

Appendix A
**Initial Study and
Notice of Preparation**

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NOTICE OF PREPARATION

To: From: Ms. Nancy Fong, Director
City of Diamond Bar - Community Development Department
Distribution List 21825 Copley Drive
Diamond Bar, California 91765-4178
Telephone: (909) 839-7030
Facsimile: (909) 861-3117

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

The City of Diamond Bar (City) will be the Lead Agency and will prepare a project-level environmental impact report (EIR) for the mixed-use commercial and residential development project identified below. The project description, location, and the potential environmental effects associated with the proposed project are described in attached Initial Study.

The City needs to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by the City when considering any discretionary permits or other approvals that may be required from your agency for the project.

The City will conduct a **scoping meeting** for the purpose of soliciting public and agency input with regards to the potential environmental effects of the proposed project at 6:30 PM on February 21, 2008. The scoping meeting will be held at the South Coast Air Quality Management District, 21825 Copley Drive, Room CC-6, Diamond Bar, California 91765.

Due to the time limits mandated by State law, your response must be sent to the City at the earliest possible date but not later than thirty (30) days after receipt of this notice. Please send your response to Nancy Fong, AICP at the address shown above. The City will need the name for the contact person in your agency.

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

Project Location: Southeast corner of Brea Canyon Road/Diamond Bar Boulevard
City of Diamond Bar, California
Assessor's Parcel Nos: 8714002900, 8714002903, and 8714045001
Thomas Bros. Los Angeles County, Page 679 (G-7 and G-)

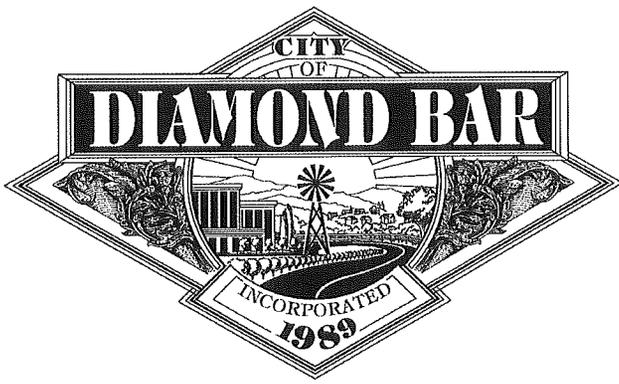
Project Applicants: Walnut Valley Unified School District (c/o TRG Land, Inc.)
898 Production Place, Newport Beach, California 92664
Telephone: (949) 722-0634

City of Diamond Bar – Community Development Department
21825 Copley Drive, Diamond Bar, California 91765-4178
Telephone: (909) 839-7030

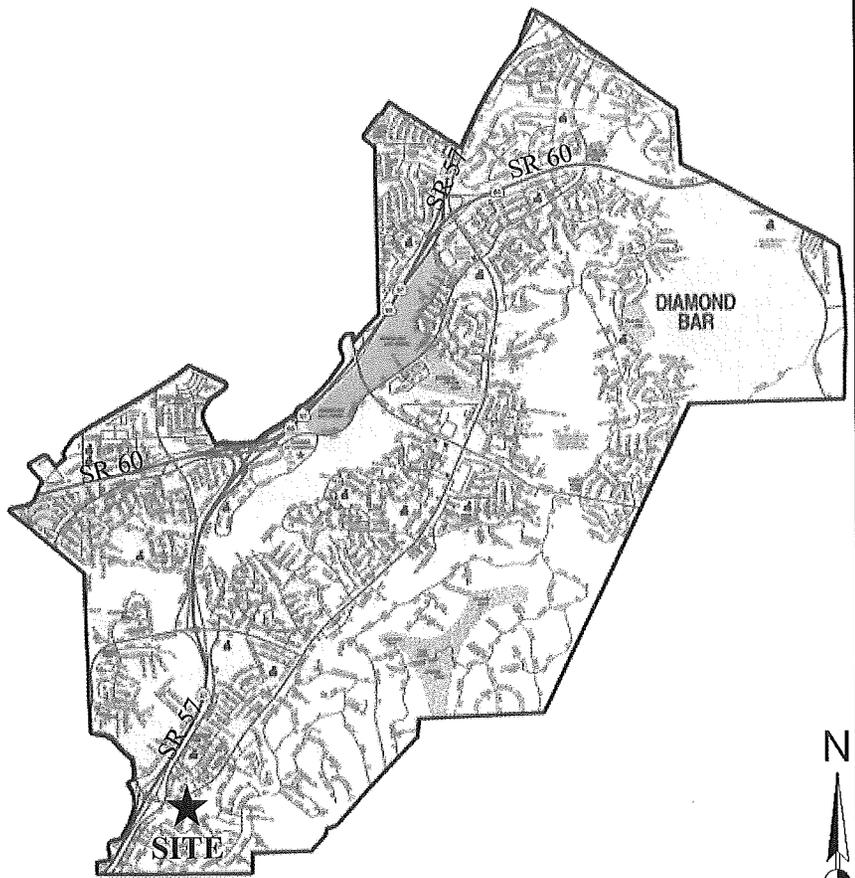
Scoping Meeting: South Coast Air Quality Management District/Government Center, Room
CC-6 (21865 Copley Drive, Diamond Bar, California 91765)
February 21, 2008 at 6:30 PM

Date: February 1, 2008

Signature: 
Title: Community Development Director
Telephone: (909) 839-7030



Diamond Bar Blvd /
Brea Canyon Rd (Site D)
Specific Plan Project Area



Vicinity Map



Project Map



Diamond Bar Blvd/Brea Canyon Rd (Site D) Specific Plan

City of Diamond Bar, California

- 1. Project Title:** Site D Property Specific Plan (Specific Plan No. 2007-01)
General Plan Amendment 2007-01
- 2. Lead Agency Name/Address:** City of Diamond Bar – Community Development Department
21825 Copley Drive, Diamond Bar, California 91765-4178
- 3. Contact Person/Telephone No.:** Nancy Fong, Community Development Director (909) 839-7030
- 4. Project Location:** Southeast corner of Brea Canyon Road/Diamond Bar Boulevard
Los Angeles County Assessor's Parcel Nos. 8714002900,
8714002903, and 8714045001
Thomas Bros. Los Angeles County, Page 679 (G-7 and G-8)
- 5. Project Sponsor Name/Address:** Walnut Valley Unified School District (c/o TRG Land, Inc.)
898 Production Place, Newport Beach, California 92664

City of Diamond Bar – Community Development Department
21825 Copley Drive, Diamond Bar, California 91765-4178
- 6. General Plan Designation:** Public Facility (PF) and General Commercial (C)

The "Public Facility (PF)" designation is intended to identify existing or potential sites for necessary public facilities or infrastructure improvements. The primary purpose of this land designation is to provide areas for the conduct of public and institutional activities, such as public schools, parks, and water facilities. The "General Commercial (C)" designation is intended to allow for adequate land for retail and service commercial, professional services, and other revenue generating uses in sufficient quantity to meet the City's commercial needs.
- 7. Zoning Designation:** Low Medium Residential (R-1 7,500), Low Density Residential (R-1 10,000), and Community Commercial (C-2). The "Low Medium Residential (R-1 7,500)" zoning district is intended primarily for parcels developed with existing detached single-family dwellings. The maximum allowed density for new residential subdivisions is 3 units/gross acre. Minimum lot size 7,500 square feet. The "Low Density Residential (R-1 10,000)" zoning district is intended primarily for existing subdivided areas developed with detached single-family dwellings. The maximum allowed density for new residential subdivisions is 5 units/gross acre. Minimum lot size 10,000 square feet. The "Community Commercial" (C-2) zoning district is applied to areas appropriate for a wide range of retail shopping and service uses, primarily intended to serve the needs of City residents. The allowable floor-area-ratio for non-residential uses shall be from 0.25-1.00.
- 8. Description of Project:** Proposed is the adoption of a General Plan Amendment from "Public Facility (PF)" and "General Commercial (C)" to "Specific Plan, with a corresponding Zone Change from "Low Medium Residential (R-1 7,500)," "Low Density Residential (R-1 10,000)," and "Community Commercial (C-2)" to "Specific Plan (SP)" for an approximately 30-acre site located in the City of Diamond Bar. Also proposed is the approval of a tentative subdivision map establishing separate residential and commercial parcels, an internal circulation system, and common open space areas. As proposed, the "Site D Property Specific Plan" would allow the construction, habitation, and occupancy of 202 dwelling units and 153,985 gross leaseable square feet of commercial use.

Portions of the approximately 30-acre project site are owned by the Walnut Valley Unified School District (WVUSD), the City of Diamond Bar (City), and the Los Angeles County Flood Control District. The WVUSD has found their portion of the property unnecessary for future school use and has declared it to be surplus property. The City owns that portion of the property located to the north and west of the existing Los Angeles County Flood Control District's Brea Canyon Storm Drain Channel.

Primary vehicular access to both the residential and commercial components of the project will be from a proposed signalized entry at Cherrydale Drive and Diamond Bar Boulevard. Emergency residential access will be provided from Posado Drive. Secondary commercial access will be via a right-turn-only entry and exit along Brea Canyon Road

The WVUSD and the City are processing the "Site D Property Specific Plan," including related entitlements, in order to more specifically establish the type and intensity of uses authorized on the property. Although neither the WVUSD nor the City will likely be the developer of the property, for the purpose of environmental review, the project includes the development of the property to the maximum use and intensity authorized under the proposed specific plan.

9. Surrounding Land Uses

North: Existing Residential and Commercial
South: Existing Residential
East: Existing Residential and Open Space
West: Existing Residential

10. Other agencies whose approval is or may be required:

- (1) Walnut Valley Unified School District
- (2) Los Angeles County Flood Control District
- (3) Regional Water Quality Control Board, Los Angeles Region
- (4) United States Army Corps of Engineers
- (5) California Department of Fish and Game

Environmental Factors Potentially Affected: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Public Services
<input type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Land Use	<input checked="" type="checkbox"/> Transportation/Traffic
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Utilities/Service Systems
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Mandatory Findings of Significance
<input checked="" type="checkbox"/> Geology/Soils	<input type="checkbox"/> Population/Housing	

Determination: On the basis of this initial evaluation:

I find that the proposed project could not have a significant effect on the environment and a negative declaration will be prepared.

I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A mitigated negative declaration will be prepared.

Diamond Bar Blvd/Brea Canyon Rd (Site D) Specific Plan

City of Diamond Bar, California

I find that the proposed project may have a significant effect on the environment and an environmental impact report is required.

I find that the proposed project may have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An environmental impact report is required, but it must analyze only the effects that remain to be addressed.

I find that the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier environmental impact report or negative declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or negative declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Date
Nancy Fong, Community Development Director	City of Diamond Bar
Printed Name	Lead Agency

Evaluation of Environmental Impacts:

- (1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on the project-specific screening analysis).
- (2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- (3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- (4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses" may be cross-referenced).
- (5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following: (a) Earlier Analyses Used - Identify and state where they are available for review; (b) Impacts Adequately Addressed - Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis; and (c) Mitigation Measures - For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- (6) Lead Agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where applicable, include a reference to the page or pages where the statement is substantiated.
- (7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- (8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- (9) The explanation of each issue should identify: (a) The significance criteria or threshold, if any, used to evaluate each question; and (b) The mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
(a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
(a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site D Property Specific Plan

City of Diamond Bar, California

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:				
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDF&G) or United States Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDF&G or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
V. CULTURAL RESOURCES -- Would the project:				
(a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VI. GEOLOGY AND SOILS -- Would the project:				
(a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
(iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:				
(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site D Property Specific Plan

City of Diamond Bar, California

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY - Would the project:				
(a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IX. LAND USE AND PLANNING - Would the project:				
(a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. MINERAL RESOURCES - Would the project:				
(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
(b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI. NOISE - Would the project result in:

(a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Exposure of persons to or generation of excessive ground-borne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. POPULATION AND HOUSING -- Would the project:

(a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. PUBLIC SERVICES

(a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site D Property Specific Plan
 City of Diamond Bar, California

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XIV. RECREATION				
(a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XV. TRANSPORTATION/TRAFFIC - Would the project:				
(a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:				
(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
(c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

(a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site D Property Specific Plan

City of Diamond Bar, California

Discussion:

- I. **AESTHETICS.** The project site is currently vacant and includes no existing light sources. Upon implementation, new task, security, and other lighting, as well as automobile headlights, will be added to the site. Because the project site abuts existing residential uses, overly intensive, misdirected, or unshielded lighting could potentially affect off-site receptors.

- II. **AGRICULTURAL RESOURCES.** The project site is not presently nor has the project site been recently used for any agricultural or other farm-related uses. No "Prime Farmland" (farmland with the best combination of physical and chemical features able to sustain long-term agricultural production; this land has the soil quality, growing season, and moisture supply needed to produce sustained high yields), "Unique Farmland" (farmland of lesser quality soils used for the production of the State's leading agricultural crops; this land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California), or "Farmland of Statewide Importance" (farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program, are located thereupon. As indicated in "Important Farmland in California, 2002" (California Department of Conservation, Division of Land Resource Protection, August 2004), the project site is categorized as "Urban and Built-Up Lands."

"Farmland of Local Importance" is land of importance to the local economy, as defined by each county's local advisory committee and adopted by the Board of Supervisors. Farmland of Local Importance is either currently producing or has the capability of production, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. In Los Angeles County, Farmland of Local Importance includes those producing lands that would meet the standard criteria for Prime or Statewide but are not irrigated. Since no Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance exists on the project site or within the general project area, the Lead Agency has elected, subject to receipt of substantial evidence to the contrary, to discontinue further analysis of this topical issue.

- III. **AIR QUALITY.** The project site is located in the South Coast Air Basin (SCAB). The SCAB is presently classified by the United States Environmental Protection Agency (USEPA) as an extreme non-attainment area for ozone (1-hour) and a non-attainment area for ozone (8-hour), a serious non-attainment area for carbon monoxide (CO), and a non-attainment area for oxides of nitrogen (NO_x), particulate matter less than 10 microns (PM₁₀), and particulate matter less than 2.5 microns (PM_{2.5}). The SCAB is classified by the State as non-attainment for ozone (1-hour), PM_{2.5}, and non-attainment-transitional for PM₁₀. Based on the current non-attainment status of the SCAB, the City has elected to include an analysis of project-related construction and operational air quality impacts.

- IV. **BIOLOGICAL RESOURCES.** As illustrated in the United States Geological Survey's (USGS) "Yorba Linda 7.5-Minute Topographic Quadrangle" (1964, photorevised 1981) and the California Geological Survey's (CGS) "Preliminary Review Map Seismic Hazard Zones - Yorba Linda Quadrangle" (February 11, 2005), the project site contains a number of blue-line stream, indicating the presence or potential presence of waters of the United States (WoUS) and/or waters of the State (WoS), subject to the jurisdiction of the United States Army Corps of Engineers (ACOE), California Department of Fish and Game (CDFG), and Regional Water Quality Control Board, Los Angeles Region (LARWQCB). Project-related impacts upon jurisdictional waters, including any protected wetlands as defined under Section 404 of the Federal Clean Water Act, will be examined in the upcoming EIR.

- V. **CULTURAL RESOURCES.** Senate Bill (SB) 18, as approved by the California Governor on September 29, 2004, stipulates that, subject to the limitations outlined therein, certain tribal consultation and notice requirements apply to local governments when adopting or amending general and specific plans. As specified and as outlined in the Governor's Office of Planning and Research's "Supplement to General Plan Guidelines – Tribal Consultation Guidelines" (State of

California, April 15, 2005), prior to adoption or amendment of a general or specific plan, the local government must: (1) notify the appropriate California Native American tribe of the opportunity to conduct consultation for the purpose of preserving or mitigating impacts to cultural places; (2) refer the proposed action to those tribes that are on the Native American Heritage Commission (NAHC) contact list that have traditional lands within the agency's jurisdiction; and (3) send notice of a public hearing to tribes that have filed a written request for such notice. Prior to the release of the draft EIR, the lead agency will submit a "local government tribal consultation list request" to the NAHC, requesting a list of California Native American tribes with whom the City needed to provide notice. Unless substantial information is generated indicating the presence of cultural resources on the project site, other than the documentation of SB 18 compliance, no further analysis of archaeological or historic resources will be presented in the upcoming EIR.

VI. GEOLOGY AND SOILS. The International Conference of Building Officials has subdivided the United States into six seismic regions. The project site is located in "Uniform Building Code" (UBC) Seismic Zone 4. In accordance with the provisions of the UBC, the City Building Official has requested a geotechnical investigation in accordance with Section 1804.2 and 1804.5 therein. The findings of that investigation will be included in the upcoming EIR.

VII. HAZARDS AND HAZARDOUS MATERIALS

- **Phase I Environmental Site Assessment.** Information from a Phase I environmental site assessment (ESA), including any recommendations specified therein, will be included in the EIR. Should the ESA conclude that no hazardous materials or petroleum products exist on the project site at actionable levels, no further analysis will be provided.
- **Household Hazardous Wastes.** Residential activities will result in the introduction, use, and disposal of a limited quantity of household hazardous wastes (HHW). The use and disposal of HHW will be examined as part of the EIR's assessment of project-related and cumulative impacts on areawide solid waste disposal facilities.
- **Environmental Accidents.** During construction and throughout the operational life of the proposed project, hazardous materials, petroleum products, and pesticides will be stored and/or consumed on the project site. The potential for environmental accidents will be examined as part of the EIR's examination of significant irreversible environmental changes (14 CCR 15126[c] and 15126.2[c]).
- **Fire Hazards.** Sections 51175-51188 to the CGC required the California Department of Forestry and Fire Protection (CDF), acting in cooperation with local fire authorities, to identify Very High Fire Hazard Severity Zones (VHFHSZ) within designated State Responsibility Areas. The CDF has identified the project site as a "wildland area that may contain substantial forest fire risks and hazards," defined as an area where the owner of the property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. As indicated in Section 16.00.010 of the "City of Diamond Bar Municipal Code" (Municipal Code), except whereas otherwise provided, Title 32 (Fire Code) of the "Los Angeles County Code" (County Code) constitutes the City's fire code. As defined in Section 223-V of Title 32 of the County Code, the "Very High Fire Hazard Severity Zone" (Fire Zone 4) is defined to mean those "areas that are highly vulnerable to wildfire." The Los Angeles County Fire Department's (LACFD) "Fuel Modification Plan Guidelines for Projects Located in Fire Zone 4 or Very High Fire Hazard Severity Zones" (LACFD, January 1998) provide a set of procedures and standards designed to implement the requirements of the "Los Angeles County Fire Code" (Fire Code), codified in Title 32 of the County Code. The implications of the site's VHFHSZ designation will be examined in the upcoming EIR.

Site D Property Specific Plan

City of Diamond Bar, California

- VIII. HYDROLOGY AND WATER QUALITY.** As proposed, the project includes the possible coverage of the Los Angeles County Flood Control District's Brea Canyon Storm Drain Channel. Impacts upon that facility will be evaluated. In addition, project implementation has the potential to increase surface flows and alter the direction of existing flows. As a result, a detailed drainage study will be conducted and included in the upcoming EIR. In accordance with the County's design criteria, the Modified Rational Method will be used to determine peak design flow rates since the drainage area is less than 1.0 square miles. In accordance with City and County criteria, peak flow rates will be determined based on a 50-year (Q_{50}) design rainfall event.
- IX. LAND USE AND PLANNING.** The proposed project involves a General Plan amendment, zone change, and adoption of a specific plan. In recognition of those requested actions, the upcoming EIR will include an analysis of the project's consistency (or lack of consistency) with applicable plans and policies.
- X. MINERAL RESOURCES.** As indicated in the "Generalized Mineral Land Classification Map of Los Angeles County – South Half (Aggregate Resources Only)" (Russell V. Miller, 1994), as contained in "Update of Mineral Land Classification of Portland Cement Concrete Aggregate in Ventura, Los Angeles, and Orange Counties, California, Part II – Los Angeles County (Open-File Report 94-14)" (California Department of Conservation, 1994), the project site is designated "MRZ-1" (Areas where adequate information indicates that no significant deposits are present, or where it is judged that little likelihood exists for their presence). Based on that designation and the absence of known or suspected mineral resources on the project site, the City has elected, subject to receipt of substantial evidence to the contrary, to discontinue further analysis of this topical issue.
- XI. NOISE.** Short-term noise impacts include those associated with the importation and exportation of equipment and materials, site preparation, excavation, grading, construction of the proposed land uses, and the transport of workers. Construction-term noise levels would be higher than ambient noise levels now evident in the project area. Upon completion of construction, additional vehicle trips will be added to local roadways, potentially increasing noise levels proximal to those roadways. As a result, construction and operational noise impacts will be evaluated in the upcoming EIR.
- XII. POPULATION AND HOUSING.** As indicated by the California Department of Finance (CDF), the estimated population of the City of Diamond, as of January 1, 2007, was 60,207 individuals (CDF, State Adds Almost 470,000 in 2006; 2007 Population Nears 37.7 Million, May 1, 2007). As indicated in the MEA, the average household size in the City is 3.49 individuals. The construction and occupancy of 202 dwelling units would, therefore, result in a population increase of approximately 704 individuals.

Based on that estimate, project implementation would increase the City's population by approximately 1.2 percent. Similarly, according to the United States Department of Commerce - Census Bureau's (USCB) "United States Census 2000 – California: 2000, Summary Population and Housing Characteristics" (USCB, November 2002), there were 17,959 total housing units within the City. Based on that figure, project implementation would increase the City's total housing inventory by 202 units or about 1.1 percent. Neither these numbers nor percentages constitute a substantial increase in the City's population of housing stock.

Although project implementation would increase the number of dwelling units now authorized on the project site, the City has elected, subject to receipt of substantial evidence to the contrary, not to include a separate analysis of population and housing impacts in the upcoming EIR. Project-related increases in population and housing will, however, be examined to the extent that population and/or housing serves as a determinant to other topical impacts.

XIII. PUBLIC SERVICES.

- **Fire Protection.** Fire protection and paramedic services are provided to the general project area under contract to the County of Los Angeles Fire Department (LACFD). Impacts upon existing LACFD services and facilities, including compliance with the LACFD's "Fuel Modification Plan Guidelines for Projects Located in Fire Zone 4 or Very High Fire Hazard Severity Zones," will be examined in the upcoming EIR.
- **Police Protection.** The City contracts with the Los Angeles County Sheriff's Department (LACSD) for law enforcement services. The project site is located within the patrol area of Walnut/Diamond Bar Sheriff's Station (21695 East Valley Boulevard, Walnut) and the Diamond Bar Community Service Center Substation (321345 Cold Springs Lane, Diamond Bar). The construction, habitation, and occupation of new residential and commercial uses could impact existing LACSD services and facilities. Project-related impacts on police services will be examined in the EIR.
- **Schools.** The project site is located within the boundaries of the WVUSD and includes real property presently owned and planned for conveyance by the WVUSD. On May 5, 2004, the WVUSD's Board of Directors adopted the finding presented in the WVUSD's updated "Justification Report for the Walnut Valley Unified School District – This Study Established the Justification for the Imposition of Developer Fees Pursuant to Applicable Law as of March 2004" (Calwell Flores Winters, Inc., adopted May 5, 2004). As indicated therein, the WVUSD has determined that, on average, each new single-family unit constructed within the WVUSD's boundaries will generate 0.720 new students. Based on that student generation rate, the proposed 202-unit project will likely add around 145 students to WVUSD schools. The potential impacts of those students on affected school facilities will be examined in the upcoming EIR.
- **Parks.** Project-specific park demands can be calculated in accordance with the formula provided in Section 21.32.040 (Park Land Dedications and Fees) in Chapter 21.32 (Subdivisions) in the Municipal Code ($X = 0.005(UP)$ where "X" is the amount of parkland required in acres, "U" is the total number of approved dwelling units, and "P" is 2.1 for attached multi-family dwellings). In accordance therewith, the proposed 202 dwelling units would generate a need for 2.12 acres (approximately 92,390 square feet) of additional parkland within the City.

As further indicated in Section 21.32.040(e)(2), only the payment of fees shall be required in subdivisions of 50 parcels or less, except that when a condominium project, stock cooperative, or community apartment project exceeds 50 dwelling units, dedication of land may be required even though the number of actual parcels may be less than 50. Since real property dedication may be required in lieu of the payment of park fees, the project's potential impacts on City-operated parks will be examined in the upcoming EIR.

- **Other Public Facilities.** Library services within the City are provided by the Los Angeles County Public Library. Each new residential unit constructed within the City will impose an incremental demand on County library services. Although not applicable to projects located within the incorporated boundaries of the City, the County has established a library mitigation fee program. The library facilities mitigation fee is a uniform fee within each library planning area based on the estimated cost of providing the projected library facility needs in that area. As required in Section 22.72.030 of the County Code, within Planning Area 4 (East San Gabriel Valley), a fee of \$763 is collected for each new unit permitted in the County. Since the City has neither adopted a corresponding fee program nor established or previously applied a fee assessment for a project's incremental impacts upon County library services, the City has elected, subject to receipt of substantial evidence to the contrary, to discontinue further analysis of this topical issue.

Site D Property Specific Plan

City of Diamond Bar, California

XIV. RECREATION. See discussion of parks in Section XIII (Public Services) above.

XV. TRANSPORTATION AND TRAFFIC. In order to assess project-related and cumulative traffic impacts, a traffic study will be prepared and its findings included in the upcoming EIR. The traffic analysis will conform to the City's "Guidelines for the Preparation of Traffic Impact Analysis Report" (1992) and the Los Angeles County Metropolitan Transportation Authority's "2004 Congestion Management Program for Los Angeles County" (2004).

XVI. UTILITIES AND SERVICE SYSTEMS.

- **Wastewater.** The Sanitation Districts of Los Angeles County (Sanitation District No. 21) provides wastewater collection and treatment services for the City. Wastewater discharged into the City's sewer system is treated at either the San Jose Creek Water Reclamation Plant, located in Whittier, or the Joint Water Pollution Control Plant, located in Carson.

The design capacities of the Sanitation Districts of Los Angeles County's (CSDLAC) wastewater treatment plants are based on population forecasts contained in Southern California Association of Government's (SCAG) "Regional Comprehensive Plan and Guide" (RCPG). The RCPG is part of the "Air Quality Management Plan" (AQMP). The AQMP and RCPG are jointly prepared by the South Coast Air Quality Management District (SCAQMD) and SCAG as a requirement of the Federal Clean Air Act. In order to conform to the AQMP, all expansions of CSDLAC facilities must be sized and service phased in a manner that ensures consistency with the Growth Management Element (GME) of the RCPG. The GME contains a regional forecast for the Counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial, as prepared by SCAG. The available capacity of the CSDLAC's treatment facilities is assumed to be limited to those levels associated with approved growth identified in the RCPG. Projects that are consistency with local general plans are considered to be adequately served by CSDLAC wastewater treatment facilities. Conversely, projects that are not consistent with existing general plan and which would generate wastewater quantities in excess of those levels that could otherwise be generated based on allowable land uses may not be adequately accommodated by CSDLAC facilities. Because the project involves an amendment to the City's General Plan, the adequacy of existing CSDLAC wastewater treatment facilities will be examined in the upcoming EIR.

- **Water.** The project is not of sufficient size as to require the preparation of a water supply assessment (WSA) under the provisions of Senate Bill (SB) 610 (Costa) and SB 221 (Kuehl). As such, the project proponent is not required to submit a WSA. With the except of documenting the adequacy of available fire-flow capacity, pressure, and duration, the City has elected, subject to receipt of substantial evidence to the contrary, to discontinue further analysis of this topical issue.
- **Storm Water Drainage Facilities.** See Section VIII (Hydrology and Water Quality) above.
- **Solid Waste Facilities.** Refuse and recycling service is provided to City residents by Waste Management Inc. Waste haulers determine the solid waste management facility where wastes are disposed. As such, haulers have the ability to transport municipal solid wastes (MSW) to facilities with sufficient remaining capacity. The nearest County operated landfill to the project site is the Puente Hills Landfill (Whittier). As indicated by the CSDLAC's "Continued Operation of the Puente Hills Landfill, Executive Summary of the Draft Environmental Impact Report, State Clearinghouse No. 2000041066" (CSDLAC, June 2001), sufficient capacity at that facility exists to accommodate waste demands through 2013. Based on that documentation, the Lead Agency has elected,

subject to receipt of substantial evidence to the contrary, to discontinue further analysis of this topical issue.

- **Electricity and Natural Gas.** Southern California Edison (SCE) is regulated by the California Public Utilities Commission (CPUC) and is required to provide electrical service to proposed projects within its jurisdiction in accordance with the rules and regulations on file with the California Public Utilities Commission (CPUC). Coordination for that service typically occurs between SCE and the project proponent during the preliminary design phase of a proposed project. Since coordination will ensure that the nature, design, and timing of electrical service improvements are adequate to serve the project and occur in compliance with the State's energy conservation requirements, as specified in Titles 24 and 25 of the California Administrative Code (CAC), the City has elected, subject to receipt of substantial evidence to the contrary, to discontinue further analysis of this topical issue.

The Southern California Gas Company is the supplier of natural gas in the project area. The Southern California Gas Company is regulated by the CPUC and is required to provide service to all new customers in accordance with the rules and regulations on file with the CPUC. The gas company continues to develop additional energy supplies while seeking efficiencies relative to existing consumption. Because existing distribution facilities in the general project area appear adequate to serve anticipated project demands, the City has elected, subject to receipt of substantial evidence to the contrary, to discontinue further analysis of this topical issue.

- XVII. MANDATORY FINDINGS OF SIGNIFICANCE.** The City is not in possession of and is presently unaware of any information that would suggest that the proposed project has the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Similarly, the City currently has no evidence to suggest that the proposed project would have impacts that are individually limited but cumulatively considerable or would cause substantial adverse effects on human beings.



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

Notice of Preparation

February 5, 2008

To: Reviewing Agencies

Re: Site D Property Specific Plan (Specific Plan No. 2007-01) General Plan Amendment 2007-01
SCH# 2008021014

Attached for your review and comment is the Notice of Preparation (NOP) for the Site D Property Specific Plan (Specific Plan No. 2007-01) General Plan Amendment 2007-01 draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Nancy Fong
City of Diamond Bar
21825 Copley Drive
Diamond Bar, CA 91765-4178

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

CONFIDENTIAL
2008 FEB 11 11:45:50
CYNTHIA BRYANT

**Document Details Report
State Clearinghouse Data Base**

SCH# 2008021014
Project Title Site D Property Specific Plan (Specific Plan No. 2007-01) General Plan Amendment 2007-01
Lead Agency Diamond Bar, City of

Type **NOP** Notice of Preparation
Description Proposed is the adoption of a General Plan Amendment from "Public Facility (PF)" and "General Commercial (C)" to "Specific Plan, with a corresponding Zone Change from "Low Medium Residential (R-1 7,500)," "Low Density Residential (R-1 10,000)," and "Community Commercial (C-2)" to "Specific Plan (SP)" for an approximately 30-acre site located in the City of Diamond Bar. Also proposed is the approval of a tentative subdivision map establishing separate residential and commercial parcels, an internal circulation system, and common open space areas. As proposed, the "Site D Property Specific Plan" would allow the construction, habitation, and occupancy of 202 dwelling units and 153,985 gross leasable square feet of commercial uses.

Lead Agency Contact

Name Nancy Fong
Agency City of Diamond Bar
Phone 909 839-7030 **Fax**
email
Address 21825 Copley Drive
City Diamond Bar **State** CA **Zip** 91765-4178

Project Location

County Los Angeles
City
Region
Cross Streets Brea Canyon Road/Diamond Bar Boulevard
Parcel No. 8714002900,8714002903,8714045001
Township **Range** **Section** **Base**

Proximity to:

Highways
Airports
Railways
Waterways
Schools
Land Use North: Existing Residential and Commercial
South: Existing Residential
East: Existing Residential and Open Space
West: Existing Residential

Project Issues Aesthetic/Visual; Air Quality; Biological Resources; Geologic/Seismic; Toxic/Hazardous; Water Quality; Landuse; Noise; Public Services; Traffic/Circulation; Other Issues

Reviewing Agencies Resources Agency; Department of Conservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Native American Heritage Commission; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 7; Regional Water Quality Control Board, Region 4

Date Received 02/05/2008 **Start of Review** 02/05/2008 **End of Review** 03/05/2008



NOTICE OF PREPARATION

To: From: Ms. Nancy Fong, Director
City of Diamond Bar - Community Development Department
Distribution: 21825 Copley Drive
List: Diamond Bar, California 91765-4178
Telephone: (909) 839-7030
Facsimile: (909) 861-3117

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

The City of Diamond Bar (City) will be the Lead Agency and will prepare a project-level environmental impact report (EIR) for the mixed-use commercial and residential development project identified below.

The City needs to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project.

The City will conduct a scoping meeting for the purpose of soliciting public and agency input with regards to the potential environmental effects of the proposed project at 6:30 PM on February 21, 2008.

Due to the time limits mandated by State law, your response must be sent to the City at the earliest possible date but not later than thirty (30) days after receipt of this notice.

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

Project Location: Southeast corner of Brea Canyon Road/Diamond Bar Boulevard City of Diamond Bar, California Assessor's Parcel Nos: 8714002900, 8714002903, and 8714045001 Thomas Bros. Los Angeles County, Page 679 (G-7 and G-)

Project Applicants: Walnut Valley Unified School District (c/o TRG Land, Inc.) 898 Production Place, Newport Beach, California 92664 Telephone: (949) 722-0634

City of Diamond Bar - Community Development Department 21825 Copley Drive, Diamond Bar, California 91765-4178 Telephone: (909) 839-7030

Scoping Meeting: South Coast Air Quality Management District/Government Center, Room CC-6 (21865 Copley Drive, Diamond Bar, California 91765) February 21, 2008 at 6:30 PM

Date: February 1, 2008

Signature: [Handwritten Signature] Title: Community Development Director Telephone: (909) 839-7030

SOUTHERN CALIFORNIA



**ASSOCIATION of
GOVERNMENTS**

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Transportation and Communications

Alan D. Warner, Ontario

February 21, 2008

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

RE: **SCAG Clearinghouse No. 1 20080072 Diamond Bar Boulevard and Brea Canyon Road (Site D) Specific Plan General Plan Amendment 2007-01/Specific Plan 2007-01**

Dear Ms. Fong:

Thank you for submitting the **Diamond Bar Boulevard and Brea Canyon Road (Site D) Specific Plan General Plan Amendment 2007-01/Specific Plan 2007-01** for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

We have reviewed the **Diamond Bar Boulevard and Brea Canyon Road (Site D) Specific Plan General Plan Amendment 2007-01/Specific Plan 2007-01**, and have determined that the proposed Project is not regionally significant per SCAG Intergovernmental Review (IGR) Criteria and California Environmental Quality Act (CEQA) Guidelines (Section 15206). Therefore, the proposed Project does not warrant comments at this time. Should there be a change in the scope of the proposed Project, we would appreciate the opportunity to review and comment at that time.

A description of the proposed Project was published in SCAG's **February 1-15, 2008 Intergovernmental Review Clearinghouse Report** for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this Project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1857. Thank you.

Sincerely,

LAVERNE JONES, Planning Technician
Program Development and Evaluation Division



DEAN D. EFSTATHIOU, Acting Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 11, 2008

IN REPLY PLEASE
REFER TO FILE

LD-0

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

Dear Ms. Fong:

**NOTICE OF PREPARATION FOR A
DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)
SITE D PROPERTY SPECIFIC PLAN—CITY OF DIAMOND BAR**

Thank you for the opportunity to review the Notice of Preparation for the above DEIR. We offer the following comments for your consideration. Based on any impacts to Flood Control District facilities identified in the DEIR or the construction of a pump station, the County of Los Angeles Department of Public Works' Flood Maintenance and Sewer Maintenance Divisions could have additional comments in the future.

Traffic

We generally agree with the notice of preparation/initial study that the proposed project has the potential to significantly impact the County and County/City roadways and intersections in the area. We would like the opportunity to review the project Environmental Impact Report including the traffic impact studies upon its completion. The County's methodology shall be used when evaluating the County and/or County/City intersections. The study shall also address the cumulative impacts generated by this and nearby developments and include the level of service analysis for the affected intersections. If traffic signals or other mitigation measures are warranted at the affected County intersections, the developer shall determine the proportionate share of traffic signal or other mitigation costs and submit this information to Public Works for review and approval. A copy of our Traffic Impact Analysis Report Guidelines may be obtained on Public Works' website at <http://ladpw.org/Traffic>.

Ms. Nancy Fong, AICP
March 11, 2008
Page 2

When it is ready, please send three copies of the DEIR to:

Mr. Conal McNamara, AICP
County of Los Angeles
Department of Public Works
Land Development Division
P.O. Box 1460
Alhambra, CA 91802-1460

If the DEIR is available electronically or on-line, please forward it or the link to Mr. McNamara at cmcnamara@dpw.lacounty.gov.

If you have any questions, please contact Mr. McNamara at (626) 458-4948.

Very truly yours,

DEAN D. EFSTATHIOU
Acting Director of Public Works

for DENNIS HUNTER
Assistant Deputy Director
Land Development Division

CDM:la
P:\LDPUBICEQA\CDM\Diamond Bar - Site D Property Specific Plan NOP.doc

MARGARET DONNELLAN TODD
COUNTY LIBRARIAN

February 27, 2008

Nancy Fong
Director
City of Diamond Bar
21825 Copley Drive
Diamond Bar, CA 91765

**NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT
DIAMOND BAR BLVD. AND BREA CANYON ROAD (SITE D) SPECIFIC PLAN**

Dear Ms. Fong:

This is to respond to your request for comments on the Notice of Preparation of Draft Environmental Impact Report for the above referenced project.

The project site is situated within the service area of the County's Diamond Bar Library, which is located at 1061 S. Grand Avenue, Diamond Bar, CA 91765. The size of this library is 9,935 gross sq. ft. The library's collection consists of 89,446 books and other library materials as of March 31, 2007 (latest data available).

The County Library's current service level guidelines for planning purposes are a minimum of 0.50 gross square foot of library facility space per capita and 2.75 items (books and other library materials) per capita. Based on its service area population of 56,233 (2000 U.S. Census), the Diamond Bar Library does not currently meet either of these guidelines in providing library service to the residents it serves.

The proposed project's estimated population of 704 would create additional demand for library service and would further adversely affect the service capacity of the Diamond Bar Library to adequately serve the existing and future residents of its service area. Based on the service level guidelines noted above, the Diamond Bar Library would require an additional 352 gross sq. ft. of facility space and 1,936 books and other library materials. In addition, the commercial component (153,985 gross leasable sq. ft.) of the proposed project could have a potential, though indeterminable, impact on local library services since people who work, but do not live, in a given service area are likely to use local library services during their time at work or while commuting to and from work.

Nancy Fong
Page 2
February 27, 2008

The County of Los Angeles applies a library facilities mitigation fee on new residential projects in all unincorporated areas served by the County of Los Angeles Public Library (*Los Angeles County Code, Chapter 22.72*). The County's library facilities mitigation fee does not apply to residential development projects located in cities nor those that are for commercial use. Since the project is located wholly within the City of Diamond Bar, we would recommend that there be discussions in the future by the developer with City representative and the County Public Library regarding acceptable mitigation measures, including payment of fees, to mitigate the potential impact of this project on local library services.

If you have any questions or need additional information, please contact Malou Rubio at (562) 940-8450 or Robert Seal at (562) 940-8422.

Sincerely,



Terri Maguire
Chief Deputy County Librarian

TM:DF:MR:MB:dI

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c: David Flint, Assistant Director, Finance and Planning
Malou Rubio, Staff Services
Robert Seal, Capital Projects



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

February 15, 2008

RECEIVED
FEB 16 2008
COMMUNITY DEVELOPMENT DEPARTMENT

Ms. Nancy Fong, Director
Community Development Department
City of Diamond Bar
1825 Copley Drive
Diamond Bar, Ca 91765

Dear Ms. Fong:

**Notice of Preparation of a Draft Environmental Impact Report (Draft EIR) for the
Diamond Bar Boulevard and Brea Canyon Road Specific Plan, General Plan
Amendment 2007-01/ Specific Plan 2007-01**

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality analysis and electronic versions of all air quality modeling and health risk assessment files. Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, the lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2007 Model. This model is available on the SCAQMD Website at: www.urbemis.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM_{2.5} emissions from construction and operational activities and processes. In connection with developing PM_{2.5} calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM_{2.5} emissions and compare the results to the recommended PM_{2.5} significance thresholds. Guidance for

calculating PM2.5 emissions and PM2.5 significance thresholds can be found at the following internet address: http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

It is recommended that lead agencies for projects generating or attracting vehicular trips, especially heavy-duty diesel-fueled vehicles, perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Charles Blankson, Ph.D., Air Quality Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,



Steve Smith, Ph.D.

Program Supervisor, CEQA Section

Planning, Rule Development and Area Sources

SS:CB:AK

LAC080212-05AK

Control Number

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
 SACRAMENTO, CA 95814
 (916) 653-6251
 Fax (916) 657-5390
www.nahc.ca.gov
ds_nahc@pacbell.net



February 14, 2008

Ms. Nancy Fong

CITY OF DIAMOND BAR

21825 Copley Drive
 Diamond Bar, CA 91765-4178

Re: SCH# 2008021014: CEQA Notice of Preparation (NOP) draft Environmental Impact Report (DEIR) for Site D Property Specific Plan No. 2007-01 and General Plan Amendment No. 2007-01; City of Diamond Bar; Los Angeles County, California

Dear Ms. Fong:

Thank you for the opportunity to comment on the above-referenced document. The Native American Heritage Commission is the state agency designated for the protection of California's Native American cultural resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR per the California Code of Regulations § 15064.5(b)(c) (CEQA Guidelines). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE),' and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- √ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the 'Information Center' nearest you is available from the State Office of Historic Preservation in Sacramento (916/653-7278). The record search will determine:
 - If a part or the entire (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded in or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- √ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological information center.
- √ Contact the Native American Heritage Commission (NAHC) for:
 - * A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity who may have information on cultural resources in or near the APE. Please provide us site identification as follows: USGS 7.5-minute quadrangle citation with name, township, range and section. This will assist us with the SLF.
 - Also, we recommend that you contact the Native American contacts on the attached list to get their input on the effect of potential project (e.g. APE) impact. In many cases a culturally-affiliated Native American tribe or person will be the only source of information about the existence of a cultural resource.
- √ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f) of the California Code of Regulations (CEQA Guidelines). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

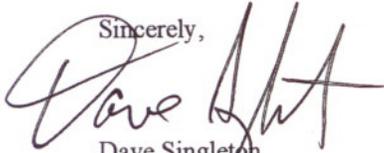
√ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigations plans.

- CEQA Guidelines §15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the Initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American groups, identified by the NAHE, to ensure the appropriate and dignified treatment of Native American human remains and any associated grave goods.
- Health and Safety Code §7050.5, Public Resources Code §5097.98 and CEQA Guidelines §15064.5(d) mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

√ Lead agencies should consider avoidance, as defined in CEQA Guidelines §15370 when significant cultural resources are discovered during the course of project planning or execution.

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,



Dave Singleton
Program Analyst

Attachment: Native American Contact List.

Cc: State Clearinghouse

**Native American Contacts
Los Angeles County
February 14, 2008**

LA City/County Native American Indian Comm
Ron Andrade, Director
3175 West 6th Street, Rm. 403
Los Angeles , CA 90020
(213) 351-5324
(213) 386-3995 FAX

Gabrielino/Tongva Council / Gabrielino Tongva Nation
Sam Dunlap, Tribal Secretary
761 Terminal Street; Bldg 1, 2nd floor Gabrielino Tongva
Los Angeles , CA 90021
office @tongvatribes.net
(213) 489-5001 - Officer
(909) 262-9351 - cell
(213) 489-5002 Fax

Ti'At Society
Cindi Alvitre
6515 E. Seaside Walk, #C Gabrielino
Long Beach , CA 90803
calvitre@yahoo.com
(714) 504-2468 Cell

Gabrielino Band of Mission Indians of CA
Ms. Susan Frank
PO Box 3021 Gabrielino
Beaumont , CA 92223
(951) 897-2536 Phone/Fax

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
Gabrielino Tongva
tattnlaw@gmail.com
310-570-6567

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Tribal Chair/Cultural Resources
5450 Slauson, Ave, Suite 151 PMB Gabrielino Tongva
Culver City , CA 90230
gtongva@verizon.net
562-761-6417 - voice
562-925-7989 - fax

Gabrielino/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel , CA 91778
ChiefRBwife@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed SCH#2008021014; cEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for Site D Property Specific Plan No. 2007-01 and General Plan Amendment No. 2007-01; City of Diamond Bar; Los Angeles County, California.