

Notice of Determination

Appendix D

To:

Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of: Los Angeles
 Address: P.O. Box 1208
Norwalk, CA 90651-1208

From:

Public Agency: City of Diamond Bar
 Address: 21810 Copley Drive
Diamond Bar, CA 91765
 Contact: Grace Lee
 Phone: 909-839-7031

Lead Agency (if different from above):
 Address: _____
 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2018051066

Project Title: Diamond Bar Town Center Specific Plan

Project Applicant: City of Diamond Bar

Project Location (include county): City of Diamond Bar, County of Los Angeles

Project Description:

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 approved 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 and the RCLCO Fiscal Impact Analysis Diamond Bar Town Center (November 18, 2022), prepared to guide the development of the City of Diamond Bar Town Center Specific Plan. The TAP Report states "The TAP's vision for the Diamond Bar Town Center includes higher residential densities than currently allowed in the Vision 2040 General Plan." Approved Alternative 3 includes supporting infrastructure through the adoption of the Specific Plan and associated entitlements, and is consistent with City's adopted Complete Streets project.

This is to advise that the City of Diamond Bar has approved the above
 Lead Agency or Responsible Agency)

described project on March 17, 2026 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

21810 Copley Drive, Diamond Bar, CA 91765

Signature (Public Agency): _____  _____ Title: Planning Manager

Date: March 18, 2026 Date Received for filing at OPR: _____