

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 # 2018051066**Project Title:** Diamond Bar Town Center Specific PlanLead Agency: City of Diamond BarContact Person: Grace LeeMailing Address: 21810 Copley DrivePhone: 909-839-7031City: Diamond BarZip: 91765County: Los Angeles**Project Location:** County: Los AngelesCity/Nearest Community: Diamond BarCross Streets: SE of Pomona Freeway, East of Prospectors Rd, and north of Golden Spring roadZip Code: 91765Longitude/Latitude (degrees, minutes and seconds): 34 ° 1 ' 15.04 " N / 117 ° 48 ' 36.59 " W Total Acres: 45Assessor's Parcel No.: 35 APNsSection: 03 and 10Twp.: 2Range: 9 westBase: SB Principal MeridianWithin 2 Miles: State Hwy #: 57 and 60Waterways: NoneAirports: NoneRailways: UP Los Angeles Subdivision lineSchools: Golden Springs Elementary, Lorbeer Middle School, Armstrong Elementary, DB Montessori**Document Type:**

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☒ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) 2018051066 ☐ Draft EIS ☐ Other: _____
☐ Mit Neg Dec Other: _____ ☐ FONSI

Local Action Type:

☐ General Plan Update ☒ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: _____

Development Type:

☒ Residential: Units 705 Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☒ Recreational: 40,000 open space
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☒ Other: Hotel: 103 rooms

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Commercial, RH-30, Town Center Mixed Use

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

The Specific Plan involves the phased redevelopment of approximately 45 acres of existing suburban-style retail shopping centers in order to create a pedestrian-oriented "Town Center" that would provide housing opportunities, retail, restaurants, and entertainment. The refined project is anticipated to result in up to 2,055 housing units (increase of 705 units); 200 hotel rooms (increase of 103 rooms); 40,000 square feet of public open space (increase of 40,000 square feet); and 446,000 square feet of commercial space (decrease of 64,000 square feet), including retail, dining, and entertainment uses. The proposed increase in density is consistent with the major conclusions of the ULI TAP report which states that "The TAP's vision for the Diamond Bar Town Center includes higher residential densities than currently allowed in the Vision 2040 General Plan." The refined project also includes supporting infrastructure through the adoption of the Specific Plan and associated entitlements.

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.

If you have already sent your document to the agency please denote that with an "S".

X	Office of Historic Preservation
	Office of Public School Construction
X	Parks & Recreation, Department of
	Pesticide Regulation, Department of
	Public Utilities Commission
X	Regional WQCB # <u>R4</u>
	Resources Agency
	Resources Recycling and Recovery, Department of
	S.F. Bay Conservation & Development Comm.
	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	San Joaquin River Conservancy
	Santa Monica Mtns. Conservancy
	State Lands Commission
	SWRCB: Clean Water Grants
X	SWRCB: Water Quality
	SWRCB: Water Rights
	Tahoe Regional Planning Agency
	Toxic Substances Control, Department of
	Water Resources, Department of
	Other: _____
	Other: _____

Starting Date August 25, 2025 Ending Date October 9, 2025

Consulting Firm: <u>Sapphos Environmental</u>	Applicant: _____
Address: <u>430 N. Halstead St.</u>	Address: _____
City/State/Zip: <u>Pasadena, CA 91107</u>	City/State/Zip: _____
Contact: <u>Paulette Franco</u>	Phone: _____
Phone: <u>(626) 683-3547</u>	

Digitally signed by Greg Gubman
Date: 2025.08.14 13:02:05 -07'00

Revised 2010