Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Los Angeles County Clerk Recorder
Address: 12400 Imperial Highway, Norwalk, CA 90650

From:
Public Agency: City of Diamond Bar
Address: 21810 Copley Drive, Diamond Bar, CA 91765
Contact: Mayuko Nakajima, Senior Planner
Phone: (909) 839-7033

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): 2026030434

Project Title: 1400 Montefino Project

Project Applicant: Intracorp SoCal-1, LLC, and Liferay Properties 1 LLC

Project Location (include county): 1400 Montefino Avenue, Diamond Bar, CA 91765, Los Angeles County

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.

This is to advise that the City of Diamond Bar (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on 11/17/2026 (date) and has made the following determinations regarding the above 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:
https://www.diamondbarca.gov/1066/1400-Montefino-Residential-Project

Signature (Public Agency): _____ Title: Senior Planner

Date: November 17, 2026 Date Received for filing at OPR: November 18, 2026

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

ORIGINAL FILED
NOV 18 2026
LOS ANGELES, COUNTY CLERK