

**SITE D SPECIFIC PLAN
No. 2007-01**

Specific Plan of Land Use and Zoning
City of Diamond Bar

Prepared for:
Walnut Valley Unified School District
And
The City of Diamond Bar

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PUBLIC AGENCY

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1.0 SUMMARY

This Specific Plan document has been prepared to facilitate processing and approval of the Site D development and its associated discretionary and administrative approvals. The Site D Specific Plan provides detailed text and exhibits which describe the residential, commercial and open space uses, and associated improvements that are envisioned to occur within the project. This Specific Plan document will guide the build-out of Site D in a manner which is consistent with City and State policies and standards and assures that the project is developed in a coordinated manner.

1.1 PURPOSE AND AUTHORITY

The purpose of this document is to provide a foundation for the proposed land uses on the Site D property through the application of regulations, standards and design guidelines. The Site D Specific Plan provides text and exhibits which describe the proposed land uses and associated guidelines.

The authority and procedures for this Specific Plan is described in Chapter 22.60 of the City of Diamond Bar Municipal Code. The Specific Plan shall be adopted in accordance with the provisions of Article 8, Specific Plans, Section 65450 et seq. of the California Government Code, which grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan.

General Plans do not show local streets, individual parcels, or site-specific land uses. While a General Plan examines an entire City or County, a Specific Plan concentrates on the individual development issues of a region or a particular property. The City of Diamond Bar General Plan contains

objectives which mandate the preparation of Specific Plans to ensure that new development meets basic standards for environmental safety, infrastructure, and site planning while providing provisions for the maintenance of aesthetic quality and cultural identity.

Specific Plans are detailed in comparison to a General Plan. A Specific Plan is designed to address detailed site uses such as visual appearances as well as project wide concerns such as circulation, and provisions for utilities.

California Government Code Section 65450 through 65454 establishes the authority to adopt a Specific Plan, identify the required contents of a Specific plan, and mandate consistency with the General Plan.

According to Section 65450, a Specific Plan shall include text and a diagram or diagrams which specify all of the following in detail:

- The distribution, location, and extent of the uses of land, including open space within the area covered by the plan.
- The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the land area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the above items.

- A discussion of the relationship of the Specific Plan to the General Plan.

In response to government requirements, this Specific Plan has been prepared to provide the essential relationship between the policies of the Diamond Bar General Plan and actual development in the project area. By functioning as a regulatory document, the Site D Specific Plan provides a means of implementing and detailing the City of Diamond Bar's General Plan. In this regard, all future development plans and entitlements within the Specific Plan boundaries shall be consistent with the standards set forth in this document. This Specific Plan provides a path to properly develop Site D, taking into account local goals, objectives, and policies.

A General Plan Amendment (GPA No. 2007-03) will be required to change the land use designations from Public Facilities and General Commercial to Specific Plan.

The Site D Specific Plan rezones the project area to Specific Plan and thereby establishes the Specific Plan (SP No. 2007-01 and EIR No. 2007-02) as a regulatory document governing the development of the site.

An Environmental Impact Report (EIR) certified by the City of Diamond Bar for the Site D Specific Plan provided in accordance with the California Environmental Quality Act (CEQA) will provide a detailed analysis of potential environmental impacts associated with the development of the specific plan area. The EIR includes recommended mitigation measures for the project and addresses project alternatives.

1.2 PROJECT DESCRIPTION

The 30 acre Site D Project is located in the southwestern portion of the City of Diamond Bar on the southeast corner of

Brea Canyon Road and Diamond Bar Boulevard.

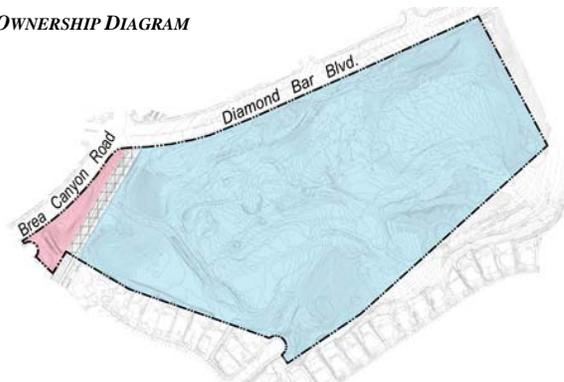
The Site D Specific Plan proposes a mixed use development of residential, retail and open space uses which would economically provide public benefit and generate revenue for the City.

This Specific Plan calls for the development of a maximum of 202 residential units at a density of 20 dwelling units per acre and a maximum of 153,985 square feet of neighborhood retail uses at a 1.0 floor to area ratio (FAR), and approximately 8.0 acres of open space integrated into one master development plan. Each use will be designed with common landscape and architectural themes. Trails and sidewalks will be provided to allow easy access to each use from within the project and from the surrounding community.

1.3 PROJECT HISTORY

Site D is partially owned by both the Walnut Valley Unified School District and the City of Diamond Bar. The property owners chose to collaborate in the planning of Site D.

OWNERSHIP DIAGRAM



(SEE APPENDIX - EXHIBIT 1)

- Owned by the City of Diamond Bar
- Owned by the Walnut Valley Unified School District (WVUSD)
- Owned by the Los Angeles County Flood Control District (LA CO FCD)

The Walnut Valley Unified School District has been in possession of the property to the east of the flood control channel since its unification in 1970.

The District has found the property to be unnecessary for future school use and has declared it surplus property under Education Code 17455. The District desires the disposition of the property to yield the maximum return to the District for the benefit of its constituents and its educational mission.

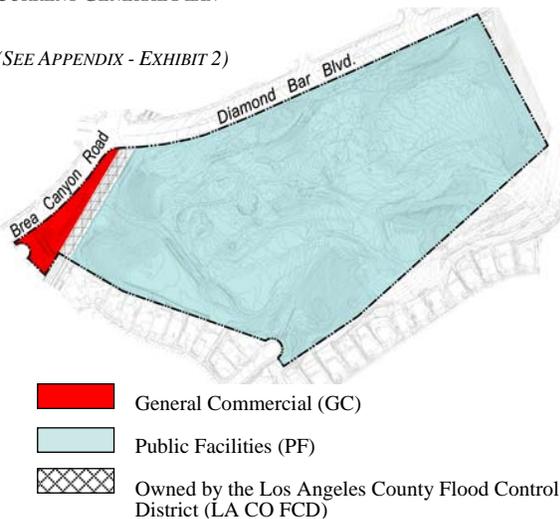
The City of Diamond Bar owns the parcel west of the flood control channel. The City desires that the District Property and City Property (collectively referred to hereinafter as Site D) be developed in a manner as to meet the needs of the surrounding area.

The Los Angeles County Flood Control District (LA CO FCD) owns the channel separating the City and School District properties. The channel will be covered and used for parking, non-habitable structures, landscape and circulation elements allowed under a lease agreement with the LA CO FCD.

1.4 CURRENT GENERAL PLAN

CURRENT GENERAL PLAN

(SEE APPENDIX - EXHIBIT 2)



The Diamond Bar General Plan shows two land uses on the property, Public Facilities (PF) and General Commercial (C). The two land use designations are separated by the Brea Canyon Flood Control channel.

The PF designation is intended to identify existing or potential sites for necessary public facilities or infrastructure improvements. The primary purpose of land designated as PF is to provide areas for the conduct of public and institutional activities, such as public schools, parks and water facilities, including but not necessarily limited to local, State, and Federal agencies, special districts, and both public and private utilities.

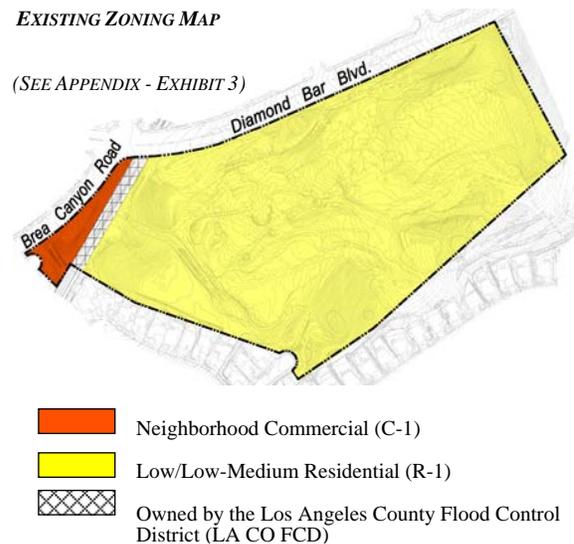
The General Commercial (C) designation is intended to allow for adequate land for retail and service commercial, professional services, and other revenue generating uses in sufficient quantity to meet the City's needs.

A General Plan amendment will be required to change the property designation to Specific Plan and will need approval by the City Council.

1.5 EXISTING ZONING

EXISTING ZONING MAP

(SEE APPENDIX - EXHIBIT 3)



The City of Diamond Bar's Zoning Map designates the eastern portion of the site as low density and low medium density residential (R-1) and the western portion as Neighborhood Commercial (C-1).

The existing zoning allows a maximum density for subdivisions within the R-1-10,000 zoning district is three dwelling units per gross acre and the minimum lot size is 10,000 square feet. The maximum allowed density for subdivisions within the R-1-7,500 zoning district is five dwelling units per gross acre and the minimum lot size is 7,500 square feet. The maximum allowable square footage within the C-1 district is limited by a 1.0 floor area ratio (FAR).

2.0 PHYSICAL ENVIRONMENT

The 30 acre vacant project site is a relatively flat plateau with steep slopes facing north and west. The elevation differential falls approximately 100' from a highpoint in the northeast to the low point in the southwest portion of the property.

2.1 LOCATION

The Site D Project is located in the southwestern portion of the City of Diamond Bar in the County of Los Angeles in Section 29, Township 2 South, Range 9 West, San Bernardino.

REGIONAL LOCATION MAP



(SEE APPENDIX - EXHIBIT 4)

★ Site "D" Location

The Project Site is situated on the southeast corner of Brea Canyon Road and Diamond Bar Boulevard.

VICINITY MAP



(SEE APPENDIX EXHIBIT 4)

■ Site "D" Location

2.2 ADJACENT LAND USES

The site is bordered on the north by Diamond Bar Boulevard, single family neighborhoods to the southeast, and southwest and Brea Canyon Road to the west.

The Brea Canyon Flood Control Channel runs roughly parallel to Brea Canyon Road and through the western portion of the property.

SITE AERIAL



(SEE APPENDIX EXHIBIT 5)

— Site "D" Property Line

2.3 GEOLOGY AND SEISMOLOGY

- Geology

The site is predominantly underlain by Puente Formation bedrock which is locally overlain by alluvial deposits, relatively thin

colluvium / topsoil, and an area of slope wash deposited from erosion of the adjacent fill slopes.

- **Seismology**

The site is not located within a designated Alquist Priolo Earthquake Fault Zone for fault surface rupture hazard. The surface traces of any active or potentially active faults are not known to pass directly through or project towards the site. The pertinent geologic maps of the area indicate that no known major active or potentially active faults are mapped within 2.2 miles of the site. The closest mapped active faults to the site are the Whittier Fault, located about 2.2 miles southwest, the Elsinore Fault, located approximately 16 miles southeast of the site, the Cucamonga Fault located approximately 18 miles to the northeast, the San Andreas Fault located about 29 miles northeast, and the south-central segment of the San Jacinto Fault located 32 miles east of the site.

2.4 SOILS

Undocumented fill is located within the central portions of the site and there are also signs of surficial erosion of the adjacent rough graded tract during heavy rain fall. Colluvium within the subject site consists of a relatively thin mantle of soil above the on-site bedrock materials and is generally located along the hillsides within the site. Alluvium is generally located in the center portion of the site and adjacent to the Brea Canyon Channel. Sedimentary bedrock of the Puente Formation underlies the entire subject site and generally consists of siltstone and fine-grained sandstone.

2.5 TOPOGRAPHY

The Site D topography consists of steep-sloping hills and ridges along the eastern

section and westward sloping hills dropping in elevation to where the study area abuts Diamond Bar Boulevard. Elevations range from approximately 800 feet above mean sea level (MSL) in the northeast to approximately 700 feet above MSL in the southwest.

2.6 HYDROLOGY

The undeveloped site is a relatively flat plateau with slopes facing north and west. Only a small area at the eastern portion of the property is draining northerly to Diamond Bar Boulevard following its natural flow path to an existing low point. The runoff from the rest of the site and the existing residential slopes adjacent to the southern and eastern property line flow westerly and easterly to the Brea Canyon Channel owned and operated by Los Angeles Flood Control District. Currently, the Brea Canyon Channel is an open trapezoidal concrete lined drainage facility.

2.7 BIOLOGY

A majority of the site is disturbed from routine weed abatement and other human activities such as off-road recreational use and localized areas of trash dumping. The site supports a U.S. Geological Survey (USGS) designated blue-line stream and associated tributaries which are vegetated with riparian plant species. Mitigation for impacts to jurisdictional drainages will include off-site replacement of jurisdictional waters and wetlands at a ratio no less than 2:1.

Native vegetation within the study area is limited to California walnut woodland, southern willow scrub, coast live oaks, mule fat scrub, and goldenbush scrub intermixed with ruderal vegetation. Measures to mitigate impacts to protected trees will be accordance with the City of

Diamond Bar’s Tree Preservation and Protection Ordinance.

2.8 CULTURAL

In light of multiple previous surrounding studies, the potential for subsurface prehistoric deposits in the site appears to be low. No prehistoric archaeological resources have been previously recorded within one mile of the site and no prehistoric resources have been identified on the site during the pedestrian survey.

The site is underlain by the Puente Formation (also known as the Monterey Formation in the region), which is a formation known to contain diverse and well-preserved marine vertebrate fossils. Mitigation measures will be implemented to identify, evaluate, and recover paleontological resources, if discovered during development of the proposed project.

2.9 EXISTING INFRASTRUCTURE

The vacant Site D Project Site is located on the southeast corner of Brea Canyon Road and Diamond Bar Boulevard.

The utilities presently in operation within Diamond Bar Boulevard include:

Service	Provider
Sewer	8-inch VCP line (City of Diamond Bar)
Water	12-inch AC and 10-inch AC lines, Walnut Valley Water District
Electric	Southern California Edison (SCE)
Telephone	Verizon
Natural Gas	Southern California Gas Company

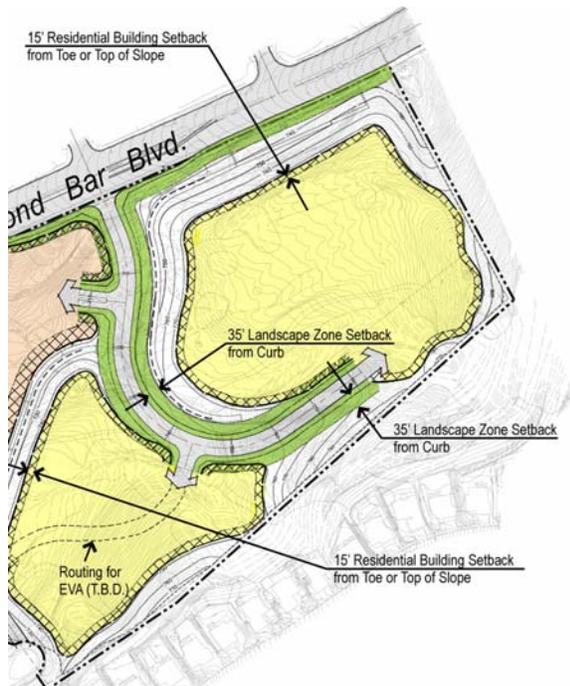
Cable Lines	Adelphia
Storm Drain	Brea Canyon Channel, County of Los Angeles Department of Public Works
Police	Los Angeles County Sheriff
Fire	Los Angeles County Fire

2.10 CEQA COMPLIANCE

Adoption of a specific plan implies that a project has been subject to the California Environmental Quality Act (CEQA). As such, the specific plan requires the preparation and consideration of an Environmental Impact Report (EIR) disclosing the potential significant environmental effects of the plan, plan alternatives, and the means by which possible environmental damage may be reduced or avoided.

Revisions to an existing specific plan may also require CEQA analysis through a subsequent, supplemental, or tiered EIR, or a negative declaration. The information in the EIR provides decision makers with the insight necessary to guide policy development, thereby ensuring the plan's policies will address and provide the means by which to avoid potential impacts to the environment.

RESIDENTIAL IRREDUCIBLES



(SEE APPENDIX - EXHIBIT 7)

a. Permitted Uses

Permitted and conditionally permitted uses shall include those allowed under Section 22.08.030 (RH Zone) of the City of Diamond Bar Development Code unless otherwise specified below. In addition, private residential recreation facilities are permitted and do not require a CUP.

b. Maximum Dwelling Units

The maximum number of residential dwelling units permitted in the residential area is 202.

c. Front Yard Setback

Front yard setback to the residential habitable living space of a structure shall be a minimum of 10 feet.

d. Rear Yard Setback

Rear yard setback shall be a minimum of 10 feet from the property line or 15 feet from the buildable pad, whichever is applicable.

e. Side Yard Setback - Interior

Interior side yard setback shall be a minimum of 10 feet.

f. Side Yard Setback - Public Street

Street side yard setback shall be a minimum of 10 feet from public streets.

g. Maximum Building Height

No building shall exceed a height of 35 feet. An architectural projection such as a chimney or tower may exceed the maximum building height, but shall not exceed a height of 40 feet.

h. Landscaping Requirements

Landscaping requirements shall conform to Chapter 22.24 of the City of Diamond Bar Development Code. A minimum of 12% of the residential area shall be landscaped.

i. Landscaping Requirements

A screen consisting of plant material and a masonry wall, wrought iron, or glass, 6 feet in height shall be installed along the residential pad edges to promote views.

j. Maximum Lot Coverage

The percentage of the residential area to be occupied by structures shall not exceed 60%.

k. Walls and Fences

A wall or fence not exceeding 6 feet in height shall be erected and maintained on any part of a lot except within required front and street side setbacks. Retaining walls up to 40 feet in height shall be permitted, with approval of the City.

l. Parking Requirements

Off-street parking requirements shall conform to Chapter 22.30 of the City of Diamond Bar Development Code. Resident parking shall include a minimum of 1 space within an enclosed garage per each 1

bedroom unit and 2 spaces within an enclosed garage per each unit having 2 or more bedrooms. Tandem parking shall not be permitted in garages to meet the parking requirements.

Guest parking shall include 0.7 spaces for every required resident space. Guest parking spaces shall be dispersed throughout the residential area and clearly marked for guest parking.

m. Signage Requirements

Signage shall conform to Chapter 22.36 of the City of Diamond Bar Development Code.

n. Exterior Lighting Requirements

Exterior lighting shall conform to Section 22.16.050 of the City of Diamond Bar Development Code.

o. Solid Waste/Recyclable Materials Storage Requirements

The location, design and minimum storage area requirements for solid waste and recyclable materials shall conform to Section 22.16.100 of the City of Diamond Bar Development Code

COMMERCIAL IRREDUCIBLES



(SEE APPENDIX - EXHIBIT 7)

3.2.2 COMMERCIAL-RETAIL

The community commercial area is located at the corner of Brea Canyon Road and Diamond Bar Boulevard and will provide a maximum of 153,985 square feet of commercial and retail uses primarily intended to serve the needs of Diamond Bar residents.

The maximum allowable floor area ratio for this use shall be 0.35.

The developable pad is slightly elevated above the surrounding streets. The primary point of access is a proposed signaled entry at Diamond Bar Boulevard and Cherrydale Drive. Project signage will be located at this primary entry and the corner of Brea Canyon Road and Diamond Bar Boulevard. Secondary access, right-in, right-out only is available from Brea Canyon Road.

Section 22.10.030 of the City of Diamond Bar Development Code (Commercial /

Industrial District General Development Standards) provides the minimum site development criteria for this area unless specified below.

a. Permitted Uses

Permitted and conditionally permitted uses shall include those allowed under Section 22.10.030 (C-2 Zone) of the City of Diamond Bar Development Code unless otherwise specified below.

Prohibited uses in the C-2 zoning designation of the Site D Specific Plan are as follows:

1. Manufacturing and Processing - All uses in this category are not allowed.
2. Recreation, Education & Public Assembly uses - Allowed uses subject to a conditional use permit in this category are health/fitness facilities, religious places of worship, and theatres, auditoriums, and meeting halls. All other uses shall not be allowed.
3. Retail Trade Uses - All uses in the Retail Trade category are allowed unless otherwise noted below. Disallowed uses include: auto sales/rental, mobile homes and recreational vehicle sales, and second hand stores.
4. Service Uses - All uses in the Service Uses category are allowed unless otherwise noted below. Disallowed uses include: ambulance services, bed and breakfast inns, car wash, child day care centers, equipment rentals, medical services, personal services (acupressure, massage therapy, tattoo parlors), physic reader, public safety facilities, public storage, vehicle services (major and minor repair) and veterinary clinics.
5. Transportation and Communication Uses - all uses in this category are not allowed.

b. Maximum Floor Area

The maximum retail-commercial floor area permitted is 153,985 square feet, or 0.35 of the total net pad.

c. Minimum Lot Area

The minimum lot area shall be 30,000 square feet, including easements.

d. Front Yard Setback

A 20-foot front yard setback shall be required to provide pedestrian or automobile access or parking, if not otherwise provided adjacent to the lot in a public or private right-of-way. Where pedestrian access and/or vehicle parking is required, a minimum 5-foot landscape setback shall be provided between the building(s) and the walkway or parking lot area.

e. Side Yard Setback

No side yard setback shall be required unless landscape setbacks from major streets are required.

f. Side or Rear Yard Setback - Abutting Residential Zone

If the side or rear property line is adjacent to a residential zone, a minimum landscaped side or rear setback of 10 feet shall be provided from either the top or toe of a slope, or the property line, whichever provides the larger setback.

g. Side or Rear Yard Setback - Abutting Public Street

No side yard setback shall be required, except to provide pedestrian or automobile access or parking, if not otherwise provided adjacent to the lot in a public or private right-of-way. Where pedestrian access and/or vehicle parking is required, a minimum 5-foot landscape setback shall be

provided between the building(s) and the walkway or parking lot area.

h. Rear Yard Setback

No rear yard setback shall be required, except to provide pedestrian or automobile access or parking, if not otherwise provided adjacent to the lot in a public or private right-of-way. Where pedestrian access and/or vehicle parking is required, a minimum 5-foot landscape setback shall be provided between the building(s) and the walkway or parking lot area.

i. Floor Area Ration (FAR)

The maximum floor area ratio (FAR) shall be .35 FAR. FAR is defined as the gross floor area of all buildings on a lot divided by the lot area, not including area for parking structure.

j. Parking Landscape Setbacks from Property Line

The minimum parking lot setbacks shall be maintained from the property line as follows:

Location	Setback
Diamond Bar Boulevard	35 feet
Brea Canyon Road	35 feet
Southerly Property Line	30 feet
Easterly Residential Edge	30 feet

k. Building Setbacks from Property Line

The minimum building setbacks shall be maintained from the top or toe of pad as follows:

Location	Setback
Diamond Bar Boulevard	15 feet
Brea Canyon Road	15 feet

Southerly Property Line	85 feet
Easterly Residential Edge	30 feet

l. Maximum Building Height

No building height shall exceed 45 feet.

m. Landscape Screening

A screen consisting of plant material and a masonry wall, wrought iron, 6 feet in height shall be installed along the common boundary of the commercial area and the existing homes to the south of the property.

An opaque screen having a minimum height of 30 inches and a maximum height of 42 inches shall be installed along parking areas abutting Brea Canyon Road and Diamond Bar Boulevard. The opaque screen shall consist of one or a combination of landscaped berm(s), fence(s) and walls, including retaining walls. Such

n. Outdoor Activities

All sales, displays, and storage shall be conducted within an enclosed building, unless outdoor activities are approved in compliance with Section 22.42.080 of the City of Diamond Bar Development Code.

o. Parking and Loading Requirements

Off street parking requirements shall be 5 per 1,000 square feet of gross floor area.

p. Exterior Lighting Requirements

Pole mounted light fixtures shall not exceed 36 feet in height. All other exterior lighting shall conform to Section 22.160.050 of the City of Diamond Bar Development Code.

q. Open Space Requirements

The provisions of open space shall conform to Section 22.16.070 of the City of Diamond Bar Development Code. A minimum of 10% of the Commercial area

shall be provided as usable pedestrian oriented open space, including plazas, patios, courtyards, and/or outdoor seating areas.

r. Solid Waste/Recyclable Materials Storage Requirements

The location, design and minimum storage area requirements for solid waste and recyclable materials shall conform to Section 22.16.100 of the City of Diamond Bar Development Code.

3.2.3 RECREATION AND OPEN SPACE

Off-street, parkway separated walks and on-street bike trails will be provided within the community to allow residents to safely travel between the residential areas and commercial uses.

The trails and walks will provide bicycle and pedestrian linkage to the sidewalk on Brea Canyon Road and Diamond Bar Boulevard with pedestrian access to the mixed use area from the adjoining neighborhoods.

CONCEPTUAL RECREATION AND OPEN SPACE DIAGRAM



(SEE APPENDIX - EXHIBIT 8)

- Open Space/Circulation
- * Possible Private Recreation Locations
- ➔ Access
- - ➔ Trails

Private, passive and active recreational facilities will be integrated into the design for the residential area to meet the residents' needs or will be a part of the development agreement fees to meet City park and recreation requirements.

4.0 DESIGN GUIDELINES

The Design Guidelines will provide a general framework for architecture, landscaping, entry monumentation, and signage in order to ensure a high quality development. The overall goal of the guidelines is to create a development that builds upon and compliments the existing surrounding community. These guidelines are intended to provide criteria for design, while allowing flexibility for architects, landscape architects, developers, builders and others involved in the development of the site. Through collaboration and cooperation between the master developer, the builder(s), and the City of Diamond Bar, the development of Site D is destined to be a successful and desirable addition to the Diamond Bar community. These Design Guidelines are in addition to the existing city Design Guidelines, and to the extent possible will help to accomplish the goals of this Specific Plan and the City of Diamond Bar.

The specific objectives of the Design Guidelines are to:

- Provide guidance to builders, engineers, architects, and landscape architects, and other professionals in order to obtain the desired design quality envisioned for Site D by the master developer and the City of Diamond Bar.
- Provide the City of Diamond Bar with the necessary assurances that Site D will be developed in accordance with a certain design quality and character as set forth in this document.
- Provide guidance to City staff, the planning Commission, and the City Council in the review of future development projects in the Specific Plan area.

- Reinforce a design theme through the creation of an internal circulation system, an interconnected network of pedestrian focal nodes, plazas, and public spaces unified by an alluring hardscape and landscape theme.
- Maintain sensitivity to adjacent uses through adherence to these design guidelines by establishing setback, building orientation, signage, and lighting guidelines.
- Provide design guidelines which permit the Specific Plan area to develop its own theme and character while allowing it to interface with and respond to the character and design fabric of adjacent areas.

The Site D design guidelines insure a unified theme throughout the project site and helps creates a sense of community.

The design guidelines are intended to be flexible and work in concert with the Development Standards section of this document. They are subject to modification over time so as to allow for response to unanticipated conditions, such as changes in community desires and the marketplace. Yet, it is important that these guidelines are followed in a manner consistent with the established design theme in order to create a unified concept while providing the opportunities for diversity and visual interest, which are so apparent in the most successful developments in Southern California.

The Specific Plan document recognizes that the development of Site D will play a vital role and serve as a visual gateway into the City of Diamond Bar. This document and the design guidelines contained herein support the City's planning concept and expands upon the goals outlined in the

Diamond Bar General Plan for the site. Taking into account the unique project location and the sites' topographic and elevational differences, an over-arching design concept has been consistently applied throughout the project to establish a unified development.

The photographs and other graphic representations in these Design Guidelines are offered as general visual aids in understanding the basic intent of the design theme and its key implementing elements. Computer generated view simulations have been provided in the Appendix - Exhibits 20-26. These simulations show the site from various off-site viewpoints. The design components presented in this document are provided for informational purposes and are to be used in identifying the desired design composition for each area within Site D.

4.1 ARCHITECTURE

The goal of the architectural design guidelines is to promote visual compatibility and individuality for Site D and the land uses planned to occur on-site. These guidelines do not promote rigid adherence to style descriptions but assist in the design direction and quality of the end product. Achieving variety and diversity in architecture is a key objective of the development plan. For inspiration, Site D has embraced compatible architectural styles that have historical precedence in Southern California and throughout the world and are capable of contemporary interpretation and variation in a modern mixed-use environment. The intent is to avoid "stage-front" architecture, while encouraging the application of detail and materials authentic to the spirit and character of the style.

The use of natural indigenous building materials and colors are encouraged. Residential structures should be compatible with and responsive to the environmental setting including the consideration of sun orientation. Building designs should incorporate spaces that encourage outdoor use by providing shaded and sheltered areas.

4.1.1 COMMERCIAL/RETAIL ARCHITECTURE

A contemporary California style is anticipated for the overall architectural theme in the commercial – retail portions of the Site D site. Whether inline or freestanding, shall utilize elements complementary to the selected style, while encouraging creative and unique designs in order to provide variation and aesthetic interest in Site D. Conceptual images of the proposed architectural styles are provided in the Appendix - Exhibit 9.

a. Architectural Details

The architectural details listed below provide general design components of the architectural style that should be reflected in the design character of the commercial - retail area. If an alternate architectural style is selected, then design elements appropriate to that style shall be selected, then design elements appropriate to that style shall be used.



- Articulation of building elements both vertically and horizontally
- Accentuated entries
- Tower accents where appropriate
- Metal grillwork and trellises, should complement the style
- Warm, light to dark earth tone color palette
- Tower elements at entries and focal points



b. Building Orientation

The orientation of buildings within a project of this scale will play an important role in the successful design of Site D. From a site planning perspective, the intersection of Brea Canyon Road and Diamond Bar Boulevard has been identified as a high visibility area. This location is prominent, making it a prime opportunity for business development through the placement of buildings, but also reflecting a strong statement about the character of the Site D community. Therefore the following design consideration should be addressed during the site planning and design of the commercial retail area.

- To help promote visual identity of Site D, at least one commercial-retail building shall be located at the intersection of Brea Canyon Road and Diamond Bar Boulevard,

which will provide a gateway to other areas of the development.

- The rear façade of any major commercial-retail anchor building(s) will be screened from adjacent uses through a landscape buffer. Provide defined entrances and entry access points that are easily located from a distance by pedestrians and/or vehicular traffic.

c. Building Design, Form and Mass

Architecture should be comprised of simple and distinct masses. Masses should be expressed with clean, sharp edges and corners. A simple hierarchy should be established among the various masses.

Architectural elements and accessories should be provided on the building mass, including but not limited to, arcades, balconies, towers, colorful banners, and decorative lighting features.

Building materials should be durable and convey a sense of permanence. The textural and material quality of a building's façade is important. Traditional materials including stone, brick, concrete, precast concrete, metal, block, and stucco should be used creatively to provide a sense of permanence.

Variations in building footprints should be promoted through cut-outs, pop-outs, and general positioning of buildings.

- Buildings should project a positive public image, enhancing the function and aesthetics of the project by integrating buildings with landscape and/or structural elements.
- Buildings should be integrated with landscape and/or structural elements to enhance the function and aesthetics of the project, thereby projection a positive public image.

- Provide variation in plan, form, and function of buildings, which will result in adjacent spaces both inside and out through the uses of recesses, pop-outs, positing, and relationships of buildings.
- Avoid monotony and repetition in building elevations and the street scene by varying building heights, massing, and rooflines, design elements, color, texture and materials, building placement, and landscape.
- Avoid long, uninterrupted building planes by designing in smaller components, varying massing and/or façade treatments as a series of individual units, providing overhangs or shadow elements for shade and interest.
- Articulate all primary building elevations, providing visual interest with window patterns, size, and placement, and integrate overhangs and other external elements into the overall building design.
- Adhere to the community design character and style requirements, providing complementary buildings, ancillary structures, and landscape elements in conjunction with these guidelines.

d. Parking/Vehicular Circulation Guidelines

- Parking lots should be screened from Diamond Bar Boulevard and Brea Canyon Road with the use of landscape material, berms or a combination of both. Wheel stops shall preclude vehicles from overhanging planted areas or slopes.
- Adequate areas for maneuvering, loading, and emergency vehicle access should be accommodated on site.
- Parking areas should be arranged to minimize conflicts with commercial loading activities. Commercial loading should

generally be located to the side and rear of buildings.

e. Service, Loading, and Equipment Areas

- Storage for supplies, merchandise, and similar materials should be prohibited on the roofs of any buildings.
- Storage of merchandise, material, and equipment are not permitted to be stored to a height greater than any adjacent wall, fence, or building.
- Service, loading, and storage areas should be separated from pedestrian and private automobile circulation.
- Service areas, loading docks, and equipment areas should be screened from views either by locating these uses within a building or by screening them with landscaping, walls, fences, or other architectural treatments.
- All utility equipment, mechanical equipment, tanks, ducts, transformers, downspouts, and other similar equipment should be screened from view from all pedestrian, vehicular (where appropriate), and open space vantage points and should be graffiti- and vandal-resistant.

f. Walls and Fencing

- Walls, except for walls used to enclose loading docks and trash enclosures, should not be more than (6) feet in height. They should be constructed of light colored stucco, concrete, or masonry. Fences should be used only as part of gated areas or as an extension of walls.
- Chain-link fencing with barbed wire, large blank and flat wall surfaces, and exposed untreated concrete block walls shall be prohibited.

g. Outdoor Lighting

- Lighting must be considered with the architectural theme as well as for safety purposes. Lighting fixtures and standards can define the quality appearance of developments and help identify focal areas. As a basic guideline, lighting should comply with the City of Diamond Bar Development Code, as well as the following:
 - All outdoor lighting, including spotlights, floodlights, electrical reflectors, and other means of illumination for signs, structures, landscaping, parking, loading, unloading, and similar areas should be focused, directed, and arranged to prevent glare and illumination on streets or adjoining property.
 - Low intensity, energy conserving night-lighting is preferred.
 - No freestanding lighting fixtures should exceed 36 feet in height.
 - Service area lighting should be contained within the service yard boundaries and enclosure walls. No light spillover shall occur outside the service area. The light source shall not be visible from the street.
 - No specific design is prescribed and variations in treatments should be allowed; however, light fixtures and standards should be coordinated along public rights-of-way.
 - Parking lot lighting should provide adequate illumination for the safety of visitors while minimizing glare into adjacent property and uses.
 - Energy conservation, safety, and security should be emphasized during the designing and siting of project lighting
 - Light standards should blend architecturally with buildings, pedestrian

areas, other hardscape elements, and street furniture.

- Parking areas should use lighting standards and fixtures that are consistent with and a continuation of the character of the district and structures.
- Exposed neon should not be permitted. All neon tubes should be hidden from view.

h. Refuse Containers and Storage

- Refuse enclosures and equipment should be easily accessed by service vehicles with enclosures and equipment located within a building's façade or within a screened enclosure. The enclosure's design should reflect the architectural style of adjacent buildings and use similar, high-quality materials. Landscaping or trellis work should screen enclosures visible from a street or connecting walkway and should be permanently maintained.
- Trash enclosures should be located away from residential uses to minimize nuisance to adjacent properties.
- Cart storage areas should be integrated within the initial building and site design.

4.1.2 HIGH DENSITY RESIDENTIAL ARCHITECTURE

High density residential units with Site D will consist of attached multi-family product types. One of the major goals of the architectural design guidelines for the residential component of the project is to create the impression of a small "village." This goal should be achieved through a diversity of style, smooth transitions between structures and enhanced neighborhood hardscapes and landscape features. Upon completion, the high-density residential area should encourage neighborhood interaction and integration within the overall mixed-use development

of Site D. Conceptual images of the proposed architectural styles are provided in the Appendix - Exhibit 10.

a. Architectural Style

- One or two specific architecture styles may be selected for the residential area. Styles can include: Colonial, Spanish Colonial, Cottage, Monterey, Craftsman, and Italianate. Each attached structure should be designed for internal compatibility, using a balanced palette of colors and materials to achieve a restful uniformity within the high-density residential sub-planning area.

b. Building Orientation

- Attached structures should be staggered, angled, or otherwise offset to afford a sense of individuality, as well as to provide privacy at entries, patios, and balconies.
- Buildings should relate appropriately to surrounding development and streets and create a cohesive visual identity for the neighborhood and street scene.
- Buildings are permitted to be designed with both a “front” and “back” door, so that the buildings may face a street but access could be provided via a parking lot or alleyway via a back door.
- Public spaces should be clearly defined from private spaces through the use of building materials, grade separations, and physical separations such as fences, walls or building enclosures.

c. Building Massing, Details, and Materials



- Building massing, details, and materials should be carefully considered in developing an appropriate architectural character for the residential area.
- No building shall exceed a height of 40 feet. An architectural projection such as a chimney or tower may exceed the maximum building height, but shall not exceed a height of 45 feet.
- Long, unbroken facades and box-like forms should be avoided. Building facades should be broken up to give the appearance of a collection of smaller structures.
- To the extent possible, each of the units should be individually recognizable. This can be accomplished with the use of balconies, setbacks, and projections which help articulate individual dwelling units or collections of units and by the pattern and rhythm of windows and doors.
- Elevations visible from Diamond Bar Boulevard and Brea Canyon Road should be carefully articulated and large unbroken surfaces should be discouraged.

- Emphasis should be placed on horizontal architectural lines including trim and fascia lines.
- Buildings should be designed to define outdoor spaces, with floor plans that have a logical and functional relationship between indoor spaces and outdoor areas.
- Provide front porches where the architectural style is appropriate and possible to accomplish stepped massing and transition to public spaces.



d. Roofs and Chimneys

- A variety of roofs styles should be permitted, including hip, gable, and shed roofs. The roof design should follow the wall planes and roof pitch should be consistent with the architectural style. Flat roofs shall be prohibited.
- Roofs should be constructed of non-combustible materials. Acceptable materials include clay and concrete tile. Unacceptable materials include pressed wood, corrugated fiberglass, asphalt roll roofing, and corrugated metal.
- Roofing trim material should be of similar materials and complementary colors. Roof vents and appurtenances

should be painted to match the roof color.

- Roof overhangs are permitted and should be designed as an integral part of the roof form.
- Chimneys and spark arrestors should act as thematic forms and vertical elements in the architecture. Caps on chimneys should have low profiles and should not be visually distracting. Acceptable building materials including stone veneer, brick (including used brick), and stucco.

e. Entries and Windows

- Window pediments, small roof elements, overhangs, and projections over windows, doors, and garage doors should be incorporated into the architectural detailing.
- A variety of window and door treatments should occur. French doors, dormer windows, and decorative shutters should be incorporated into the building design.

f. Balconies and Porches

- Balconies and porches should be used to articulate and reduce mass, as well as to provide shadow relief. Where architectural style and density are appropriate, stoops may be used instead of porches.
- Porches, balconies, and trellis structures should be compatible with the overall architectural theme, style, and design of the structure.
- Materials used to construct balconies and porches should be appropriate to the designated architectural style. Where balconies are proposed, facades should vary in size and plane.

g. Details

- Pot shelves, pilaster, and brick and tile accents are encouraged around doors, windows, and entries, particularly near front and side entries that are easily visible from the street.
- Low and high walls should be used to define courtyards, patios, and entries.
- Mechanical equipment such as gas meters and air conditioning and hearing units should be screened from public view, either by landscaping, fences, and walls, or combination thereof.
- Rain gutters, flashing, and other architectural elements and trim constructed of sheet metal should be painted with colors similar to the fascia.

h. Garages and Driveways

- Garage doors should be of complementary colors, textures, and materials used on the front building elevation.
- Private drives that serve as alleys are permitted. To maximize open space, garages should face onto the alley and be located no further from the alley than is required for adequate vehicle access.
- Automatic, sectional, roll-up garage doors shall be required.

4.2 LANDSCAPE ARCHITECTURE

The Site D Landscape Design Guidelines establish a landscape theme for the mixed-use and high-density residential districts and set forth general criteria for landscaping to enhance the urban “Village” environment. These guidelines consist of a written summary and establish criteria for entries, streetscapes, special treatment / buffer areas, general plant palette, walls and fences, and lighting. When implemented

they will serve to create a unifying fabric for Site D.

The Site D landscaping theme is driven by the desire to create an identifiable sense of place within the site while making sure the materials are low water usage by either the use of indigenous or Southern California friendly plant types.

Landscape and streetscape elements will be used to create visual continuity throughout Site D. Design elements such as entries, streetscapes, and walls and fences will establish a design theme for the project by reinforcing the design hierarchy and by providing visual gateways. These features are created through a thematic blend of landscape, hardscape, and planting elements.

The landscape theme for Site D should incorporate a compatible plant palette of trees, shrubs, and ground covers. Careful thought should be given to integrate the structural and aesthetic elements of a balanced mixed-use development. Once a particular plant or plant combination is used for a particular application, it shall be repeated in similar areas of the project to reinforce a sense of cohesion within the development. Landscape design shall not, however, result in monotony or lack of variety. The edges of the project that abut existing residential development will be given special consideration to allow the retention of views where possible and screen views where appropriate. The large slopes within the project site are intended for native California trees and other indigenous, low water usage plant material that has relatively low maintenance requirements. The following is a description of landscape elements for the overall project area. These elements shall be detailed at the submittal of tentative

map, site development plan, or other discretionary permit for each area of development. The landscape design is based on the vision and goals of the Site D Specific Plan.

4.2.1 STREETS CAPES

Roadway streetscapes adjacent to Site D are critical in maintaining the perception, unification, and quality of the mixed-use development. Landscaping of perimeter and internal streets will help provide continuity throughout the project and create an appropriate connection with adjacent areas. Street trees and groundcover should reflect the project's design theme and be selected from the project's plant palette. The development plan for Site D will strongly encourage landscaping and hardscape within and adjacent to the site that is sensitive to the needs of the community. The landscape buffer along the commercial street frontage will cluster trees to ensure visibility to on site services. Vehicle considerations should also be recognized, striking a balance between the needs of both the pedestrian and the automobile. The major entry at Diamond Bar Boulevard and Cherrydale will include a parkway separated walkway on both sides of the street and continue to the residential areas. The secondary entry from Brea Canyon road will provide a pedestrian walk on one side only. The ultimate design and extent of streetscape improvements shall be determined by the project CEQA document and associated Traffic Analysis, which shall be completed as a part of implementing the Site D Specific Plan.

4.2.2 ENTRY MONUMENTATION

Entry monuments serve several important purposes and careful consideration should be given to the design of project entries.

The intent of project monumentation design is to create visual gateways into Site D and to provide aesthetically pleasing entry statements that highlight the distinctiveness of the mixed-use development. Entry monumentation within Site D will establish the design theme by reinforcing the design hierarchy and creating a thematic blend of hardscape and planting elements. The Site D Specific Plan provides for entries in areas that will define a more intimate and related grouping of uses. Each entry monument setting is site specific and should be comprised of a blending of construction features, signage, and landscape and hardscape which enhances the overall outlook of Site D. Entry monumentation will be established within the Site D project entrances located along Diamond Bar Boulevard and Brea Canyon Road.

4.2.3 WALLS AND FENCES

Walls and fences are visually prominent and can form a unifying element of design. On the other hand, if not properly located and designed, they can be a detriment by providing an overbearing sense of "confinement" with little or no visual relief. While a project without walls may be a desirable objective, it is recognized that walls and fencing cannot be completely avoided for reasons of privacy, public health, safety, and project identity.

The intent of the Site D Specific Plan is to maintain open views and encourage access to public areas within the project. Where walls and fencing are required (e.g., noise attenuation, privacy) or desirable (e.g., entry monumentation and residential buffers), the improvements shall be designed and constructed in a manner compatible with the scale, texture, and color of the surrounding environment. Where unavoidable, designs shall integrate walls

and fences with other site components including signage, structures, and landscape and hardscape.

Walls and fencing within Site D should reflect an appropriate balance of function and aesthetic quality. All walls and fences within the project should be designed as integral elements of building architecture or complementary to the architecture and landscape character. Walls and fencing will be used to establish identity, provide protection from roadway and other noise, and allow privacy and security in residential areas. Wall and fence details shall be provided for review and approval by the City of Diamond Bar Planning Division as a part of implementing the Specific Plan.

Wall and Fence Guidelines

The following guidelines shall be used for all walls and fences located within Site D.

- A wall or fence not exceeding 6 feet in height may be erected and maintained on any part of Site D.
- Retaining walls up to 40 feet in height shall be permitted.
- Appropriate materials include stone, stone veneer, split face/precision block, tubular steel, concrete, stucco pilasters, wrought iron, wood, and glass.
- Solid walls which are visible from public roadways shall incorporate design elements to reduce monotony.
- The placement of a wall shall minimize the visual impact of the wall and maximizes its effectiveness as mitigation for noise and privacy.
- Wall materials and patterns shall be compatible with adjacent building materials.
- Walls shall be treated as extensions of structures and use materials and colors

complimentary of the overall architectural design.

- The softening of wall surfaces visible from public rights-of-way with plantings is required.

4.2.4 SPECIAL HARDSCAPE TREATMENT

Hardscape design elements shall be incorporated into the overall design scheme for plaza, courtyard, and transitional spaces within the project in a coordinated and consisted manner. Hardscape treatments will function as a visual and physical connection between buildings and landscape materials within the project area. The special hardscape design elements shall include, but not be limited to the following:

- A shaped paving pattern is encouraged at major entries
- Enhanced paving at store fronts and major vehicular entries
- Light Fixtures (including tree up-lights)
- Bollards
- Benches
- Trash Receptacles
- Signage

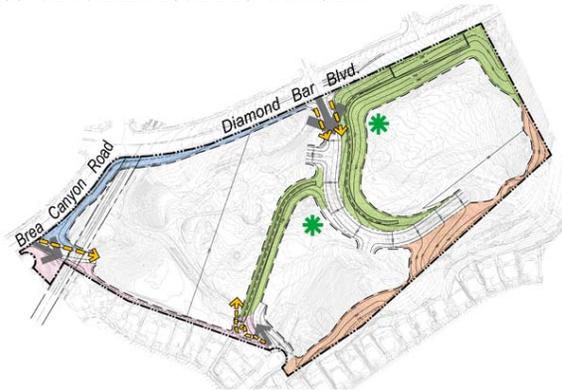
4.2.5 LIGHTING

The lighting design components include street lighting, as well as building and landscape accent lighting, and sign illumination. The following basic principals shall be considered in the provision of lighting:

- Street lights shall provide a safe and desirable level of illumination for both motorists and pedestrians without intruding into residential areas.

- Lighting fixtures shall relate to the human scale, especially in pedestrian areas.
- Lighting and lighting fixtures shall complement the design and character of each sub-planning area in which they are placed.
- All lighting shall be pedestrian oriented and friendly but shall not be obtrusive or offensive.
- All street lighting shall be decorative and conform to City standards or an approved theme lighting program, and shall be approved by the City Engineer.
- Illuminated entries shall consider direct lighting low to the ground and be limited to only the immediate vicinity of the entry.
- Lighting of entries shall not be distracting, create visual hot spots, or glare.
- Lighting shall be designed to minimize light spillage onto adjacent and nearby properties.
- Light fixtures shall be decorative and located throughout the project, as approved by the City of Diamond Bar Planning Division.

CONCEPTUAL LANDSCAPE ZONE DIAGRAM



(SEE APPENDIX - EXHIBIT 11)

	Commercial Edge: Allows Visibility
	Residential Edge: Screened
	Residential Edge: Allows Views
	Large Slopes: Mitigation and Indigenous Materials

4.3 ENVIRONMENT AND SUSTAINABILITY

The environment and project sustainability are important factors of this Specific Plan. The City has policy on sustainable development which states development goals and policies, and will be updated from time to time. A fundamental strategy for this co-owned public agency property is to deliver, a "green" and sustainable community.

There are differing conceptions of green building design elements due to the broad range of sustainable issues. Definitions range from wide-ranging concepts that incorporate all aspects of sustainability to narrow definitions that focus on one specific sustainable design feature such as water harvesting or energy efficiency. While there is no formal definition of green site design, the term implies a site structure that is friendlier to its occupants and the environment and is more resource efficient. In general, green building design entails the implementation of these related community

goals: energy efficiency, healthy indoor air quality, waste reduction, water efficiency, and reduced environmental impacts. The green building design field continues to evolve as new technologies and products come into the marketplace and innovative designs improve their effectiveness.

Although we cannot predict what technology will be available in the future, we would like to exceed current City standards for low impact design on Site D. Residents and businesses will want and need to live differently in the future and we propose to deliver an advanced sustainable community to satisfy this critical responsibility. The City will require the project be reviewed by a third party consultant to determine if the proposed development would meet the certification requirements of LEED or an equivalent program be attained by the project.

The goal of providing sustainability performance standards in the Site D specific plan will be to provide guidelines that are flexible and can be refined throughout the implementation and mapping process for the specific plan. Site D can then be used as a precedence setting tool for the City of Diamond Bar and WVUSD to implement sustainable land use planning practices. Plan components that will be affected by new technological advancements or innovations related to sustainability will include the site plan and site plan configuration, landscape, architectural components, building materials and energy consumption.

The ultimate purchaser and developer of the property will be required to create a whole system model for the site, so future residents as well as the City can measure the performance of the criteria for sustainable development. The first step to

develop this model will be to set a baseline of the systems currently being used in conventional practice applied to this site as a measuring stick or guide for this project. The typical demands for energy usage, water, and refuse will be quantified as a comparison for the City of Diamond Bar. This will allow the future residents, property owner, and city to compare and contrast systems being put in place in this sustainable project and their overall benefit to the environment, social equity, and economic success.

The project will be required to have an annual assessment of both water and energy needs with separate metrics for both the commercial and residential projects. This information will be added to a data base monitored by the City of Diamond Bar that allows this project to act as a model for sustainable development and can be used by the WVUSD to educate its students on sustainability.

This Specific plan intends to exceed current standards of protection for all valuable resources, including but not limited to:

- **Outdoor Air quality**

The proposed development is a mix of residential and retail uses located very near the freeway system. On street sidewalks and an off street trail connection offer both pedestrian and bicycle links from one use to another resulting in reduced automobile trips.

- **Water usage and stormwater quality**

The low impact development plan will include the use of drought resistant plant materials, reclaimed water for all landscape irrigation purposes, water saving systems and the use of stormwater filtering systems where feasible and appropriate.

All development will comply with water saving features such as utilizing low-flow showerheads, faucets and water closets.

Landscaping water usage will be reduced by using drought tolerant; California friendly plant material and irrigation systems that measure the local weather condition and respond to current conditions.

The use of turf will be discouraged, and if used will only be allowed in community recreation areas.

Rainwater can be diverted with a roof collection system and used to irrigate drought tolerant gardens.

- **Energy**

All structures will be oriented to take advantage of solar orientation. The commercial structures will make the highest and best use of large roof surface areas by the placement of solar panels which will offset the energy needs for their consumption and the residential project components will be required to meet a 50% solar requirement.

Reduction of energy usage can be accomplished by using passive solar techniques and low energy lighting.

Appliances provided in residential and commercial projects as appropriate, shall be Energy Star qualified appliances.

To reduce energy costs, passive solar techniques such as incorporating roof overhangs, awnings, trellises and shade trees to selectively control heat gain, installation of windows to catch breezes and provide cross ventilation.

An objective of this specific plan is to promote renewable energy by encouraging new developments to install roofs that are strong enough and have roof truss spacing

and wiring installed for a roof mounted photovoltaic system.

- **Outdoor Lighting:**

Outdoor lighting shall be designed to prevent glare, light trespass, and sky glow as much as possible. Permanently installed lighting shall not blink, flash, or be of unusually high intensity or brightness.

Be architecturally integrated with the character of the structures;

Be directed away from adjacent properties and public rights-of-way;

Be energy-efficient and shielded so that all glare is confined within the boundaries of the site;

Use timers, where acceptable, to turn outdoor lights off during hours when they are not needed;

Be appropriate in height, intensity, and scale to the uses they are serving;

Use no more intensity than absolutely necessary.

Use (LED) light emitting diode fixtures where appropriate:

- **Waste Management**

Recycling of solid waste is an important factor and needs to be addressed by the provision of space made available for recycling cans for all residential units. Commercial businesses will have space provided for separate bins for both refuse and recyclable materials.

- **Construction**

The use of renewable and recyclable materials will be mandated for the construction of all structures on the proposed Site D project. The commercial and residential structures will be required to obtain LEED or equivalent certification.

LEED stands for the Leadership in Energy and Environmental Design (LEED) Green Building Rating System, developed by the U.S. Green Building Council (USGBC) and provides a suite of standards for environmentally sustainable construction.

- **Debris Control**

Projects shall divert construction and demolition waste away from landfills in accordance with the standards set by the City of Diamond Bar.

- **Building Materials**

Porous or pervious pavement should be used for walks and driveway surfaces and parking areas where possible.

Pavement materials should be a light color to reflect heat and reduce the heat island effect.

- **Construction Indoor Air Quality Management Plan**

The developer shall provide a construction air quality management plan on the construction drawings that, at a minimum, include protecting ducts during construction and changing the filters and vacuuming ducts prior to occupancy.

The developer shall use interior paints and wood finishes with low volatile organic compound (VOC) levels.

5.0 INFRASTRUCTURE PLAN

5.1 CIRCULATION

Site D's internal circulation network will ensure safe, direct and convenient vehicular access to and through the project's land uses. The Circulation Plan illustrates the existing road network and access points to the project.

To the extent possible, existing lane configurations and right-of-way improvements on the exterior of the project roadways will be retained. If the required project CEQA document and associated Traffic Analysis determine that improvements to exterior project roadways are required, they shall be completed as a part of implementing the Site D Specific Plan.

5.1.1 RESIDENTIAL

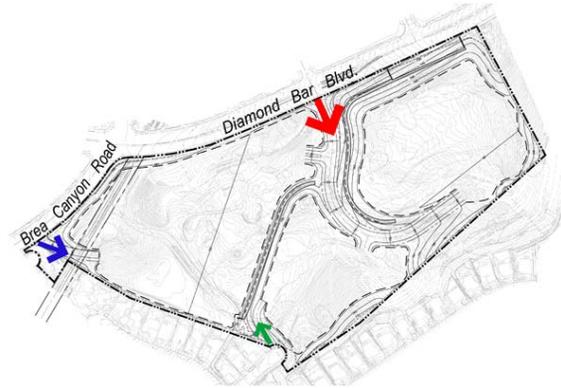
- Primary Access:
A proposed signalized entry at the intersection of Cherrydale Drive and Diamond Bar Boulevard
- Secondary Access:
A right in-right out only is planned from Brea Canyon Road.
- Emergency vehicular access:
Access is provided from the site to Posado Drive.

5.1.2 COMMERCIAL

- Primary Access:
Via the proposed signalized entry at Cherrydale Drive and Diamond Bar Boulevard.

- Secondary Commercial Access:
A right in-right out only is planned from Brea Canyon Road.

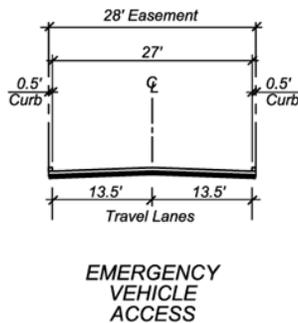
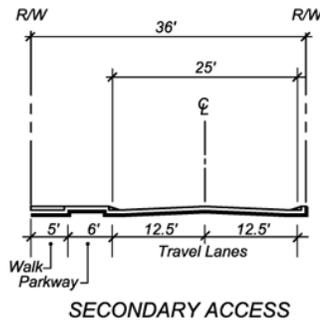
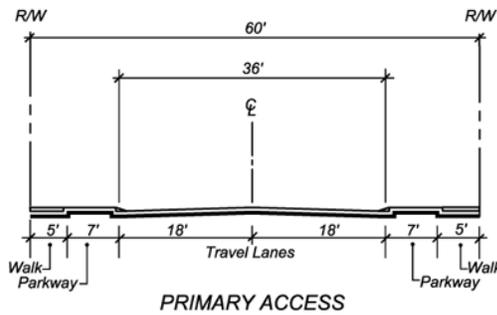
CONCEPTUAL CIRCULATION DIAGRAM



(SEE APPENDIX - EXHIBIT 12)

- ➔ Primary Access
- ➔ Secondary Access
- ➔ Emergency Vehicle Access

CONCEPTUAL STREET SECTIONS



(SEE APPENDIX - EXHIBIT 13)

5.2 SEWER AND DOMESTIC WATER

- Sewer - Jurisdiction: City of Diamond Bar

There are two possible connections for wastewater services for the project site. If the site requires a lift station, service will be provided by the Los Angeles County Sanitation District. If a lift station is not required, a gravity connection can be made

to the existing lines in Diamond Bar Boulevard.

Domestic Water - Jurisdiction: Walnut Valley Water District.

Walnut Valley Water District (WVWD) will provide water service within Site D. The proposed water plan for Site D will connect to an existing 12' line in Diamond Bar Boulevard.

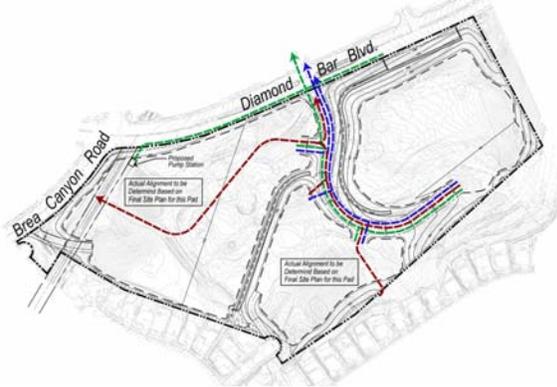
- Storm Drain

Development of the project site will increase runoff as a result of some impervious surfaces such as paved streets, driveways, surface parking and foundations that are a part of development.

A Standard Urban Stormwater Mitigation Plan (SUSMP) will be prepared as part of the CEQA documentation required for the project. A water quality cleaning device will be required to treat the off-site slope discharge and on-site storm flows before they reach the Brea Canyon Channel. Either flow based CDS units or volume based water quality basins will be needed to meet the requirements.

The SUSMP will comply with the requirements of the City of Diamond Bar and quantify flows that must be detained before out letting into existing storm water facilities. These facilities are under the jurisdiction of the County of Los Angeles Department of Public Works. The site currently drains into the existing Brea Canyon channel. The Brea Canyon Channel which runs through a small portion of the site will be covered as part of the development and will be available for parking and landscape uses only.

CONCEPTUAL SEWER AND DOMESTIC WATER DIAGRAM



(SEE APPENDIX - EXHIBIT 14)

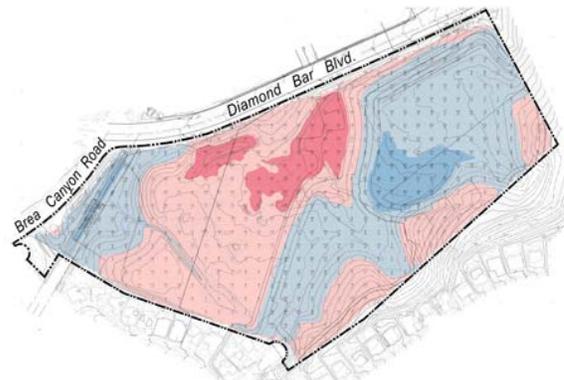
- Sewer System
- Storm Drain
- Domestic Water

5.3 GRADING

The project will be mass graded as a single phase.

Landform grading techniques will be utilized when possible to replicate the irregular shapes of the natural slopes resulting in aesthetically pleasing elevations and profiles. The fundamental shaping of the property is consistent with the existing land forms. In order to achieve a balanced site condition those areas on the northwest side of the property, which are relatively low will remain as a flatter pad area to site the neighborhood commercial project. The southeasterly portions which rise high above Diamond Bar Boulevard will be maintained as high points and will site the residential area of this community. See Site Sections, Exhibit 16.

CONCEPTUAL GRADING - CUT AND FILL DEPTHS



(SEE APPENDIX - EXHIBIT 15)

	Range Beg.	Range End
	-50.00	-25.00
	-25.00	0.00
	0.00	+25.00
	+25.00	+50.00

5.4 DRY UTILITIES

The utilities presently in operation within Diamond Bar Boulevard include:

- Electricity:
Southern California Edison (SCE)
- Telephone:
Verizon
- Natural gas:
Southern California Gas Company
- Cable:
Adelphia

5.5 PUBLIC FACILITIES AND SERVICES

- Transportation:
Foothill Transit
- MTA Bus
Diamond Ride / Holiday Ride program for seniors and persons of disability
- Solid Waste:

Residential: Refuse and recycling service is provided to City residents by Waste Management Inc.

Commercial: Valley Vista Services

- Fire Protection:

Fire protection and paramedic services are provided to the area under contract to the County of Los Angeles Fire Department (LACFD).

- Police Protection:

Police protection is provided to the project area by the Los Angeles County Sheriff's Department (LACSD)

- Community Services:

Schools: The project site is located within the boundaries of the Walnut Valley Unified School District.

Library: Services: Services within the City of Diamond Bar are provided by the Los Angeles County Public Library.

- Parks:

The City of Diamond Bar Community Services Department maintains and operates several lighted and unlighted soccer, baseball and softball fields, basketball courts, and lighted tennis courts at park facilities throughout the city. These facilities are made available for the use and enjoyment of residents every day during regular park operating hours. Heritage Park is less than 1/2 mile from Site D and offers a baseball field, a full basketball court, picnic tables, a tot lot, restrooms, parking and a 3,900 square foot Community Center on 3.4 acres.

6.0 IMPLEMENTATION MEASURES AND ADMINISTRATION

6.1 PROCEDURES

The entitlement procedures required for future development applications within the Site D Specific Plan shall be in conformance with those procedures established and set forth in the City of Diamond Bar Municipal Code. All development applications shall be reviewed by the City of Diamond Bar as to their consistency with the intent of this Specific Plan.

A General Plan Amendment (GPA No. 2007-03) will be required to change the land use designations from Public Facilities and General Commercial to Specific Plan.

A Specific Plan application will be required to rezone the project area to Specific Plan and thereby establish the Specific Plan (SP No. 2007-01) as a regulatory document intended to govern the development of the site. The Specific Plan will include development standards and guidelines to further direct the proposed development.

6.2 FINANCING PLAN

The infrastructure and public facilities improvements, as generally described in the Phasing Plan, will be financed in various ways and may include, but is not limited to those programs as outlined below:

- Developer contribution with reimbursement agreements;
- Developer contribution with credits against fees;
- Public financing (Community Facilities District);
- Public financing (Assessment District);

The final financing arrangements, including required participation agreements, shall be

determined through a Draft Development Agreement between the City and the Applicant.

6.3 PHASING PLAN

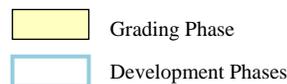
The primary intent of the phasing of Site D development is to ensure that complete and adequate public facilities and services are in place and available for residents and visitors.

The project will be mass graded as a single phase. Further development of each component can be executed as a multi-phased or a single phase project.

CONCEPTUAL PHASING DIAGRAM



(SEE APPENDIX - EXHIBIT 17)



The construction, installation, and/or extension of infrastructure and facilities necessary to serve development shall be operational prior to the issuance of the first Certificate of Use and Occupancy or business license for that particular phase.

6.4 MAINTENANCE PLAN

The primary objective of the Maintenance Plan is to ensure that the Site D Specific Plan establishes and maintains the highest standards of quality with regard to the upkeep of improvements and facilities.

Common landscape areas and/or recreational facilities within individual developments will be maintained by the particular Homeowners Association governing that development.

Landscaping within the public streets rights-of-way is proposed to be maintained by the Homeowners Association. Entry monumentation, master common landscape areas, and other areas commonly owned shall be maintained by a Master Property Owners Association established by the developer.

6.5 AMENDMENTS

It should be noted that, the development within the Site D Specific Plan may be subject to market conditions as well as infrastructure design improvements and therefore may evolve and change, resulting in various revisions to the phasing program anticipated and described herein.

These revisions once reviewed and confirmed by the City of Diamond Bar Assistant City Manager for Community and Development Services that any proposed changes would meet the intent of the Specific Plan and adequately serve the needs of the community, shall be permitted without an amendment to this Specific Plan and shall fall under the Substantial Conformance category.

7.0 GENERAL PLAN CONSISTENCY

This Specific Plan provides a site specific, detailed description of regulations, standards, and guidelines for implementing General Plan goals and policies. To achieve this, the Specific Plan must be in conformance with and be consistent with the General Plan. The California Government Code states that a “Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan, and further, that it may not be adopted or amended unless found to be consistent with the General Plan.”

Consistency with the General Plan is achieved when the various land uses within the Specific Plan are compatible with the objectives, policies, general pattern of land uses and programs contained in the General Plan. Consistency is defined as follows: “An action, program, or project is consistent with the General Plan if, considering all its aspects, it will further the objectives and policies of the General Plan and not obstruct their attainment.” This statement from the Governor’s Office of Planning and Research (OPR) describes how a Specific Plan should be consistent with the General Plan.

The Site D Specific Plan implements the goals and policies of the City of Diamond Bar General Plan. As such, Site D is consistent with the goals and policies of the General Plan (Source: Diamond Bar General Plan, adopted July 25, 1995). A detailed element by element discussion of General Plan conformance pertaining to applicable goals and policies is provided below.

• Land Use Element

Vision Statement: It is the overall goal of the land use element to ensure that the land

uses and development decisions of Diamond Bar maintain and enhance the quality of life for its residents.

Goal: Consistent with the Vision Statement, maintain a mix of land uses which enhance the quality of life of Diamond Bar residents, providing a balance of development and preservation of significant open space areas to assure both economic viability and retention of distinctive natural features of the community.

Consistency: The Site D project is a mixed use development that provides quality high-density residential housing within proximity to a neighborhood-retail center, and open space.

Goal: Consistent with the Vision Statement, manage land use with respect to the location, density, and intensity, and quality of development. Maintain consistency with the capabilities of the City and special districts to provide essential services which achieve sustainable use of environment and manmade resources.

Consistency: The Site D project is located at the corner of a major and a secondary arterial in the Diamond Bar area identified by the City’s General Plan as a prime location for mixed-use development. This Specific Plan document will guide the build-out of Site D in a manner which is consistent with City and State policies and standards and assures that the project is developed in a coordinated manner.

Goal: Consistent with the Vision Statement, maintain recognition within Diamond Bar and the Surrounding region as

being a community with a well planned and aesthetically pleasing physical environment.

Consistency: The Site D project is consistent with the needs of the Diamond Bar community by offering housing and employment opportunities in an integrated, aesthetically pleasing, mixed-use development. Additionally, the commercial-retail facilities will provide service to both residents of the City of Diamond Bar and surrounding regions.

Goal: Consistent with the Vision Statement, encourage long-term and regional perspectives in local land use decisions, but not at the expense of the quality of life for Diamond Bar residents.

Consistency: The Site D project sets the precedent for a new and vibrant mixed-use development in the City of Diamond Bar. Interweaving high-density residential housing with a centrally located commercial-retail center, and open space, will allow Site D to be a quality mixed-use development that will positively contribute to the City of Diamond Bar.

- **Housing Element**

Vision Statement: It is the overall goal of the housing plan that there is adequate housing in the City, both in quality and quantity, to provide appropriate shelter for all without discrimination.

Goal: Consistent with the Vision Statement, preserve and conserve the existing housing stock and maintain property values and residents' quality of life.

Consistency: This Specific Plan has been developed in accordance with the General Plan's land use strategy for this area and creates logical and orderly development. Commercial-retail, high-density residential and open space land uses have been carefully sited with regards to adjacent existing and proposed surrounding land uses. Furthermore, the project may enhance surrounding property values, which will create a long-term positive fiscal impact to the City of Diamond Bar.

Goal: Consistent with the Vision Statement, provide opportunities for development of suitable housing to meet the diverse needs of existing and future residents.

Consistency: The high-density residential housing of Site D meets the fiscal and culturally diverse needs of both future and existing City of Diamond Bar residents by offering an alternative to the predominantly detached single-family residential market largely found in the City of Diamond Bar.

Goal: Provide adequate sites through appropriate land-use and zoning designations to accommodate future housing growth.

Consistency: The City of Diamond Bar's General Plan Land Use Map designates the 70.5-acre Site D site as a Specific Plan Overlay. The Specific Plan Overlay designation requires a Specific Plan to be prepared and adopted to provide direction related to site planning, architectural design, and site specific development standards. The Site D Specific Plan provides a means to properly develop the site in a coordinated manner, taking into account all local goals, policies, and objectives. Additionally, the

mixed-uses envisioned for the Specific Plan area will contain high-density residential housing, thereby increasing housing opportunities within the Diamond Bar community.

Goal: Consistent with the Vision Statement, encourage equal and fair housing opportunities for all economic segments of the community.

Consistency: Site D will provide high-density residential uses in the form of attached housing, which can accommodate various economic segments of the Diamond Bar community and its residents by supporting the variation in character of the Diamond Bar housing stock.

- **Resource Management Element**

Vision Statement: It is the overall goal of the resource management element to provide and maintain adequate open spaces in the City to serve the diverse recreational needs of its residents, while fostering the wise use of limited natural resources.

Goal: Consistent with the Vision Statement, create and maintain an open space system which will preserve scenic beauty, protect important biological resources, provide open space for outdoor recreation and the enjoyment of nature, conserve natural resources, and protect public health and safety.

Consistency: The project preserves 8.0 acres of the 30.0-acre Site D site as open space, which includes manufactured slopes and roads.

- **Public Health and Safety Element**

Vision Statement: It is the overall goal of the public health and safety element to provide a safe and healthy environment for the residents of Diamond Bar.

Goal: consistent with the Vision Statement, create a secure public environment which minimizes potential loss of life and property damage, as well as social, economic, or environmental disruption resulting from natural and manmade disasters.

Consistency: The Site D mixed-use development will provide a safe and secure environment for City residents by promoting the policies and ideals particular to the City of Diamond Bar. Specific standards are included in this Specific Plan regulating development within the project area, which will minimize potential loss of life and property damage. Additionally, each stage of development permitted by this Specific Plan will adequately provide vehicular access, public facilities, and infrastructure for public health and safety.

- **Circulation Element**

Vision Statement: It is the overall goal of the circulation element to provide a safe, adequate, and environmentally sensitive transportation system to meet the circulation needs of the citizens of Diamond Bar.

Goal: Consistent with the Vision Statement, enhance the environment of the City's street network. Work toward improving the problems presented by the intrusion of regionally oriented commuter traffic through the City and into residential neighborhoods. Consider programs to

reinforce the regional transportation and circulation system to adequately accommodate regional needs.

Consistency: Site D's improvement of interior roadways and circulation will ensure safe, direct, and convenient vehicular and pedestrian access to and through the project's various land uses. Because the site is bordered by existing and improved roadways (Diamond Bar Boulevard and Brea Canyon Road), no major exterior roadway modifications will be developed by this Specific Plan. To the extent possible, existing lane configurations and right-of-way improvements on exterior project roadways will be retained. However, minor landscape and parkway improvements shall be provided along these roadways as well as additional strategically placed entrances, which will make Site D an easily accessible location for residents of the City of Diamond Bar.

Goal: Consistent with the Vision Statement, provided a balanced transportation system for the safe and efficient movement of people, goods, and services through the City.

Consistency: The Site D project will contain a strong internal circulation network that will serve to provide direct and efficient access to the site. While the automobile will be the predominant form of travel, the Site D Specific Plan recognizes the importance of alternative modes of transportation. A convenient and easily accessible transit system becomes an essential element of a mixed-use development such as Site D. Bus stops are located adjacent to Site D and facilitate alternative modes of transportation. Transit is expected to be provided by the

Metropolitan Transit Authority (MTA), Foothill Transit, and the City's fixed-route transportation system.

Goal: Consistent with the Vision Statement, maintain an adequate level of service on area roadways.

Consistency: The required California Environmental Quality Act (CEQA) document associated with development of the Site D Specific Plan includes an analysis of project area roadways and existing and build-out levels of service. Appropriate mitigation measures shall be provided if area roadways are found to be operating under the required level of service as a result of the Site D development.

Goal: Consistent with the Vision Statement, provide or regulate the provision of the supply of parking to meeting the needs for both residents and commercial business.

Consistency: The Site D mixed-use development will be consistent with Chapter 22.30, Off-Street Parking, of the Diamond Bar Development Code.

- **Public Services and Facilities Element**

Vision Statement: It is the overall goal of the public services and facilities element that the City acquire and maintain adequate resources to meet the needs of its residents.

Goal: Consistent with the Vision Statement, provide adequate infrastructure facilities and public services to support development and planned growth.

Consistency: Public services and utilities, including water, sewer, gas, electricity,

telephone, and cable will be extended into the Specific Plan area to support the Site D development.

Goal: Consistent with the Vision Statement, achieve a fiscally solvent, financially stable community.

Consistency: Site D will contain a high-quality, mixed-use development, composed of commercial-retail, high-density residential, and open space land uses. The provision of residential uses on-site creates an immediate market for retail and service uses, thereby enhancing the potential for establishing a successful mixed-use master planned development. Additionally, Site D will provide housing and job opportunities to the City of Diamond Bar residents, which will generate property and sales taxes that can be used for improvement of public services and facilities. Due to the projects convenient location and site planning, Site D presents an economically viable plan that is good for the City of Diamond Bar and its residents.