

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: _____
 Lead Agency: _____ Contact Person: _____
 Mailing Address: _____ Phone: _____
 City: _____ Zip: _____ County: _____

Project Location: County: _____ City/Nearest Community: _____
 Cross Streets: _____ Zip Code: _____
 Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____
 Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: _____ Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

Project Description: (please use a separate page if necessary)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

_____ Air Resources Board	_____ Office of Historic Preservation
_____ Boating & Waterways, Department of	_____ Office of Public School Construction
_____ California Emergency Management Agency	_____ Parks & Recreation, Department of
_____ California Highway Patrol	_____ Pesticide Regulation, Department of
_____ Caltrans District # _____	_____ Public Utilities Commission
_____ Caltrans Division of Aeronautics	_____ Regional WQCB # _____
_____ Caltrans Planning	_____ Resources Agency
_____ Central Valley Flood Protection Board	_____ Resources Recycling and Recovery, Department of
_____ Coachella Valley Mtns. Conservancy	_____ S.F. Bay Conservation & Development Comm.
_____ Coastal Commission	_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ Colorado River Board	_____ San Joaquin River Conservancy
_____ Conservation, Department of	_____ Santa Monica Mtns. Conservancy
_____ Corrections, Department of	_____ State Lands Commission
_____ Delta Protection Commission	_____ SWRCB: Clean Water Grants
_____ Education, Department of	_____ SWRCB: Water Quality
_____ Energy Commission	_____ SWRCB: Water Rights
_____ Fish & Game Region # _____	_____ Tahoe Regional Planning Agency
_____ Food & Agriculture, Department of	_____ Toxic Substances Control, Department of
_____ Forestry and Fire Protection, Department of	_____ Water Resources, Department of
_____ General Services, Department of	
_____ Health Services, Department of	_____ Other: _____
_____ Housing & Community Development	_____ Other: _____
_____ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: _____ Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

ATTACHMENT 1

1.A: APNs:

- 8717008001
- 8717008002
- 8717008003
- 8717008004
- 8717008005
- 8717008006
- 8717008010
- 8717008019
- 8717008020
- 8717008026
- 8717008027
- 8717008028
- 8717008029
- 8717008032
- 8717008033
- 8717008034
- 8717008038
- 8717008039
- 8717008185
- 8717008186
- 8717008187
- 8717008188
- 8717008189

1.B: Schools within 2 Miles:

- Armstrong Elementary
- Chaparral Middle
- Diamond Bar Montessori Academy
- Diamond Point Elementary
- Diamond Ranch High
- Golden Springs Elementary
- Institute of Knowledge
- International Polytechnic High
- Lorbeer Middle
- Maple Hill Elementary
- Pantera Elementary
- Quail Summit Elementary
- Ranch Hills Elementary
- Village Montessori Academy
- Walnut High

1.C: Project Description

The City of Diamond Bar (City), as the Lead Agency pursuant to the California Environmental Quality Act (CEQA), intends to prepare a Supplemental Environmental Impact Report (SIR) to the December 17, 2019, certified Diamond Bar General Plan Update (Diamond Bar General Plan 2040) and Climate Action Plan Program EIR (Certified EIR) (State Clearinghouse No. 2018051066), as amended on August 11, 2022, with adoption of the 2021-2029 Housing Element Update, for the proposed Diamond Bar Town Center Specific Plan (proposed project). The Diamond Bar General Plan 2040 established a new vision for a pedestrian-oriented “Town Center” that provided housing opportunities, food-oriented retail, restaurants, and entertainment. The proposed Specific Plan would guide the development of the Diamond Bar Town Center, implementing the goals and policies related to reestablishing the Town Center as a mixed-use civic area promoting walkability, through the planning horizon of the Diamond Bar General Plan 2040. A General Plan Amendment and a Zoning Amendment would be required to increase the maximum density and floor area ratio (FAR) allowed within the Specific Plan’s Planning Area to allow the Specific Plan’s proposed density, to establish development and design standards for development within the Planning Area, and to rezone the Planning Area parcels for the Specific Plan’s proposed uses. An SIR is needed to address changes to the Town Center not discussed in the certified EIR to evaluate the degree to which there would be any new significant impacts or substantially more adverse impacts caused by adoption of the Diamond Bar Town Center Specific Plan than have already been evaluated in the certified EIR.

The Planning Area for the Specific Plan is defined as the land addressed by the Specific Plan’s policies and land use designations (Figure 1, *Regional Vicinity Map*; Figure 2, *Planning Area*). The Planning Area is approximately 45 acres. The Planning Area is bounded on the west by the Fall Creek private condominium community, on the north by the Pomona Freeway (SR-60), on the east by a neighborhood of single-family homes, and on the south by Lorbeer Middle School and Mount Cavalry Lutheran Church and School. The Planning Area is composed of approximately 37 individual parcels with 23 unique property owners within a suburban-style commercial district. The Planning Area is in the U.S. Geological Survey (USGS) 7.5-minute San Dimas topographic quadrangle. The elevation in the middle of the Planning Area is approximately 741 feet above mean sea level. The site gently slopes roughly 4 percent from north to south (Figure 3, *Topographic Map*). The Planning Area is centered around Diamond Bar Boulevard, a six-lane thoroughfare with painted bike lanes that bisects the Town Center. It is bounded on the south by Golden Springs Drive and on the north by the SR-60 Freeway. Access to the Town Center is provided by both SR-60 and SR-57. Travelling on SR-60, access to the Town Center can be attained by Diamond Bar Boulevard (Exit 26). Major thoroughfares providing access to the Town Center area include Diamond Bar Boulevard and Golden Springs Drive. It is within view of the San Gabriel Mountains (approximately 7 miles from the foot of the mountain range).

The Specific Plan would serve as both a policy and regulatory document to guide the transformation of the Town Center area from a nondescript suburban-style neighborhood commercial area into a vibrant, pedestrian-oriented, mixed-use district that serves the community, adding to the identity and quality of life in Diamond Bar. The Specific Plan involves the phased redevelopment of approximately 45 acres of existing suburban-style retail shopping centers along Diamond Bar Boulevard between Golden Springs Drive and the SR-60 overpass.

Currently, the Planning Area has 510,000 square feet of existing commercial space comprised of retail, dining, and medical office, as well as 97 existing hotel rooms. The Specific Plan would have a maximum buildout of:

- 2,055 housing units (805 more units than adopted General Plan; 2,055 more units than existing land use);
- 150 hotel rooms (53 more hotel rooms than existing land use);
- 40,000 square feet of public open space (40,000 square feet more open space than existing land use); and
- 415,000 square feet of commercial space including retail, dining, entertainment, office, community, and cultural uses (95,000 square feet less commercial space than existing land use).

The actual rate and amount of development as a result of the Specific Plan may differ but would be within the maximum allowed. Actual buildout of the Specific Plan would involve the development of new roads within the Planning Area in addition to the development associated with housing, hotels, and commercial space.

The proposed Specific Plan also includes supporting infrastructure through the adoption of the Specific Plan and associated entitlements. As part of the infrastructure improvements, the Specific Plan would implement a "road diet" to narrow Diamond Bar Boulevard by decreasing lane widths from an existing 12-foot width to 11 feet for travel lanes and 10 feet for left turn pockets. The changes to Diamond Bar Boulevard would also remove the right lane in each direction to create right turn pockets and add a protected bike lane. The Specific Plan proposes to reduce the number of through lanes on Diamond Bar Boulevard between Gentle Springs Lane / Palomino Drive and Golden Springs Drive. This road diet would eliminate one through lane in each direction (from three to two), remove the center median, and narrow the remaining lanes. The direct benefits of a road diet include shorter pedestrian crossing distances and more space on the existing public right-of-way for alternative use such as bicycle lanes, wider sidewalks, bus turnouts, and additional landscaping. The SIR will address potential impacts of the proposed road diet.

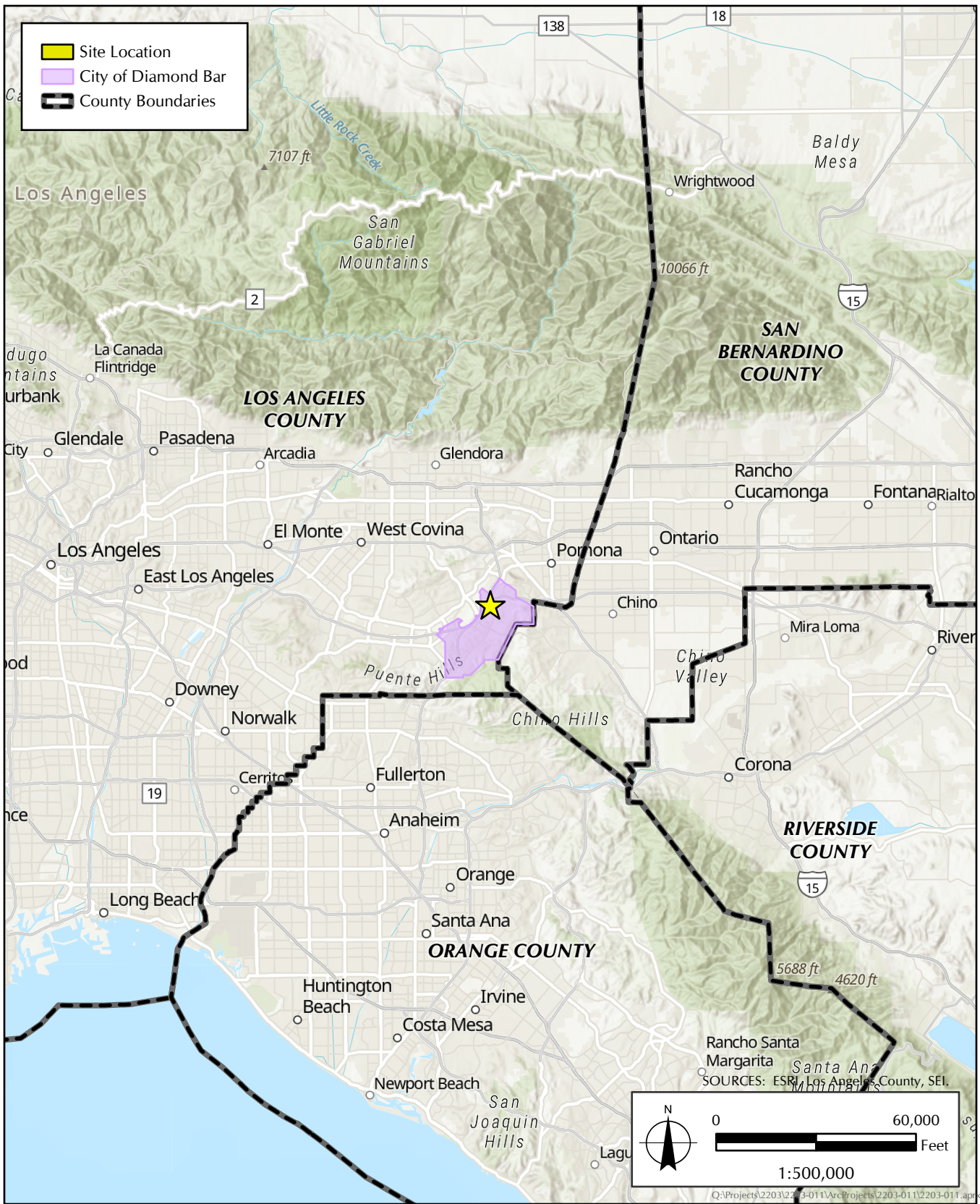


FIGURE 1
Regional Vicinity Map

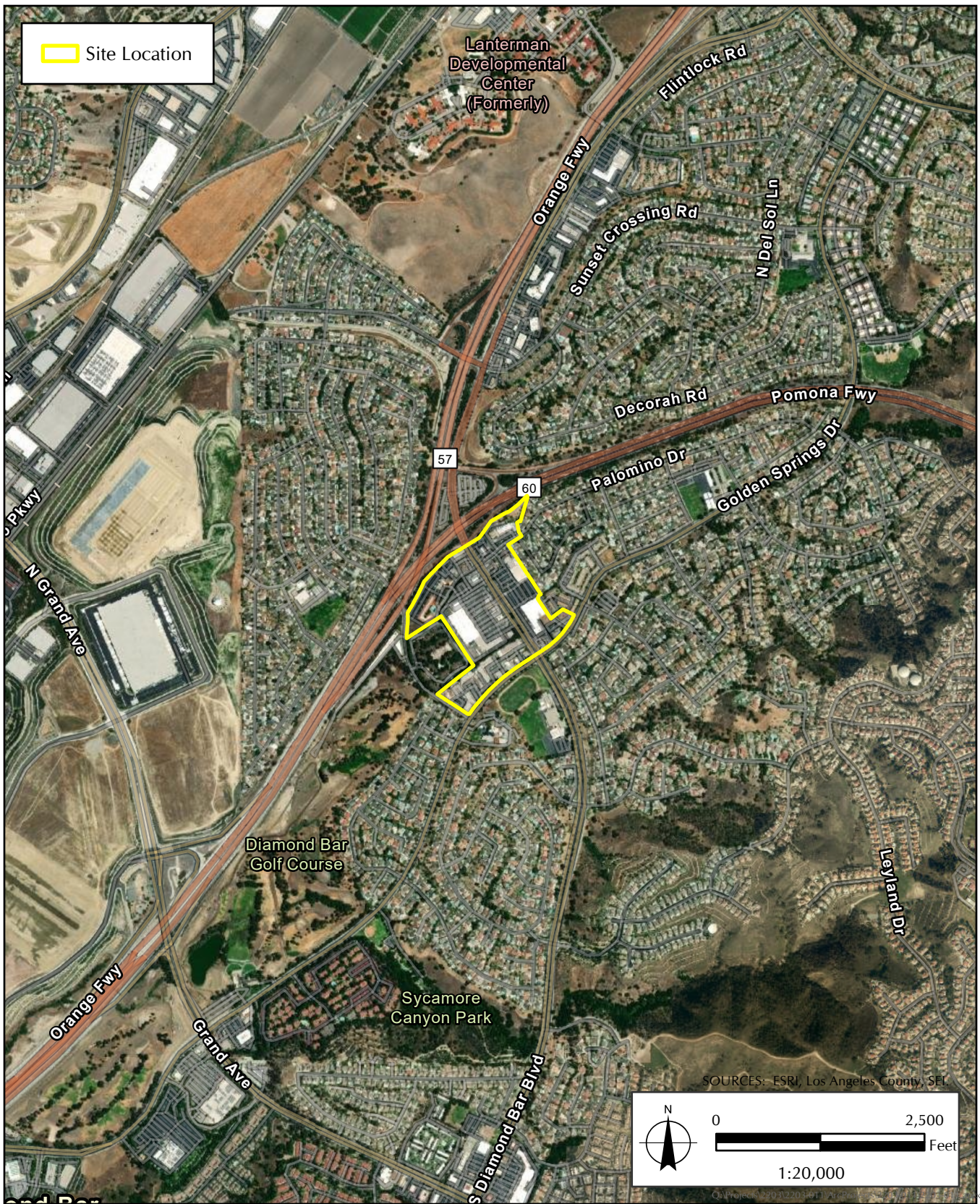
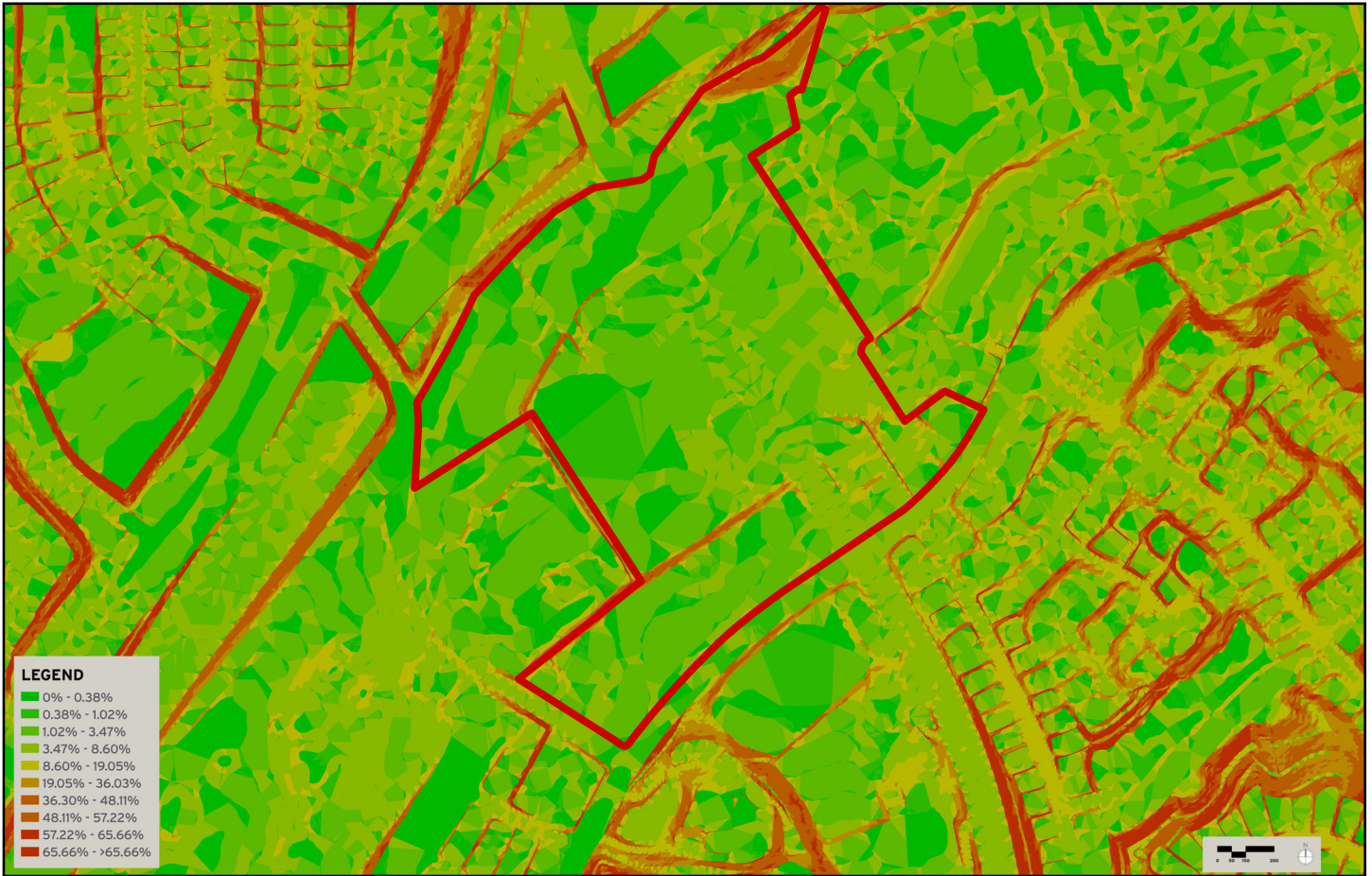


FIGURE 2
Planning Area Map



SOURCE: Torti Gallas + Partners 2023

NOTE: Steep slopes are shown in red



FIGURE 3
Topographic Map