



# NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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 21100 et. Seq.), the City of Diamond Bar has determined that the project referenced hereinafter will not have a significant effect on the environment. A draft Mitigated Negative Declaration has been prepared for review and approval in connection with project approvals and conditions of approval that the City proposes to impose on the project.

**PROJECT TITLE:** 1400 Montefino Project (Planning Case No. PL2025-29)

**PROJECT LOCATION:** 1400 Montefino Avenue, Diamond Bar, California 91765 (Los Angeles County Assessor's Parcel Numbers 8293-044-015 and 8293-044-016).

**PROJECT DESCRIPTION:** The applicant requests approval to redevelop an approximately 3.9-acre site, located at 1400 Montefino Avenue, with a for-sale residential community of 49 dwelling units in a mix of detached and attached three-story condominiums within 28 residential buildings. The Project would demolish the existing office building and associated improvements and construct three new private drives, parking, landscaping, and utilities. Vehicular access would be provided by a single unsignalized driveway on Montefino Avenue (reconstructed to meet City standards). A total of 120 automobile parking spaces would be provided, including 98 spaces within private two-car garages and 22 uncovered guest spaces. The Project site's existing General Plan designation is General Commercial and the zoning is Commercial Office (CO).

Pursuant to the Diamond Bar City Code (Titles 21 and 22), the proposed Project requires the following discretionary approvals and permits:

- **General Plan Amendment (GPA)** from General Commercial (C) to Medium High Residential (RMH) to allow residential development at the Project site.
- **Zone Change (ZC)** from Commercial Office (CO) to Medium High Residential Planned Development Overlay (RMH-PD) to implement the amended General Plan designation.
- **Tentative Tract Map (TTM)** to subdivide the Project for condominium purposes to create 49 attached and detached condominium units.
- **Development Review (DR)** for the site and architectural design of the 49 attached and detached condominiums to ensure consistency with the General Plan, Development Code, and compliance with all applicable design guidelines and standards.
- **Conditional Use Permit (CUP)** for development within the PD overlay district, which allows specific modifications to development standards (off-street parking requirement, rear setback, retaining wall heights, common open space requirement)
- **Development Agreement (DA)** between the City of Diamond Bar and the Project Applicant governing community benefits arising from the Project.

**PROPERTY OWNER:** Liferay Properties 1 LLC, 1400 Montefino Avenue, Diamond Bar, CA 91765.

**APPLICANT:** Intracorp SoCal-1, LLC, Sarah Klaustermeier, Senior Director - Development, 895 Dove Street, Suite 400, Newport Beach, CA 92660, and Liferay Properties 1 LLC, 1400 Montefino Avenue, Diamond Bar, CA 91765.

**Environmental Determination:** Pursuant to the provisions of the California Environmental Quality Act (CEQA) Guidelines, 14 Cal. Code Regs §§ 15000 et seq. (CEQA Guidelines), Section 15070, the City prepared an Initial Study and Mitigated Negative Declaration for this Project. Pursuant to CEQA Guidelines Section 15072(g)(5), the Project site is not located on a hazardous materials site compiled pursuant to Government Code Section 65962.5. Pursuant to CEQA Guidelines Section 15105, the public review period for the Mitigated Negative Declaration begins March 11, 2026, and ends April 10, 2026. The Diamond Bar Planning Commission will consider whether or not to recommend approval to the City Council to adopt the proposed Mitigated Negative Declaration at the following regularly scheduled meeting:

**TIME OF HEARING:** 6:30 p.m. (or as soon thereafter that the matter can be heard)

**DATE OF PUBLIC HEARING:** A separate public hearing notice setting the date of the hearing will be published at least ten [10] days prior to the hearing date

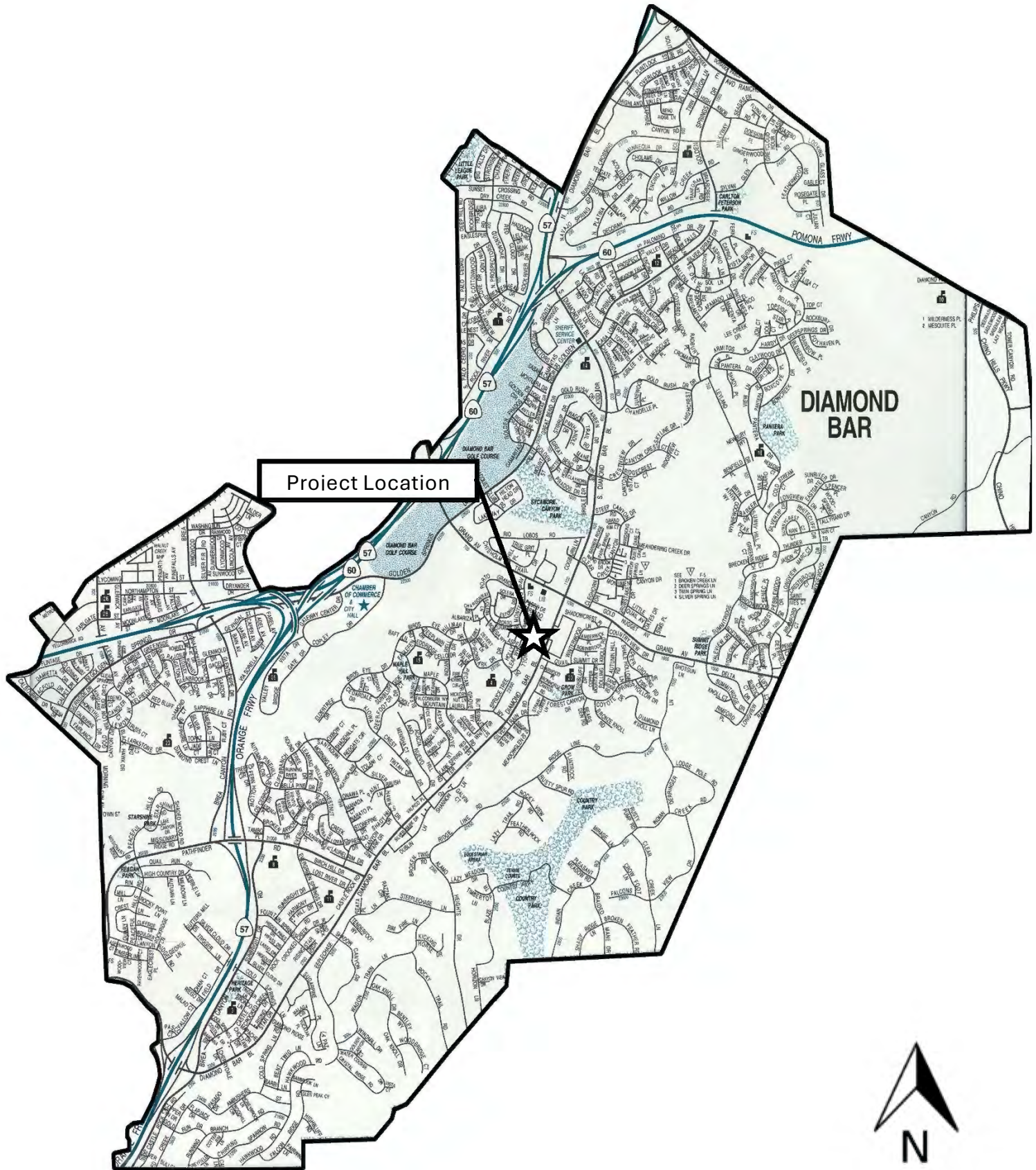
**LOCATION:** Diamond Bar City Hall – Windmill Community Room  
21810 Copley Drive  
Diamond Bar, California 91765

**PUBLIC REVIEW PERIOD:** 30 days, beginning March 11, 2026, and ending April 10, 2026. A copy of the Initial Study, documenting the findings that said project, with the incorporation of mitigation measures, will not have a significant effect on the environment, and all documents incorporated by reference in the Initial Study are available for public review on the City's website at [www.diamondbarca.gov/montefino](http://www.diamondbarca.gov/montefino). These materials are also available to review in person at the address listed in "Case Materials" below. An Environmental Impact Report is not required for this Project. The public is invited to submit written comments regarding the environmental findings presented in the Mitigated Negative Declaration during the 30-day public review period. Comments must be received by 5:30 pm on April 10, 2026.

**Agency Contact Person:** Mayuko Nakajima, Senior Planner  
City of Diamond Bar, Community Development Department/Planning Division  
21810 Copley Drive, Diamond Bar, California 91765  
**Email:** MNakajima@DiamondBarCA.gov

**CASE MATERIALS** 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 Drive, Diamond Bar, CA 91765.

# Location Map 1400 Montefino Avenue



Aerial Map  
1400 Montefino Avenue

