf course. Now, with "No Trespassing" signs posted, we no longer walk on the golf course. But, we still enjoy the open space.

We strongly oppose amending the Rowland Heights Community Plan to change the zoning of the Royal Vista Golf Course from Open Space to residential zoning. Yes, we have personal and sentimental reasons, but we also have environmental concerns as residents of this neighborhood.

ENVIRONMENTAL CONCERNS

Climate change is real. Higher temperatures, drought, wild weather. We are seeing the effects of this worldwide. Some of the environmental concerns in this neighborhood include:

Higher Temperatures, Energy Supply and Consumption - In Southern California, you can't talk about higher temperatures without also considering energy supply and consumption, particularly with regard to air conditioning.

The open space of the golf course, including the green grass and trees, provides a **natural cooling effect**. There is no need to run AC units during the morning and evening hours. Neighbors just open the windows and welcome the cooler temperature as the breeze moves across the green open space. Walkers find respite from the heat while passing the green open space.

Rolling blackouts, Flex Alerts, and power outages are standard fare during summer heat waves. We cut energy consumption to help with sustainability. How will the proposed 321-unit subdivision impact energy consumption and the supply of energy to our community?

Drought - We have significant water challenges in California and are in our second year of an extreme drought. Will our region's water supply support these additional 321 new residential units? Once the 321 units are built, will the remainder of the golf course land be lost to continued residential development? Is this sustainable?

Wild Weather - Ask the residents about flooding on the golf course land. Even moderate rain causes flooding. The water flow and drainage on this land need to be investigated before rezoning for residential development.

Do we need to build this development on Open Space? There are other places in our area that are underutilized AND already covered in asphalt.

Finally, we respectfully request that good-faith effort be made to keep the community informed with clear, transparent information so that we may participate in decisions that affect our lives and community. The July 28th Public Meeting was rushed and poorly noticed. The mailed postcard stated that case materials were available online, and a site address was provided. However, no case materials were available at that time. Case materials were not available until mid July. This community is eager to be participants in this process. We live here. We know this area well.

In conclusion, we all have an obligation to protect the environment. As Regional Planning Commissioners, your decision has far-reaching effects. Please look to the future and commission studies before you agree to change the zoning designation of this land. A California Environmental Quality Act (CEQA) review is needed. The consequence to short-sighted development impacts lives.

Sincerely,

Derrick and Susan Trautz
Residents on Wyn Terrace
Rowland Heights Community

Royal Vista Golf Course Development concerns,

Teresa Liu <teresa.hy.liu@gmail.com>

Mon 7/26/2021 6:49 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Mr Chou, I am a resident who has lived by Royal Vista Golf course for over 25 years. When my neighbor informed me about this possible Royal Vista Golf course development plan, I was shocked and frustrated. Why does our government consider having a developer build houses in a fully developed community and take our community greenland away??? Our community used to have a good balance of land used. The new community just built next to South Point Middle school had already brought in a lot of extra traffic. And the 60/57 freeway construction also loads up our local traffic. If the Developer wants to build more houses I understand that LA needs more affordable housing. There are many vacant lands that they can build. I strongly oppose this development plan. Please help us keep our safe and peaceful neighborhood.

Sincerely Yours

Teresa Liu

NO on Royal Vista Golf Course Developent.

Theresa Covarrubias <theresa.cova@yahoo.com>

Mon 7/26/2021 1:45 PM

To: Peter Chou <PChou@planning.lacounty.gov>; fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>; assemblymember.chen@assembly.ca.gov <assemblymember.chen@assembly.ca.gov>

CAUTION: External Email. Proceed Responsibly.

Hello,

My name is Theresa Moreno, a resident in Rowland Heights. Royal Vista Golf Course is five minutes away from my home; my husband and I frequently visit the driving range there. I'm deeply disappointed to know that there is a plan to destroy further wildlife in this area purely for the profit of investors. I say NO to this plan, and so do my fellow residents. I have called many different numbers and offices who continue to ignore my response.

Thank you,

Theresa Moreno

Object to Development of Royal Vista Golf Course

Tina Chen <tinachenherbs@gmail.com>

Mon 7/26/2021 11:57 AM

To: Peter Chou <PChou@planning.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>; fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Peter, Lauren and Janice,

In response to the subject of golf course housing development, I am writing to voice my household's opposition to this planned developed.

I am unable to attend the public meeting gon July 28 and I oppose because This will lower the living standards for all residents. Eliminating green space will not be good for global warming and climate crisis. Packing more people into the area will increase traffic and increase our already in crisis resources such as water and electricity. Also, there will be tons of traffic.

I oppose it since it's already overcrowded.

Tina Chen
20369 lake canyon dr walnut 91789

Oppose development Royal Vista community

Lin Tingnai <tingnai@yahoo.com.tw>

Sun 7/25/2021 10:06 AM

To: Peter Chou <PChou@planning.lacounty.gov>

Cc: franklin0808@yahoo.com <franklin0808@yahoo.com>; amyliao1202@yahoo.com.tw <amyliao1202@yahoo.com.tw>

CAUTION: External Email. Proceed Responsibly.

I am neighborhood of Royal vista, I oppose development Royal vista community.

When I bought property beside Royal Vista.

Because this house back yard have good view of golf course, I like this view house very much, although this house is more fifty thousand than community another no view house, I will pay more money to buy it.

Now this development will break my house good view and down degree our quality of life.

Who indemnify my loss and who give me another good view house life.

Please stop Royal vista development planning.

Bless you

Tingnai Lin

從我的iPhone傳送

Opposition to Royal Vista Golf Course Housing Development!

Todd Hsu <todd@epochnetwork.com>

Sun 7/25/2021 6:21 PM

To: Peter Chou <PChou@planning.lacounty.gov>

Cc: fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>; assemblymember.chen@assembly.ca.gov <assemblymember.chen@assembly.ca.gov>; repkim@mail8.housecommunications.gov <repkim@mail8.housecommunications.gov>; sul.yoo@mail.house.gov <sul.yoo@mail.house.gov>; cynthia.barile@mail.house.gov <cynthia.barile@mail.house.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Local Representatives,

My name is Todd Hsu, and I reside here in Walnut, where the proposed Royal Vista development will directly impact my family's quality of life. I am totally against the proposed project.

I moved to this area 3 years ago because of my love for the golf course and the mild local traffic. The proposed development will bring on many undesirable consequences. Colima/Golden Spring traffic will have an additional influx of thousands of cars; more traffic lights will have to be installed to regulate this traffic, causing more delays from point to point. The overcrowded local school in the area, such as Ybarra Academy, will have more crowded classrooms and affect the quality of education for our children.

Last but not least, the environment will be significantly affected. We have no water! The development will also destroy natural habitats for wildlife, generate more crime and pollution. I hope you will do what is right and uphold the value of your constituents and not approve of such a vast project without doing at the very least an independent Environmental Impact Report.

Sincerely,

Todd Hsu
Walnut Resident, LA County

Royal Vista Golf course development

vincent ferrara <4speedss@gmail.com>

Sun 7/25/2021 9:57 AM

To: Peter Chou <PChou@planning.lacounty.gov>; fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>; Yokomizo, Lauren <LYokomizo@bos.lacounty.gov>; assemblymember.chen@assembly.ca.gov <assemblymember.chen@assembly.ca.gov>; repkim@mail8.housecommunications.gov <repkim@mail8.housecommunications.gov>; sul.yoo@mail.house.gov <sul.yoo@mail.house.gov>; cynthia.barile@mail.house.gov <cynthia.barile@mail.house.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Friends.

My community does not want the Golf course to be developed. It is the last large open space for wildlife and migratory birds to take refuge. The community can not withstand any additional traffic. The community will fight the development as long as needed. Our community and wildlife will be negatively impacted so a few people can make more money. Unacceptable. If the development continues and any mudslides or earth movement takes place you will all be held accountable. The soil type and hillsides are problematic for construction. The negative impact on the wild life, community, and way off life should not have a price tag. I beg you to protect my home and community.

Regards.

Vincent Ferrara

We strongly oppose Royal Vista Course Housing Development!

yingchun lu <eileenlu16@hotmail.com>

Mon 7/26/2021 2:48 PM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Dear Mr. Peter Chou,

We are the owners of a house directly facing the Royal Vista Golf Course. This is the second time that we have had to face a similar development proposal from the Royal Vista Course Housing Development since we moved in 9 years ago, and once again, we strongly oppose it! We don't want our backyard to be watched by others. We don't want the multi-level houses to block our beautiful mountain view. We don't want the temperature to rise by 4 degrees in the hot summers (this is the temperature difference we see now, between our house right next to the open golf course, and the paved and fully-developed Colima/Golden Springs intersections and plazas just a few blocks away). The proposed development will not be an environmental improvement, rather, it will destroy the quality of life of us and our neighbors. We wish that our roof eaves will continue to be shelter for swallows, that our trees and bushes will not stop being homes for all kinds of birds. I wish to continue seeing butterflies dancing in our yard, to still see raccoon families climbing on our pergola for grapes,... this rare remaining piece of open greenness in the Rowland Heights community is very important for all of us.

As an owner, we continually invest in our property improving our house and property. Every property in the community around us is unique, not cookie-cutter.

Here are some other major reasons we are against this zoning change and new development proposal are, as follows:

- The development would destroy wildlife habitats for raccoons, possums, skunks, Canadian Geese, frogs, coyotes, cottontail rabbits, and migrating birds.
- Multi-level, dense housing development and road paving would contribute to global (and especially local) warming, limit permeability for rainwater and further deplete the water table.
- Doubling the number of homes and condos would create congestion and increase traffic and impact our current quality of life.
- The population increase from adding 219 homes and 72 condos would cause the overuse of resources available in the area, especially water, during drought conditions.

These are not things only we uniquely believe; from speaking with neighbors and community members, we hear many of these same concerns shared by them. We also can't help but feel out of the loop. The initial county hearing meeting is scheduled for online July 28, mid-morning, mid-week, but many of us have to work. In addition to that, many people in our neighborhood who are interested in attending and discussing and listening are not familiar with or would be very inconvenienced by this online format. So we would like to request to have an in-person attended a public hearing like before. We know the current pandemic situation is not suitable for large gatherings, so I suggest postponing it until the situation changes. We have hardly any details of the project, and this proposal was very sudden to us. Will July 28th be the only opportunity for public comments? What kind of criteria, what kind of results from this hearing would be sufficient to stop the development proposal?

Within 20 minutes' driving distance, the only park or similar area of similar size to our golf course is the Peter F Schabarum Regional Park. And these are not rare because of unimportance or low demand; on

the contrary, that Regional Park is full of people every day even though it charges admission fee! Our community needs a park or similar interesting open green space to improve our quality of life, not packing more houses into the existing spaces.

I really don't believe that all of the owners of Royal Vista Golf Course care only about money and not about the local community. This golf course has been here for a long time, and we have heard them mention a long time ago that the golf course doesn't make a profit, and yet they persevered and did not run away for all this time. So we do sincerely want to offer them suggestions of solutions that could help them out. For example, if they feel that it is not sustainable to keep operating the golf course indefinitely, I personally would suggest they could perhaps develop a botanical garden that can bring incomes in various ways: from the admissions, tea room, souvenirs, nursery, wedding hosting, art exhibitions... just like Huntington Library's, where we have seen many people from all over the US when we visited. And this kind of Chinese/Japanese/Korean/etc garden has been successful in other diverse locations in the US, so we can expect success here too, especially with the local demographics. Now this kind of development, we not only accept but we welcome it. From struggle, to an opportunity! Here are two links on this topic:

[12 Stunning Japanese Gardens in America you Can't Miss \(japanobjects.com\)](http://japanobjects.com)
[Chinese Garden | The Huntington](#)

Sincelery Yours,

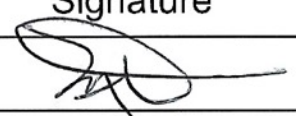

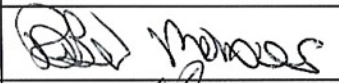
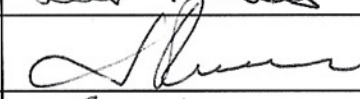
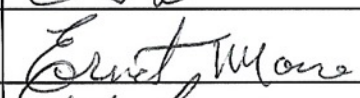
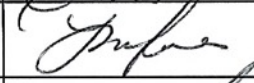


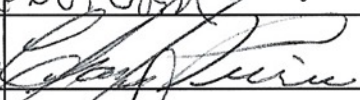

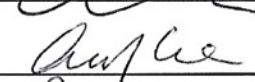
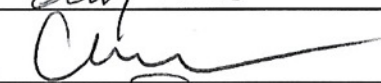
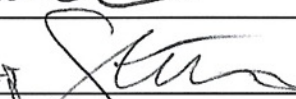

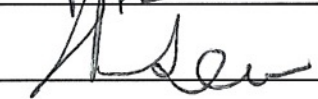
Eileen Lu

One of the Owners of the Royal Vista Neighborhood

Dear Neighbors, Project No. PRJ2021_002011 is coming before the Los Angeles County Regional Planning Commission on July 28th, 2021. If this project is approved, it will change the zoning of Royal Vista Golf Course from OPEN SPACE to RESIDENTIAL. They propose to build 321 units on the space. By signing this petition, you are saying NO to zoning change. Every signature is in agreement to keep the zoning OPEN SPACE.

Name	Address	E-mail	Signature	Date
Yeu-Shan Hsieh	20893 Starshine rd	Yhsieh101@ho		7/20/202
2	Walnut, CA 91789	tmail.com		1
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Dear Neighbors, Project No. PRJ2021_002011 is coming before the Los Angeles County Regional Planning Commission on July 28, 2021. If this project is approved, it will change the zoning of Royal Vista Golf Course from OPEN SPACE to RESIDENTIAL. They propose to build 321 units on the space. By signing this petition, you are saying NO to the zoning change. Every signature is in agreement to keep the zoning OPEN SPACE.

	Name	Address	E-mail Address	Signature	Date
1	Maggie Hesselgrave	20248 WYN Terrace	got_eg@yahoo.com		7/21/2021
2	Ismael Meneses	641 Ferrero Lane	smellybo@gmail.com		7/21/2021
3	ROBERT MORAN	2680 EL VOLCAN PI, HAWAII	BUYERQUESTIONS.MAIL.COM		7/22/21
4	JOE RIVERA	23214 TRAMBAUSE	NO EMAIL A		7-22-21
5	ERNEST MORENO	450 W. ALVARADO ST			7-22-21
6	HERNANDEZ	11571 HALLOWOOD DR	MA		7.22.21
7	SIMON MENeses	641 FERRECS LN	SIMON.MENeses@HOTMAIL.COM		7-22-21
8	Deborah Pierce	19225 Slate Creek Dr	dbnh_prc@yahoo.com		7-22-21
9	CHARLES PIERCE	19225 SLATE CREEK DR	PIERCE_CHUCK@yahoo.com		7-22-21
10	John Paul	1201N Palo Verde DB	pauljohn1976@gmail.com		7-22-21
11	Amy LEE	967 Longview DR	AmyLee@yahoo.com		7/22/21
12	Carri Montoya	20937 Northampton St Walnut	Caquil-2000@yahoo.com		7/22/21
13	STEVEN Montoya	20937 Northampton St Walnut	STEVEN.Montoya@AVERIZUM.COM		7-23-21
14	Damon Herrera	24225 Sylvan Glen Dana Point	DAMON.HERRERA@COMPUSA.COM		7/24/21
15	Froylen Arina	336 S. Rock River Rd Diamond Bar CA 91765	Froylen.Arina@msn.com		7/24/21

Dear Neighbors, Project No. PRJ2021_002011 is coming before the Los Angeles County Regional Planning Commission on July 28, 2021. If this project is approved, it will change the zoning of Royal Vista Golf Course from OPEN SPACE to RESIDENTIAL. They propose to build 321 units on the space. By signing this petition, you are saying NO to the zoning change. Every signature is in agreement to keep the zoning OPEN SPACE.

	Name	Address	E-mail Address	Signature	Date
1	LARRY TAYLOR	35 FRANCISCAN PK POMONA, CA 91766	TAYLORS4483@AOL.COM		7/24/21
2	Raymond Cervantes	23626 Goldrush Dr	rmcervantes60@gmail.com		7-24-21
3	STEVEN FIEDLER	DIAMOND BAR CA 434 DEEP HILL RD 91765	NIVERSTIE@ROADRUNNER.COM		7-24-21
4	SUMAN SENGUPTA	22924 True Grit Pl. Diamond Bar, CA	jsengupta1973@gmail.com		7/24/21
5	Falynn Thompson	19805 La Guardia St Fountain Heights Ca 91744	Princessfaller@yahoo.com		7.21.21
6	Russ Bengelton	1540 ROYAL ST Haw. Hts CA 91744	Andrewrus521@yahoo.com		7.24.21
7	Rick TRAYNOR	630 CHAPPARAL PK	ricker@ymail.com		7-24-21
8	ERIC CHUA	20635 LARKS HILL PK	echua12321@yahoo.com		7-24-21
9	Merchi Chen	19219 Riviera Dr Walnut 91789	mijixiang@gmail.com		7/24/21
10	Yu ching Way	630 Citadele Dr Walnut, CA 91789	shiley@wayinsurance.com		7/26/21
11	Melody Tiao	1524 Crown Dr. Rowland Hills CA 91768	mtiao123@gmail.com		7/26/21
12	Vanessa Chen	2840 S. Diamond Bar Diamond Bar, CA 91765	vanessachen2025@gmail.com		7/26/21
13	Angelina Ivan	18956 Betty Ave - R.H.	82Angelina888@gmail.com		7/26/21
14	Patty Kasadate	346 GOLDENROD DRIVE WALNUT CA 91789	pkasadate@aol.com		7/26/21
15	Edna Asuncion	20201 WYN Ter. WALNUT 91789	ED-ASUNCION@ VERIZON.NET		7/26/21

6 We are opposed to the housing development of Royal Vista Golf Course, and zone change from open space to urban.

	Name	Signature	Email
1.	Maggie Hesselgrave		got_eg@yahoo.com
2.	Ismail Meneses		smrcllyb@gmail.com
3.	SIMON MENEGES		SIMONMENESES@HOTMAIL.COM
4.	ROBERTA MORONES		RBMORONES@GMAIL.COM
5.	ERIVOS T MORON		10010-
6.	CHARLOS PIERCE		PIERCE-CHUCK@YAHOO.COM
7.	Deborah Pierce		dborh_prc@yahoo.com
8.	John Paule		paulejst1974@gmail.com
9.	AMY LEE		Amylee@yahoo
10.	Camille Montoya		Clauil-2002@yahoo.com
11.	SEBASTIAN MONTAÑA		SEBASTIANMONTAÑA@YAHOO.COM
12.	DAMON HERRERA		DAMON.HERRERA@GMAIL.COM
13.	Froylan Avina		FroylanAvina@MSN.COM
14.	LARRY TAYLOR		TAYLORS4483@AOL.COM
15.	Raymond Cervantes		RMcervantes60@gmail.com
16.	STEVIN FIEDOR		NIVESTI@ROADRUNNER.COM
17.	MARIS FIDUEROS		METRICUCEROS@gmail.com
18.	Suman KUMAR		jsengupta1973@gmail.com
19.	Matt Thompson		thomsmatt17@yahoo.com
20.	Falynn Thompson		princestallar@yahoo.com
21.	Ross Bergeron		Andrew195579@yahoo.com
22.	RICK TRAINOR		
23.	ERIL CHIA		06h412321@Yahoo.com
24.	Mei chi Chen		mijixiaug@gmail.com
25.	Yu Ching Wang		Liley@alginisuaa.com
26.	Melody Tiao		mtiao123@gmail.com
27.	Vanessa Chen		Vanessuche2025@gmail.com
28.	Angelina Van		26Angelina888@gmail.com
29.	PATRICIA KASADATE		pkasadate@aol.com
30.			
31.			
32.			
33.			
34.			
35.			
36.			
37.			
38.			
39.			
40.			
41.			
42.			
43.			
44.			
45.			

PETITION

We are opposed to the housing development of Royal Vista Golf Course

	PRINT Name	Signature	Email
1.	HUIXUAN WU	HUIXUAN WU	h24014@99.com
2.	Margarita Beril	M B	(07648502@gmail.com
3.	Helen Josie	Helen Josie	
4.	ELVIRA HARRILL	Elvira Harrill	elvira.harrill@gmail.com
5.	PAUL L. HARRILL	Paul L. Harrill	elvira.harrill@gmail.com
6.	Josquin Beaudin	Josquin Beaudin	
7.	Erica Beaudin	Erica Beaudin	ERICA@966@AOL
8.	Maria C. Huerta	Maria C. Huerta	mariahuerta@ymail
9.	DIANE L. REISZ	Diane L. Reisz	direisz@HOTMAIL
10.	Kelly Campbell	Kelly Campbell	K.M. Campbell@MSN.COM
11.	Dave Campbell	Dave S. Campbell	STANLEYSTEELERS76@gmail.com
12.	TRACY TSUI	Tracy Tsui	TSUITRACY8@GMAIL.COM
13.	LARRY GOOSS	Larry Gooss	LARRYGOOSS@AOL.COM
14.	Becky Arciniega	Becky Arciniega	4490 Kessita Ct. bardi.arenieg@gmail
15.	JUSTICE E. GAINWOOD	Justice E. Gainwood	12321 BARROSO ST. R. #.
16.	Martha S. Aguilar	Martha Aguilar	martha.aguilera@yahoo.com
17.	Machelle Hernandez	Machelle Hernandez	mhernandez@gmail.com
18.	Nacho Hernandez	Nacho Hernandez	idhsports@hotmail.com
19.	Shao Ying Li	Shao Ying Li	1793554211@99.com
20.	Jianing Yu	Jianing Yu	Jianingyue63@9-mail.com
21.	Kitty Tam	Kitty Tam	Chui201818@yahoo.com
22.	Hung Shih	Hung Shih	shihhung78@hotmail.com
23.	Ming Fai Lim	Ming Fai Lim	Fion Lim@hotmail.com
24.	ANITA LUNA	Anita Luna	skuna07@icloud.com
25.	SPRILEY REASON	Shirley Reason	reasons2@yahoo
26.	RAZYL WANG	Razyl Wang	ARELANE@AOL.COM
27.	Jeanette Lee	Jeanette Lee	jeanylee@gmail.com
28.	Mei-Lin Lee	Mei-Lin Lee	JVM INC yaho.com
29.	Kuank Fai Lee	Kuank Fai Lee	JVM 168 yahoo.com
30.	Eugene R. Nalcha	ER Nalcha	GNALCHA@eurizon.net
31.	FRAN WRIGHT	F. Wright	f2dwjw1@aol.com
32.	Hu Chang	Hu Chang	gmp_007@yahoo.com
33.			
34.			
35.			
36.			
37.			
38.			
39.			
40.			
41.			
42.			
43.			
44.			

Dear Neighbors, Project No. PRJ2021_002011 is coming before the Los Angeles County Regional Planning Commission on July 28th, 2021. If this project is approved, it will change the zoning of Royal Vista Golf Course from OPEN SPACE to RESIDENTIAL. They propose to build 321 units on the space. By signing this petition, you are saying NO to zoning change. Every signature is in agreement to keep the zoning OPEN SPACE.

Name	Address	E-mail	Signature	Date
1 Gordon Ton	1239 Bellavista Dr, Walnut CA 91789	ak2power@aol.com	Gordon	7/23/21
2 Anny Ton	"	annyton323@gmail.com	Anny	7/23/21
3 Tiger Wang	1317 Bellavista Dr, Walnut CA 91789	wip1202@gmail.com	Tiger	7/23/21
4 Xin ping Gong	1217 Bellavista Dr. Walnut CA 91789	wip1202@gmail.com	xinpinggong	7/23/21
5 Gaby Dinh	1323 Bellavista Drive Walnut CA	gdinh00@hotmail.com	Gaby	7/23/21
6 Zara Dinh	1323 Bellavista Dr. Walnut CA 91789		Zara	7/23/21
7 Tanya Nguyen	1323 Bella Vista Drive 91789	tdinh00@yahoo.com	Tanya	7/23/21
8 Maggie Dinh	1323 Bellavista Drive 91789	mdinh65@yahoo.com	Maggie	7/23/21
9 DAVID PEREZ	1329 Bellavista drive Walnut CA	devidd1102@gmail.com	David Perez	07/23/21
10 Jamie Perez	1329 Bellavista drive Walnut CA	N/A	Jamie	07/23/21
11 Desiree Blue	1329 Bellavista drive Walnut CA	desblue431@gmail.com	Desiree	07/23/21
12 Janice Perez	1329 Bellavista drive Walnut	N/A	Janice	07/23/21
13 Chene Perez	1329 Bellavista drive Walnut	chenceperez2306@gmail.com	Chene	07/23/21
14 Genevieve Mungia	1329 Bellavista drive Walnut CA	GENVEVA65@gmail.com	Genevieve	07/23/21
15 Denice Perez	1329 Bellavista drive Walnut CA	N/A	Denice	07/23/21
16 Tracey Tran	1350 Bellavista Dr, Walnut CA	traceytran168@yahoo.com	Tracey	7/25/21
17 Leslie Tran	1350 Bellavista Dr. Walnut, CA	N/A	Leslie	7/25/21
18 Charlie Huang	1363 Bellavista Dr Walnut CA	charliehuang92@gmail.com	Charlie	7/25/21
19 Fiona Huang	1363 Bellavista Dr., Walnut CA 91789	ms.fionahuang@gmail.com	Fiona	7/25/21
20 Angela Pai	1363 Bellavista Dr. Walnut CA 91789	angdepai88@yahoo.com	Angela	7/25/21

Dear Neighbors, Project No. PRJ2021_002011 is coming before the Los Angeles County Regional Planning Commission on July 28th, 2021. If this project is approved, it will change the zoning of Royal Vista Golf Course from OPEN SPACE to RESIDENTIAL. They propose to build 321 units on the space. By signing this petition, you are saying NO to zoning change. Every signature is in agreement to keep the zoning OPEN SPACE.

Name	Address	E-mail	Signature	Date
1 HARI REDDY	1339 BELLA VISTA DR	harireddy1948@gmail.com	[Signature]	7/23/21
2 Bernadette Reddy	" " "		Bernadette Reddy	7-23-21
3 Andrew Reddy			[Signature]	RPP 7-23-21
4 Rafael Reyes	1356 Bellavista DR		[Signature]	MPM 7-24-21
5 Marcela Pen	1356 Bellavista DR			ERS 7-24-21
6 Erendira	1356 Bellavista DR			7-24-21
7 CHUNG CHO	1335 Bellavista pr.		[Signature]	7/24/21
8 Kwang Cho	" "	dr.kwangcho@gmail.com	[Signature]	7/24/21
9 Herman Alvarado	1375 Bellavista Drive, Walnut		[Signature]	7/25
10 S. Hu	" "		[Signature]	7/25

1 Yanling Gan	1338 Calbourne Dr. Walnut, CA 91789	winniejgan@gmail.com	[Signature]	7/25/2021
2 Jennifer Zhai	1339 Calbourne Dr. Walnut, CA 91789	jenzhai@yahoo.com	[Signature]	7/25/2021
3 Kevin Rong	1359 Honeyhill Dr. CA 91789	YKRong@hotmail.com	[Signature]	7/25/21
4 Jamie Huang	20319 Danierita Dr. CA 91789	jingh777@yahoo.com	[Signature]	7/25/21
5 Yuxing Liang	1350 Honeyhill Dr. CA 91789	stacy Rong @ usa.net	[Signature]	7/25/21
6 Junxia Zhai	20445 Gernside Dr. Walnut 91789	zhaijunxia@gmail.com	[Signature]	7/25/21
7 Tzu Ai Pai	1353 Calbourne Dr. Walnut CA 91789	csg127@gmail.com	[Signature]	7/26/21
8 Jason Chang	1353 Calbourne Dr. Walnut, CA 91789	Jason chang@gmail.com	[Signature]	7/26/21
9 Jeffrey Chay	1353 Calbourne Dr. Walnut, CA 91789	jeffrey chay 5038@gmail.com	[Signature]	7/26/21
10				
11				
12				
13				
14				



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

July 28, 2021

RV Dev, LLC (George Peterson & Jon Conk)
4 Park Plaza, Suite 700
Irvine, CA 92614

Dear Mr. Peterson and Mr. Conk:

**PROJECT NO. 2021-002011-(4)
PLAN AMENDEMENT NO. 2021004860
19816 WALNUT DRIVE, ROWLAND HEIGHTS
(APN 8762-022-002, 8762-023-001, 8762-023-002, 8762-027-039,
8764-002-005, 8764002-006)**

The Regional Planning Commission (“Commission”), by its action of **June 28, 2021**, has initiated a local plan amendment to the Rowland Heights Community Plan to the above-referenced project. This initiation is not effective until the appeal period has ended.

The applicant or any other interested persons may appeal the Commission’s decision. The appeal period for this project will end at 5:00 p.m. on **August 11, 2021**.

Appeals: To file an appeal, please contact:
Appeals must be submitted through the County’s online electronic permit management system (EPIC-LA). For instructions on how to appeal online, please email appeal@planning.lacounty.gov before the end of the appeal period.

For questions or for additional information, please contact Peter Chou of the Land Divisions Section at pchou@planning.lacounty.gov.

RV DEV, LLC
July 28, 2021
Page 2

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

A handwritten signature in red ink, appearing to read "Joshua Huntington", is written over a light gray rectangular background.

Joshua Huntington, Supervising Regional Planner
Land Divisions Section

JH:PC



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

COVER SHEET

The attached correspondence were submitted after the July 27, 2021 supplemental memo and before the July 28, 2021 public meeting.

FW: Comment for the Record for Project No. 2021-002011-(4)

DRP Public Comment <comment@planning.lacounty.gov>

Wed 7/28/2021 9:50 AM

To: Peter Chou <PChou@planning.lacounty.gov>

FYI

From: Priscilla Avalos <pavalos.rn@gmail.com>

Sent: Wednesday, July 28, 2021 9:43 AM

To: DRP Public Comment <comment@planning.lacounty.gov>

Subject: Comment for the Record for Project No. 2021-002011-(4)

CAUTION: External Email. Proceed Responsibly.

1. Agenda Item # 6. (Project No. 2021-002011-(4))
2. First & Last Name: Priscilla Avalos
3. Pavalos.rn@gmail.com
4. 951-616-4223
5. Not an applicant

Comment for the Record: I have lived on the North Side of the Royal Vista Golf Course for most of my life (23 years) & don't want to see this area developed for many reasons but mainly because of the increased traffic/congestion & the loss of green space/habitat for animals. I feel that as residents in the immediate vicinity of the proposed change, we should have a say in something that will impact our daily lives if it is approved. The sale of the golf course has already gone through and it is a shame that LA county conducts these meetings "after the fact". We may be a small town on the edge of LA county but our livelihood still matters.

Development of Royal Vista Golf Course

Susie Chiang <susie@uriman.com>

Wed 7/28/2021 10:00 AM

To: Peter Chou <PChou@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Hi Peter

My name is Susie Chiang who is residing in Walnut.

Our family would like to express our concern over development of Royal Vista Golf Course that is AGAINST development.

Please feel free to let me know if you need any for us to provide our concern.

Thank you

Susie Chiang

Royal Vista Gold Course // Resident Voices

Jessica Kim <jess@apparelintelligence.co>

Tue 7/27/2021 9:55 PM

To: Peter Chou <PChou@planning.lacounty.gov>

Cc: bkim127@gmail.com <bkim127@gmail.com>

CAUTION: External Email. Proceed Responsibly.

Hello Peter,

I hope you receive this message well.

My family of four has been residents of this area for about 30 years, and we feel strongly against the building of these condominiums. The main reasons are sustainability issues (the construction sector contributes to 23% of air pollution, 50% of the climatic change, 40% of drinking water pollution, and 50% of landfill wastes), noise pollution, increased traffic, and our love for golf (the course is right beyond our backyard).

Thank you for the opportunity to hear our voices, we have much appreciation.

All the best,

Jessica

--



Jessica Kim // CEO / Cofounder

jess@apparelintelligence.co // w: (909) 374-0854

www.apparelintelligence.co // o: (310) 620-3076

Apparel Intelligence, Inc. // 800 Wilshire Blvd Suite 200 Los Angeles, CA 90017

Re: Planning Process and Timing After July 28th

VENK <vbcadambi@gmail.com>

Wed 7/28/2021 10:10 AM

To: DJ <deniseljackman@gmail.com>

Cc: Peter Chou <PChou@planning.lacounty.gov>; natapi007 <natapi007@gmail.com>; Wanda Ewing <wanda649@aol.com>; Susan Trautz <dstrautz81@gmail.com>; Mary Price <dbodine@roadrunner.com>; Linda Kuo <mynameiskuo@gmail.com>; Tom Prince <des48@earthlink.net>; surprise.yi.min@gmail.com <surprise.yi.min@gmail.com>; Ivan Wong <ivan.f.wong@gmail.com>; Joshua Huntington <jhuntington@planning.lacounty.gov>; H Woo <henrywoodesign@gmail.com>

CAUTION: External Email. Proceed Responsibly.

I had to leave the meeting this morning but I submitted this statement.

Ven

This is for agenda item:

- **Item 6:** [Project No. PRJ2021-002011 / Plan Amendment No. 2021004860](#)

Hello my name is Venkatesan Cadambi
address: 1510 Leanne Terrace, Walnut CA 91789
email: vbcadambi@gmail.com
phone number: (909) 598-6516

I am not the applicant.

I am against the proposed development. The subdivisions that were previously developed over the years and decades never had a community design process or input from the neighbors. Just recently a massive development was completed on the golf course without any input. These non-inclusion, backroom real estate deal making needs to stop. They are unsustainable and provide no real cornerstone for community development. Secondly, not having proper representation at the County Board of Supervisor level is a tremendous problem. Sharing concerns with coastal communities like San Pedro and Manhattan Beach is strange. We live in a Tri-county nexus that shares Federal representation with Orange County. The mediocrity of political leadership in Rowland Heights is all too obvious and tiresome. We are a great community! Thank you Denis Jackman and Susan Trautz for being pillars of our community!

Venkatesan Cadambi, Architect

On Mon, Jul 26, 2021 at 4:52 PM DJ <deniseljackman@gmail.com> wrote:

Please require the developer to provide a minimum of at least 5 community meetings with at least 3 in person and not held virtually.

Thank you.

Denise Jackman
Sent from my phone - please excuse typos

Public Comments | Project # PRJ2021_002011, Plan Amendment # RPPL2021004860

dbodine@roadrunner.com <dbodine@roadrunner.com>

Tue 7/27/2021 3:40 PM

To: Peter Chou <PChou@planning.lacounty.gov>

Cc: assemblymember.chen@assembly.ca.gov <assemblymember.chen@assembly.ca.gov>; sul.yoo@mail.house.gov <sul.yoo@mail.house.gov>; cynthia.barile@mail.house.gov <cynthia.barile@mail.house.gov>; fourthdistrict@bos.lacounty.gov <fourthdistrict@bos.lacounty.gov>; repkim@mail8.housecommunications.gov <repkim@mail8.housecommunications.gov>; Joshua Huntington <jhuntington@planning.lacounty.gov>; chris.walsh@mail.house.gov <chris.walsh@mail.house.gov>; 'Linda Kuo' <mynameiskuo@gmail.com>; 'Susan Trautz' <dstrautz81@gmail.com>; 'Wanda Ewing' <wanda649@aol.com>; 'natapi007' <natapi007@gmail.com>

📎 1 attachments (2 MB)

19611229-2533 REC ALL.pdf;

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning Commissioners, Supervisor Hahn, Congresswoman Kim, Assemblyman Chen, Josh and Peter with Los Angeles County,

First of all thank you for your time for reading this important letter.

My family and I have lived here for almost 25 years. We have been through this kind of proposal before, and just like in the past, it puts a lot of stress on us and our community members. We have put a lot of work into trying to keep our community strong, and so we did some research on this project in specific. It was brought to our attention during our investigation that there was a declaration signed about the terms of use of the land. As you can see in the attached document, Article II states in the middle of Page 5, the Five parcels described on Pages 1-4 are all in Royal Vista Golf Course and it states "All property described herein shall be used only for the purpose of golf and country club, and its appurtenances,...", further more Article III paragraph 1, the land is not to be changed for its purpose unless it is done within the six month period before the 20 year renewal process. And the owner have to show that the land is no longer suitable to be use as a golf course. The last renewal was automatically done in January 31st, 2016. This means that the next period in which repurposing the land can be up for discussion would be in August, 2035. The document states that even if the land has switched in ownership that the terms of the signing are still in effect. Just a quick note, as you may see in the document use the name "5th Ave". This street was renamed to Colima Road, which is the current name of that street.

This document should have been disclosed to the Los Angeles County Planning Department prior to any submission of development plan, the document is public record too since it is a recorded document with the Los Angeles County Records and Registrar's office. For the applicant to not have known this and not disclose it to Josh and Peter and wasted their time to draft memos to recommend the RPC to move forward in initiating the review of the plan is negligent. This recorded document is further evidence that the RPC today should vote NOT to initiate review of this development plan since there is a recorded document with restriction in place.

We would love to see the golf course remain a golf course. I am sure they are recovering from the damage cause by the pandemic just like everyone else, and I see them have more business day after day. From hosting more events in the club house to more people golfing daily, the golf course is getting back on its feet. Not only that, but when the school year starts again, the local girls and boys golf teams will practice there without having to pay the costs of private golf courses. If the planning commission decides to change the land use on half of the golf course land in the future, in addition to everything else, it will be very hard and costly to reroute the courses. I really hope our planning commissioner will NOT consider changing the zoning after reviewing the document and YouTube video by a Vlogger I found on the internet as proof this is a viable golf course. <https://youtu.be/A-bg3Kc9QXI> ,<https://youtu.be/0pNJufF13pM>

I would also hope that if the golf course is allowed to stay as it is. I am sure the community would love to see changes that will help bring a more vibrant environment. There are plenty of other vacant or blighted areas within LA County that can use revitalization and housing but to take away Royal Vista Golf Course with a restriction in place, that doesn't make sense to the community and for Planning perspective as well. Thank you.

Sincerely,

Mary Price
626-824-7974
20043 Emerald Meadow Drive, Walnut

HUNTINGTON PARK FIRST SAVINGS AND LOAN ASSOCIATION

DECLARATION OF PROTECTIVE RESTRICTIONS
RECORDS OF LOS ANGELES COUNTY, CALIFORNIA

FEE \$ 6.00 C

THIS DECLARATION, MADE THIS ²⁵³³ 26th DAY OF DECEMBER, 1961, by
HUNTINGTON PARK FIRST SAVINGS AND LOAN ASSOCIATION, hereinafter
referred to as Declarant:

W I T N E S S E T H

That Declarant is the owner of the real property described in
Article I of this declaration, and for the purpose of subjecting
all of this real property, and each and every parcel thereof, to
the conditions and restrictions in the manner hereinafter set
forth, IT IS HEREBY DECLARED AND ESTABLISHED AS FOLLOWS:

That all of the parcels and portions of the said property
shall be held, transferred, sold and/or conveyed by Declarant, or
by it contracted to be sold, subject to the conditions and restric-
tions in this declaration set forth, each and all of which is and
for the benefit of said property, and of the surrounding property
now owned by Declarant, and of the property now owned by Helene M.
Airey and by Andre Moynier which is contiguous on the west to the
property which is the subject of this declaration, and of any and
all persons who may become members and/or operators of proposed
Willow Springs Golf and Country Club; and the conditions and re-
strictions set forth herein shall inure to and pass with said prop-
erty and each and every parcel therein, and shall apply to and
bind the successors in interest of any owner thereof:

That power to enforce the conditions and restrictions set
forth in this declaration by an equitable remedy of injunction and
restraining order shall reside in the Declarant and in its successors
in interest and, also, in each of the parties and owners of prop-
erties listed above for whose benefit this declaration is made, and
the successors in interest of all such parties.

1.

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.
FOR TITLE INSURANCE & TRUST CO.
DEC 29 1961 AT 8 A.M.
RAY E. LEE, County Recorder

2533

STAPLE HERE

ARTICLE I

PROPERTY SUBJECT TO THIS DECLARATION
OF PROTECTIVE RESTRICTIONS

1. Declarant is the owner of the real property situated in the County of Los Angeles, State of California, and more particularly described as follows, to wit:

That portion of Lot 1 and 2 of Tract No. 9058 as shown on map recorded in Book 144 Pages 98 and 99 of Maps in the office of the Recorder of the County of Los Angeles, State of California, described as follows:

Parcel 1 - Beginning at a point in the northeasterly line of said Lot 1, said point being south $48^{\circ} 39' 05''$ east a distance of 1692.45 feet along said easterly line from the southerly line of Walnut Drive as shown on said map of Tract No. 9058; thence north $48^{\circ} 39' 05''$ west, 454.80 feet; thence south $62^{\circ} 30' 11''$ west 744.90 feet; thence south $30^{\circ} 30' 00''$ east 69.00 feet to a tangent curve concave to the northeast having a radius of 170.00 feet, thence along said curve in a southeasterly direction through a central angle of $31^{\circ} 15' 57''$ a distance of 92.77 feet to an angle point, said angle point being not tangent to said curve, thence north $25^{\circ} 00' 00''$ east 105.04 feet; thence north $86^{\circ} 00' 00''$ east 380.00 feet, thence south $87^{\circ} 00' 00''$ east 120.00 feet; thence south $65^{\circ} 00' 00''$ east 105.00 feet; thence south $57^{\circ} 13' 01''$ east 344.21 feet to a point in a 950.00 foot radius curve concave to the northwest, said last mentioned curve being the northwesterly line of 5th Avenue, 100 feet wide as shown on county surveyors map No. B-191-4, on file in the office of the surveyor of said county; thence along said northwesterly line in a northeasterly direction through a central angle of $5^{\circ} 25' 41''$ a distance of 90.00 feet to a line tangent to said curve; thence north $22^{\circ} 40' 15''$ east 113.25 feet along said northwesterly line to its intersection with the said northeasterly line of said Lot 1; thence north $48^{\circ} 38' 15''$ west 145.20 feet along said Northeasterly line to the point of beginning. Said Parcel 1 containing 5.810 Acres more or less.

2.

2533

PARCEL 2 - Beginning at a point in the Westerly line of said Lot 1, said point being South $12^{\circ}26'40''$ East a distance of 1389.40 feet along said Westerly line from the Southerly line of said Walnut Drive; thence North $12^{\circ}26'40''$ West 270.00 feet; thence South $30^{\circ}50'58''$ East 329.79 feet; thence North $46^{\circ}30'00''$ East 126.00 feet to a point in a non-tangent curve of radius 230.00 feet concave to the North-east, said point having a radial line which bears North $44^{\circ}00'00''$ East; thence in a Southeasterly direction along said curve through a central angle of $33^{\circ}00'00''$ a distance of 132.47 feet to a point, said point having a radial line which bears North $11^{\circ}00'00''$ East; thence along a line not tangent to said last mentioned curve South $20^{\circ}43'14''$ East 635.50 feet to the said Northwesterly line of 5th Avenue; thence South $59^{\circ}21'45''$ West 68.00 feet along said Northwesterly line of 5th Avenue to Southwesterly line of said Lot No. 1; thence North $37^{\circ}54'50''$ West 788.56 feet along said Westerly line to the point of beginning. Said Parcel 2 containing 3.200 Acres more or less.

PARCEL 3 - Beginning at the most Easterly corner of said Lot No. 1, thence North $48^{\circ}38'15''$ West 236.18 feet along the Northeasterly line of said Lot 1 to the true point of beginning; thence South $40^{\circ}30'00''$ West 230.00 feet, thence South $29^{\circ}15'00''$ East 370.00 feet; thence South $39^{\circ}30'00''$ West 180.00 feet, thence South $21^{\circ}30'00''$ East 115.00 feet, thence South $59^{\circ}45'00''$ West 93.00 feet; thence North $40^{\circ}00'00''$ West 735.00 feet; thence South $76^{\circ}15'00''$ West 55.00 feet; thence South $1^{\circ}00'00''$ East 338.00 feet; thence South $85^{\circ}13'28''$ West 170.00 feet; thence North $24^{\circ}49'59''$ West 182.03 feet to a tangent curve of radius 230.00 feet concave to the Southwest, thence along said curve in a Northwesterly direction through a central angle of $18^{\circ}30'00''$ a distance of 74.26 feet to a point in a line not tangent to said last mentioned curve, said point having a radial line which bears south $46^{\circ}40'01''$ West; thence North $49^{\circ}36'00''$ East 41.28 feet; thence North $3^{\circ}30'13''$ West 245.45 feet; thence North $20^{\circ}47'55''$ West 630.44 feet to a point in a curve of radius 1050.00 feet concave to the Northwest said point having a radial line

2533

which bears North $50^{\circ}24'51''$ West, said last mentioned curve being the Southeasterly line of said 5th Avenue; thence in a Northeasterly direction through a central angle of $16^{\circ}54'54''$ a distance of 309.98 feet along said Southeasterly line to a line tangent to said curve; thence North $22^{\circ}40'15''$ East 79.41 feet to the said Northeasterly line of Lot 1; thence along said Northeasterly line South $48^{\circ}38'15''$ East 1260.00 feet to the true point of beginning. Said Parcel 3 containing an area of 21.073 acres more or less.

PARCEL 4 - Beginning at the most Southerly corner of said Lot 1, thence North $37^{\circ}54'50''$ West 723.75 feet along the Southwesterly line of said Lot 1 to the true point of beginning; thence continuing along said Southwesterly line North $37^{\circ}54'50''$ West 325.00 feet; thence South $74^{\circ}45'47''$ East 518.30 feet; thence North $65^{\circ}10'01''$ East 25.00 feet; thence South $24^{\circ}49'59''$ East 110.00 feet; thence South $85^{\circ}13'28''$ West 370.53 feet to the true point of beginning. Said Parcel 4 containing 1.594 Acres more or less.

PARCEL 5 - Beginning at the said most Southerly corner of said Lot 1; thence South $53^{\circ}30'00''$ West 427.00 feet along the Northwesterly line of said Lot 2; thence South $58^{\circ}30'00''$ East 225.00 feet; thence South $8^{\circ}00'00''$ West 40.00 feet; thence South $82^{\circ}00'00''$ East 280.00 feet to a tangent curve of Radius 70.00 feet concave to the Northwest; thence in a Northeasterly direction through a central angle of $40^{\circ}15'56''$ along said last mentioned curve a distance of 49.19 feet to a point in a line not tangent to said last mentioned curve, said point having a radial line which bears North $32^{\circ}15'56''$ West; thence North $8^{\circ}00'00''$ West 392.75 feet; thence North $30^{\circ}30'00''$ East 30.00 feet; thence North $59^{\circ}30'00''$ West 110.00 feet; thence North $48^{\circ}55'29''$ West 235.60 feet to a point in said Southwesterly line of Lot 1; thence along said Southwesterly line of Lot 1, South $37^{\circ}54'50''$ East 235.00 feet to the point of beginning. Said Parcel 5 containing 3.397 Acres more or less.

PARCEL 6 - Beginning at the most Westerly corner of said Lot 2, thence North $52^{\circ}39'25''$ East 400.00 feet along said Northwesterly line of Lot 2, thence South $74^{\circ}12'57''$ East 897.88 feet to a point in the North line of the Lot described in Deed to Charles H. Schimpff and

and Jane W. Schimpff, Recorded in Book 15743 Page 18 of Official Records in the office of said Recorder; thence North 89° 55' 30" West 1100.00 feet along said Northerly line; thence South 52° 39' 25" West 68.66 feet; thence North 33° 15' 20" West 50.00 feet to the point of beginning. Said Parcel No. 6 containing 3.337 acres more or less.

2. Declarant hereby declares that all of the real property hereinbefore described shall be subject to the following conditions and restrictions herein set forth.

ARTICLE II

CHARACTER OF IMPROVEMENTS

1. USES. All property described herein shall be used only for the purpose of a golf and country club and its appurtenances, including golf tees, greens, fairways and rough, water storage and landscaping.

2. FENCING. No fencing is to be allowed to be constructed between the golf course and contiguous residential property, except as specifically required in certain locations for the protection of the golf club property and the golf club members and of the adjacent residents and/or their property, and except as required by law.

ARTICLE III

SCOPE AND DURATION OF CONDITIONS AND RESTRICTIONS

All of the conditions and restrictions set forth in this declaration shall run with the land and continue to be in full force and effect until January 31, 2016, and shall, as then in force, be continued automatically and without further notice from that time for a period of twenty (20) years, and thereafter for a successive period of twenty (20) years, unless, within the six months prior to expiration of any period as set forth hereinabove, the then owners of the property covered in this declaration shall be able to show that the property is no longer suitable for use as a golf course.

HUNTINGTON PARK FIRST SAVINGS AND LOAN ASSOCIATION

By: Robert L. Lynch
Robert L. Lynch, President

By: Robert E. Anderson
Robert E. Anderson, Executive Vice President

(Corporation)

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS.

On December 26, 1961 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert L. Lynch

known to me to be the _____ President, and Robert E. Anderson vice President, known to me to be

Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

(Seal)

Signature

Michael J. Garcia, Jr.

Michael J. Garcia, Jr.
Name (Typed or Printed)

524 6-60

Notary Public in and for said County and State
December 8, 1963

STAPLE HERE

2533

PLAN IMPLEMENTATION

Adoption of the Rowland Heights Community General Plan does not mark the end of the planning process, but rather signals the beginning of activities designed to bring into reality the policies set forth in the plan.

The plan is a decision-making tool which will guide public and private investment in the community. Proposals by public agencies to acquire or dispose of land or undertake construction projects in the community will be reviewed for consistency with the plan.

The County will initiate necessary changes in police power regulations, especially with respect to zoning ordinances, to help assure that private development also conforms to the goals and policies of the plan.

Although the police power provides a valuable tool in plan implementation, it is limited by the fact that it is mainly regulatory in nature. Effectuation of many plan proposals, such as acquisition and development of local parks and establishment of a trail system, will require action programs to be undertaken by various public agencies or formation of special districts. Such programs will depend heavily upon enthusiastic community support. This support demands that the plan be readily available to and understood by the residents and property owners of Rowland Heights.

In order to facilitate community involvement in planning activities, the plan recommends the formation of a Rowland Heights Zoned District. The community is now split into two districts, Puente and San Jose, which sometimes causes confusion regarding public notice of zoning and subdivision cases.

Just as the adoption of the plan does not end the planning process, the plan itself must be periodically reviewed to assure that it continues to address the needs of the community. Amendments to the Rowland Heights Plan may be initiated only by the Regional Planning Commission or the Board of Supervisors. Any such amendment will be reviewed by the Planning Advisory Committee and other interested community groups. In addition at least one advertised community-wide meeting will be held in Rowland Heights during evening hours to discuss the proposed amendment. Finally, no amendment shall become effective until it is subjected to public hearings and approval of the Regional Planning Commission and Board of Supervisors.

The community is encouraged to review and discuss all proposed development projects with the Department of Regional Planning and other appropriate agencies. In the past, the Planning Advisory Committee and Rowland Heights Coordinating Council have performed this function. It is recommended that they continue to provide this service to the community in the future.

Project Data

LOT 1
 Gross Acreage: ±32.31 Acres
 Site Area: ±27.76 Acres
 60'x84' (5,000sf min.) Lots: 81 Units
 47'x107' (5,000sf min.) Lots: 62 Units
 Open Space: ±4.45 Acres
 DU.Gross Density: 4.44 DU/AC
 DU.Net Density: 5.15 DU/AC

LOT 2
 Gross Acreage: ±9 Acres
 Site Area: ±6.02 Acres
 47'x107' (5,000sf min.) Lots: 34 Units
 Open Space: ±2.98 Acres
 DU.Gross Density: 3.78 DU/AC
 DU.Net Density: 5.65 DU/AC

LOT 3
 Gross Acreage: ±6.2 Acres
 Site Area: ±4 Acres
 Townhomes: 72 Units
 Open Space: ±2.2 Acres
 DU.Gross Density: 11.61 DU/AC
 DU.Net Density: 18.00 DU/AC

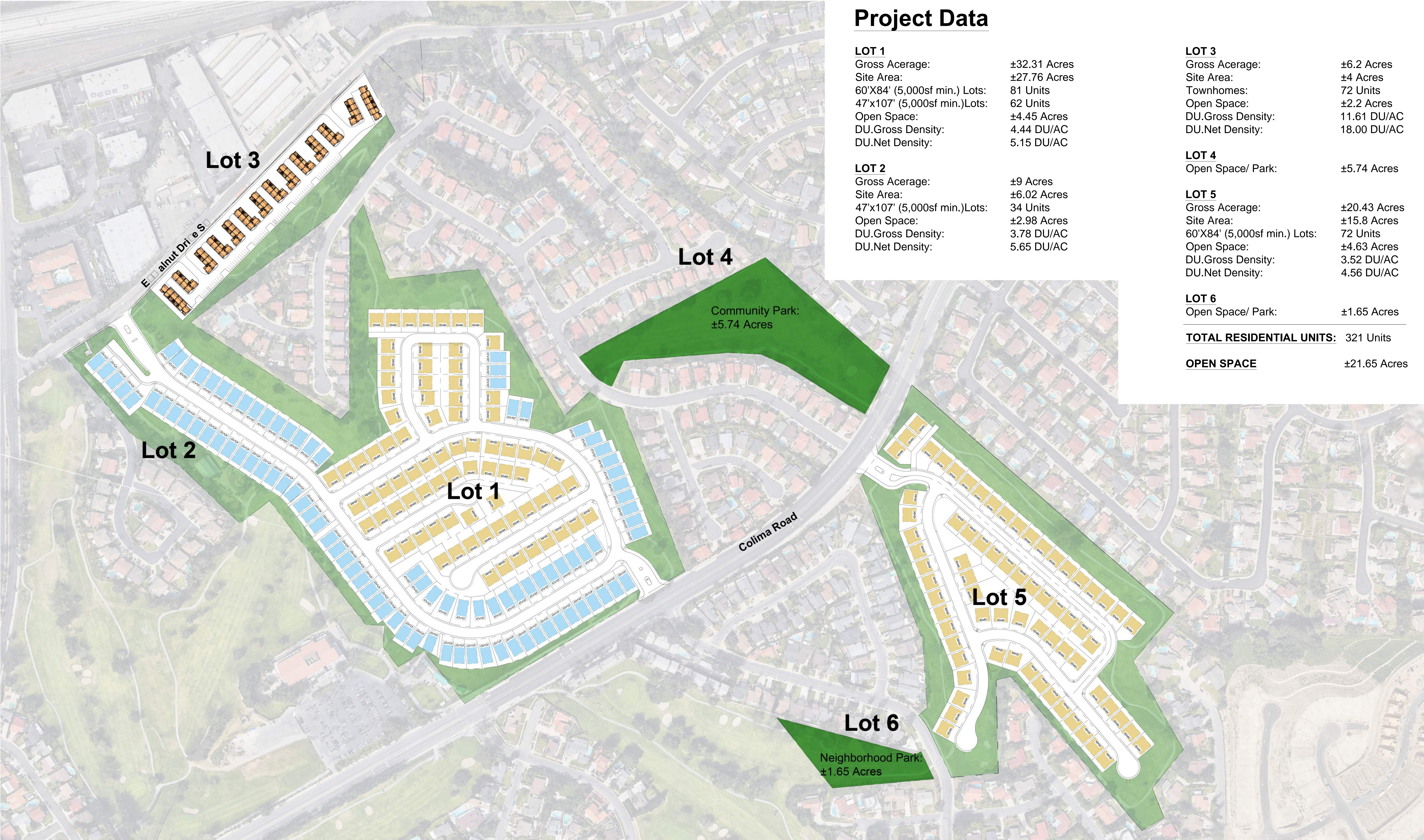
LOT 4
 Open Space/ Park: ±5.74 Acres

LOT 5
 Gross Acreage: ±20.43 Acres
 Site Area: ±15.8 Acres
 60'x84' (5,000sf min.) Lots: 72 Units
 Open Space: ±4.63 Acres
 DU.Gross Density: 3.52 DU/AC
 DU.Net Density: 4.56 DU/AC

LOT 6
 Open Space/ Park: ±1.65 Acres

TOTAL RESIDENTIAL UNITS: 321 Units

OPEN SPACE ±21.65 Acres

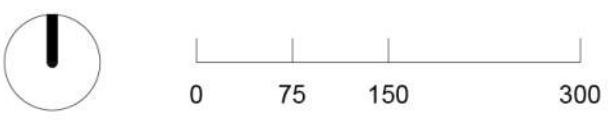


Architecture + Planning
 888.456.5849
 ktgy.com

PROJECT DIMENSIONS
 4 Park Plaza, Suite 700
 Irvine, CA 92614

ROYAL VISTA - RESIDENTIAL PRODUCT
 LOS ANGELES COUNTY, CA # 2020-0795

CONCEPT DESIGN
 MAY 3, 2021



SITE PLAN

A1.0