WILDLIFE CORRIDOR CONSERVATION AUTHORITY

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MEMORANDUM

Date: May 29, 2007

To: The Governing Board Members

Judi Tamasi for

From: Joseph T. Edmiston, FAICP, ASLA (Hon), Executive Officer

Subject: **Agenda Item X: Update and discussion regarding the City of Diamond Bar's recent proposed acquisitions and annexations/sphere of influence amendments in relation to the Aera property, including the potential relocation of a golf facility.**

Background: This item is for informational purposes. Regarding the proposed relocation of the golf course from its existing location near Golden Springs Drive and Grand Avenue to a portion of the Aera property, this item was discussed at the May 1, 2007 Diamond Bar City Council meeting. The agenda item was to consider awarding a contract to Templeton Planning Group for the creation of an Environmental Impact Report (EIR). The item was continued to a date to be determined. Per the City Manager, the EIR contract and preparation has stopped. A figure and the meeting minutes are attached.

The following project description of the golf course/land swap is based on the Proposal (dated February 15, 2007), by Templeton Group. The County currently owns the 170-acre Diamond Bar Golf Course located adjacent to the Pomona Freeway (SR-60) at Grand Avenue. Per the land swap agreement, the City would acquire ownership of the 170-acre golf course in exchange for the development of a new 100-acre, 18-hole championship Golf Course with a clubhouse, located within the County. The City has already acquired 385 acres of land for this purpose. The new golf course is proposed to be located south of Pathfinder Road, roughly between Ridgeview Avenue and Crestline Drive. Following the acquisition, the City plans to develop a lifestyle center on the existing 170-acre Diamond Bar golf course. Specific uses have not yet been determined; however, they are expected to include a combination of big box retail, restaurant, housing, and possibly hotel uses.

On a different note, at the May 22, 2007 City of Diamond Bar Planning Commission meeting, the General Plan Amendment No. 2007-01, Pre-Zoning No. 2007-01, and Negative Declaration 2007-02 were approved for the annexation of 106.7 acres, known as the "Crestline" area. The annexation area is located in the Crestline Drive and Diamond Canyon area, south of Brea Canyon Cutoff Road and west of State Route 57. The proposed project area includes 151 single-family residential units,

3.4 acres of commercial/industrial uses, 6.4 acres of civic uses and 71.3 acres of open space areas. See Area 1 on attached figure.

On a different note, see Item XI on tonight's agenda for the Notice of Preparation for the Aera Master Planned Community recently released for public comment by the City of Diamond Bar. A public scoping meeting was held.