



Community Informational Meeting

Tentative Tract 53430

(Developed by Millennium Diamond Road Partners)

September 9, 2014

Meeting Purpose/Agenda

- The purpose of this meeting is to provide an overview and background of the Tentative Tract 53430 Project
- Topics of discussion will include:
 - What is the Project?
 - Approvals Granted to date
 - Proposed HOA Maintained Areas
 - Roadway System/Access
 - Proposed Grading/Geotechnical
 - Proposed Storm Drain
 - Proposed Sewer
 - Technical Review Status
 - Public Trail System
- A question and answer session will be held at the conclusion of the presentation.

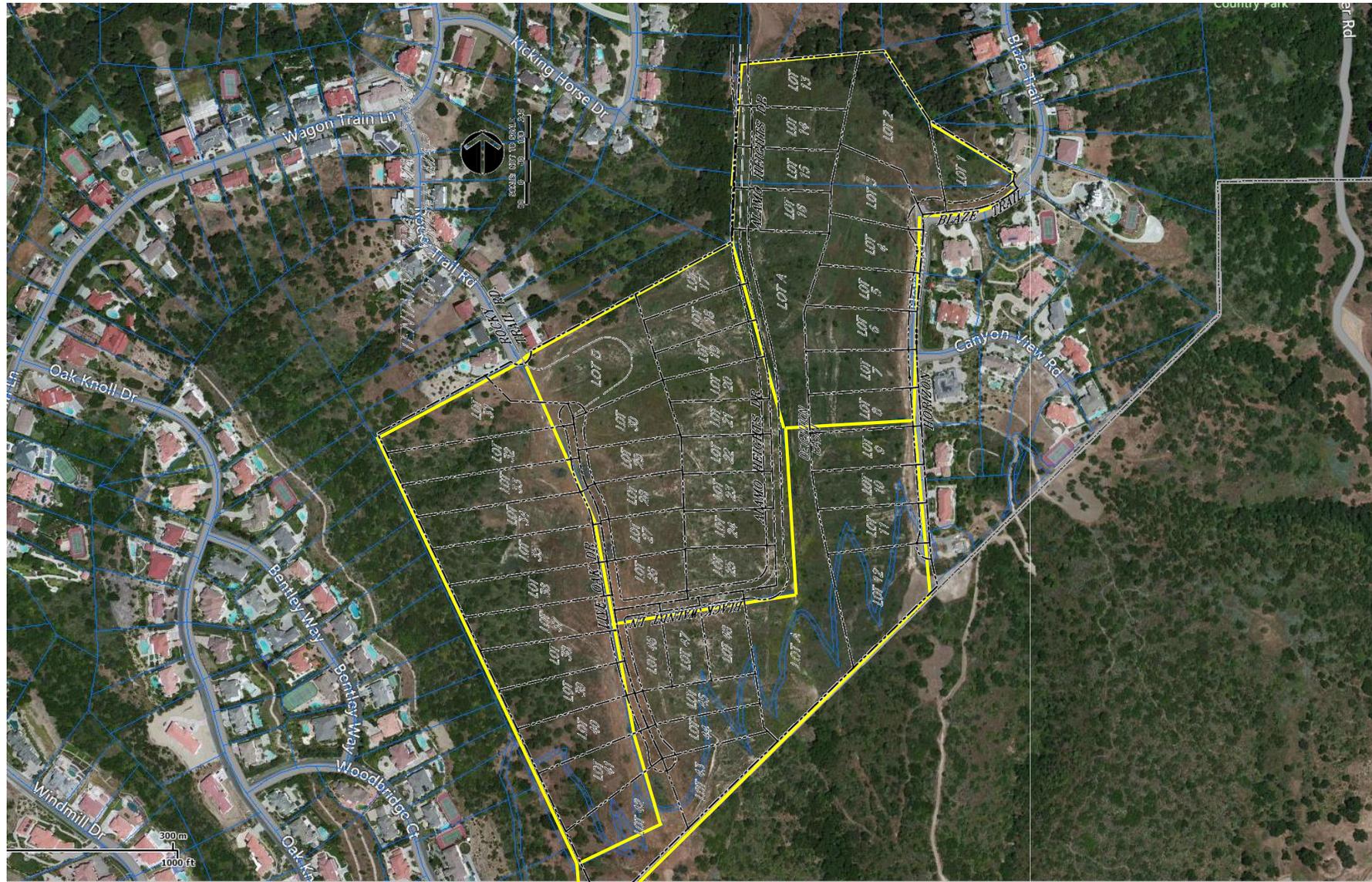
Tentative Tract 53430

A residential development of 48 single family custom residential lots inside the gates of The Country Estates on 80 acres at the terminus of Alamo Heights Drive and along Horizon Lane

Developer:

Millennium Diamond Road Partners

The existing vacant 80 acres of land is comprised of four (4) legal lots



Two Part Subdivision Process

- Tentative Tract Map
- Final Tract Map

Approvals Granted in 2006

The City Council granted the following approvals on February 21, 2006:

- Tentative Tract Map No. 53430
- Zone Change
- Conditional Use Permit
- Variance
- Tree Permit
- Environmental Impact Report and Mitigation Monitoring Program.

The Planning Commission recommended approval to the City Council on January 10, 2006.

*The TTM expires on February 21, 2016 unless an extension is approved by the City Council in accordance with the Subdivision Map Act.

Key Topics Raised in 2006

- Extension of Alamo Heights Drive/Height of Retaining Walls
- Wildlife Habitat
- Annexation into The Country Estates HOA
- Traffic
- Access
- Drainage
- Sewer/Pump Station
- Grading
- Slope Stability

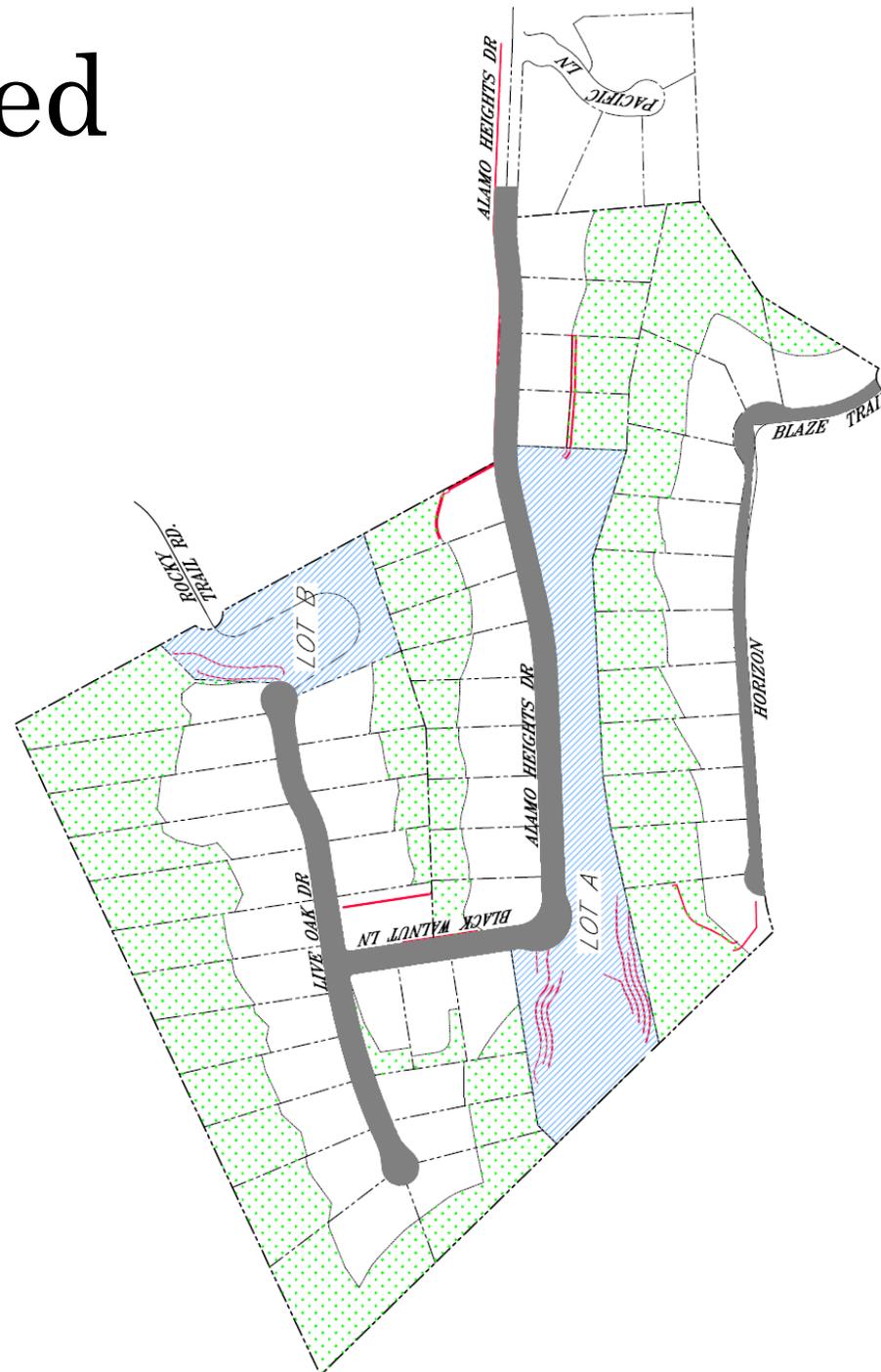
These topics were discussed throughout the consideration of the project during Planning Commission and City Council hearings and addressed in the EIR, mitigation measures, and conditions of approval.

Areas to be Maintained by an HOA

- Lots A and B, retaining wall supporting Alamo Heights Drive, roadways, and landscaped slope areas are to be maintained by an HOA.

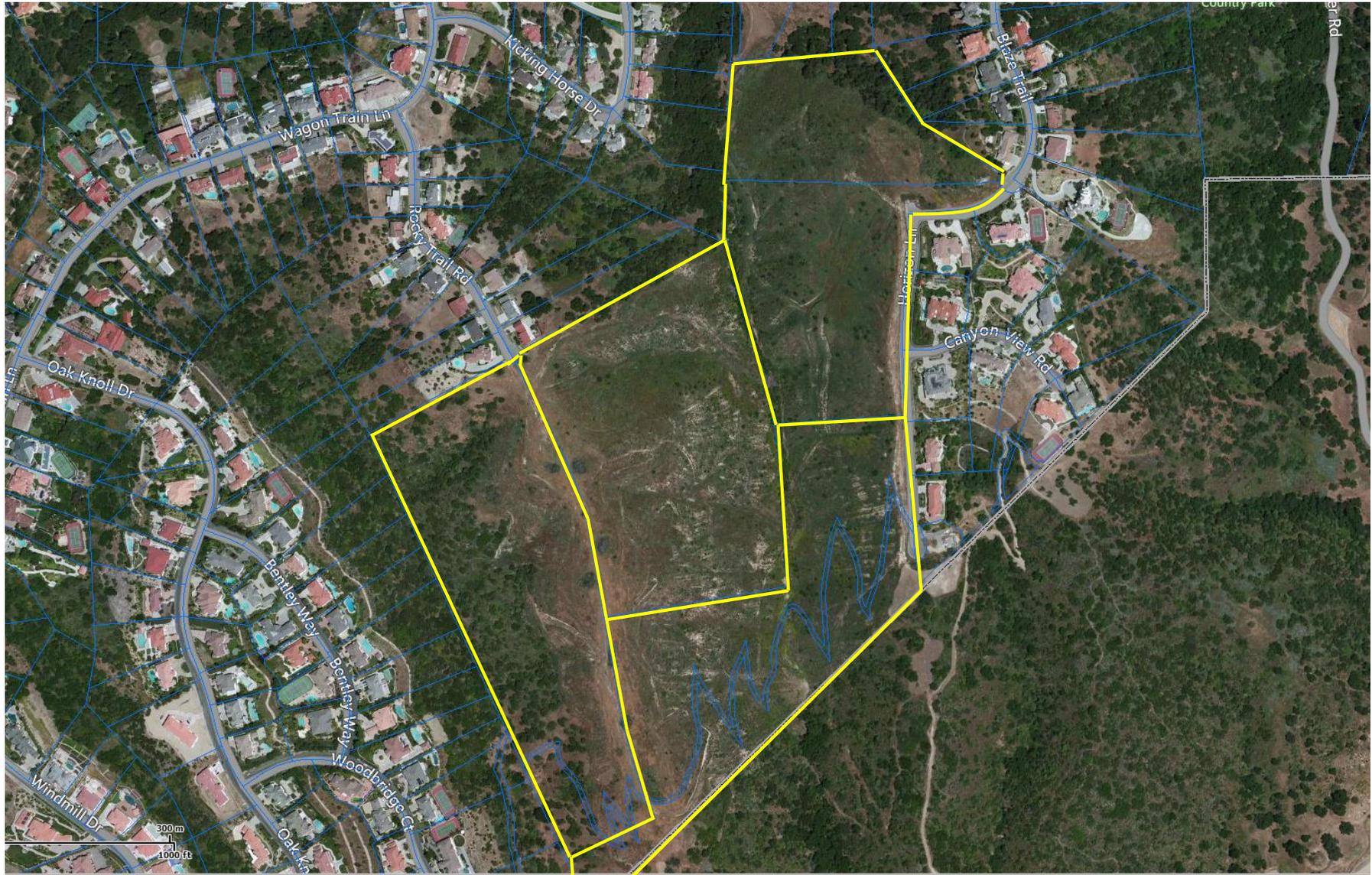
LEGEND:

-  INDICATES ROAD WAY
-  INDICATES HOA AREAS (LOT A AND B)
-  INDICATES SLOPE AND LANDSCAPE AREAS (RESTRICT USE AREA)
-  INDICATES RETAINING WALL LOCATION



Roadway Access

The project is being proposed within the 4 existing lots recorded on Parcel Map 1528 with certain *Future Roadway Easements* granted



Roadway System

- Lots 1-12 are proposed to have access from Blaze Trail/Horizon Lane
- The remaining lots 13-48 are proposed to have access from to the roadway extension of Alamo Heights Drive and the newly created roadways of Black Walnut Lane and Live Oak Drive

LEGEND:

- INDICATES ROAD WAY EASEMENT
- INDICATES EMERGENCY ACCESS ROAD
- INDICATES LACFCD SD EASEMENT
- INDICATES LACFCD ACCESS ROAD EASEMENT
- INDICATES SEWER EASEMENT
- INDICATES FUTURE ROADWAY EASEMENT

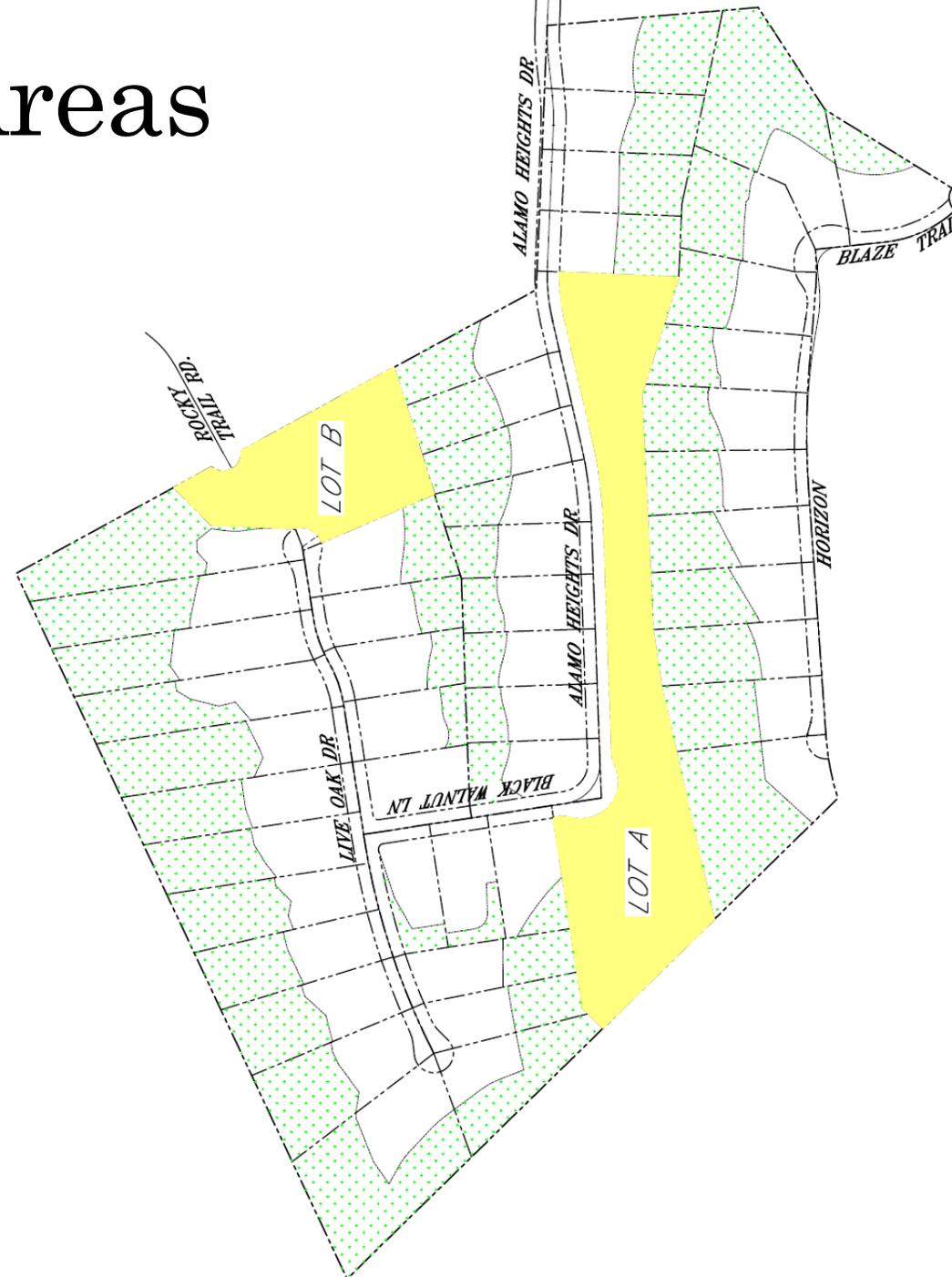


Geotechnical Review

- The geotechnical report is currently under review by the City's geotechnical consultant to assure that all standards are met prior to construction of the development
- On and off-site stability of the site is currently under review
 - The stability review is focused at the outlet of the storm drain near the tract boundary and off-site outside the tract boundaries.
 - The Developer is working on adequately addressing stability to the satisfaction of the City geotechnical consultant, City Engineer and Los Angeles County.
- A geotechnical approval will not be issued until all standards are met and the grading plan will not be approved without a geotechnical approval.
- Construction will not be permitted to begin until the geotechnical report has met all required standards to the satisfaction of the City

Restricted Use Areas (RUA's)

- RUA's are created for two purposes:
 - (1) To prohibit construction in geologic stabilized areas
 - (2) to maintain landscape mitigation areas as open space
- Building in RUA's will be prohibited for future development



LEGEND:

 INDICATES HOA AREAS (LOT A AND B)

 INDICATES RUA AREA (RESTRICT USE AREA)

Grading Plan

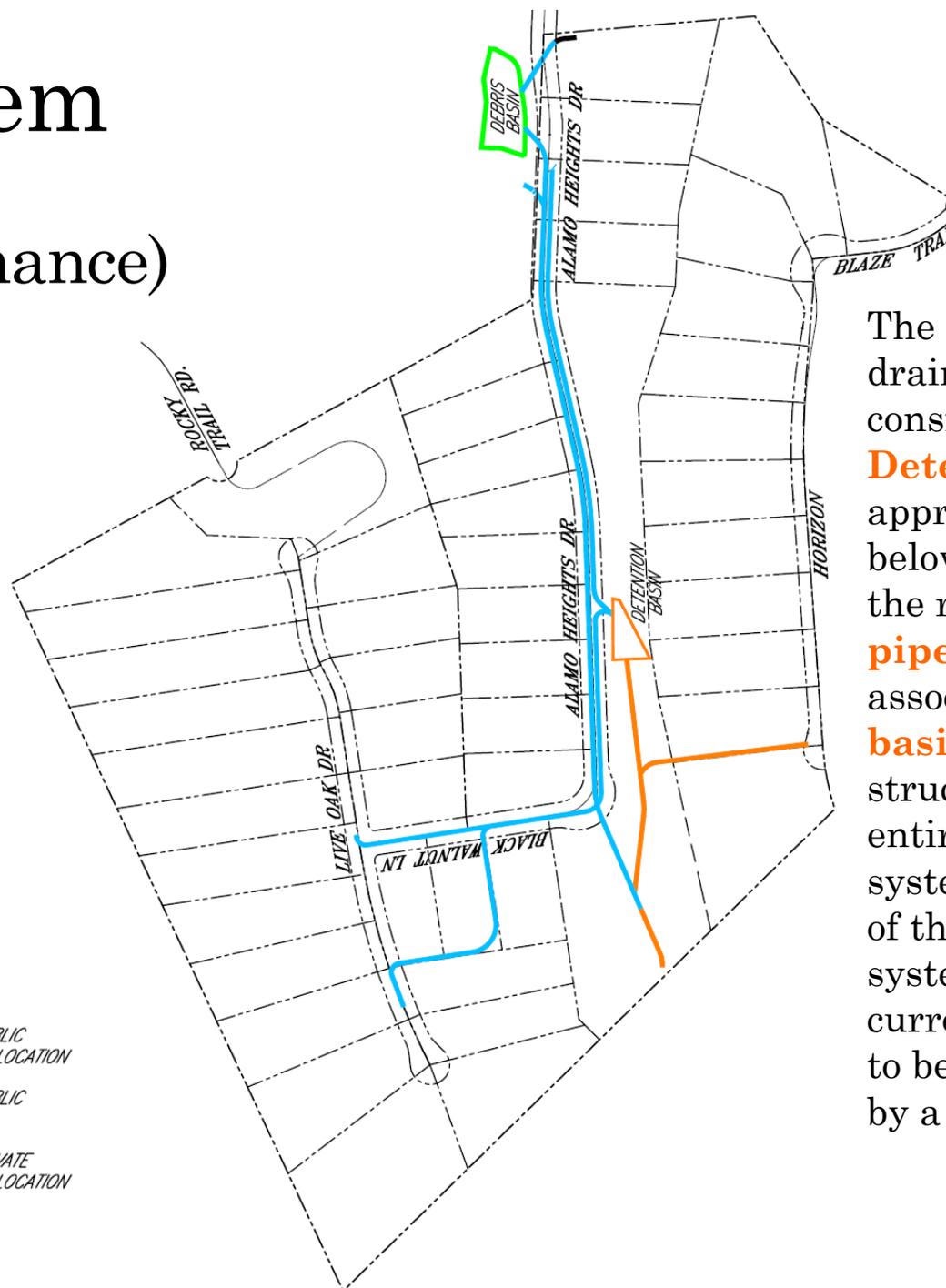
- The site proposes to fill the large open canyon that currently exists at the terminus of Alamo Heights Road as well as to cut into the existing ridge lines.
- Grading Quantities
 - 3,900,000 yards of cut
 - 3,900,000 yard of fill
 - It is proposed to be a Balance Site with no export or import of material
- The Grading Plan is currently under review
- A Grading Permit will not be issued until the Grading Plan is approved

Storm Drain System (Los Angeles County and Private HOA Maintenance)

Public System is proposed to consist of a **Debris Basin** approximately 40' below the surface of the roadway and a debris **pipes**. It will also consist of **storm drain pipes** with associated **catch basins**. This system is proposed to be owned and maintained by Los Angeles County.

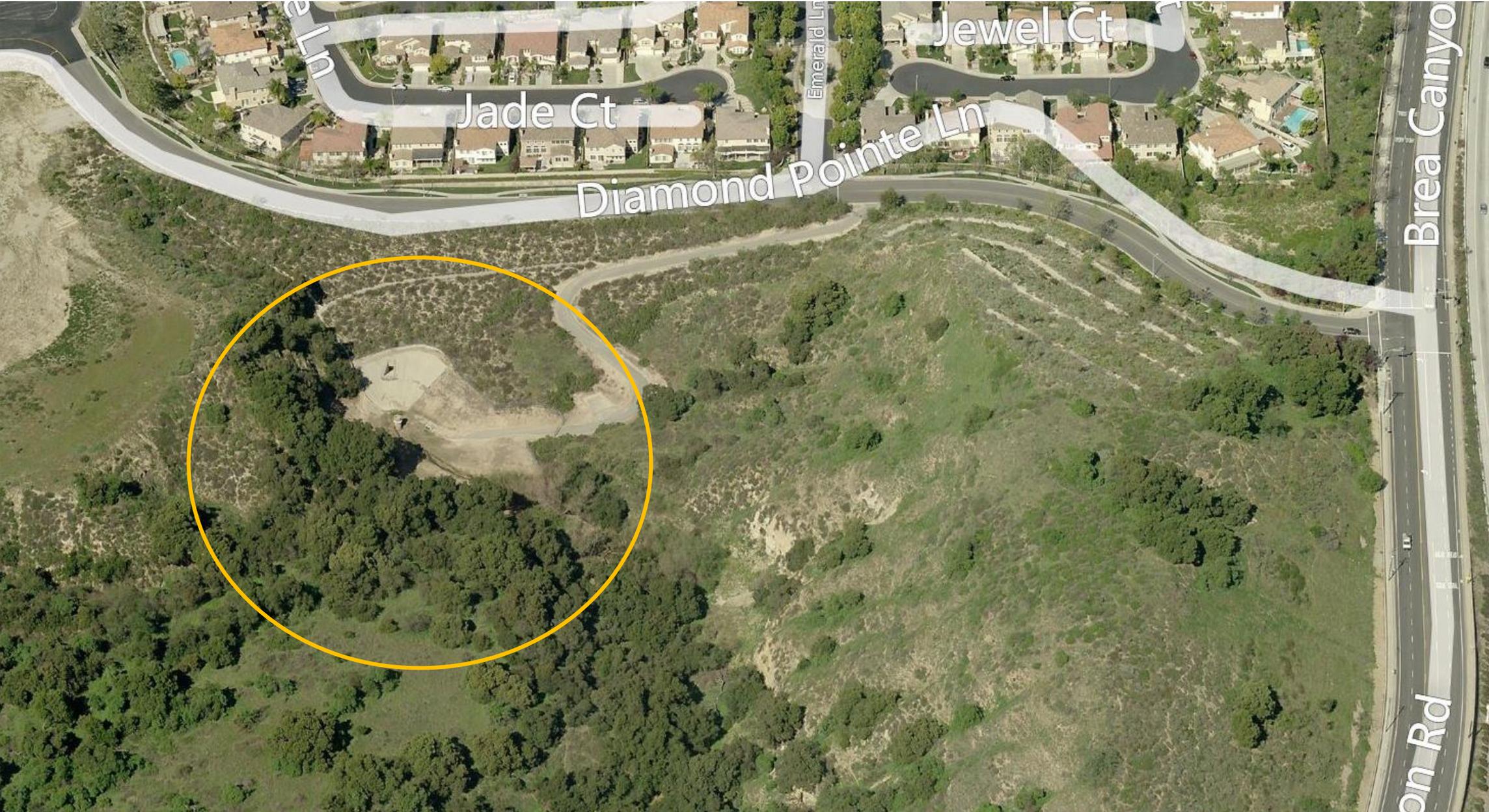
LEGEND:

-  INDICATES PROPOSED PUBLIC STORM DRAIN MAIN LINE LOCATION
-  INDICATES PROPOSED PUBLIC DEBRIS BASIN LOCATION
-  INDICATES PROPOSED PRIVATE STORM DRAIN MAIN LINE LOCATION



The private storm drain system will consist of a **Detention Basin** approximately 20' below the surface of the roadway with **pipes** and associated **catch basins**. The outlet structure for the entire storm drain system will be part of the private system. This is currently proposed to be maintained by a HOA.

Example of Debris Basin along Diamond Pointe Lane (below roadway grade) that is publicly maintained



Debris Basins in Vantage Development (behind Target) that are privately maintained



Sewer System

(Proposed to be Privately Maintained)

Lots 13-48 will be serviced by a new sewer system and **new lift station** which will be privately maintained by a HOA. This system must be designed to LA County standards.

LEGEND:

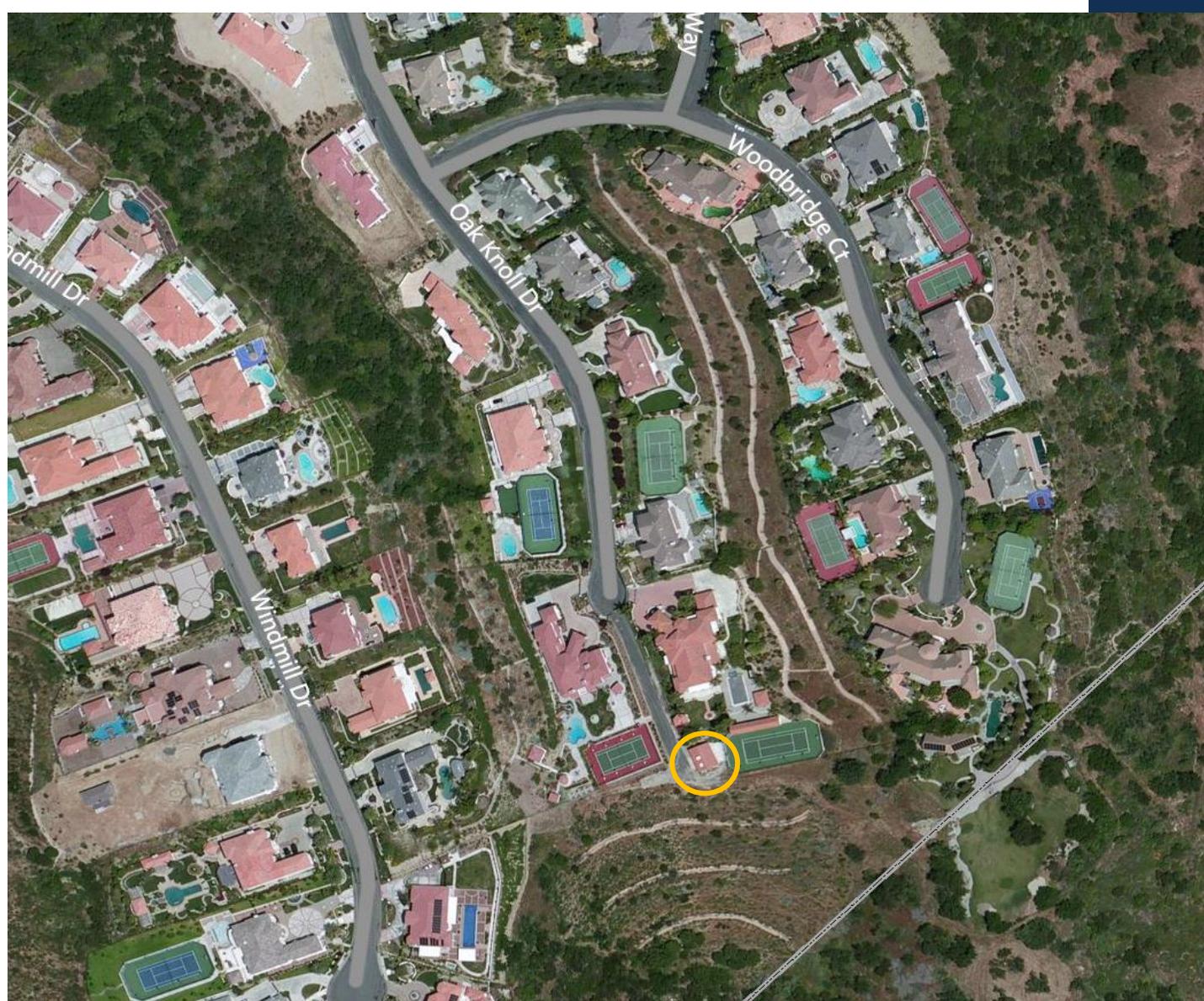
-  INDICATES PROPOSED SEWER MAIN LINE LOCATION
-  INDICATES PROPOSED SEWER LIFT STATION SYSTEM
-  INDICATES EXISTING PUBLIC SEWER MAIN LINE
-  INDICATES EXISTING PUBLIC SEWER LIFT STATION SYSTEM



Lots 1-12 will tie into the existing sewer system on Horizon Lane which is serviced by the existing lift station at the cul-de-sac of Horizon Lane. This system is maintained by LA County.

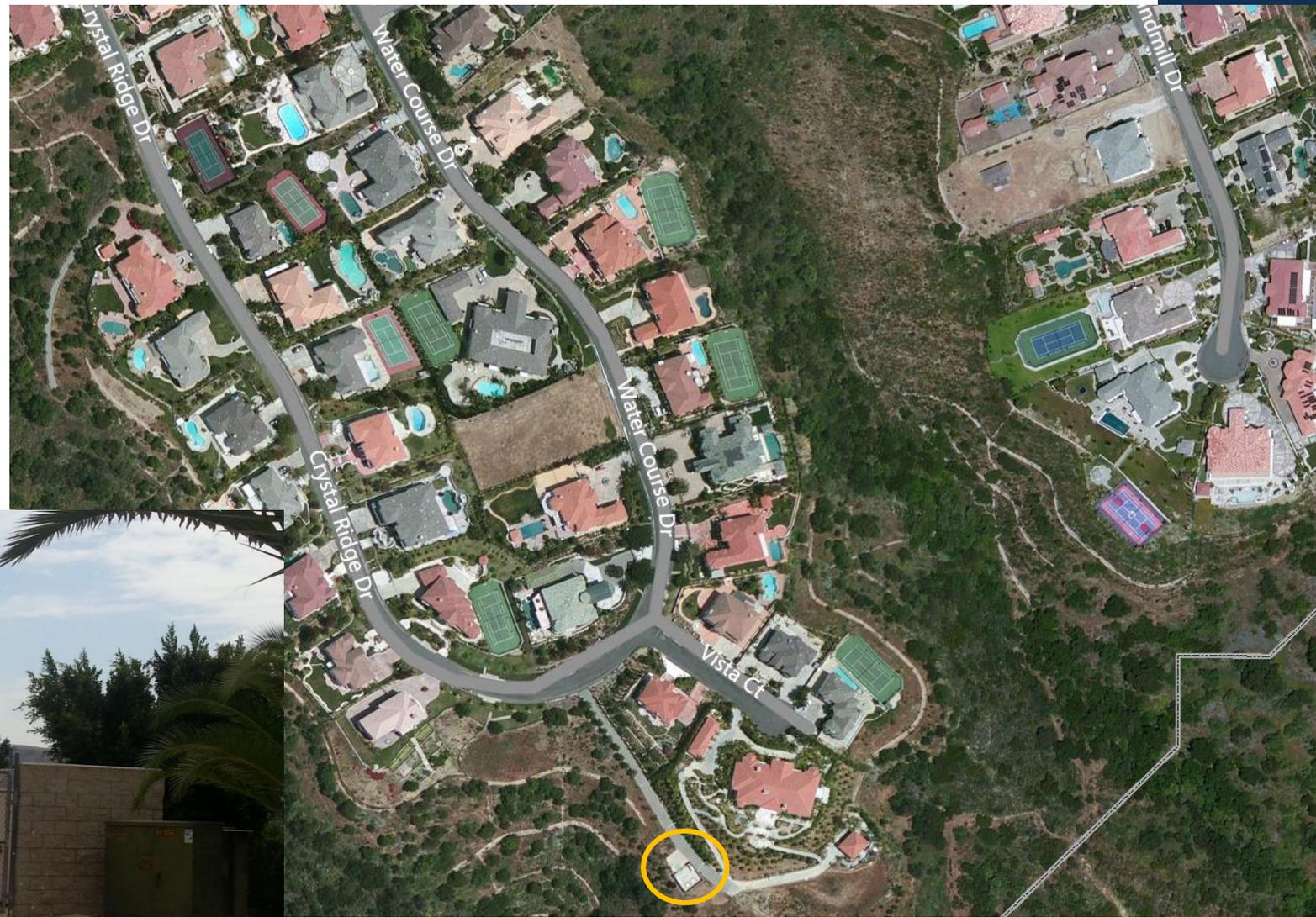


Sewer Lift Station on Horizon Lane
(Capacity of 35 residential lots. Millennium Development will bring service up to 22 lots total for this station)



Sewer Lift Station on Oak Knoll Drive
(Approximately 48 Residential Lots serviced)

Sewer Lift Station at
Water Course/Crystal Ridge Road
(Approximately 50 Residential Lots Serviced)



Plan Check/Permit Status

Technical Plan Check Status

- Geotechnical Report is UNDER REVIEW
- Grading Plan is UNDER REVIEW
- Erosion Control Plan RECOMMENDED FOR APPROVAL
- Hydrology Report is APPROVED
- Retaining Wall Plans are UNDER REVIEW
- Storm Drain Plans are UNDER REVIEW by
CITY AND LA COUNTY
- Sewer Plans are UNDER REVIEW
- Sewer Lift Station and Force Main UNDER REVIEW
- Street Improvement Plans RECOMMENDED FOR APPROVAL
- Standard Urban Stormwater Mitigation Plan (SUSMP) Report RECOMMENDED FOR APPROVAL
- Final Map is UNDER REVIEW

Construction Permit Status

- Permits CANNOT be issued until all technical plans are approved and security (i.e. Surety Bonds, Line of Credit, Cash Deposits) is in place
- The Final Map CANNOT be approved by COUNCIL until all technical plans are approved
 - If the Final Map is approved PRIOR to the improvements being constructed a subdivision agreement will be executed between the City and the developer

Skyline Extension of the Schabarum Trail

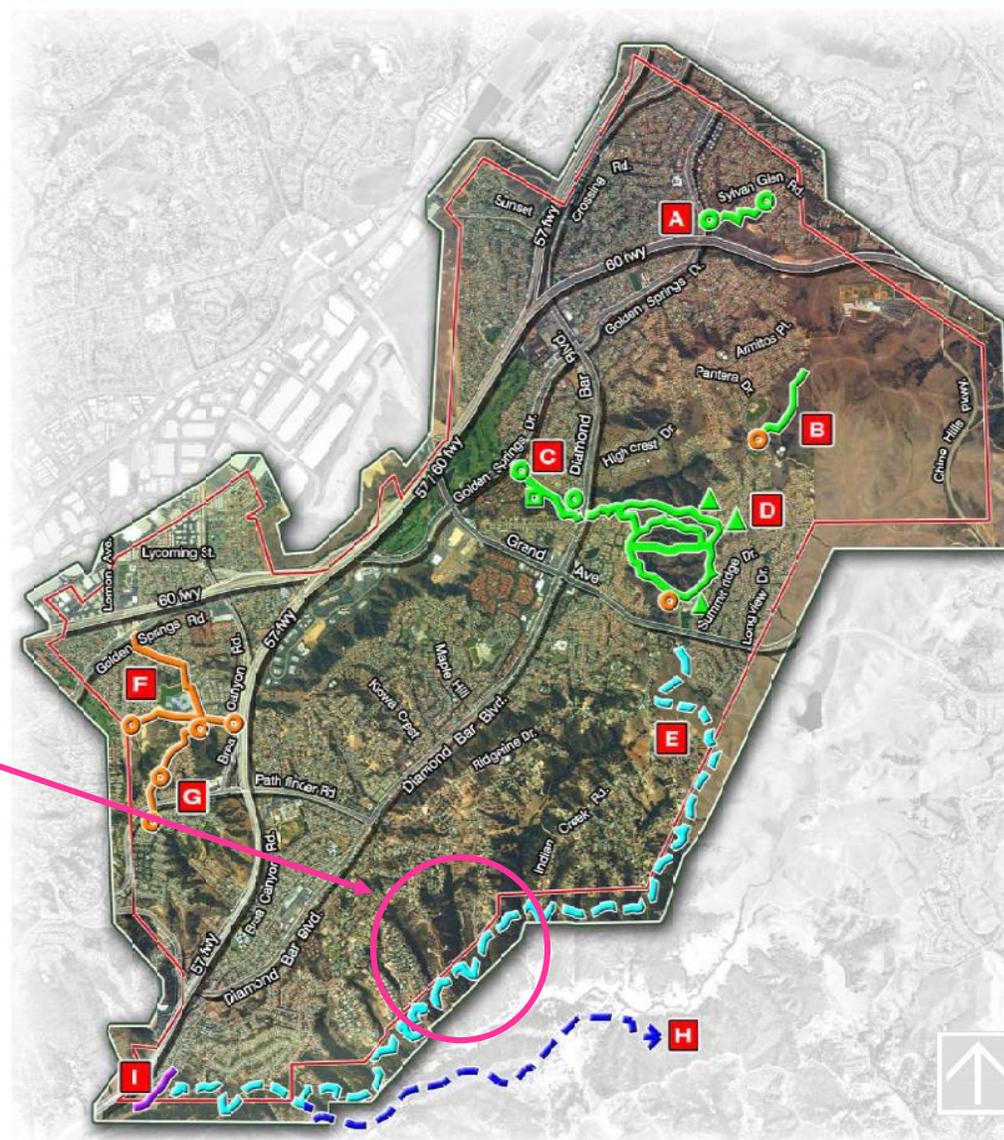
City Of
Diamond Bar

Parks & Recreation
Master Plan 2011

Public Trails

Public Trails Index

Diamond Bar California 91765



Proposed location of TR 53430

No. Name

- A** Peterson Trall
Carlton Peterson Park, 24142 E, Sylvan Glen Rd.
- B** Pantera Trall
Pantera Park, 738 Pantera Dr.
- C** Sycamore Canyon Trall
Sycamore Canyon Park, 22930 E, Golden Springs Drive
- D** Summit Ridge Trall System
Steep Canyon Trall Head, Steep Canyon Rd.
- E** Schabarum Trall (future)
Brea Canyon Road
- F** Sandstone Canyon Trall - Upper
Larkstone Park, Larkstone Dr.
- G** Sandstone Canyon Trall - Lower
Larkstone Park, Larkstone Dr.
- H** Tonner Canyon Trall (future)
Tonner Canyon, Brea Canyon Road
- I** Crooked Creek Trall (future)

Legend

- Proposed City Trall
- Existing City Trall
- County Trall 'proposed'
- Schabarum Trall 'proposed'
- Crooked Creek 'proposed'
- City Boundary
- Proposed City Trall Head
- Existing City Trall Head
- Existing Trall Access Point
- Existing Trall Resting Stop



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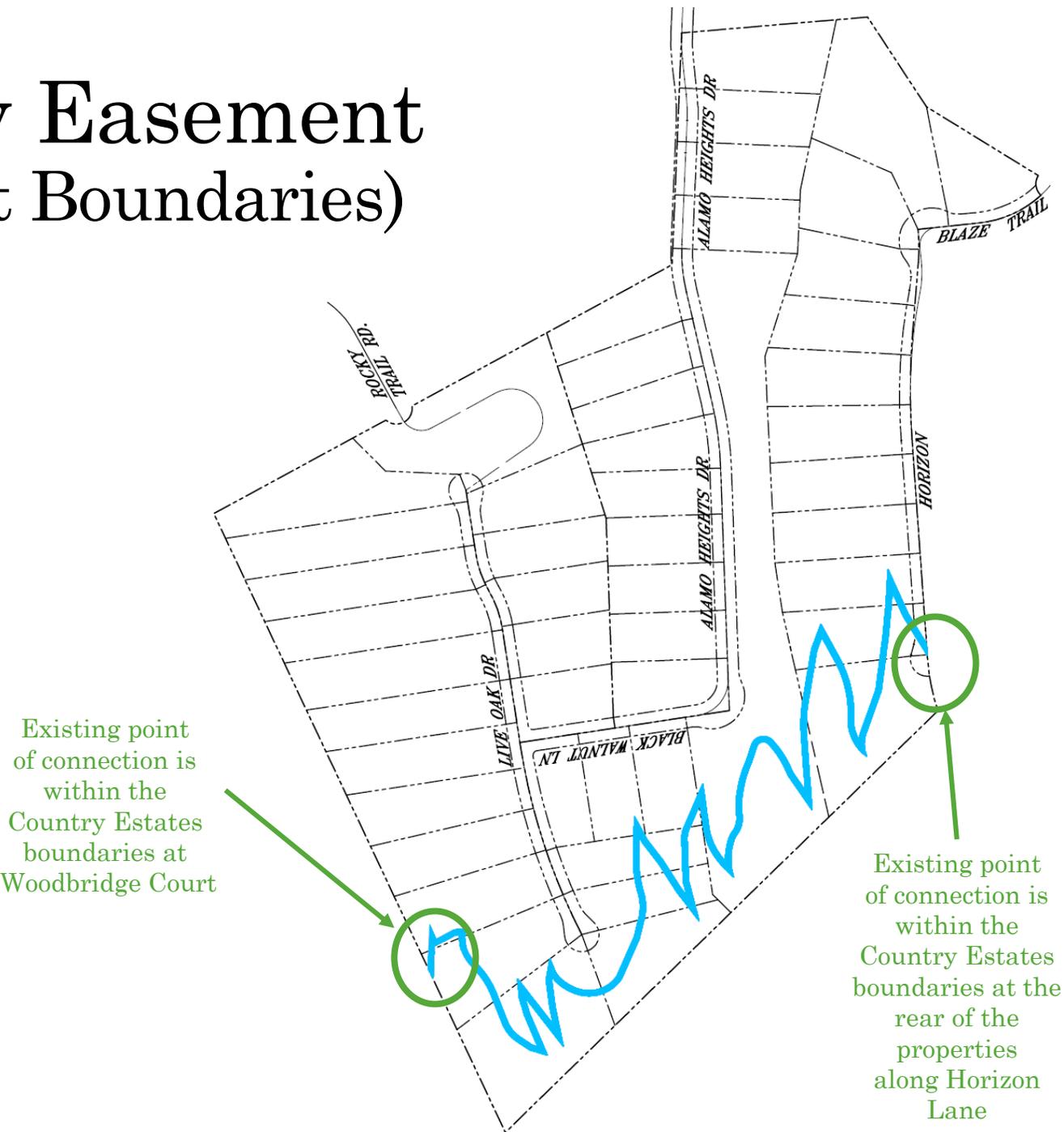


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Existing LA County Trail Easement



Existing LA County Easement (within TR 53430 Project Boundaries)

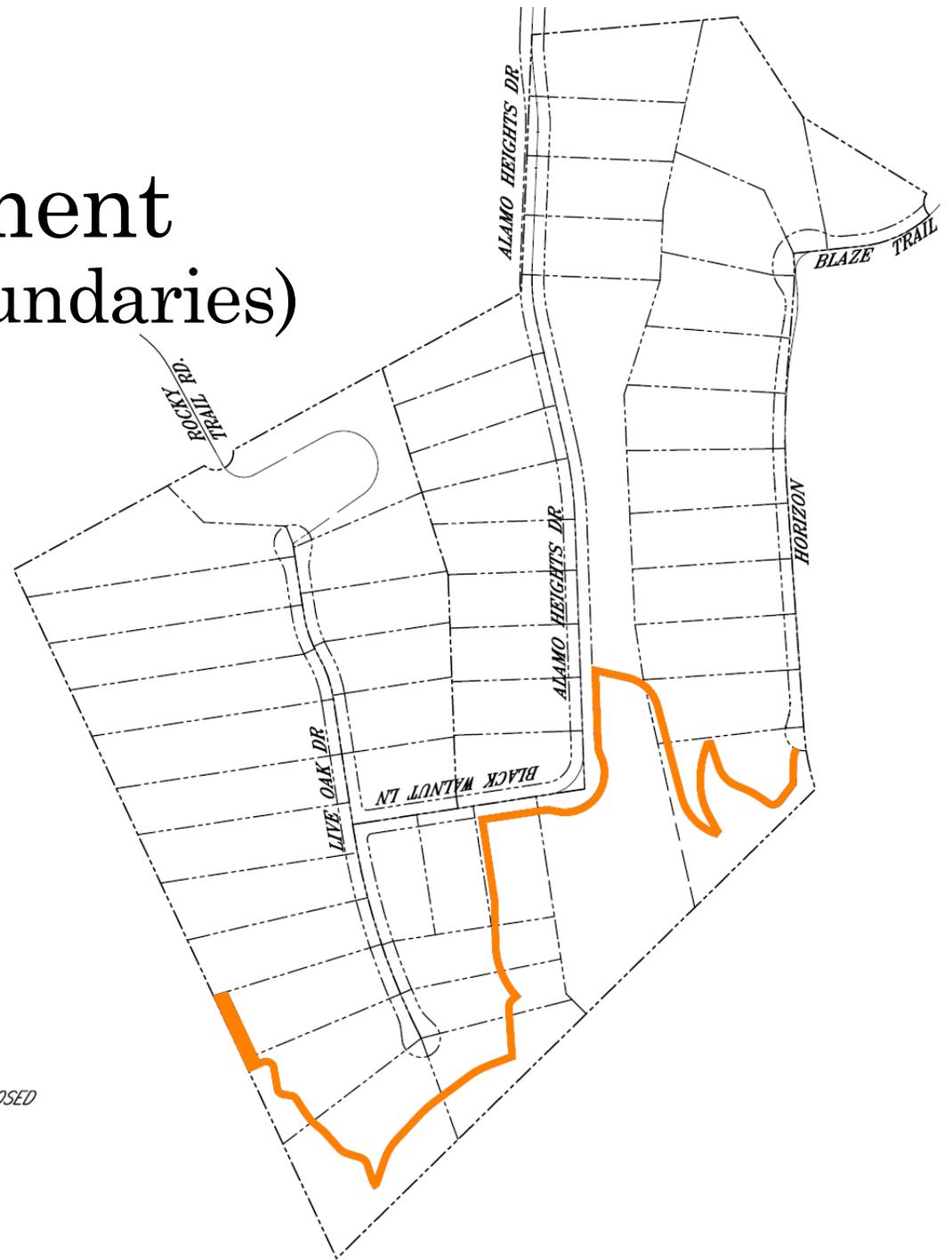


LEGEND:
— INDICATES RECORDED EXISTING TRAIL EASEMENT

Proposed Realigned LA County Trail Easement (within TR 53430 Project Boundaries)

LEGEND:

 INDICATES PROPOSED TRAIL EASEMENT





Questions?

For additional information or questions, please do not hesitate to contact the

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