# NOTICE OF AVAILABILITY OF THE

# DIAMOND BAR TOWN CENTER SPECIFIC PLAN

# DRAFT SUPPLEMENTAL ENVIRONMENTAL REPORT (SIR)

## STATE CLEARINGHOUSE NO. 2018051066

---

**City of Diamond Bar, 21810 Copley Drive, Diamond Bar, CA 91765 (909) 839-7030**

**NOTICE: Pursuant to the provisions of the California Environmental Quality Act (CEQA – Public Resources Code Section 21092(b), CEQA Guidelines Section 15087 et seq.), this notice is to inform the residents of Diamond Bar, stakeholders, and the general public that the City of Diamond Bar ("City") has prepared a Draft Supplemental Environmental Impact Report for the project described below.**

**PROJECT TITLE:** Diamond Bar Town Center Specific Plan ("TCSP")

**PROJECT LOCATION:** The Planning Area is bounded north by the Pomona Freeway (SR-60), on the east by a neighborhood of single-family homes, on the south by Lorbeer Middle School and Mount Cavalry Lutheran Church and School, and on the west by the Fall Creek private condominium community.

**PROJECT DESCRIPTION:** The proposed Diamond Bar Specific Plan, referred to as the "refined project," involves the phased development of approximately 45 acres of existing suburban-style retail shopping centers in order to create a pedestrian-oriented downtown, or "Town Center," that would provide housing opportunities, retail, restaurants, and entertainment to the City of Diamond Bar. The refined project is anticipated to result in up to 2,055 housing units (an increase of 705 units); 200 hotel rooms (an increase of 103 rooms); 40,000 square feet of public open space (an increase of 40,000 square feet); and 446,000 square feet of commercial space (a decrease of 64,000 square feet), including retail, dining, and entertainment uses as compared to the development anticipated for this area by the General Plan, as amended by the 2022 Housing Element Update. The proposed increase in density is consistent with the major conclusions of the Urban Land Institute – Los Angeles Technical Assistance Panel (TAP) report, which states that "(t)he 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.

A General Plan Amendment along with zoning map and text amendments would be required to increase the maximum density allowed within the refined project's Planning Area to allow the proposed density, to establish development and design standards for development within the Planning Area, and to rezone the Planning Area parcels for the proposed land uses.

The City of Diamond Bar, as the lead agency, has prepared a Draft Supplemental Environmental Impact Report (SIR). This environmental analysis evaluates the refined project and provides a "supplement" to the Diamond Bar General Plan 2040 Certified EIR, as amended by an Addendum to the Certified EIR that was adopted for the City's 2021-2029 Housing Element Update (on August 11, 2022). This SIR evaluates the potential impacts of the refined project.

**SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS:** In total, the Draft SIR analyzed nine environmental issue areas identified in the Initial Study and scoping process. The Draft SIR finds that the refined project's potential air quality and transportation impacts would be significant and unavoidable. In addition, the Draft SEIR includes an analysis of the following environmental areas which were determined to have either no impact or a less than significant impact:

- Aesthetics
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Noise
- Public Services
- Recreation
- Utilities and Service Systems

**HAZARDOUS MATERIALS SITES**: The Planning Area would be located on or near sites or facilities on hazardous materials/contaminated site lists enumerated under Section 65962.5 of the California Government Code (Cortese List). Four sites have been identified by the State Water Resources Control Board (SWRCB) as Leaking Underground Storage

Tank (LUST) sites. All four sites are gasoline stations and have a cleanup status of "closed."

| AIN | Address | Site Name | Status |
|---|---|---|---|
| 8281024052 | 150 South Diamond Bar Blvd. | Chevron #9 | Closed |
| 8281010049 | 206 South Diamond Bar Blvd. | Shell #204 | Closed |
| 8717008026<br>8717008027 | 301 South Diamond Bar Blvd. | Al Sal Oil | Closed |
| 8281010054 | 301 South Diamond Bar Blvd. | Exxon #7 | Closed |

**PROJECT APPLICANT:** City of Diamond Bar

**LEAD AGENCY:** City of Diamond Bar

**PUBLIC REVIEW PERIOD:** 45 days, beginning August 25, 2025, and ending October 9, 2025.

The public is invited to submit written comments regarding the environmental findings presented in the Draft SIR during the 45-day public review period. Comments must be received by 5:30 p.m. on October 9, 2025.

**CONTACT PERSON:** Grace Lee, Planning Manager
City of Diamond Bar, Planning Division
21810 Copley Drive
Diamond Bar, CA 91765
Email: glee@diamondbarca.gov

**CASE MATERIALS** including copies of the EIR and all documents incorporated by reference in the EIR are available for review between the hours of 7:30 a.m. and 5:30 p.m. Monday through Thursday and 7:30 a.m. to 4:30 p.m. on Friday, at the City of Diamond Bar, Community Development Department/Planning Division, 21810 Copley Dr., Diamond Bar, CA 91765. In addition, case materials are available at the following locations:

- Diamond Bar City Hall, 21810 Copley Drive, Diamond Bar, CA 91765
- Diamond Bar Community Library, 21800 Copley Drive, Diamond Bar, CA 91765
- Project Website: https://www.downtown4db.com/environmental-review