



# NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

City of Diamond Bar, 21810 Copley Drive, Diamond Bar, CA 91765 (909) 839-7030

**NOTICE:** Pursuant to the provisions of the California Environmental Quality Act (CEQA – Public Resources Code, Section 21100 et. Seq.), the City of Diamond Bar has determined that the project referenced hereinafter will not have a significant effect on the environment. A draft Mitigated Negative Declaration has been prepared for review and approval in connection with project approvals and conditions of approval that the City proposes to impose on the project.

**PROJECT TITLE:** Crooked Creek Residential Subdivision (Planning Case No. PL2017-203)

**PROJECT LOCATION:** Southern terminus of Crooked Creek Drive, east of the SR-57 Freeway, Brea Canyon Road and Brea Canyon flood control channel and north of the City's southern boundary (Los Angeles County Assessor's Parcel Number 8714-028-003)

**PROJECT DESCRIPTION:** The applicant is requesting approval of a residential project that includes the development of seven single-family residences and associated infrastructure including a southward expansion of the existing Crooked Creek Drive at a 12.9-acre undeveloped site. Five of the seven residential structures are proposed to include an attached Accessory Dwelling Unit. Pursuant to Titles 21 and 22 – Subdivision and Development Code Sections 21.20, 22.14.030, 22.22, 22.38.110, 22.48, and 22.58.040, the proposed project consists of the following:

**Vesting Tentative Tract Map No. 54081** to subdivide the subject property into nine parcels for the following purposes: seven (7) single-family residential lots; one lot designated for the roadway (i.e., southwesterly extension of Crooked Creek Drive); and one lot which includes a maintenance access and approximately 10.4 acres of preserved open space area.

**Development Review** of the proposed architecture and landscape design in compliance with all applicable Development Code standards and design guidelines.

**Tree Permit** to remove 62 existing protected trees, consisting of 58 Southern California black walnuts and four coast live oaks, and to replace them at a 3:1 ratio with 201 Southern California black walnuts and 12 coast live oaks, totaling 213 replacement trees to be planted on-site.

**Conditional Use Permit** to approve development on a site subject to a Planned Development overlay district and allow modifications to the retaining wall height limit to allow a maximum of 17 feet (where 6 feet is the maximum allowed), reduce the front setback for Lots 4 and 5 to 14 feet and 13'-9" (where 20 feet is required), and reduce the minimum lot size for Lots 1 and 3 to 8,294 square feet and 8,482 square feet (where 10,000 square feet is required).

**PROPERTY OWNER:** Jasmine Liao, Cathay View Development LLC, 701 S. San Gabriel Blvd #D, San Gabriel, CA 91776

**APPLICANT:** New Bridge Homes, 500 Newport Center Drive, Suite 550, Newport Beach, CA 92660

A copy of the Initial Study, documenting reasons to support the findings that said project, with the incorporation of mitigation measures, will not have a significant effect on the environment, is available for public review on the City's website at [www.diamondbarca.gov/crookedcreeksubdivision](http://www.diamondbarca.gov/crookedcreeksubdivision). An Environmental Impact Report is not required for this project.

**Environmental Determination:** Pursuant to the provisions of the California Environmental Quality Act (CEQA), Section 15070, the City prepared an Initial Study and Mitigated Negative Declaration for this project. Pursuant to CEQA Section 15072(g)(5), no known hazardous waste facilities or disposal sites exist within the Project Area. Pursuant to CEQA Section 15105, the public review period for the Mitigated Negative Declaration begins November 10, 2021 and ends December 20, 2021. The Diamond Bar Planning Commission will consider whether or not to recommend approval to the City Council to adopt the proposed Mitigated Negative Declaration at the following regularly scheduled meeting:

**TIME OF HEARING:** 6:30 p.m. (or as soon thereafter that the matter can be heard)

**DATE OF PUBLIC HEARING:** On or after January 25, 2022 (a separate public hearing notice setting the date of the hearing will be published at least ten [10] days prior to the hearing date)

**LOCATION:** Diamond Bar City Hall – Windmill Community Room  
21810 Copley Drive  
Diamond Bar, California 91765

**CASE MATERIALS** are available for review between the hours of 7:30 a.m. and 5:30 p.m. Monday through Thursday and 7:30 a.m. to 4:30 p.m. on Friday, at the City of Diamond Bar, Community Development Department/Planning Division, 21810 Copley Dr., Diamond Bar, CA 91765.