CITY OF DIAMOND BAR
21810 COPLEY DRIVE
DIAMOND BAR, CA 91765
(909) 839-7030

NOTICE OF DETERMINATON

TO: ☒ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

☒ County Clerk, County of Los Angeles
12400 E. Imperial Hwy., Room 2001
Norwalk, CA 90650

FROM: City of Diamond Bar
21810 Copley Drive
Diamond Bar, CA 91765
Mayuko Nakajima, Senior Planner
(909) 839-7033

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

State Clearinghouse Number:

Project Title: Tentative Parcel Map No. 83773 (Planning Case No. PL2022-119)

Project Applicant: Pete Volbeda, 215 N 2nd Avenue Suite B, Upland, CA 91786

Project Location (include County): 23901 Ridge Line Road, Diamond Bar, CA 91765 (APN: 8713-004-016). Los Angeles County

Project Description: Tentative Parcel Map to subdivide an existing 100,188 square-foot (2.3 gross acre) lot developed with an existing single-family residence into two lots for the future development of a new single-family residence on the newly created lot. Proposed Parcel 1 is 48,352 square feet (1.11 gross acres) and proposed Parcel 2 is 51,836 square feet (1.19 gross acres). The existing single-family residence will remain on proposed Parcel 1 and a new single-family residence will be proposed on proposed Parcel 2 at a future time. The property is zoned Rural Residential (RR), and the underlying General Plan land use designation is also named Rural Residential.

This is to advise that the Diamond Bar City Council has approved the above-described project on October 6, 2026 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. Mitigated 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 Negative Declaration with comments and responses and record of project approval is available to the General Public at the City of Diamond Bar, Planning Division, 21810 Copley Drive, Diamond Bar, CA 91765.

Signature (Public Agency)_____ Title: Mayuko Nakajima, Senior Planner

Date: 10/6/2026 Date Received for filing and posting at OPR: _____