

To: Ms. Nancy Fong, AICP
City of Diamond Bar
Community Development Department
21825 Copley Drive
Diamond Bar, Ca 91765

March 4, 2008

Re: Diamond Bar Boulevard and Brea Canyon Road (Site D) Specific Plan
General Plan Amendment 2007-01 / Specific Plan 2007-01

Dear Ms. Fong,

I am very concerned about the significant adverse effects this project will have on the environment.

You have already found and noted “that the proposed project may have a significant effect on the environment and an environmental impact report is required” and you have determined that the environmental factors for this project are aesthetics, air quality, biological resources, geology, hazardous materials, water quality, land use, noise, public services, utilities and traffic.

I am concerned that the increased traffic from the proposed 202 dwelling units and the increased traffic associated with the 153,985 gross leasable square feet of commercial use would have a significant adverse effect on the environment. We are currently experiencing major traffic congestion at Diamond Bar Blvd and Brea Canyon Road. We have people cutting through the residential neighborhoods to avoid that intersection. It takes too long to get through that intersection. While the automobiles sit there waiting for the traffic light to change the engines are idling and the carbon emissions are at killer levels. The combustion of fuels results in the release of carbon dioxide, a common greenhouse gas that contributes to global warming. I would like to request that a complete traffic study be completed.

I would also like to request that a complete noise study, and a geological and soil study be conducted. The level of noise that this project would subject us to would be unbearable. As it is, the noise level is very high.

I would like to request that the City honor the Walnut Valley Unified School District's Public Hearing Report regarding Site D (March 4, 1991 and March 11, 1991). Prepared by the Property Advisory Committee. The Board of Trustees appointed this committee and it was found that the community's preference was for having a park developed. The Report also indicated that leaving Site "D" in its natural state would be tolerated. Extremely minimal tolerance was shown for housing.

I am asking that Site "D" remain in its natural state, or be made a public park with potential for sports facilities.

Sincerely,

Shauna Wong
Signature

Shauna Wong
Print your name

2405 Ambersher St.
Address

Diamond Bar, Ca. 91765
City and State

tel (909) 861-1957

To: Ms. Nancy Fong, AICP
City of Diamond Bar
Community Development Department
21825 Copley Drive
Diamond Bar, Ca 91765

March 4, 2008

Re: Diamond Bar Boulevard and Brea Canyon Road (Site D) Specific Plan
General Plan Amendment 2007-01 / Specific Plan 2007-01

Dear Ms. Fong,

I am very concerned about the significant adverse effects this project will have on the environment.

You have already found and noted "that the proposed project may have a significant effect on the environment and an environmental impact report is required" and you have determined that the environmental factors for this project are aesthetics, air quality, biological resources, geology, hazardous materials, water quality, land use, noise, public services, utilities and traffic.

I am concerned that the increased traffic from the proposed 202 dwelling units and the increased traffic associated with the 153,985 gross leasable square feet of commercial use would have a significant adverse effect on the environment. We are currently experiencing major traffic congestion at Diamond Bar Blvd and Brea Canyon Road. We have people cutting through the residential neighborhoods to avoid that intersection. It takes too long to get through that intersection. While the automobiles sit there waiting for the traffic light to change the engines are idling and the carbon emissions are at killer levels. The combustion of fuels results in the release of carbon dioxide, a common greenhouse gas that contributes to global warming.

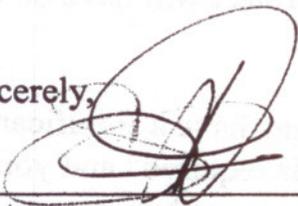
I would like to request that a complete traffic study be completed.

I would also like to request that a complete noise study, and a geological and soil study be conducted. The level of noise that this project would subject us to would be unbearable. As it is, the noise level is very high.

I would like to request that the City honor the Walnut Valley Unified School District's Public Hearing Report regarding Site D (March 4, 1991 and March 11, 1991). Prepared by the Property Advisory Committee. The Board of Trustees appointed this committee and it was found that the community's preference was for having a park developed. The Report also indicated that leaving Site "D" in its natural state would be tolerated. Extremely minimal tolerance was shown for housing.

I am asking that Site "D" remain in its natural state, or be made a public park with potential for sports facilities.

Sincerely,



Signature

Sandra Fraguere
Print your name

Cell phone - Daytime
(626)-393-5869

3403 Crooked Creek Dr.
Address

Diamond Bar CA 91765
City and State

This project would back up into my back yard. I have two small children. I would no longer feel they were safe should "parking lots" surround our now peaceful and safe home.

To: Ms. Nancy Fong, AICP
City of Diamond Bar
Community Development Department
21825 Copley Drive
Diamond Bar, Ca 91765

March 4, 2008

Re: Diamond Bar Boulevard and Brea Canyon Road (Site D) Specific Plan
General Plan Amendment 2007-01 / Specific Plan 2007-01

Dear Ms. Fong,

I am very concerned about the significant adverse effects this project will have on the environment.

You have already found and noted “that the proposed project may have a significant effect on the environment and an environmental impact report is required” and you have determined that the environmental factors for this project are aesthetics, air quality, biological resources, geology, hazardous materials, water quality, land use, noise, public services, utilities and traffic.

I am concerned that the increased traffic from the proposed 202 dwelling units and the increased traffic associated with the 153,985 gross leasable square feet of commercial use would have a significant adverse effect on the environment. We are currently experiencing major traffic congestion at Diamond Bar Blvd and Brea Canyon Road. We have people cutting through the residential neighborhoods to avoid that intersection. It takes too long to get through that intersection. While the automobiles sit there waiting for the traffic light to change the engines are idling and the carbon emissions are at killer levels. The combustion of fuels results in the release of carbon dioxide, a common greenhouse gas that contributes to global warming.

I would like to request that a complete traffic study be completed.

I would also like to request that a complete noise study, and a geological and soil study be conducted. The level of noise that this project would subject us to would be unbearable. As it is, the noise level is very high.

I would like to request that the City honor the Walnut Valley Unified School District's Public Hearing Report regarding Site D (March 4, 1991 and March 11, 1991). Prepared by the Property Advisory Committee. The Board of Trustees appointed this committee and it was found that the community's preference was for having a park developed. The Report also indicated that leaving Site "D" in it's natural state would be tolerated. Extremely minimal tolerance was shown for housing.

I am asking that Site "D" remain in its natural state, or be made a public park with potential for sports facilities.

Sincerely,

William R. Couch

Signature

William R. Couch

Print your name

20966 AMBUSHERS ST.

Address

DIAMOND BAR CA 91765

City and State

tel.

To: Ms. Nancy Fong, AICP
City of Diamond Bar
Community Development Department
21825 Copley Drive
Diamond Bar, Ca 91765

March 4, 2008

Re: Diamond Bar Boulevard and Brea Canyon Road (Site D) Specific Plan
General Plan Amendment 2007-01 / Specific Plan 2007-01

Dear Ms. Fong,

I am very concerned about the significant adverse effects this project will have on the environment.

You have already found and noted "that the proposed project may have a significant effect on the environment and an environmental impact report is required" and you have determined that the environmental factors for this project are aesthetics, air quality, biological resources, geology, hazardous materials, water quality, land use, noise, public services, utilities and traffic.

I am concerned that the increased traffic from the proposed 202 dwelling units and the increased traffic associated with the 153,985 gross leasable square feet of commercial use would have a significant adverse effect on the environment. We are currently experiencing major traffic congestion at Diamond Bar Blvd and Brea Canyon Road. We have people cutting through the residential neighborhoods to avoid that intersection. It takes too long to get through that intersection. While the automobiles sit there waiting for the traffic light to change the engines are idling and the carbon emissions are at killer levels. The combustion of fuels results in the release of carbon dioxide, a common greenhouse gas that contributes to global warming.

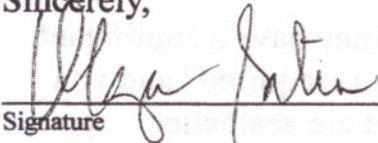
I would like to request that a complete traffic study be completed.

I would also like to request that a complete noise study, and a geological and soil study be conducted. The level of noise that this project would subject us to would be unbearable. As it is, the noise level is very high.

I would like to request that the City honor the Walnut Valley Unified School District's Public Hearing Report regarding Site D (March 4, 1991 and March 11, 1991). Prepared by the Property Advisory Committee. The Board of Trustees appointed this committee and it was found that the community's preference was for having a park developed. The Report also indicated that leaving Site "D" in its natural state would be tolerated. Extremely minimal tolerance was shown for housing.

I am asking that Site "D" remain in its natural state, or be made a public park with potential for sports facilities.

Sincerely,


Signature

Olga Silva
Print your name

3415 Crooked Creek Dr
Address

Diamond Bar, Ca
City and State

909 569-7291

To: Ms. Nancy Fong, AICP
City of Diamond Bar
Community Development Department
21825 Copley Drive
Diamond Bar, Ca 91765

March 4, 2008

Re: Diamond Bar Boulevard and Brea Canyon Road (Site D) Specific Plan
General Plan Amendment 2007-01 / Specific Plan 2007-01

Dear Ms. Fong,

I am very concerned about the significant adverse effects this project will have on the environment.

You have already found and noted “that the proposed project may have a significant effect on the environment and an environmental impact report is required” and you have determined that the environmental factors for this project are aesthetics, air quality, biological resources, geology, hazardous materials, water quality, land use, noise, public services, utilities and traffic.

I am concerned that the increased traffic from the proposed 202 dwelling units and the increased traffic associated with the 153,985 gross leasable square feet of commercial use would have a significant adverse effect on the environment. We are currently experiencing major traffic congestion at Diamond Bar Blvd and Brea Canyon Road. We have people cutting through the residential neighborhoods to avoid that intersection. It takes too long to get through that intersection. While the automobiles sit there waiting for the traffic light to change the engines are idling and the carbon emissions are at killer levels. The combustion of fuels results in the release of carbon dioxide, a common greenhouse gas that contributes to global warming. I would like to request that a complete traffic study be completed.

I would also like to request that a complete noise study, and a geological and soil study be conducted. The level of noise that this project would subject us to would be unbearable. As it is, the noise level is very high.

I would like to request that the City honor the Walnut Valley Unified School District's Public Hearing Report regarding Site D (March 4, 1991 and March 11, 1991). Prepared by the Property Advisory Committee. The Board of Trustees appointed this committee and it was found that the community's preference was for having a park developed. The Report also indicated that leaving Site "D" in its natural state would be tolerated. Extremely minimal tolerance was shown for housing.

I am asking that Site "D" remain in its natural state, or be made a public park with potential for sports facilities.

Sincerely,

Marcia Lou Mings

Signature

MARCIA LOU MINGS

Print your name

20903 AMBUSHERS

Address

DIAMOND BAR, CA 91765

City and State

909-595-3609

To: Ms. Nancy Fong, AICP
City of Diamond Bar
Community Development Department
21825 Copley Drive
Diamond Bar, Ca 91765

March 4, 2008

Re: Diamond Bar Boulevard and Brea Canyon Road (Site D) Specific Plan
General Plan Amendment 2007-01 / Specific Plan 2007-01

Dear Ms. Fong,

I am very concerned about the significant adverse effects this project will have on the environment.

You have already found and noted “that the proposed project may have a significant effect on the environment and an environmental impact report is required” and you have determined that the environmental factors for this project are aesthetics, air quality, biological resources, geology, hazardous materials, water quality, land use, noise, public services, utilities and traffic.

I am concerned that the increased traffic from the proposed 202 dwelling units and the increased traffic associated with the 153,985 gross leasable square feet of commercial use would have a significant adverse effect on the environment. We are currently experiencing major traffic congestion at Diamond Bar Blvd and Brea Canyon Road. We have people cutting through the residential neighborhoods to avoid that intersection. It takes too long to get through that intersection. While the automobiles sit there waiting for the traffic light to change the engines are idling and the carbon emissions are at killer levels. The combustion of fuels results in the release of carbon dioxide, a common greenhouse gas that contributes to global warming.

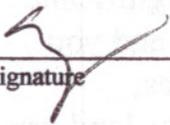
I would like to request that a complete traffic study be completed.

I would also like to request that a complete noise study, and a geological and soil study be conducted. The level of noise that this project would subject us to would be unbearable. As it is, the noise level is very high.

I would like to request that the City honor the Walnut Valley Unified School District's Public Hearing Report regarding Site D (March 4, 1991 and March 11, 1991). Prepared by the Property Advisory Committee. The Board of Trustees appointed this committee and it was found that the community's preference was for having a park developed. The Report also indicated that leaving Site "D" in its natural state would be tolerated. Extremely minimal tolerance was shown for housing.

I am asking that Site "D" remain in its natural state, or be made a public park with potential for sports facilities.

Sincerely,


Signature

EDWIN CRUZ
Print your name

3425 PASADENA DR
Address

DIAMOND BAR CA 91765
City and State

tel. 626-383-2894

To: Ms. Nancy Fong, AICP
City of Diamond Bar
Community Development Department
21825 Copley Drive
Diamond Bar, Ca 91765

March 4, 2008

Re: Diamond Bar Boulevard and Brea Canyon Road (Site D) Specific Plan
General Plan Amendment 2007-01 / Specific Plan 2007-01

Dear Ms. Fong,

I am very concerned about the significant adverse effects this project will have on the environment.

You have already found and noted “that the proposed project may have a significant effect on the environment and an environmental impact report is required” and you have determined that the environmental factors for this project are aesthetics, air quality, biological resources, geology, hazardous materials, water quality, land use, noise, public services, utilities and traffic.

I am concerned that the increased traffic from the proposed 202 dwelling units and the increased traffic associated with the 153,985 gross leasable square feet of commercial use would have a significant adverse effect on the environment. We are currently experiencing major traffic congestion at Diamond Bar Blvd and Brea Canyon Road. We have people cutting through the residential neighborhoods to avoid that intersection. It takes too long to get through that intersection. While the automobiles sit there waiting for the traffic light to change the engines are idling and the carbon emissions are at killer levels. The combustion of fuels results in the release of carbon dioxide, a common greenhouse gas that contributes to global warming. I would like to request that a complete traffic study be completed.

I would also like to request that a complete noise study, and a geological and soil study be conducted. The level of noise that this project would subject us to would be unbearable. As it is, the noise level is very high.

DAVID R. BUSSE

21455 AMBUSHERS STREET
DIAMOND BAR, CALIFORNIA 91765-3804 USA
909-861-9482

DRBUSSE@ROADRUNNER.COM

3 March 2008

Ms. Nancy Fong, Director
City of Diamond Bar – Community Development Department
21825 Copley Drive
Diamond Bar, California 91765-4178

Reference: Diamond Bar Blvd. and Brea Canyon Road (Site D)
Specific Plan General Plan Amendment 2007-01/ Specific Plan
2007-01

Dear Ms. Fong:

Pursuant to CFR, Title 14 (State CEQA Guidelines), Section 15082(a), 15103 and 15375, this letter will register my strong opposition to the proposed mixed-use commercial and residential project referenced above.

Proposed for this property is a residential development of 202 units and an approximate 150,000 square-foot commercial area, said to be similar to the existing project at Grand Ave. and Golden Springs in the City of Diamond Bar.

This project would have significant negative environmental effect on the surrounding community, and specifically in the following areas.

AESTHETICS – Applicant states in draft EIR dated February 1, 2008 that project would have "less than significant impact." As a property owner on Ambushers Street adjacent to applicant's property, unsightly rooflines, asphalt, street lighting and commercial signage would mar my otherwise scenic view to the north. Scenic resources including mature trees would be damaged or destroyed, and the existing visual character of the currently undeveloped land would be, to say the least, obliterated. This would be a potentially significant impact from any angle, but most specifically, from my property. Commercial and residential

development would also generate substantial amounts of light, which would have a potentially significant impact on the nighttime views from my house.

AIR QUALITY - Applicant states that the project would create a less than significant impact on air quality. 202 housing units could potentially create as many as 400 automobiles housed just north of my back yard, and the commercial project would create untold numbers of vehicles visiting during business hours as well as after-hours delivery trucks. Starting engines of these vehicles, combined with the additional residential vehicles, will have significant impacts on south Diamond Bar, and will add greatly to carbon emissions and cause an overall negative effect on state mandates for California cities to attain carbon levels of 1990.

BIOLOGICAL RESOURCES - As a resident living adjacent to applicant property, we have personally observed it to be the home of abundant wildlife, including but not limited to various species of snakes and lizards, ground squirrels, coyotes, bobcats, hawks and a number of bird species. To convert this to residential and commercial usage would eliminate important feeding areas and cause a potentially significant impact on their habitat.

HAZARDS AND HAZARDOUS MATERIALS - Applicant states that project would have "no impact" on an adopted emergency response plan or emergency evacuation plan. We believe (a) the additional vehicles residing in this project area (b) the transient vehicle trips the project will generate (c) the planned one-way-in, one-way-out traffic pattern and the resultant increased congestion on already-congested Diamond Bar Blvd. will have potentially significant impact on emergency entrance and egress of public safety vehicles as well as emergency egress during time of natural disaster, brush fire or other calamity.

NOISE - The applicant states the project would result in a potentially significant impact in temporary or permanent noise levels in the project vicinity. We concur. We also believe that 202 housing units and untold numbers of commercial businesses will create a cacophony of permanent noise from such sources as delivery and service vehicles, transient vehicles in the commercial area, amplified by the project's location at the bottom of a hill with residential homes directly facing the sources of such noise.

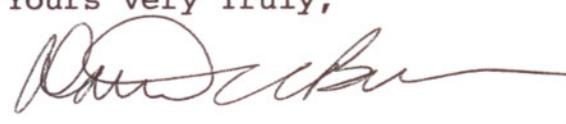
PUBLIC SERVICES – The City of Diamond Bar proposed in 1991 that subject property developed into a city park. In the ensuing years, the city has done nothing to increase park space in south Diamond Bar; improvement projects at Castle Rock and Evergreen schools have actually decreased the amount of area for sports use, and various sports organizations continue their complaint that the city is woefully short of soccer fields. Construction of 202 residential units on the property would add more families and more potential demand for park space in the southern half of the city. Thus the proposed development would have a potentially significant impact on parks and other public facilities.

RECREATION – 202 additional housing units in the south end of a city with inadequate park facilities would have a significant impact on the existing facilities.

TRANSPORTATION/TRAFFIC – This project would be a disaster in south Diamond Bar, where morning and afternoon drive-time congestion already causes delays of 5-10 minutes in negotiating the traffic signals at Diamond Bar Blvd. and Brea Canyon Road. Applicant states project would include an additional traffic signal at Cherryvale and Diamond Bar Blvd., exactly in the center of the area where congestion is the worst. Given the current levels of congestion, the additional traffic generated by 202 housing units and untold numbers of transient vehicles to the commercial enterprises of this development, the project would have a potentially significant impact on traffic. Studies by various entities, as reported in local newspapers, indicate that traffic congestion on Diamond Bar Blvd. remains a major concern of Diamond Bar residents, yet applicant, the government agency tasked with mitigation of such problems, is actually proposing to make the problem worse.

Please keep ^{us} me informed of any and all future public hearings and comment opportunities on this project.

Yours Very Truly,


DAVID R. BUSSE


Mary M. Cornick-Busse

John S. Martin

1249 S. Diamond Bar Blvd #438 • Diamond Bar, California 91765
(909) 396-1983 • email: jmartinlaw@yahoo.com

February 25, 2008

Nancy Fong
AICP
Community Development Director
City of Diamond Bar
21825 Copley Drive
Diamond Bar, CA 91765-4178
Email: nancy.fong@ci.diamond-bar.ca.us

Dear Ms. Fong:

I have read the Notice of Preparation for the project referred to as "Site D".

After reading the NOP, I find that it does not take into consideration that the proposed project is right at the entrance to our city. Right now, as you take the Diamond Bar exit off the northbound 57 you turn right; and just past the Arco is Site D. Right now, the view is a 60' berm along Diamond Bar Blvd of natural trees that have to be at least 100 years old.

The City of Diamond Bar and Walnut School District proposes to replace this view with a parking lot at street level with a commercial shopping center. So when you cross the intersection instead of trees you see a strip center and asphalt parking.

Specifically, I believe you are wrong in the following designations:

Aesthetics

- (a) Have a substantial adverse effect on a scenic vista
You say "less than significant impact"
I say "Potential Significant Impact"
- (b) Substantially damage scenic resources, including but not limited to trees, etc
You say "less than significant impact"
I say "Potential Significant Impact"
- (c) Substantially degrade the existing visual character or quality of the site, etc
You say "less than significant impact"
I say "Potential Significant Impact"

- (b) Conflict with any applicable use plan, etc
The original plan was for homes - with a berm. You are creating a shopping center - with an asphalt parking lot. This is a big difference
You say "less than significant with mitigation incorporation"
I say "Potential Significant Impact"

Noise

A shopping center is far noisier than homes

- (a) You say "less than significant impact"
I say "Potential Significant Impact"
- (c) You say "less than significant impact"
I say "Potential Significant Impact"
- (d) You are correct when you say "Potential Significant Impact"

Recreation

This area would be ideal for a park at the entrance to our city.

Traffic

It is impossible to believe that you have not considered the traffic this project would bring that would rise to "Potential Significant Impact"

- (a) You say "less than significant impact"
I say "Potential Significant Impact"
- (b) You say "less than significant impact"
I say "Potential Significant Impact"

Mandatory Findings of Significance

- (b) You say "less than significant impact"
I say "Potential Significant Impact"
- (c) You say "less than significant impact"
I say "Potential Significant Impact"

Summary:

I am shocked that of all the categories in this project, you have identified just "one" as Potential Significant Impact. I believe that there are "eleven". And extra weight should be given to the fact that this is the entrance to our city.

I understand that the Walnut School District wants to get the best possible price for this surplus land. But this desire should not come at the price of a strip center with asphalt parking at the entrance to our beautiful city.

I urge the Walnut School District to reconsider its objectives. Having a third group of homes instead of a commercial site is a far better solution. Having a 60' berm implementing the existing 100-year-old trees makes much more sense. Keep the houses high. Make them beautiful. Add a park.

This is the entrance to our city and should make a statement as to who we are.

Thank you.

Sincerely,

John S. Martin

Nancy Fong

From: Nancy Fong
Sent: Thursday, February 21, 2008 1:04 PM
To: 'Xi Song'
Subject: RE: Diamond Bar Boulevard and Brea Canyon Road (Site D) Specific Plan EIR

Hello Xi Song,

Thank you for your comments. I have forwarded them to our environmental consultant.

Sincerely,

Nancy Fong, AICP
Community Development Director
City of Diamond Bar
21825 Copley Drive
Diamond Bar, CA 91765
(909) 839-7030
nancy.fong@ci.diamond-bar.ca.us

-----Original Message-----

From: Xi Song [mailto:xisong@yahoo.com]
Sent: Friday, February 15, 2008 7:09 PM
To: Nancy Fong
Subject: Re: Diamond Bar Boulevard and Brea Canyon Road (Site D) Specific Plan EIR

Dear Nancy,

I'm writing in response to the above referenced project. As a resident at 21451 Cold Spring Lane, Diamond Bar, I strongly object to the proposed project.

1. Every morning, there is a long line of cars on south bound Diamond Bar Blvd waiting to get onto Highway 57 or Brea Canyon Road. This is already a notorious enough problem for most Diamond Bar residents. The proposed project will make this problem even worse.
2. The proposed site is way too close to the high way. Adding this community to the city will only depress the real estate value for all of us. I, for one, will move out of this city if the proposed project goes ahead.

Thank you for listening.
Sincerely,
Xi Song