

Dear LA County Department of Regional Planning,

I am writing to provide input on the Draft Environmental Impact Report (DEIR) concerning the proposed Royal Vista Residential Project No. PRJ2021-002011. As a concerned community member, I value the chance to convey our perspectives on the project and its potential consequences.

The proposed high-density development, (reaching 800 units with the inclusion of the Sunjoint development on Lake Canyon), poses a considerable threat to our community's welfare. This threat is evident in the expected increase in crime rates, the introduction of at least 2,000 vehicles causing traffic congestion and emitting pollutants, and the irreversible harm to our wildlife habitat. This habitat, a critical corridor to the Puente Hills SEA conservation area just 1.2 miles away, is in jeopardy. Additionally, the current permeable ground serves a crucial role in filtering pollutants, replenishing the Puente Basin Aquifer, and mitigating the urban heat island effect by cooling the surrounding area.

Several homes, totaling twenty-one, are situated in a landslide zone resulting from the Morning Sun landslide in May 1995, with subsequent incidents. One resident notes above-ground water piping on streets for five years. The theory suggests that the construction of South Point Middle School led to landslides due to dumped excavation dirt obstructing blue line streams. The EIR lacks detailed mitigation plans for the landslide zone during excavation.

Concerns arise from groundwater found as shallow as 2.5 feet near East Walnut Dr. South and Bellavista, especially given its proximity to two ponds. This area's wet soil poses risks as water drains towards it due to its low elevation.

In terms of Population and Housing, the mentioned parcels are not part of the 2021-2029 Housing Element inventory for rezoning in unincorporated areas to meet state housing mandates. Rowland Heights is already contributing to housing requirements with over fifty properties potentially developing 2,228 units. This project falls outside the scope of the Housing Element, impacting park-poor areas by reducing open space.

Thank you for your attention to these concerns and your commitment to ensuring that the proposed Royal Vista Residential Project aligns with the values and needs of our community.

Sincerely,