

City of Diamond Bar
Site D Specific Plan Draft Environmental Impact Report

RECEIVED BY THE
CITY OF DIAMOND BAR

Deadline to submit comments is 5:30pm on Monday August 10, 2009.

Documents available for viewing online at www.cityofdiamondbar.com & at Diamond Bar City Hall, 21825 Copley Drive, Diamond Bar, CA 91765

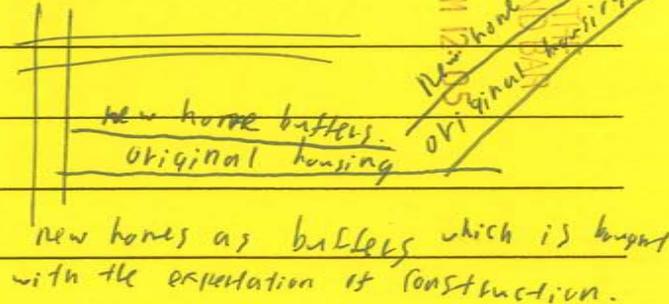
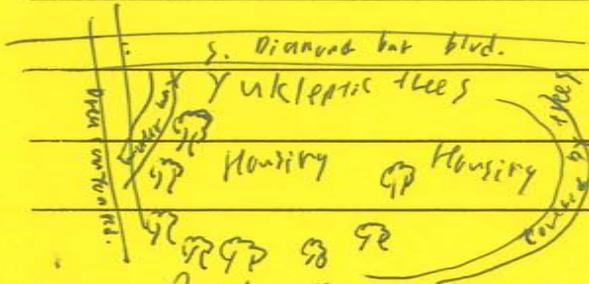
Comments: ■■■ II-25-1

Can the people of Diamond Bar and Area help pitch in ideas for the development of site D in City of Diamond Bar?

2009 AUG 13 PM 12:55
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~~New home buffers.
original housing~~

ex. Idea A:

ex. Idea B:



Name: Derek Koh

Address: 20931 Ambushers St. Diamond Bar CA 91765

City of Diamond Bar
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Comments: II-26-1

① Is there a way to keep the yunkleptic trees and water way?
and level up the price on housing?

② Will the contractors take into note to pay all the sewage problems
that is ~~to~~ caused to the tenants During and after the construction?

Name: Derek Roh

Address: 20931 Ambushers St. Diamond Bar CA, 91765

City of Diamond Bar
Site D Specific Plan Draft Environmental Impact Report

REC'D 8/14/09

dy

2009 AUG 14 PM 4: 31
REC'D BY THE
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DIAMOND BAR

Deadline to submit comments is 5:30pm on Monday August 10, 2009.

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Comments: II-26-2

① Is the selling of site D to a contractor really what
the walnut valley district (school) wants?

② what is the appraisal on the land now?

③ Why not build something the walnut school district
can get a continual income on? such as a park with 5 soccer fields.

Name: Derek Roh

Address: 20931 Ambushers St. Diamond Bar CA, 91765

City of Diamond Bar
Site D Specific Plan Draft Environmental Impact Report

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Letter No. II-27

Deadline to submit comments is 5:30pm on Monday August 10, 2009.

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Comments: [REDACTED] II-27-1

Site D needs a park with water features for the children.
(fountains, little pools)

No more retail. We need to fill the already empty spaces
at the other shopping centers. Talk to owners to lower
rent so we can fill the empty ^{shop} squares. Put
the \$\$\$ into making the town look really
great! Been here since 1976 and I'm disappointed

Name: Jane Johnson (909-598-3649)

Address: 2982 Crooked Creek Dr DB



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

July 7, 2009

File No: 21-00.04-00

Mr. Greg Gubman, AICP
Community Development Director
City of Diamond Bar
21825 Copley Drive
Diamond Bar, CA 91765-4178

Dear Mr. Gubman:

"Site D" Specific Plan

The County Sanitation Districts of Los Angeles County (Districts) received a Draft Environmental Impact Report for the subject project on June 29, 2009. The proposed development is located within the jurisdictional boundaries of District No. 21. We offer the following updated information regarding Section 4.10 Utilities and Service Systems:

1. *Page 4.10-2, 4.10.1.2 Regional Setting, 2nd paragraph:* The Districts' eleven wastewater treatment plants have a combined capacity of 651.8 million gallons per day (mgd). *4th paragraph:* The Joint Water Pollution Control Plant (JWPCP) currently processes approximately 290 mgd. *5th paragraph:* The JWPCP provides full secondary treatment to all wastewater received.
2. *Page 4.10-3, 4.10.1.2 Regional Setting, 2nd paragraph:* The San Jose Creek Water Reclamation Plant currently processes an average flow of 78.5 mgd.
3. *Page 4.10-3, 4.10.1.3 Local Setting, and Page 4.10-5, 4th paragraph, 2 places:* Local sewer lines in the project area convey wastewater to the Districts' 18-inch diameter Diamond Bar Trunk Sewer, not the District No. 21 Outfall Trunk Sewer.
4. All other information concerning Districts' facilities and sewerage service contained in the document is current.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin

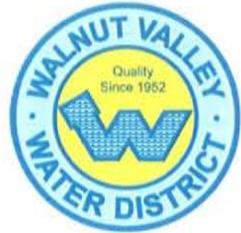

Ruth I. Frazen
Customer Service Specialist
Facilities Planning Department

RIF:rf

Doc #: 1306946.1

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CITY OF DIAMOND BAR
2009 JUL -9 PM 4:44

WALNUT VALLEY WATER DISTRICT



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H. Jess Senecal

271 South Brea Canyon Road
Walnut, California 91789-3002 • (909) 595-1268 • (626) 964-6551
Website: www.wvwd.com • Fax: (909) 594-9532

August 4, 2009

Greg Gubman, AICP
Community Development Director
City of Diamond Bar
21825 Copley Dr.
Diamond Bar, CA 91765-4178

RE: Draft Environmental Impact Report – Proposed Site D Specific Plan

Dear Mr. Gubman:

Thank you for the opportunity to review and provide comments to be considered for the subject Draft Environmental Impact Report (EIR).

The Walnut Valley Water District ("District") is a California Water District and the agency that will be supplying water to the development. The District purchases imported water from Three Valleys Municipal Water District, a member agency of the Metropolitan Water District of Southern California (MWD).

Water service for the proposed development within the District's boundary shall be subject to the availability of water from MWD. The District is completely dependant on imported water from MWD as its sole supplier of water for domestic purposes and does not guarantee specific pressures or flows. Also, the proposed Specific Plan consists of fewer than 500 dwelling units (202 units) and the commercial use has less than 250,000 square feet (154,000 square feet) of floor space; therefore, the requirements for reliable water supply stipulated under Senate Bills SB 221 and SB 610 do not apply. The District believes there to be sufficient supply for the proposed development; however, Project Alternative No. 3 reaches beyond the limits mentioned above and would warrant that a Water Supply Assessment be performed.

In light of the current water supply conditions, and the District's dependence on imported water, the District requires that all new developments assist the District in ensuring that sources of water are available to meet its future needs.

Based upon recent District Board of Directors' action, the developer is required to fully mitigate the impacts of increased water demands. This may be accomplished through the implementation of projects or programs that will offset or reduce existing

2009 AUG -5 PM 5: 25
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County of Los Angeles Public Library ■ www.colapublib.org
7400 East Imperial Hwy., Downey, CA 90242 ■ (562) 940-8400



Margaret Donnellan Todd
County Librarian

August 17, 2009

Greg Gubman, AICP
Community Development Director
City of Diamond Bar
21825 Copley Drive
Diamond Bar, CA 91765

Dear Mr. Gubman:

**DRAFT ENVIRONMENTAL IMPACT REPORT
PROPOSED "SITE" D SPECIFIC PLAN
IN THE CITY OF DIAMOND BAR**

This is to provide you with written comments on the Draft Environmental Impact Report (DEIR) for the Proposed "Site D" Specific Plan in the City of Diamond Bar.

Mitigation Measure for Library Services

The DEIR did not include a measure to mitigate the impact of the proposed project on library services. Without a mitigation measure, the 662 new residents resulting from the proposed project would adversely affect the service capacity of the Diamond Bar Library to adequately serve the existing residents of its service area.

We continue to recommend that there be discussions in the future between City representatives and the County Public Library regarding acceptable measures, including the payment of fees or a fair share contribution for the improvement of library facilities, to offset the potential impact of this proposed project on the Diamond Bar Library services.

Update and Corrections to Library Information in the DEIR

- Budgeted expenditures are \$33.91 per capita for Fiscal Year 2007-08. (Page 4.9-11)
- The current mitigation fee for Planning Area 4, East San Gabriel, is \$788 per dwelling unit. (Page 4.9-11)
- The Diamond Bar Library currently has a collection of 82,815 books and other library materials as of March 31, 2009 (latest data available). Based on this

updated figure, the Diamond Bar Library requires an additional 71,825 items to meet the County Library's service level guidelines for the service area population of 56,233 (2000 Census). (Pages 4.9-11 and Page 4.9-27)

- The County Library's current service level guidelines for planning purposes **area are** a minimum of 0.50 gross square **feet foot** of library space per capita (Page 4.9-18)
- Absent any consideration of project-related impacts, based on County Library **standards service level guidelines**, the **City Library** requires an additional 18,180 square feet of library space..... (Page 4.9-27)

Additional Library Service Level Guidelines Not Addressed in the DEIR

- The County Library has a service level guideline of 4 parking spaces per 1,000 gross square feet of building size. Based on the Diamond Bar Library's facility size of 9,935 square feet, the existing 38 parking spaces do not meet this service level guideline. In addition, the Diamond Bar Library requires an additional 74 parking spaces to meet the needs of the current service area population of 56,233 (2000 Census).
- The County Library has a service level guideline of 1.0 public access computer per 1,000 people served. Based on the Diamond Bar Library's current service area population of 56,233 (2000 Census), the existing 14 public access computers do not meet this service level guideline. It is important to address this guideline in the DEIR because changes in technology have greatly affected the libraries in terms of service delivery, demand for services, and the way libraries are designed.

If you have any questions or need additional information, please feel free to contact Malou Rubio at (562) 940-8450 or mrubio@library.lacounty.gov.

Sincerely,



Terri Maguire
Chief Deputy County Librarian

TM:MR:MB:vm

U:\STAFFSERVICES\DEVELOPER\FEE\EIR\City of Diamond Bar - Proposed Site D Specific Plan DEIR.doc

c: Malou Rubio, Support Services
Robert Seal, Public Services Administration



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

September 11, 2009

RECEIVED BY THE
CITY OF DIAMOND BAR
2009 SEP 29 PM 5:27

Greg Gubman, Community Development Director
City of Diamond Bar
21825 Copley Drive
Diamond Bar, CA 91765

Dear Mr. Gubman:

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT, STATE CLEARINGHOUSE #2008021014, PROJECT TITLE: "SITE D" SPECIFIC PLAN, DIAMOND BAR, (FFER #200900132)

The above shown project has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

4.9.1.2 Regional Setting

Fire Protection and Paramedic Services

Paragraph 1 – The first sentence states that fire protection and paramedic services within the County unincorporated areas and “**contract cities**” (emphasis added). Out of the fifty-eight cities served by LACFD only eleven cities actually contract for services, the City of Diamond not being one of them. Most of the cities served by the LACFD were unincorporated areas already served by LACFD when the areas incorporated and, since they remained in the LACFD upon incorporation, no agreement was necessary. Consequently, these cities do not technically “contract” with the Department. This sentence would be more accurate if it was stated as follows: “The Los Angeles County Fire Department (LACFD) provides fire protection

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LAWDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COMMERCE	GLENORA	IRWINDALE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA-FLINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
			LA HABRA				WHITTIER

and emergency medical services to the unincorporated areas of Los Angeles County and 58 District cities, including the City of Diamond Bar.”

Paragraph 2 – As we previously explained, the City of Diamond Bar does not contract with the LACFD. This paragraph is not germane to Fire Department services provided to the City of Diamond Bar and should be deleted.

Paragraph 3 – Effective August 1, 2009, the LACFD will operate 22 Battalions. The first sentence should be updated to reflect this change. Also, there are six Fire Stations in Battalion 19. Fire Station 146 (20604 E. Loylton Drive, Walnut) should be added as the 6th station.

Table 4.9-5 – FIRE STATION 119 STATISTICAL SUMMARY (2007)

The Table has been updated for 2008 as follows:

<u>Unit</u>	<u>Totals</u>	<u>Fires</u>	<u>EMS</u>	<u>Hazard Material</u>	<u>Service</u>	<u>False</u>	<u>Other</u>
Station 119	1187	17	885	37	46	119	83
Engine 119	1386	83	820	55	63	168	197
Squad 119	2817	32	2357	47	22	204	155

LAND DEVELOPMENT UNIT:

1. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants. Conditions will be addressed once official plans have been submitted for review. All proposed construction will be evaluated on a case-by-case basis.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance.
2. The areas germane to the statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division have been addressed.

Mr. Greg Gubman
September 11, 2009
Page 3

HEALTH HAZARDOUS MATERIALS DIVISION:

1. The Health Hazardous Materials Division has no objection with the proposed land use change designation.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

FV:lc

From: Judy Leung [<mailto:sljleung@hotmail.com>]
Sent: Thursday, June 25, 2009 10:17 PM
To: Greg Gubman
Subject: STRONGLY OPPOSE to "Site D" Specific Plan
Importance: High

I am writing to express my strong opposition to "Site D" Specific Plan.

I am a resident living right at the southeast corner of Brea Canyon Road and Diamond Bar Blvd. This is already a very very busy corner with a lot of traffic especially during the "busy" hours many people are driving on Brea Canyon Road commuting to and from Orange County. **Air quality and noise level** that coming from FWY 57 (that wraps around that corner) **are already very bad**.....and not even mention about **how bad the traffic** already is in this area. Approving Site D Specific Plan will definitely make the already existing problems worst. To tell you how bad it is.....we can't open our windows during the night as the noise level is very irritable. During the day time, the noise makes it very unpleasant to stay and spend time in our back yard.

I am also very concern that the property value in our neighborhood will be greatly affected. The "low density" residential set up in this community is the major reason that we (and many of my neighbors) moved to this area. Altering the original zoning and planning for this community will adversely affect and permanently damage the harmony in the neighborhood. It is totally irresponsible to put the residents' wealth in jeopardy.

Thank you for your attention to this serious matter !!!
Diamond Bar residents,
Siu's Family

From: cchung1263@roadrunner.com [<mailto:cchung1263@roadrunner.com>]
Sent: Tuesday, July 28, 2009 3:03 PM
To: Greg Gubman
Subject: Comment on the DEIR Site D Specific Plan

Mr. Gubman:

This email is to provide comments to the Draft EIR of Site D Specific Plan.

I am in support of the development of the subject site. I have concerns of impacts to the adjacent residential areas during construction. I am therefore requesting the City to place additional conditions within the EIR and conditions of approval to protect the adjacent residents.

My first concern is that of initial grubbing and grading. The initial grubbing (clearing of vegetation) of the site could potentially drive insects and rodents towards the residential properties up towards the East and North. Relating to this concern is my concern of leaving a remnant of natural vegetation along Diamond Bar Boulevard at the bottom of our residential lots (from 2901 Diamond Ridge, 21438 Cold Spring Lane to 21482 Cold Spring Lane). I would recommend that the City require the initial future developer/grader to commence grubbing (remove vegetation) at the bottom of the residential area first and grub towards the site, thus driving the insects and rodents away from the residential homes towards the LA County Flood Control Channel. Also as a suggestion, the Developer should be required to install and maintain the landscaping and/or a meandering walkway along Diamond Bar Boulevard north to Cold Spring Lane (2901 Diamond Ridge). To leave this insignificant vegetation would only create problems in the future in my opinion. It would not be fair to remove a majority of natural habitat in the area and force the adjacent residents to accept the responsibilities of displaced wildlife and future declaration of the need to protect habitat. I already feel like I am in the movie Caddy Shack trying to get rid of the gophers.

The second concern is the hours of operation of grading and construction activities. It is my understanding that grading and construction activities can occur as early as 7 a.m. six days a week. I have a concern that 7 a.m. is too early being so near to residential areas and I would therefore recommend that such activities not occur before 8 a.m. With Castlerock Elementary nearby and the proximity to residential areas, I also request full and special protection of air quality. Please ensure that all dust and erosion controls measures are fully in place to protect our children and residents and that if it is later found not to be satisfactory, that the developer would be also required to mitigate with whatever means are available.

My last comment is drainage. As we live on top of a hill, this site accepts all drainage from the residential areas (slopes) above. I noticed that the drainage study was based on a 50-year discharge. I am curious, as the reason that a 100-year discharge was not analyzed as many projects use the 100-year storm discharge as the standard worst case scenario. 50-year storm discharge is not standard as being the worst case scenario. As such, failure to consider worst case scenario could place the City at significant risk and liability if flooding and slope failures should occur.

Again, I am not against any development. I am respectfully requesting the City to protect against and minimize all impacts to the adjacent residents with not just the issues raised above, but with all potential issues.

Thank you for your consideration in this matter.

Environmental Impact Sciences

From: "Greg Gubman" <Greg.Gubman@ci.diamond-bar.ca.us>
To: "Peter Lewandowski" <environment@cox.net>
Sent: Tuesday, August 04, 2009 10:56 AM
Subject: FW: NO on "Site D" Specific Plan

Greg Gubman
(909) 839-7065

From: Lorraine Duh [mailto:lorraine@skywellnet.com]
Sent: Tuesday, August 04, 2009 10:56 AM
To: Greg Gubman
Subject: NO on "Site D" Specific Plan

Hi Mr. Gubman,

Being a resident of City of Diamond Bar, we do concern this plan will bring the issue of traffic congestion/ air pollution/ noise around the neighborhood. Also there is already a commercial lot near by (H mart), some stores are vacant there.

Best Regards.

Rurng Larn Duh
2752 Wagon Train Lane
Diamond Bar

Confidential Communications

The information contained in this e-mail message is intended only for the use of the individual or individuals named above. If the person actually receiving this message or any other reader of the message is not the named recipient or the employee or agent responsible to deliver it to the named recipient, any use, dissemination, distribution, or copying of the communication is strictly prohibited. If you have received this communication in error, please immediately destroy AND notify us by telephone at 909.839.7058.

- it will cause a night mare in traffic & noise for the neighborhood
City of Diamond Bar
Site D Specific Plan Draft Environmental Impact Report

~~NO !!~~ **OBJECTION!!**

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Comments: D.B.

- Not all residents got the notice (esp. for non-speaking Asian
can residents - The city should send out notice in other
languages)
- City should purchase the land & build a park, library,
teen center that will benefit the resident.
- don't need another commercial lot that is 2 min. from
the H. Mart.
- what are the actual mitigation plans on traffic, air
quality & noise.

Name:

Judy Leung

Address:

21175 Running Branch Rd., D.B.

* PLS. Save D.B. from over urbanized!!

CCES

RECEIVED BY THE
CITY OF DIAMOND BAR

20 EIS

Lee and Melony Paulson
21919 Santaquin Drive
Diamond Bar, CA

2009 AUG -7 PM 2: 20

August 7, 2009

Re: Site 'D' Comments

Greg Gubman
Community Development Director
21825 Copley Drive
Diamond Bar, CA 91765

Dear Sir,

I attended the site 'D' meeting the other evening and was sad to see that the city and the school district are still pushing the same tired plan they were at the original meeting a year ago.

The premise of that plan is to get the basic EIR, zoning and approval process far enough along so that a chosen developer will only need to submit building plans in order to develop the site. The problem with this plan is several fold.

One, retail space around us is already over built. Huge new retail developments have just been opened in Chino Hills, San Dimas, Industry and Azusa.

Two, most of the major retail chains have chosen to site their stores all around us. Others will also. They, like the Honda people, will wish to be located in an existing shopping areas. With the downturn in the economy, it will be some time before the area will need another shopping area as envisioned by the planners of this project. Indeed, the Azusa developer just announced they were defaulting on their loans.

Three, there is already a sizeable shopping center right across the street from the

proposed site. That center struggled for years and, to my knowledge, still hasn't been fully leased. At least the building which used to house the movie theater is still empty.

Four, the thirty acres under discussion is the last remaining natural area in Diamond Bar that is in a suitable location for development. It makes absolutely no sense to bulldoze it into a flat, ugly, grotesque eyesore in the vain hope of attracting sales tax and property tax revenue. Diamond Bar prides itself on its quality of life and its "country living" atmosphere. We were proud of our award as being one of the ten best places to live in this country. Why, then, are we in such a hurry to destroy the very atmosphere that defines us as a city?

Instead, I urge both the planners of this project and the city council to reconsider this plan. In order to truly shine as a different, outstanding place to live and raise our families, we will need to think differently about this site. We must manifest the courage to create a unique development that sets us apart from the type of slash, burn, bulldoze and pave type of developments that currently litter Diamond Bar and the cities around us.

Specifically, instead of seeing Site D's natural setting and irregularly contoured terrain as undesirable qualities that need to be "tamed," why not look to those characteristics as an advantage? Instead of trying to attract large chain retail operations, which have already sited their operations elsewhere, why not create a specialty shop destination center?

We are a remnant of the old west. Diamond Bar used to be a ranch. Why not celebrate that? Why not leave the 100 year old trees in place? Build the development around them with an old west theme. Build a parking structure. Make it pedestrian friendly. Consider wood sided and/or brick buildings housing specialty shops. Place your condos above or around or outside them. Do it in a way that would create a center of interest for Diamond Bar. A focal point that would help to define the city.

It is certainly true that Diamond Bar needs sales tax revenue. But why attempt to create that revenue by making our quality of life worse and lowering our property values? Think about it. What is was it that attracted many of our residents to Diamond Bar?

Nearly to a person who spoke at the meeting last week, as well as ourselves and most of the people we know, it was the natural setting. With each passing year, more of our scenic hills and natural settings are being bulldozed, fattened for ugly developments.

Right now, and even more so with each passing year, a shopping environment placed in a natural setting will be a stand out exception. The natural setting itself will draw people to it. This may seem counter intuitive to the consultants hired by the city. However, other small towns like us have found that the natural settings, like our Site 'D', are worth far more to individually and collectively if they are developed in ways that celebrate the spirit of the place instead of destroy it.

Other cities have done this. In Oregon, the little town of Troutdale successfully did this. They have a huge outlet center just north of town, from which they derive no revenue. They refurbished their main street into period designed buildings with specialty shops and the city is flourishing. It can be done.

There is no question that it will take some serious creative thinking and may be a bit more expensive to in the short run, but if we don't at least pause and consider this option now, we will have forever lost an opportunity to become something other than just another ugly suburb of Los Angeles.

The advantages of such the plan I propose are many.

Any traffic increases would be mostly at off peak hours. Part of the site could be a park. It might not be as large as some of us might like, but it would better than acres of hot, desolate pavement that is now being envisioned for the site. Diamond Bar would have a family friendly focal point, something it now lacks. Our property values would be increased by such a development. Done right, the sales tax revenue would be equal or greater to that of a tacky strip mall. And, instead of being diminished, the special qualities that make Diamond Bar special will be enhanced.

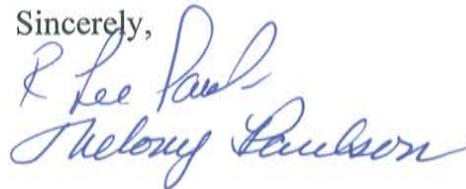
What we currently face is a crisis of vision. The towns around us, City of Industry, San Dimas, Chino Hills, even Brea, have already won the battle of the big box stores. If

we wish to be successful in our retailing experience with Site 'D', we will need to stake out an area, or an idea they have not. Work with the site instead of against it. Instead of destroying the natural setting, use it to our advantage. Use it to lure potential customers in. It can be done.

It will take bold thinking and vision to bring a plan as I am suggesting into being. However, isn't that what we are all about as a city? Aren't we special? Then let's act special and heed the pleas of nearly every speaker at the last two Site 'D' meetings. Let's step up to the plate and create a plan that celebrates the unique natural setting of Site 'D' instead of destroying it.

I urge all of you to take just a minute and run this idea past the knowing part of your stomach. Consider the existing plan, as put forth by the consultants last week. Think about how it would feel to have that paved over development at the south end of Diamond Bar. Then, think about the plan I have suggested above. Think about an urban city center, a living, shopping, park space set into the natural setting of Site 'D'. Which one feels better? In our household, and the other Diamond Bar residents we have spoken with, the choice is clear. Send the existing plan back to the drawing boards. We can do better. We deserve better. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lee Paulson" and "Melony Paulson" on two lines.

Lee & Melony Paulson

City of Diamond Bar
Site D Specific Plan Draft Environmental Impact Report

Deadline to submit comments is 5:30pm on Monday August 10, 2009.

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Comments:

1. WHAT IS CAY USING FUNDS FOR?

2. WHAT IS SCHOOL DISTRICT USING FUNDS FOR?

3 PLEASED WITH 50% USED FOR HOUSING (CONDOS)

4. DO NOT WANT COMMERCIAL STRIP MALLS ETC

WILL CAUSE MUCH TRAFFIC, SMOG AND PROBLEMS!

5. PLEASE CONSIDER PARK FOR CHILDREN & TO
BEAUTIFY THE AREA WHEN ENTERING D.B.

RECEIVED BY THE
CITY OF DIAMOND BAR
2009 AUG -7 AM 9:31
Name: KATHY White

Address: 3427 Castle Rock Rd Diamond Bar CA 91765

Environmental Impact Sciences

From: "payam beheshti" <lorangebleu@gmail.com>
To: <greg.gubman@ci.diamond-bar.ca.us>
Sent: Saturday, August 08, 2009 4:12 PM
Subject: Strongly opposed to "site D" Specific Plan

I am writing to express my **opposition to the proposed project** on the southeast corner of Brea Canyon Road and Diamond Bar Boulevard.

As a homeowner in the immediately impacted area and voter and taxpayer in the city of Diamond Bar, I believe that the addition of 202 new dwelling units will significantly impact my property value in a negative way. Not only will the addition of so many new housing units make already existing houses less desirable to potential buyers, the increase in the amount of noise, traffic and **air pollution** generated by 200 to 400 extra vehicles will lower the quality of life for my family as well as every other resident in this area.

I respectfully ask you to reject and abandon the proposed development plans.

Sincerely,

Dr. Payam Beheshti

Environmental Impact Sciences

From: "alireza azizi" <alirezaazi@gmail.com>
To: <greg.gubman@ci.diamond-bar.ca.us>
Sent: Sunday, August 09, 2009 10:04 AM
Subject: Opposed to "site D" Specific Plan

I am writing to express my objection to the proposed project on the southern corner of Brea Canyon Road and Diamond Bar Blvd.

As a homeowner in the immediately impacted area and voter and taxpayer in the city of Diamond Bar, I believe that the addition of 2002 new dwelling units will significantly impact my property in a negative way. The new housing will increase in the amount of noise, traffic and air pollution generated by 200 to 400 extra vehicles and will lower the quality of life for my family and residents in this area.

I respectfully ask you to reject and abandon the proposed development plans.

Best regards
Dr. Alireza Azizi

Environmental Impact Sciences

From: "Jeff Layton" <ridethevents@yahoo.com>
To: <greg.gubman@ci.diamond-bar.ca.us>
Sent: Sunday, August 09, 2009 12:16 PM
Subject: Site D comments

Mr. Greg Gubman
Community Development Director
Diamond Bar, CA.

Re: "Site D" Meeting (Aug 3, 2009) Heritage Park Community Center

Aug 9, 2009

Sir-

I was in attendance at the "Site D" Neighborhood Forum.

I have read the Executive Summary to EIR that was handed out at the meeting.

I live in southern Diamond Bar Approx 2 blocks from Site D. I am a 23 year resident of Diamond Bar.

As I presented Monday night, I have 3 major concerns with the proposed land use as described as "Alternative 5" at Site D as "show-cased" at the Meeting.

1. **Increase in traffic** generated by the proposed high density housing and commercial use Plan.
 1. In essence, Diamond Bar is a single traffic thoroughfare city. Because of our geography we will always be in this condition, with Diamond Bar Blvd. our only North / South corridor.
 2. The added congestion that will be generated on the south end of town will dominate our southern gateway to the city. Not only by the proposed added high density housing (202 plus Units) adding 800-900 additional cars on the road per day. But 400 plus cars at rush hour. In addition, this will be the same time in many cases where the commercial area on site D may see the most traffic (people stopping on the way home from work). As it stand now, it is close to impossible to make a safe left turn from Brea Canyon (during rush Hour) into the residential area via Copper Canyon or Silver Bullet.
 3. Correction of our traffic management problem has been at the center of every Election Race in Diamond Bar for the last 20 Plus years. Are we now headed in the opposite direction to make a buck at the cost of the residents on the south end of Town?
2. **Increased air pollution.** As pointed out on Page ES-11, Air Quality Impact will be significant. Statements like: "Violation of air Quality Standards" and "considerable

8/9/2009

increase in criteria pollutants” Are bone chilling and should be enough to stop the project Alternate 5 project plan now.

<!--[if !supportLists]-->• <!--[endif]-->How can the same city that hosts the AQMD facility consciously support a plan that increases bad air in a portion of the City that already is severely affected by a parallel Freeway a block away from the proposed site? Again, it can only be assumed that the intent is to maximize sale price.

3. **Aesthetics.** The view going North on Diamond Bar Blvd will change dramatically from the Country Living atmosphere presented today.

<!--[if !supportLists]-->• <!--[endif]-->The Alternate 5 plan for Site D calls for some abrupt changes to the southern Gateway to our City. In order to accommodate the large commercial Area on the south tip of the site, the hills must be reduced to street level. In order to achieve this and still maintain the Maximum area above the strip mall for housing, the plan must call a huge retaining wall behind the commercial buildings similar to the Midtown Target Location. Although the Target wall is somewhat camouflaged and set back form the street. It is still unsightly and an eyesore. The wall that will need to be planned at Site D will be much less pleasing and more of a focal point than the Target Wall. The Site of it will be the first thing seen as people enter our city from the south. In addition, the plan calls for the removal of our 75+ year old trees that border Site D’s northern flank. In all it would be a horrific site and a new lasting impression of how we as a city chooses to represent ourselves to our residents and visitors and will be remembered as such.

In Summary, we all understand the need for progress. But we must remember that the city’s progress must take into account the needs and the preferences of the residents who live here, pay the taxes and elect the officials who are supposed to represent them. A short sided plan to maximize revenue generation at the expense of the residents (as voiced by every speaker at last Mondays meeting) is an indication of the disdain felt by the residents that will most be affected by the proposed project.

As voiced by the majority of participants last Monday A modified plan would be more acceptable, with the prospect of lower density housing with the incorporation of a park so greatly needed on the southern end of our city. As we can see by South end commercial areas, vacancies are many and are slow (years) to fill. The last thing we need is an abandoned strip mall or another blighted center that may end up looking like the Kmart center on the North end of Town.

Thanks for your participation and consideration.

Jeff Layton

Environmental Impact Sciences

From: "Greg Gubman" <Greg.Gubman@ci.diamond-bar.ca.us>
To: "Peter Lewandowski" <environment@cox.net>
Cc: <David.doyle@ci.diamond-bar.ca.us>; "Mark Rogers" <markrogers@trgland.com>; "JoAnne Sturges" <joannesturges@trgland.com>; <James.DeStefano@ci.diamond-bar.ca.us>
Sent: Monday, August 10, 2009 7:53 AM
Subject: FW: New development in south diamond bar

Greg Gubman
(909) 839-7065

From: shkib@aol.com [mailto:shkib@aol.com]
Sent: Sunday, August 09, 2009 10:33 PM
To: undisclosed-recipients
Subject: New development in south diamond bar

I heard this troubling news that there is proposal to build few hundred condos at the corner of Brea canyon rd and Diamond bar Blvd. I'm extremely opposed to this proposal. This will add tremendous congestion to the traffic on 57 fwy and surrounding streets and add to the air pollution.

I live few of blocks from the proposed site and struggle with traffic in the morning and afternoon as is.

Shahdad Shakibai
3301 Falcon Ridge Rd
Diamond Bar.

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Environmental Impact Sciences

From: "Greg Gubman" <Greg.Gubman@ci.diamond-bar.ca.us>
To: "Peter Lewandowski" <environment@cox.net>
Cc: "Mark Rogers" <markrogers@trgland.com>; "JoAnne Sturges" <joannesturges@trgland.com>; <David.doyle@ci.diamond-bar.ca.us>; <James.DeStefano@ci.diamond-bar.ca.us>
Sent: Monday, August 10, 2009 5:13 PM
Subject: FW: Site D Comments

Greg Gubman
 (909) 839-7065

From: Cmoeder4@aol.com [mailto:Cmoeder4@aol.com]
Sent: Monday, August 10, 2009 5:10 PM
To: Greg Gubman
Subject: Site D Comments

Hello Greg,

I attended the Site D "Neighborhood Forum" last Monday night, August 3rd, at Heritage Park. I had a chance to voice my opinion but would like to put it in writing as you requested we do.

On March 4, 1991, there was a meeting held to discuss these 28 acres and the statistics from that meeting and mail received was that 85% wanted the property left as either wilderness or a park. Only 2.5% wanted housing. What happened to that meeting decision? When I purchased my home 36 years ago, I was told it was Walnut School District property and would remain that way.

I have lived on Ambushers Street for 36 years. Site D property comes right up to my backyard fence. I have had many different animals in my back yard that either live on Site D, or use it frequently. They are: rabbits, squirrels, raccoons, skunks, possums, and bobcats. I have also seen coyotes, egrets, and bobcats sitting on the field embankment (behind my fence). Being an animal lover, I would hate to see 'their natural habitat' taken from them.

Following are my other concerns:

1) Country Living - What is happening to Diamond Bar's 'Country Living' slogan? Is it really that impossible to leave a section of our city untouched? The entire City Council should be ashamed for selling out the people they represent.

2) Alternatives - I raised four kids in Diamond Bar and had to drive them to Brea for soccer because it was closer than going to the North end for the fields. Why not make it a soccer field or something children and families can enjoy? I also drove my kids to Brea Library because D. Bar's library was a waste of time since it was so small. Why not a library?

3) Traffic - Traffic is my biggest concern. The City Council is constantly talking about making the traffic in D. Bar better. That is a joke! If they build 200 homes on Site D you can count on 400-600 cars coming in and out of that area. I pity those that live at the north end and have to get through that every day. And what will our traffic be like if the Stadium is built?

4) Grocery/Drug Store? Someone on your board that night mentioned there was a need for a grocery store and drug store. Obviously, he doesn't live in D. Bar. There is a big center with a grocery store and Rite Aid just 1/2 mile from the site. Why would we need more stores to sit empty? In this current economy? There are already empty stores in that center.

5) I was told that there would be a wall 85 feet back from my existing fence, and it would be 6 feet tall. I'm sorry, but 6 feet is not tall enough to prevent the noise of trucks and cars or people from throwing trash over it. Who will maintain the property between my fence and the wall? Sometimes I have to sleep during the day. There needs to be a sound wall along there, not just a 6 foot fence.

I know that if yourself, the representatives of the buyers, and our City Counsel members lived where I do, they wouldn't want that behind them either. This only seems to be about money and not what is best for Diamond Bar surroundings and residents.

Thank you for your time at the meeting and for taking my letter into consideration. Please save the natural environment in Diamond Bar. We have so little left.

Cynthia Moeder
20937 Ambushers St.
Diamond Bar, CA 91765

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August 10, 2009

Mr. Greg Gubman, ACIP
City of Diamond Bar
21825 Copley Drive
Diamond Bar, CA 91765-4178

Dear Mr. Gubman,

Thank you for hosting the neighborhood meeting on August 3rd regarding the DEIR and the Draft Site "D" Specific Plan. Meetings such as these can be challenging at times however it's great to see our city government host and participate in open forums.

I heard several common themes in the meeting and wanted to highlight them.

First, I believe the challenge most of the citizens have with the Draft Site "D" Plan is the lack of a compelling vision. The plan is essentially "more of the same" and lacks originality or creativity. The only individual who seemed to have any passion about this plan was Mr. Rogers who is not a resident of Diamond Bar and seems to be out of touch with the needs of the community. Who is the audience for this plan? What questions does it answer? Whose needs are being addressed?

Let's start with the key stakeholders: The City Government, Walnut Valley School District & the Citizens of Diamond Bar. Are there any others? What are their long-term needs? I assume the City and School District are looking for new revenue streams to balance future budgets. The citizens are looking for something that fits a perceived need and addresses existing concerns.

Concern #1: Traffic – A solution needs to be found before any other major projects are undertaken. Diamond Bar Blvd and Grand Ave are used as a bypass for the 57/60 interchange during the morning & afternoon commutes. The citizens will have a difficult time swallowing any project that involves a growth in traffic without answers to the current problem. Can the City lobby the State to build new toll road bypasses? Can the City lobby for funding for research to develop solutions? What are all the options? Can the City get Federal Funding to build its own Toll Road?

Concern #2: Commercial Space – The city has a history of empty commercial space. A Master Plan needs to address this underutilized space and create a long-term solution. An example might be a major single shopping area (Kmart area & surrounding structures) where a large shopping area such as Brea's Birch Street is built where you have an inviting environment. This stands a greater chance of drawing major retailer's. A recent campaign to lure Trader Joe's was unsuccessful due to demographics. Has the City evaluated the concerns of Trader Joe's and initiated steps to address those concerns? I would assume most other major retailer's would have similar concerns. In addition, the point was made that most of our community neighbor's have already attracted major retailers. Would retailers even consider Diamond Bar at this point? Is anyone researching this? A different direction; perhaps the City could give the owners of the existing commercial areas incentives to modernize and provide attractive lease rates. Bottom line: Diamond Hills Plaza is a great example of half conceived strategies. The City needs to learn from this lesson and find ways to complete the vision.

Concern #3: Condos / Townhouses – This goes against several initiatives already in place. The citizens are currently asked to reduce their water & energy consumption. We've already discussed the additional traffic this project draws. How does building more units support these initiatives? Does the City really need more housing? In today's economic climate the City is experiencing a large percentage of empty housing and/or houses that are in foreclosure. Building additional units is counterproductive. When the economy turns around the City still has the same challenges with traffic and serving the existing residents. Building additional residences only increases the problems of an underserved community.

Concern #4: Community Recreation Area – Why is the City not supporting this direction? I heard several citizens express going to other cities due to the lack of a park / recreation area / Dog Park / walking trails / biking trails in the South side of Diamond Bar (myself included). How can a City Government of an affluent community view this as acceptable? Site "D" is one of the last major open expanses of land in Diamond Bar and would be a perfect location for a park. From a political standpoint it will win major points with the citizens. It addresses the concerns of Traffic, Noise, Resources and Beautification. It is a long-term solution and not a short term response. Does this need to be designed as a money maker for both the City and the School District? If so, let's think creatively. Could an entrance fee be charged to non-residents? If a dog park was created could the city require dog permits for non-residents? Could the land be put in a trust and/or leased out to the city for a long period of time (99 years) so the School District could draw ongoing revenue?

When the needs of the community are met then a project like the Draft Site "D" Specific Plan can be presented. Do not ignore the 85% of Citizens who support a park / wilderness area. The current Draft Site "D" Specific Plan is a no win scenario for the City Government, the School District and the Citizens. We must not accept a repeat of history.

Thank you for your support.

Sincerely,

Adrian Castro, Homeowner
21357 Ambushers St.
Diamond Bar, CA 917665
(909) 720-2690

Environmental Impact Sciences

From: "Greg Gubman" <Greg.Gubman@ci.diamond-bar.ca.us>
To: "Peter Lewandowski" <environment@cox.net>
Cc: <David.doyle@ci.diamond-bar.ca.us>; "JoAnne Sturges" <joannesturges@trgland.com>;
<James.DeStefano@ci.diamond-bar.ca.us>; "Mark Rogers" <markrogers@trgland.com>
Sent: Monday, August 10, 2009 5:35 PM
Subject: FW: Site D

Greg Gubman
(909) 839-7065

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

From: Gregory Shockley [mailto:fortshockley@earthlink.net]
Sent: Monday, August 10, 2009 5:25 PM
To: Greg Gubman
Subject: Site D

Gregory Shockley

3711 Crooked Creek Dr.

Diamond Bar, CA 91765

Site D was acquired by Walnut Valley Unified School District, and as such can be developed as a school site, I find it hard to believe that transfer of the title to a commercial developer would entitle said developer to create anything other than a school. The school board and city council is being short sighted with this proposed development, as the land will continue to increase in value, whether developed or not. A development that would provide a continual stream of revenue to the school district would provide better neighbors, and help meet the long term needs of our local schools. And could be designed to lessen the impact on the local residents on all issues of concern. Personally I would prefer to see Site D left in its current state as it has no positive or negative impact on the area, that is what we have grown accustomed to and the reason many residents live in Diamond Bar, it is also one of the last vestiges of our rural past.

At a time when Diamond Bar residents have just received notice of a mandatory 10% reduction in water consumption, it is incredibly inconsistent and insensitive to consider adding any additional residences to our community. And when air conditioners are shut off by SCE during peak hours due to lack of available power, two hundred two additional residences is not going to help solve the power supply, in fact it will have quite the opposite effect.

At a time when air quality in the Diamond Bar area seems to be making

strides in a positive direction, compared to that of the nineteen seventies, and the Draft EIR indicates that degradation to the local air quality will be significant, even after mitigation this proposed development doesn't seem like a very logical approach to solving the problems of air quality in Diamond Bar.

When it takes in excess of a half an hour to get from one end of Diamond Bar to the other due to traffic, adding additional residences is not going to serve any Diamond Bar residents well, existing or new, definitely a negative impact on our lifestyle. When it can take 5-10 minutes to turn onto Copper Canyon from Brea Canyon or the same time to turn from Copper Canyon on to North bound Brea Canyon, the addition of more vehicles in this area certainly is not going to alleviate these problems, in fact it will have deleterious effects on the quality of life in the south Diamond Bar. This is a problem identified in the draft EIR and predicts poor traffic conditions in the future. The City Council now has the opportunity assist in maintaining and improving our environment, by choosing no improvement, or will they choose to change our lives just for a little bit of money.

When the principle of the firm hired to perform the environmental assessment says in a public forum that this project is problematic and will have substantial negative impacts that cannot be mitigated, either the city didn't hire the right firm, or the principle is being honest, as he should. The end result is the same; it is a poorly thought out scenario.

Reduction in air quality, increased traffic, additional burdens on water and electrical resources will continue long after the construction of such a project is completed.

Even Councilmen Jack Tanaka conceded in public forum at the August 3 meeting that increased traffic was not acceptable.

It is very disturbing that the elected representatives of the residents of Diamond Bar would choose to spend our precious city resources on a venture that the residents have been so obviously opposed to whenever brought up. It is equally disturbing that our elected representatives spend hard-earned tax money to hire individuals to perform tasks so obviously in opposition to the wishes of the residents of Diamond Bar.

Technically if Walnut Valley School District was serious about changing the designated use of Site D they should have done it when the new master plan was being developed and adopted recently. It is not like WVSD is new to Diamond Bar and Diamond Bar politics and policies. The School District was formed long before Diamond Bar ever thought of becoming a city, and at one time had a very healthy working relationship with the residents it served. If this is the best we can do, it is quite disappointing, I think we need to take a step back, and reassess our values and definition of progress. This change will

City of Diamond Bar

Site D Specific Plan Draft Environmental Impact Report

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2009 AUG 10 PM 3:04

Deadline to submit comments is 5:30pm on Monday August 10, 2009.

Documents available for viewing online at www.cityofdiamondbar.com & at Diamond Bar City Hall, 21825 Copley Drive, Diamond Bar, CA 91765

Comments:

This area is quiet area. Already 2 gas stations and retail stores on the corner of Diamond Bar Blvd. & Brea Canyon.

Also, there is a big H Mart shopping center near by.

No more traffic, please.

Name:

Toshiko Ishijima

Address:

20806 Rocky Point Lane, Diamond Bar, CA 91789

City of Diamond Bar

Site D Specific Plan Draft Environmental Impact Report

RECEIVED BY THE
CITY OF DIAMOND BAR

7009 AUG 10 PM 3:04

Deadline to submit comments is 5:30pm on Monday August 10, 2009.

Documents available for viewing online at www.cityofdiamondbar.com & at Diamond Bar City Hall, 21825 Copley Drive, Diamond Bar, CA 91765

Comments:

At the current state of the economy, environment, and community, the proposed Specific Plan is not a viable option. The area surrounding site D has been struggling with foreclosed homes and houses that remain on the market for an extended period. Creating more dwelling space and commercial buildings is asinine when nearby houses and businesses remain vacant. The proposed Specific Plan would only increase traffic, thus furthering the environmental effects. Who would want to live in a community with empty houses and buildings? The schools are crowded enough and plenty of dwelling space is already available and bountiful. Project Alternative 2 and 3 are smarter investments. Both alternatives, such as the creation of a park and library, would not only reduce the project's environmental effects and lessen the discretionary actions required for the project, but WVUSD would be able to meet the site's original purpose of education. WVUSD provides academic excellence in a pleasant community—stick with the mission.

Name: Masumi Izawa

Address: 21004 Ambushers St.

My name is John Martin. I have been a Diamond Bar resident since 1973.

At the February 2008 Scoping Meeting, we listened to the plans for Site D and were told that nothing was cast in stone. We raised objections that Site D is the entrance to our city, - that the hillside with eucalyptus trees fronting Diamond Bar Blvd. should be maintained - and that asphalt should not come down to the corner of Diamond Bar Blvd and Brea Canyon. We were told that our concerns would be addressed.

The plan presented at the August 3, 2009 EIR meeting is the same as it was originally presented -- with no changes (except to comply with State regulations) -- no consideration to the wishes of Diamond Bar residents -- and specifically no consideration to those residents who live next door to the project. I don't live next door to Site D, but if I did I would be PO'ed at what is being planned. The only consideration is to get the maximum value for the property for the Walnut Valley School District.

What you want to do at the entrance to our city is to tear out the hillside with hundred-year-old trees that front along Diamond Bar Blvd and replace them with an asphalt parking lot, at street level, and have a strip center of retail shops. So when we get off the 57 freeway at the Diamond Bar exit, round the corner, we will see a strip center and asphalt, instead of calm, beautiful landscaping.

The answer is simple -- keep the existing hillside with 100 year old trees -- make the setbacks 130 feet instead of 35 feet -- leave the creek uncovered -- and build high density homes up and above the hillside, out of sight from the street. High Density Guidance in the EIR recommends up to 20 homes per acre but the number can be less. So build nice condos similar to Montefino. Use it as a guide. Make the development great.

In the EIR, you proposed 5 alternatives -- from doing nothing (which is not economically feasible) to your solution of a shopping center and homes. You state on page 5 of the Draft EIR "each of the alternatives considered is environmentally superior to the proposed project." This means you chose the worst alternative available. Where did the 50% retail, 50% homes standard come? It came from an adviser that was hired to determine the "highest and best use" of the property so it could be sold to a developer. But this worst alternative has been the only alternative presented. Where are the other alternatives?

The H Mart Center is now successful after 10 years of being a wasteland. Yet, there are still spaces for rent in the H Mart Center, eight to be exact. If you want to develop a commercial center, then develop the K Mart center. This has been dead for 30 years. With H Mart (and its 8 vacancies), we don't need another retail center in Diamond Bar.

Yes, develop the property. But the answer is to keep the hillside and the 100 year old trees, eliminate the retail center, move the street entrance to Crooked Creek and develop above with 200-300 high density homes -- a nice project, not crammed together like Brookfield.

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CITY OF DIAMOND BAR
2009 AUG 10 PM 01

Do not cover the creek. Do like Riverwalk in Riverside and make a water interest on the corner. Not covering the creek would save jillions of dollars and would keep the flavor of Diamond Bar as what it should be.

The Walnut School District can win and Diamond Bar residents can win. I ask the City Council to consider the alternatives that have not yet been presented properly to the environmentally bad alternative that was presented to us on August 3.

Sincerely,

John Martin
1249 S. Diamond Bar Blvd, Ste 438
Diamond Bar, CA 91765

To: Mr. Greg Gubman
 City of Diamond Bar
 Community Development Director
 21825 Copley Drive
 Diamond Bar, Ca 91765

August 10, 2009

RECEIVED BY THE
 CITY OF DIAMOND BAR
 2009 AUG 10 PM 2:43
 or

Re: Environmental Impact Report 2007-02, Draft Environmental Impact Report "Site D" Specific Plan, SCH No. 2008021014, General Plan Amendment No. 2007-03, Specific Plan No. 2007-01, Tentative Map No. 70687

Dear Mr. Gubman,

I am very concerned about the significant adverse effects this project will have on the environment. I'm concerned, not just for the residents of Diamond Bar who live within the 1000ft notification radius but for all residents of Diamond Bar and the environment in general.

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

However, the City's hired "reputable" survey Firm has come up with findings that are not realistic. I have lived in Diamond Bar since 1965. I have seen it progress, I should say digress, from best to bad. Now the City Council is determined to take the City of Diamond Bar to "worse" than bad. I, and most of the Council's constituents, are determined to help the City Council realize that what they are proposing to do at Site "D" is not good for anybody. It is not going to bring in the revenue that they want. It will be an eye sore for eternity. Nothing to be proud about.

I am concerned about the increased traffic from the proposed 202 dwelling units and the increased traffic associated with the 153,985 square feet of commercial use. This alone will have a tremendous adverse effect on the environment. As it is we are experiencing major traffic congestion at Diamond Bar Blvd and Brea Canyon Road.

Commuters that are just driving through Diamond Bar because they must, to get home or to get to work in the morning, cut through our residential neighborhoods to avoid that intersection. They drive through my neighborhood. This creates a very dangerous situation. Most of the drivers stay on the main streets, Brea Canyon Road and Diamond Bar Blvd. they get to sit and wait a couple of turns before getting through the intersection. While the drivers sit in their

automobiles waiting for their traffic light to change, the engines are running, idling, and the carbon emissions are at killer levels. The combustion of fuels results in the release of carbon Dioxide, a common greenhouse gas that contributes to global warming. If it's a hot day, the automobile air-conditioners are turned on potentially adding chlorofluorocarbon to the mix. It's CFC-12 often known as Freon and known to deplete the ozone. How does the City Council propose to mitigate the additional toxins that we are going to be breathing into our lungs? As I mentioned at the Public Forum meeting on August 3, 2009, the drawing on page 4.6-12 on "Existing PM Peak-Hour Traffic Volumes" does not show all of the existing streets. What happened to Copper Canyon Road? The roadway conditions and intersection controls do not show the one-way stop at Copper Canyon Road. Was this road considered in the traffic study? Was this road part of the calculation? How old is the Traffic Study that the City keeps providing us? I request that a new traffic study be conducted.

The Study states that "the noise within the project area is primarily created by local traffic". This is not true. To get a good read on the noise from "local traffic" in the project area you must go to the site on Saturday and/or Sunday, when most traffic in the area is "local". The intersection at Brea Canyon Road and Diamond Bar Blvd. is also intersected by Brea Canyon Cut-Off Road and the 57 Freeway. All of these roads bring in a tremendous volume of traffic through the Project site area, hence a tremendous volume of noise. The City has not stated how it proposes to "mitigate" that noise. The Study also states that "it was not feasible to count freeway traffic during the field study". So, the noise study is incomplete. I request that a new and complete noise study be conducted. There is also the matter of the noise and pollution that will be present during the construction of the project. The Report is stating, in so many words, that it is going to be a very bad situation for the surrounding residents. The earth moving equipment will cause large dust clouds, a lot of earth shaking will be going on. House foundations will shift, windows and walls will crack, perhaps even break. What does the City propose to do to protect the property of the residents in the adjacent and surrounding areas of the project site? We need answers to these and many other questions that the Council has not addressed. We need specifics to the answers that the Council has provided. The noise level is high; this project will make it worse.

The geological data used to support the project is based on information gathered for the Lewis Company in 2004. At that time the City Council was making a deal with Lewis. I guess that "deal" fell through. Now the City is using the information gathered for Lewis. The sampling that was done for Lewis Company in 2004 is cursory at most. Under "Soil Sampling Methodology and Procedure", it reads "the field sampling equipment consisted of a clean hand trowel and clean glass jars", also "a total of three soil samples were obtained from a depth of 6 to 12 inches deep by transferring soil from the trowel into a clean glass jar". A project of this magnitude certainly requires a more "in depth" sampling and study. Also, under the heading "NON-SCOPE CONSIDERATIONS" it lists issues that were NOT addressed. They are, radon, lead in drinking water, lead-based paint, wetlands, cultural and historical resources, industrial hygiene, health and safety, ecological resources, indoor air quality, mold and mildew, and asbestos" I request a new geological and soil study be conducted.

The City's proposed project for Site "D" will have cause substantial adverse changes in the physical condition of the area. The existing site is hilly, with some trails, during certain times of the year the slopes of the area of Site "D" are covered with a blanket of yellow and purple flowers. During the summer the wild grass is dry, but it is a beautiful canvas for the dark green trees that grow there. Some of those trees are over 100 years old. There is California walnut woodland, there are Eucalyptus trees that are 90 feet tall, and there also exists other types of vegetation on this site which I cannot identify. There is also the matter of the trees and vegetation that are located outside of the project boundaries, but still touching the boundaries. These trees will be damaged from all the earth moving going on around them. How does the City propose to protect these trees and vegetation?

I request that the City Officials take the required measures to have a very careful analytical look at what it is that grows on Site "D". There has been no mention of saving the trees. The plan calls for razing 28.3 acres that is Site "D" to street level (Diamond Bar Blvd. level). The City's elected officials, their representatives at the August 3, 2009 meeting, have made no mention of saving those trees.

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

Sincerely,

Mary E. Rodriguez
Signature

MARY E. RODRIGUEZ
Print your name

3419 PASADO DRIVE
Address

Diamond Bar 91765
City and State Zip

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2009 AUG 10 PM 4: 55

greg j. ogonowski

21492 Cold Spring Ln
Diamond Bar, CA 91765-3813
Home: +1 909 860-6760
Mobile: +1 714 746-7123
e-mail: greg@indexcom.com

Monday, 10 August, 2009

City of Diamond Bar
Attn: Planning / Site D
21825 E Copley Dr
Diamond Bar, CA 91765-9877

RE: Diamond Bar Site D Specific Plan Draft Environmental Impact Report

I have been a Diamond Bar homeowner and resident since 1986. I moved here to be close to Los Angeles without actually living in it. For years, my family has been able to enjoy a beautiful view from the back of our residence. The Diamond Bar Site D Specific Plan threatens this for us and many other Diamond Bar residents. Although we are not opposed to progress, development needs to happen very carefully, especially in these tough economic times.

The State of California's financial problems are adversely affecting the state's school districts; The Walnut Valley Unified School District is no exception. Various school districts are panicking to recover funds from undeveloped properties. It is unfair that the inability of the Walnut Valley School District to handle its financial affairs has become a problem for the residents of Diamond Bar, but it obviously has.

If implemented, the proposal to develop Diamond Bar Site D will degrade our city's residents' quality of life in many ways:

1. **Traffic Congestion:** Traffic on Diamond Bar Blvd. is already a major problem during peak traffic times, especially when the 57 Fwy is backed up. Site D will simply add to this problem. What traffic studies have been done to analyze the impact of this development?
2. **Commercial Space Occupancy:** The Country Hills Shopping Center, which was recently rebuilt after having a vacant grocery store and other vacant units for years, still has unoccupied space. This center is right up the street from the proposed Diamond Bar Site D location, What commercial market study has been done to ensure that this new proposed center will obtain tenants?
3. **Trespassing and Vandalism:** The development of the commercial space close to current residences will encourage trespassing and vandalism, especially if these buildings remain vacant.
4. **Wildlife:** Diamond Bar Site D is the home to many different forms of natural wildlife. They need a home too. Rabbits, raccoons, coyotes, bobcats, and many other wild animals reside here. Where will they move? Into our backyards? Where will the rodents move? Into our homes?

5. **Noise and Pollution:** The Diamond Bar Site D location is fairly close to the 57 Fwy. This already creates an abundance of noise and pollution, especially for those residing on the edge of the development. The Diamond Bar Site D development will contribute to this problem, both during construction and operation.
6. **View:** The Diamond Bar Site D proposed plan specifies destroying several aspects of the natural beauty of the immediate area. The Eucalyptus trees, which are over 100 years old, are scheduled to be removed. The site is scheduled to be graded flat in favor of yet another parking lot. The residents above will look into the HVAC units on the new buildings. This is hardly what we moved to Diamond Bar, and pay property taxes for.

We understand that leaving the property unchanged is not an option in these tough economic times but there must be alternative plans to consider for the development of this property. This is the last undeveloped parcel in the City of Diamond Bar and its use should be chosen very carefully. It is clearly not in the best interest of the residents of Diamond Bar to approve the current proposed Diamond Bar Site D Specific Plan.

Diamond Bar needs more recreational and park space for its residents. These are uses that would get the support of the residents of Diamond Bar. A potential solution is a model that can be found on the San Francisco Peninsula. The Peninsula Open Space Trust is a non-profit that solicits charitable contributions with the intent of buying undeveloped land and farmland in the area so that it can be protected from future development. POST has already preserved tens of thousands of acres. I believe that it would be worthwhile to organize a similar nonprofit with the goal of raising enough money to purchase Site D and preserve it for the enjoyment of our city's residents. Alternatively, a local bond measure could be placed before the city's voters this November to buy the land for the benefit of all of our city's residents.

Regards,



Greg J. Ogonowski
Diamond Bar Resident
Diamond Bar Home Owner
Diamond Bar Business Owner

City of Diamond Bar
Site D Specific Plan Draft Environmental Impact Report

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Deadline to submit comments is 5:30pm on Monday August 10, 2009.

Documents available for viewing online at www.cityofdiamondbar.com & at Diamond Bar City Hall, 21825 Copley Drive, Diamond Bar, CA 91765

Comments:

1) I live right next to the vacant lot at the north cul-de-sac of Castle Rock Rd. - my concerns are construction activity < noise, dirt + dust, construction equipment limiting my parking and/or access to my property, damage to my house foundation and my block wall et al. >

2) No commercial space is needed - look at the vacancies in the mall across the street.

Name:

HORST FRANZ ABT
3414 Castle Rock Rd.

Address:

Diamond Bar, CA 91765

3) Keep it green - trees on Diamond Bar Blvd.

City of Diamond Bar

Site D Specific Plan Draft Environmental Impact Report

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8-10-09, 1:38 pm

Deadline to submit comments is 5:30pm on Monday August 10, 2009.

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Comments:

More cheap home buildup, more stores buildup. Then more people ^{will be} moving in, and will bring in more burglaries. I had filed a "burglary" report on 07-22-08. The sheriff could not find any thief. How to protect our property? How to prevent our house value going down? Kill more trees, then will decrease fresh & clean air, & more smogs will give us more opportunity to get lung cancer or unknown disease. I have lived on this hill side for over 20 yrs. I love the trees which gives me a fresh start everyday. I enjoy the nature of beauty which bring me a peace of mind & in good health. What's going to happen to my house if under huge construction? The stucco not just ruins my swimming pool, but also makes my house falling apart. Who will pay me for the total damage of my house & my family's health?

Name: Please do not destroy us. There is no benefit to us at all but a lots of harm. Whoever agree this project, because they don't live here. Please, do not force us to sell our beautiful homeland.

Address: Su Fann 21484 Cold Spring Lane, Diamond Bar, 91765 God Bless America

Environmental Impact Sciences

From: "Greg Gubman" <Greg.Gubman@ci.diamond-bar.ca.us>
To: "Peter Lewandowski" <environment@cox.net>
Cc: "JoAnne Sturges" <joannesturges@trgland.com>; "Mark Rogers" <markrogers@trgland.com>; <David.doyle@ci.diamond-bar.ca.us>; <James.DeStefano@ci.diamond-bar.ca.us>
Sent: Tuesday, August 11, 2009 8:12 AM
Subject: FW:

From Mary Hasegawa, 21502 Cold Spring Lane

Greg Gubman
 (909) 839-7065

From: mary [mailto:mhasegawa88@verizon.net]
Sent: Monday, August 10, 2009 9:53 PM
To: Greg Gubman
Subject:

I strongly oppose the proposed residential and commercial tract in the vicinity of Brea Canyon and Diamond Bar Blvds..The proposed plan would have serious=negative repercussions for the entire city. Diamond Bar Blvd. is the main artery for the surrounding residents.Traffic is already congested at the intersection of Diamond Bar Bl.&Brea Canyon Bl. At rush hour.Two hundred new homes and a commercial tract will add a significant increase of traffic.

I talked to the mayor at a function at Diamond Bar High School and he stated opposition to the stadium plan ,which would add traffic to the north end of the city.Why is the mayor so quick to approve construction of this tract on the busiest intersection in the immediate area?

The neighboring city of Rowland Heights has so much traffic that Colima Blvd.,the major thoroughfare , suffers from severe congestion.Our city cannot make the same mistake. The noise from the 57 freeway can be heard from out house. Construction and other forms of noise from the tract will travel up to the neighborhood`

The hillside below will be carved up by earthmovers. What assurance do we have that will not create movement from the displacement and creation of a newly graded area?

What is to become of the numerous animals and fauna that currently reside and occupy the proposed building site.Do we brush them off without any care just to satisfy developers and politicians? The area is a thriving ecosystems and will vanish.It is home to animals such as bobcats,racoons,coyotes,rabbits and most importantly numerous species of birds. I have seen red tailed hawks,sparrow hawks,owls,turkey vultures .Migratory birds such as ducks have been spotted flying low to ground through the area. I have seen these animals while walking and living here in Diamond Bar.Recently white crane has taken residence in the area

What is the general plan for the City of Diamond Bar?Will public services such as schools,police,and fire and infrstructure issues be impacted.I believe a public park with hiking trails similar to Schabarum Park would best serve the residents.Heritage park is the only park we utilize in this area.

My father,Akira Hasegawa was a Division Chief for the Los Angeles County Regional Planning Commission. He was in charge of Community Studies enacting zonings laws and developing feasibility studies for new and unincorporated areas in the San Gabriel Valley. He said traffic was the biggest problem for emerging cities.His office pushed for painting all the curbs in the City of Industry to discourage parking.Mayor Tanaka do not let our city go down the wrong path.

Environmental Impact Sciences

From: "Greg Gubman" <Greg.Gubman@ci.diamond-bar.ca.us>
To: "Peter Lewandowski" <environment@cox.net>
Cc: "Mark Rogers" <markrogers@trgland.com>; <James.DeStefano@ci.diamond-bar.ca.us>; "JoAnne Sturges" <joannesturges@trgland.com>; <David.doyle@ci.diamond-bar.ca.us>
Sent: Wednesday, August 12, 2009 8:35 AM
Subject: FW: Comment on SITE 'D' SPECIFIC PLAN

Greg Gubman
(909) 839-7065

From: sbn21@aol.com [mailto:sbn21@aol.com]
Sent: Tuesday, August 11, 2009 6:19 PM
To: Greg Gubman
Subject: Comment on SITE 'D' SPECIFIC PLAN

Dear Mr. Gubman:

I'm sorry that my comment is coming late. Anyway, I think the best alternative is Public Park Use since it is the only environmentally & socially feasible alternative that all residents in the vicinity can unanimously agree. The public park must apply sustainable environmental practices and focus on responsible water and energy usage as well as waste management.

With vacancies rising and job growth slowing, new commercial development is not making sense. The "less than/potentially significant" are so easily used on table ES-1 to make it appear "less severe" where in-depth quantitative study should be shown to support the DEIR. The last meeting is full with unsatisfy residents because the presentation shows lack of environmental concern. So I hope next time Lead Agency will come up with a better pitch to convince Diamond Bar residents.

Please inform me of future meetings and hearings for this Site 'D' planning process. Thank you.

Solaiman Budiman
2928 Crooked Creek Drive
Diamond Bar, CA 91765

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City of Diamond Bar
Site D Specific Plan Draft Environmental Impact Report

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2009 AUG 13 AM 8:22

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Deadline to submit comments is 5:30pm on Monday August 10, 2009.

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Comments:

I'm against the development of this project. The EIR WAS NO SPECIFIC. I'm Ashame of the Mayor & Councils are try to sell them to lower income project, with no regards to the neighbors, citizens of Diamond

Bar. We Do not need another commercial shopping center (Already have (Rite Aid Center) in our neighborhood. We want preserve our environment.

Name: _____

Address: _____

Jennifer Ouan 2962 Crooked Creek
Diamond Bar CA 91765

City of Diamond Bar

Site D Specific Plan Draft Environmental Impact Report

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Comments:

THIS SITE IS ONE OF THE LAST OPEN SPACES IN DIAMOND BAR. PLEASE CONSIDER DEVELOPMENT THAT CAN BE USED BY ALL THE RESIDENTS. WE NEED A MIXED USE COMMERCIAL RESIDENTIAL GREEN BELT COMPLEX THAT FLOWS TOGETHER. MORE OF A EUROPEAN - EAST COAST PLAN WITH LIBRARY/RECREATION FACILITY ON BOTTOM LEVEL, COMMERCIAL ABOVE LEADING TO HIGH DENSITY HOUSING & GREEN BELT/PARK AREAS/SECCER FIELDS INTERSPERSED.

Name: Susan ITO - resident for 34 yr.

Address: 3815 Castle Rock Rd.

I would like to see inclusion of a DOG PARK Area
I travel to Claremont & San Dimas for use of their facilities.

City of Diamond Bar Site D Specific Plan Draft Environmental Impact Report

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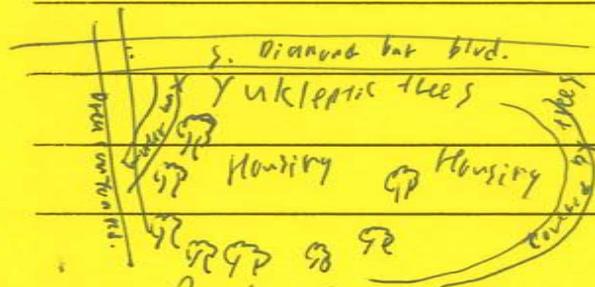
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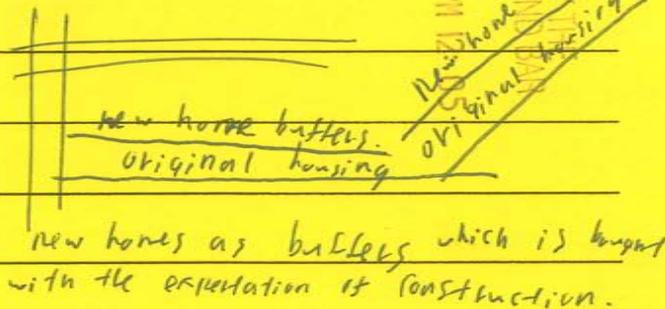
Comments:

Can the people of Diamond Bar and Area help pitch in ideas for the development of site D in City of Diamond Bar?

ex. Idea A:



ex. Idea B:



Name: Delek Koh

Address: 20931 Ambushers St. Diamond Bar CA 91765

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Comments:

① Is there a way to keep the yunkleptic trees and water way?
and level up the price on housing?

② Will the contractors take into note to pay all the sewage problems
that is ~~caused~~ caused to the tenants During and after the construction?

Name: Derek Roh

Address: 20931 Ambushers St. Diamond Bar CA, 91765

City of Diamond Bar
Site D Specific Plan Draft Environmental Impact Report

REC'D 8/14/09

Deadline to submit comments is 5:30pm on Monday August 10, 2009.

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Comments:

① Is the selling of site D to a contractor really what
the walnut valley district (school) wants?

② What is the appraisal on the land now?

③ Why not build something the walnut school district
can get a continual income on? such as a park with 5 soccer fields.

Name: Derek Roh

Address: 20931 Ambushers St. Diamond Bar CA, 91765

City of Diamond Bar

Site D Specific Plan Draft Environmental Impact Report

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2009 AUG

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CITY OF

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Comments:

Site D needs a park with water features for the children.
(fountains, little pools)

No more retail. We need to fill the already empty spaces
at the other shopping centers. Talk to owners to lower
rent so we can fill the empty ^{shop} squares. Put
the \$\$\$ into making the town look really
great! Been here since 1976 and I'm disappointed

Name: Jane Johnson (909-598-3649)

Address: 2982 Crooked Creek Dr DB