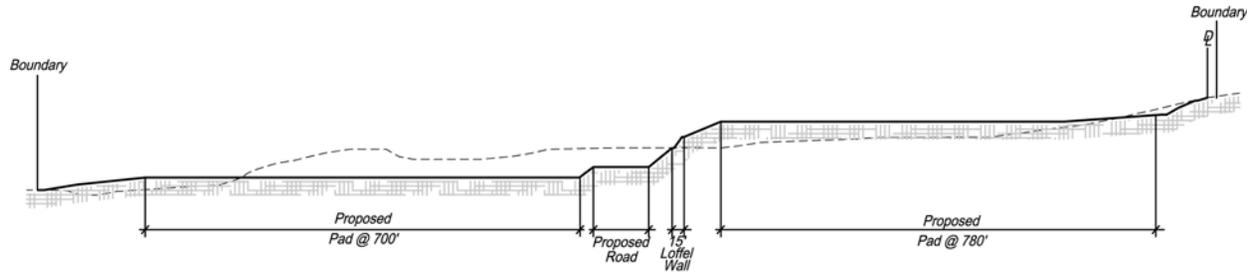
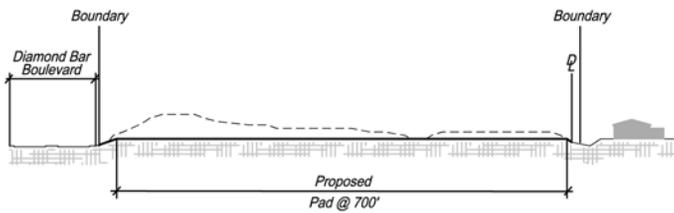


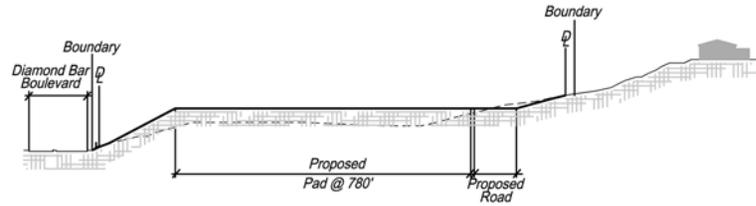
Section A



Section B



Section C



Section D

Exhibit 16
SITE SECTIONS

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR



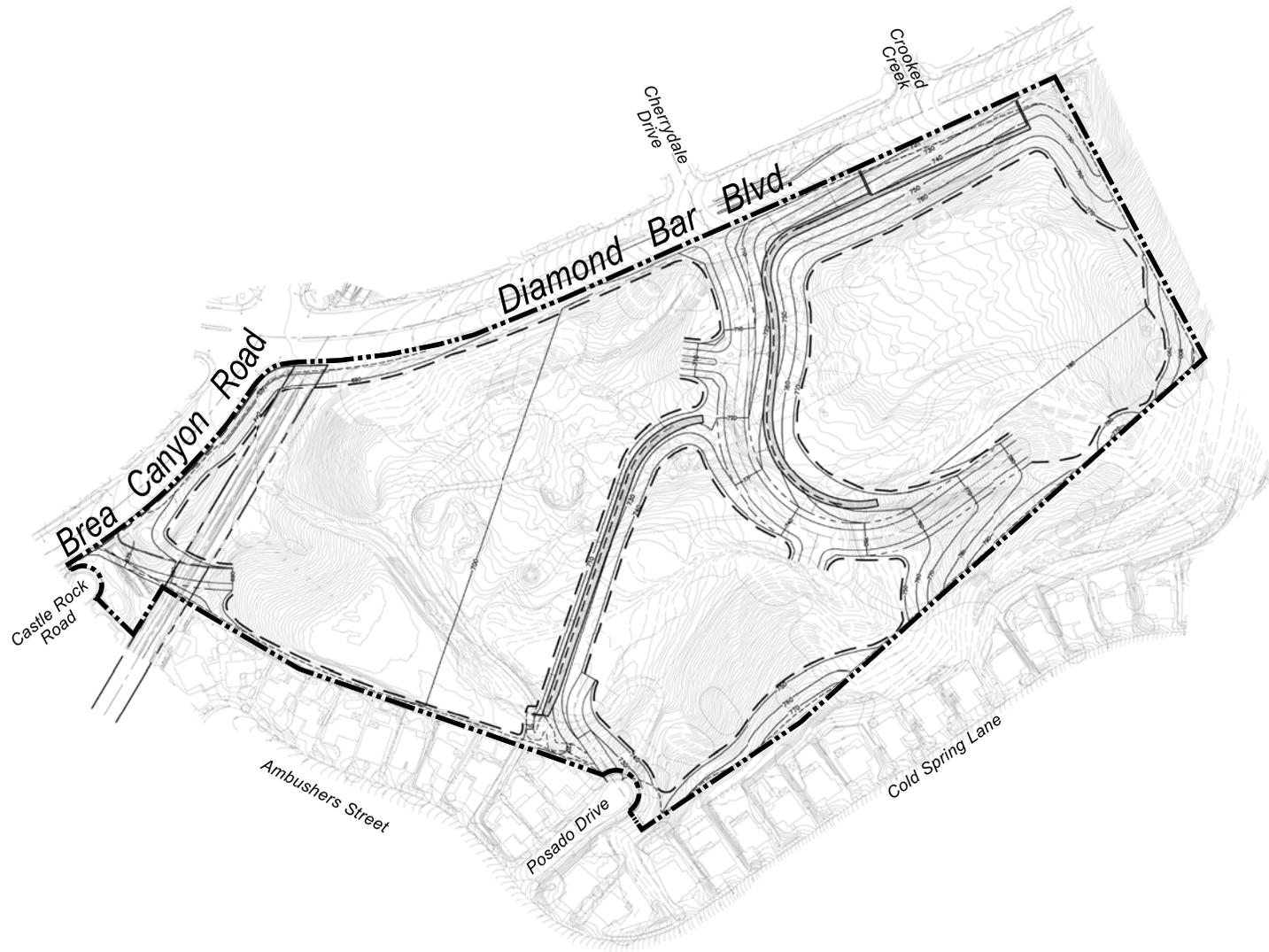


Exhibit 17
PHASING PLAN

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR



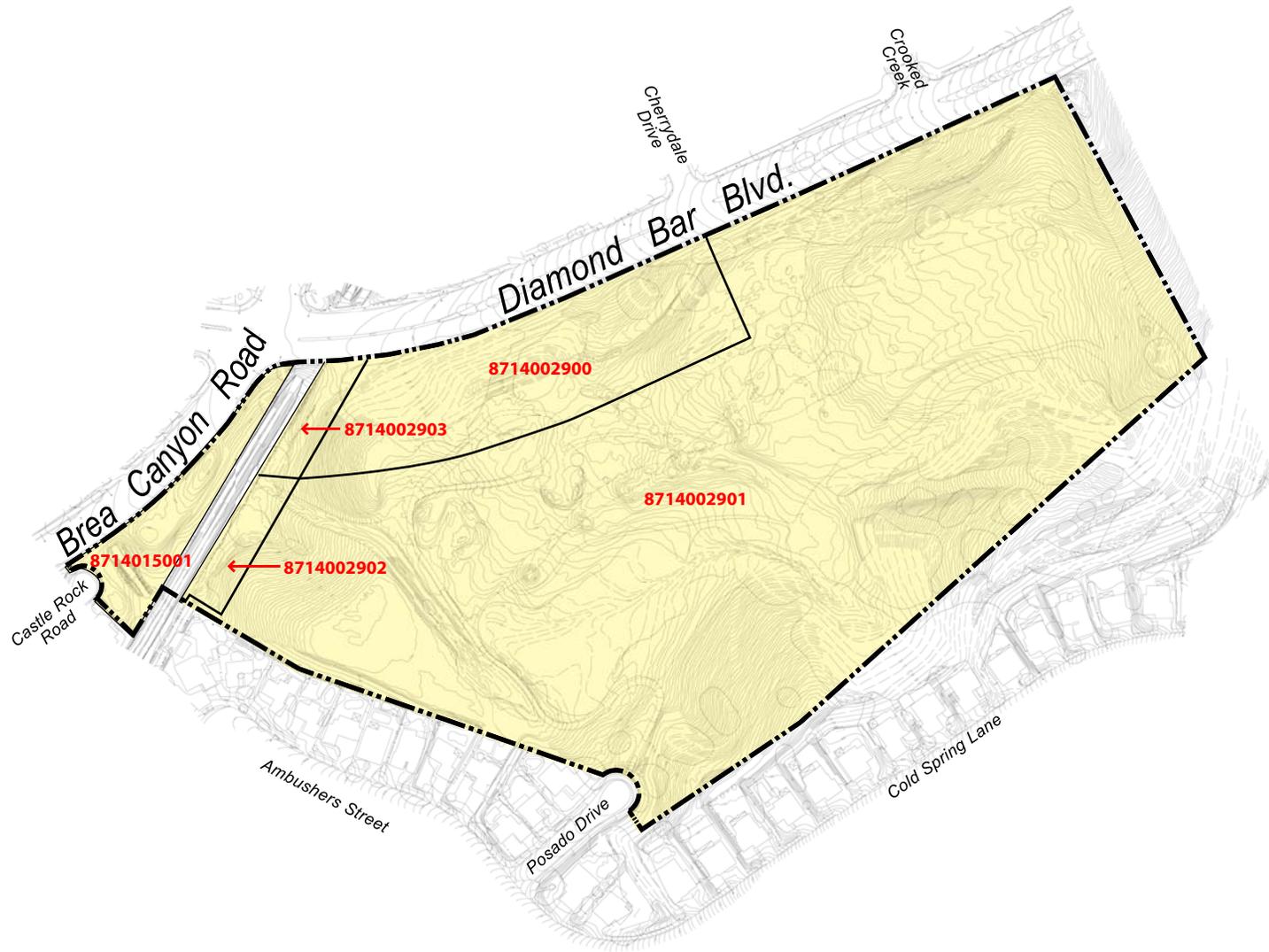


Exhibit 18
ASSESSOR'S PARCEL MAP

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR



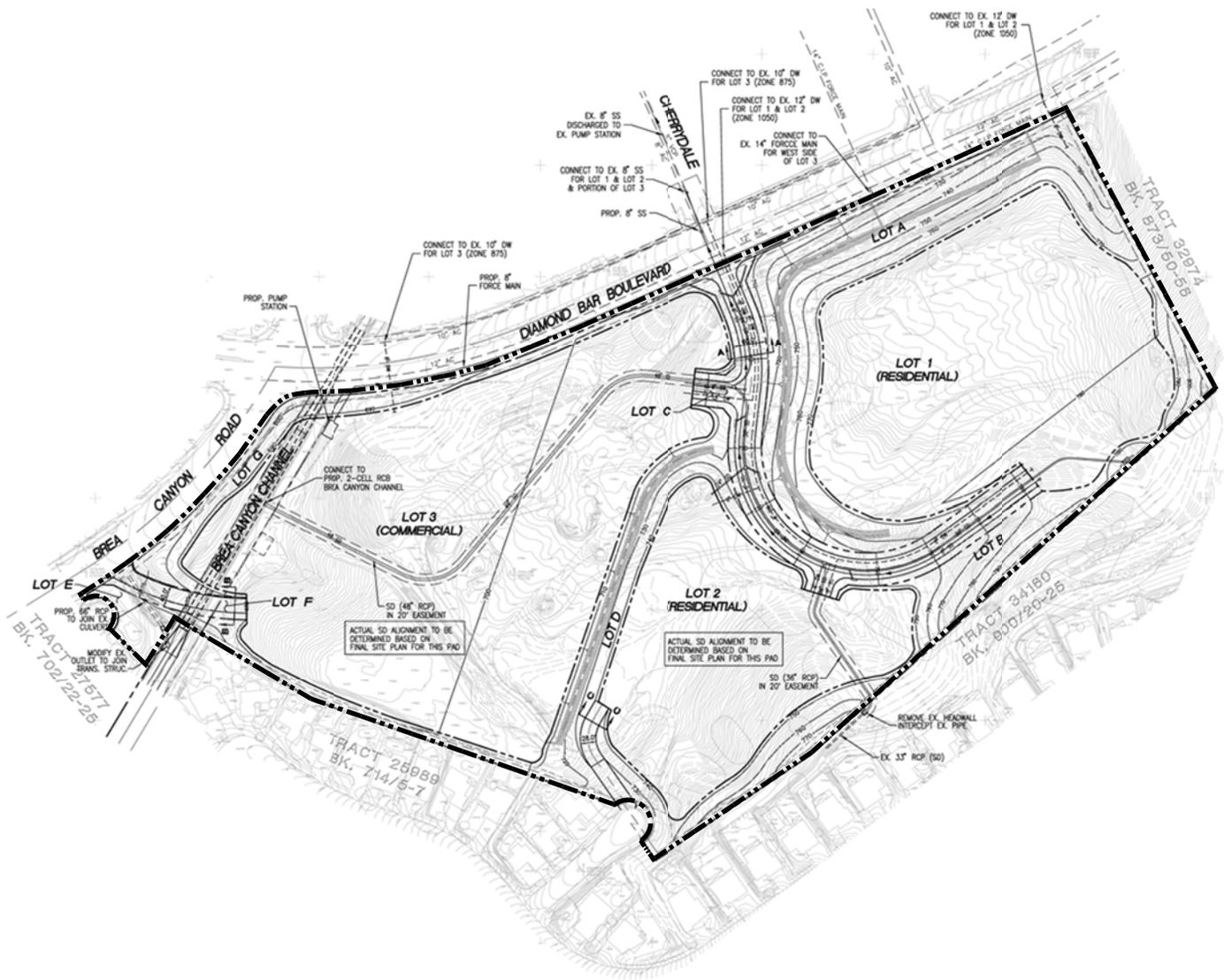
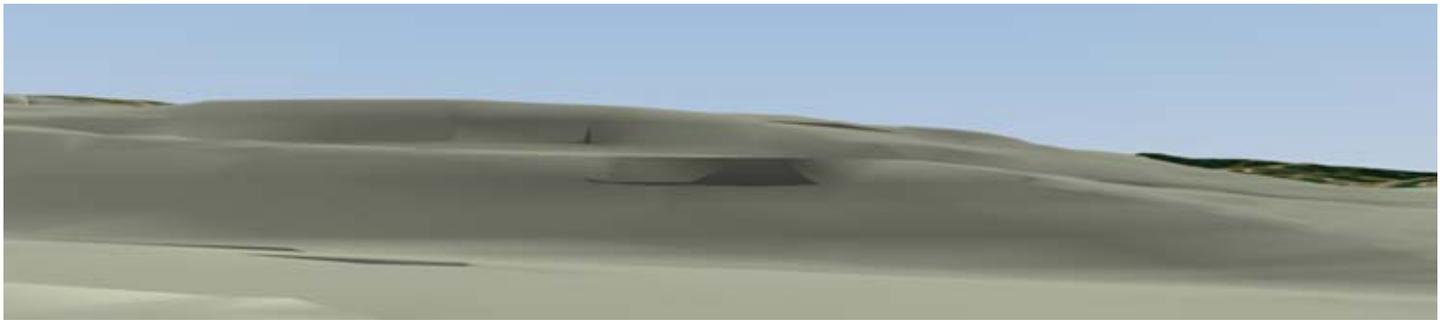
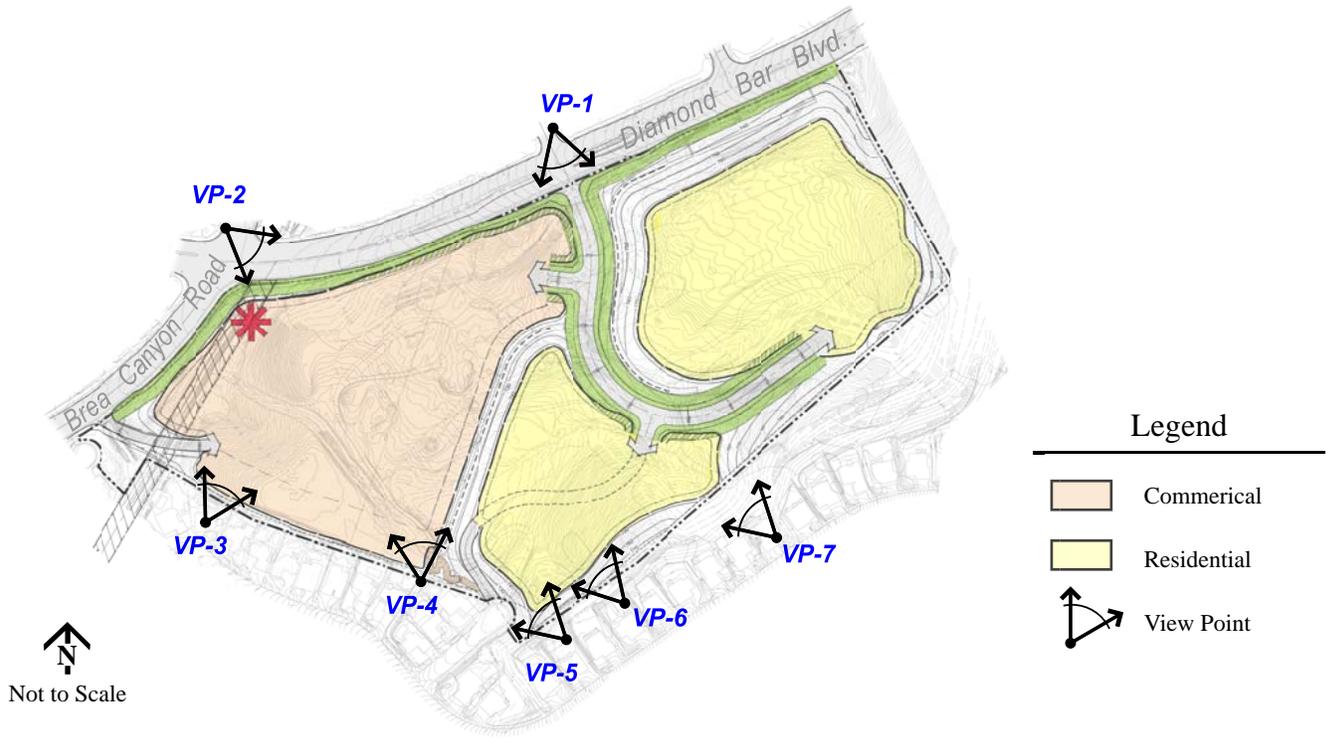


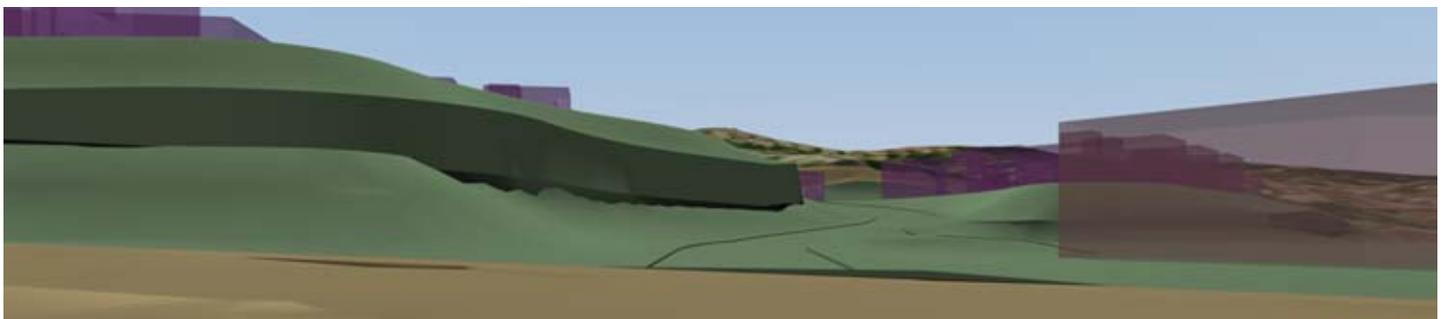
Exhibit 19
TENTATIVE TRACT MAP

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR





Existing

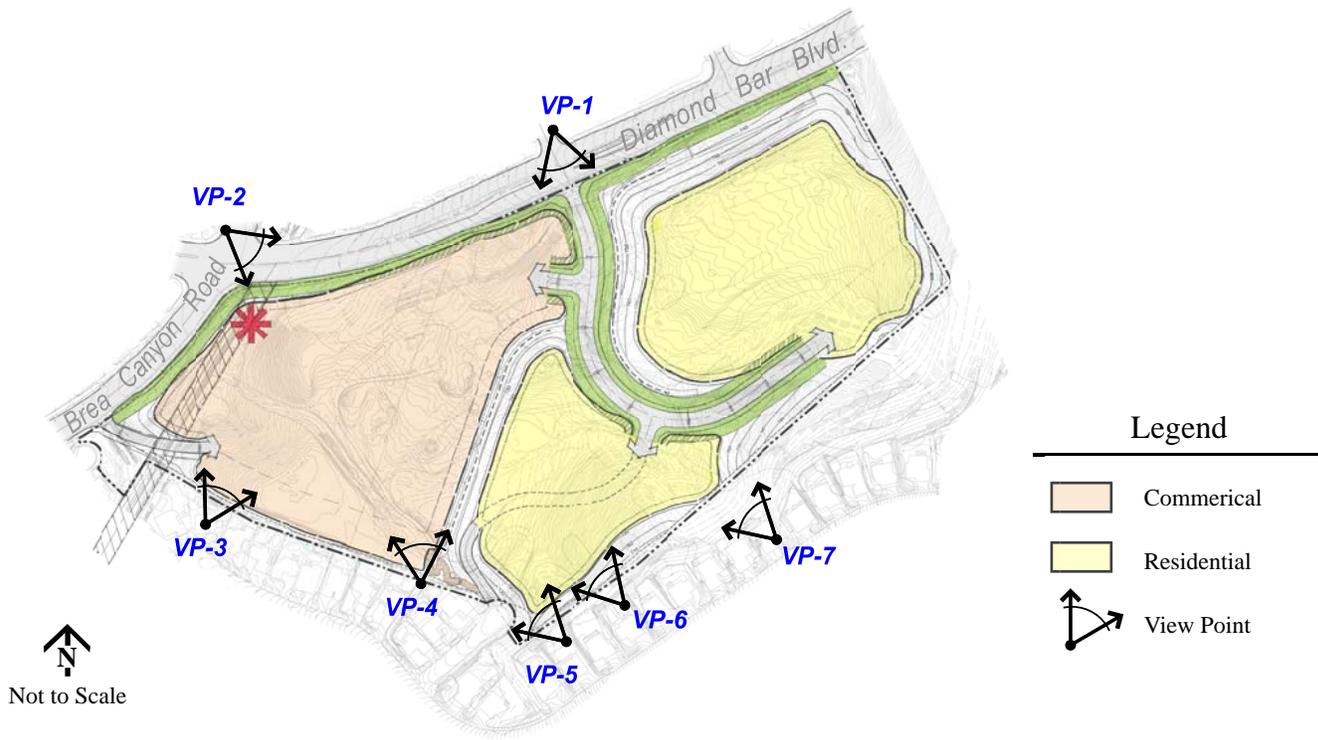


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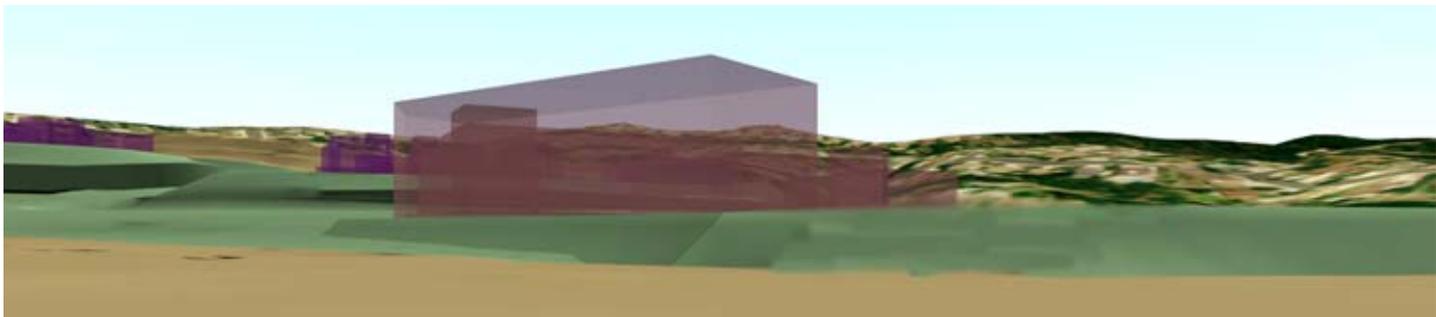
Exhibit 20
VIEW SIMULATION 1

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR





Existing



Proposed

Exhibit 21
VIEW SIMULATION 2

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR



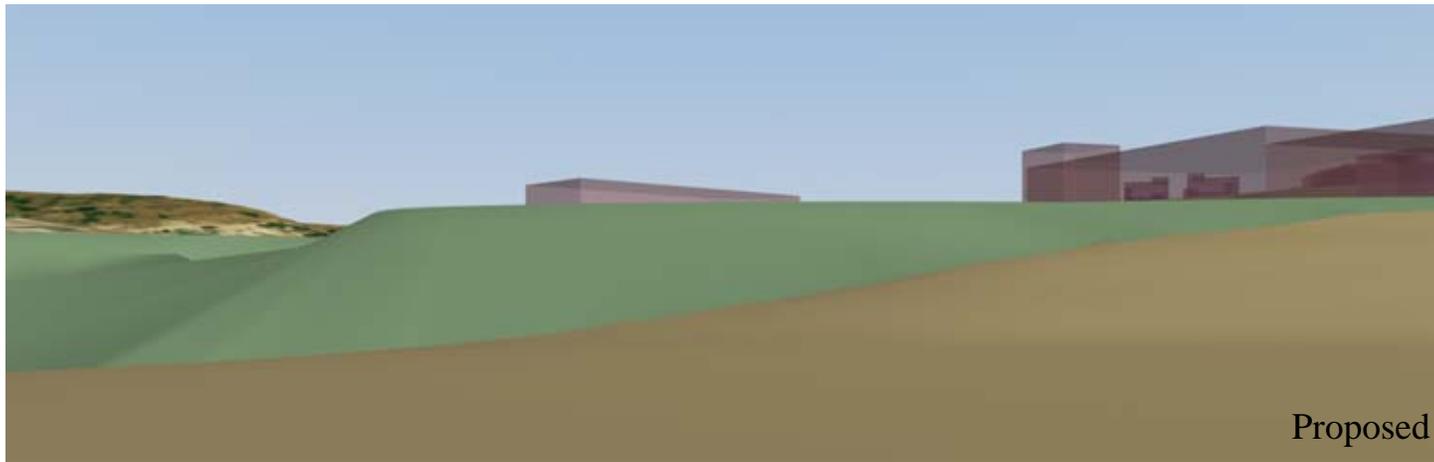
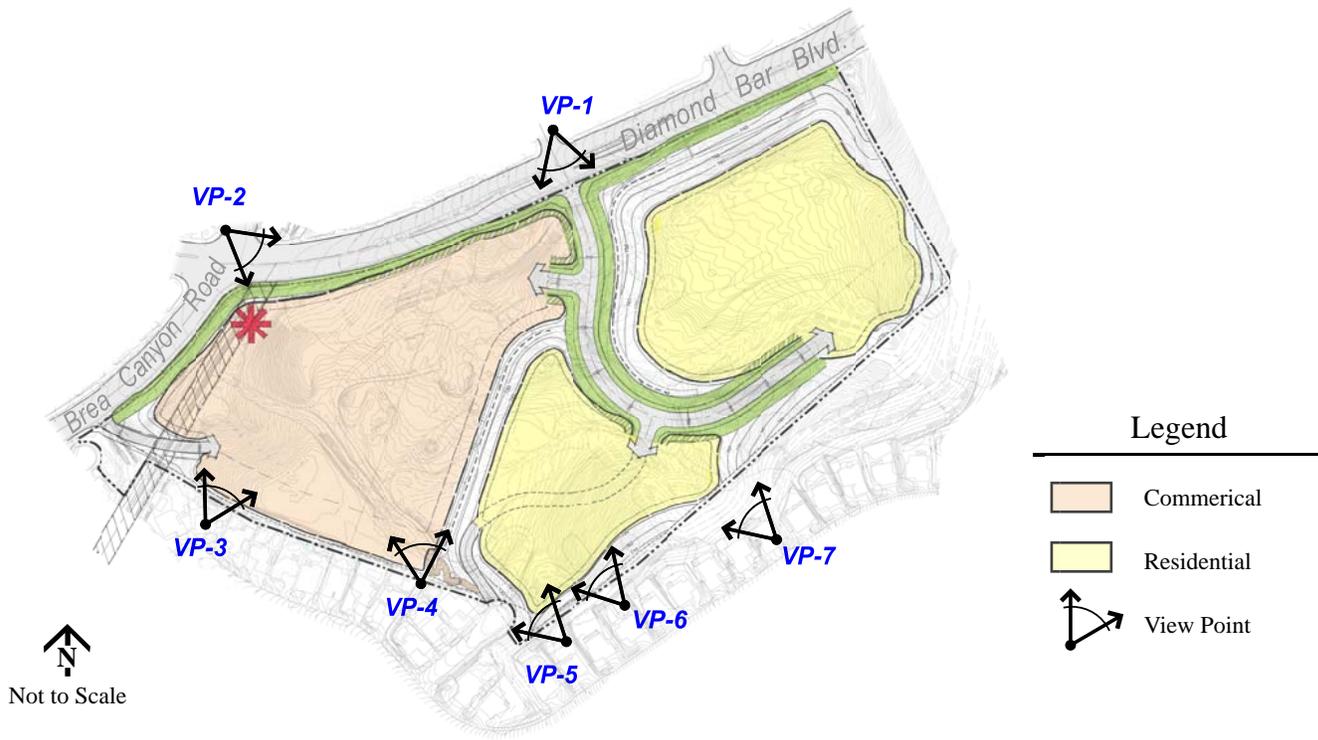
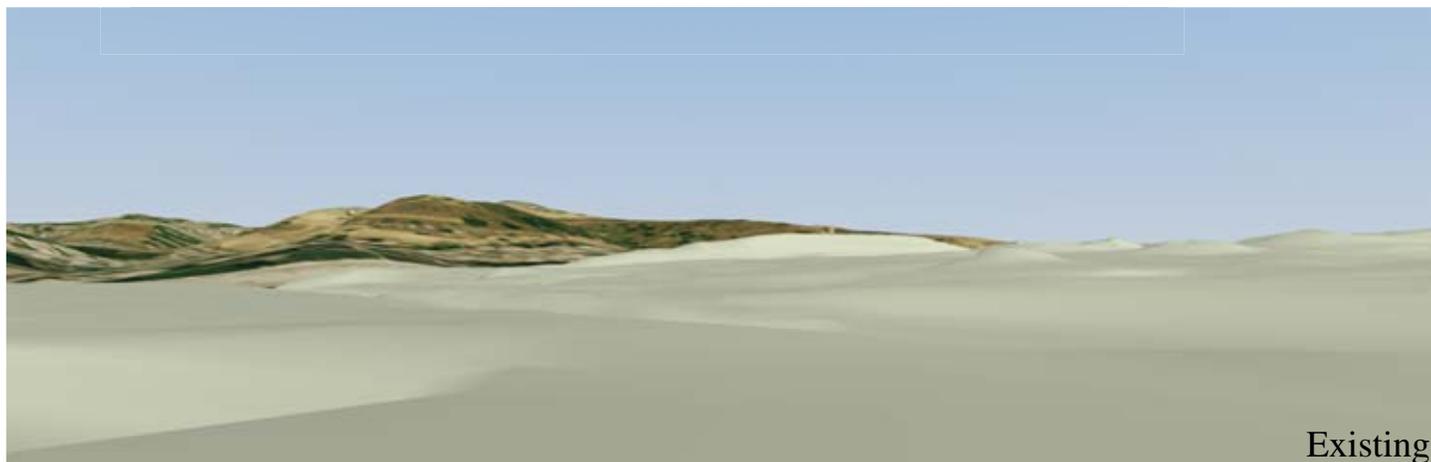
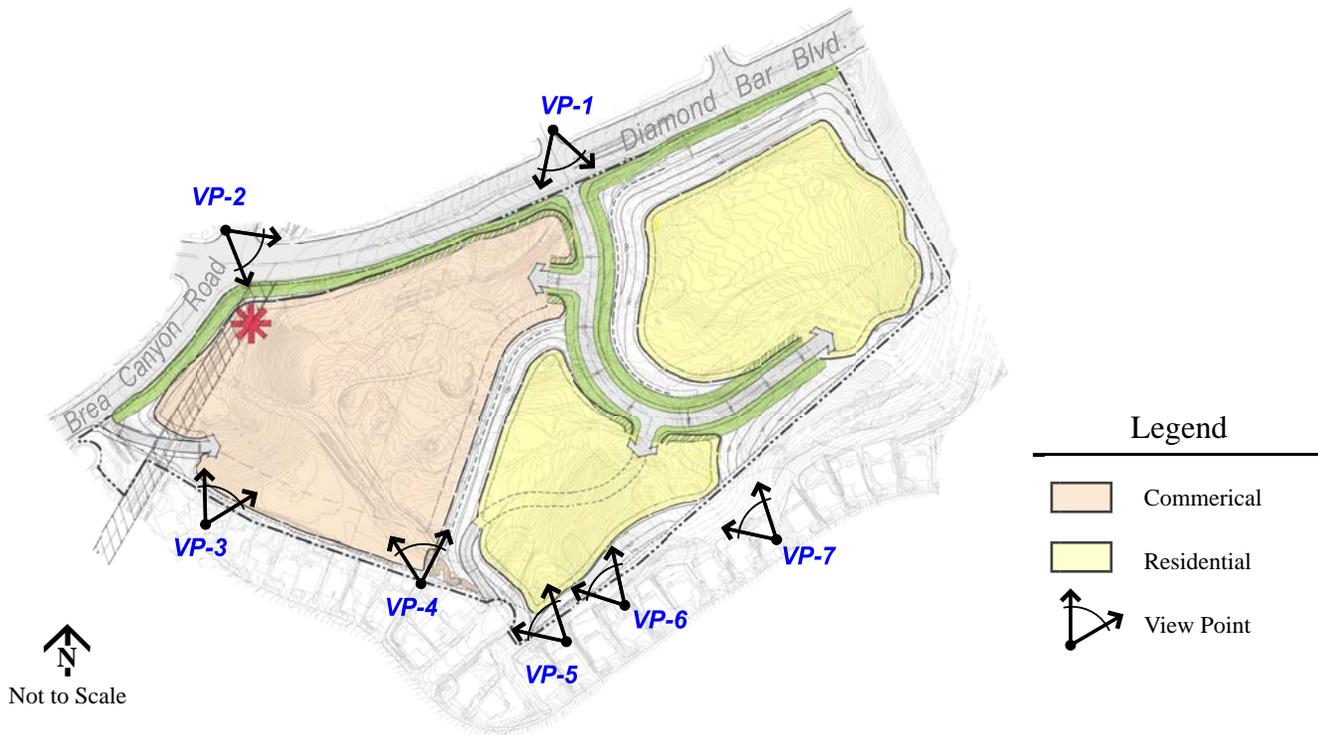


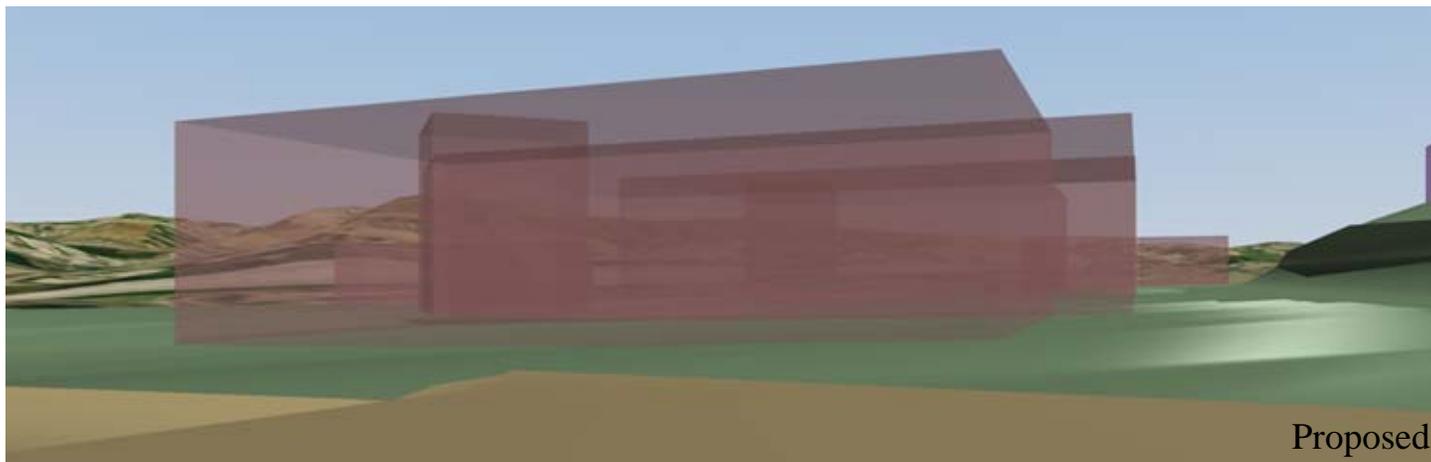
Exhibit 22
VIEW SIMULATION 3

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR





Existing

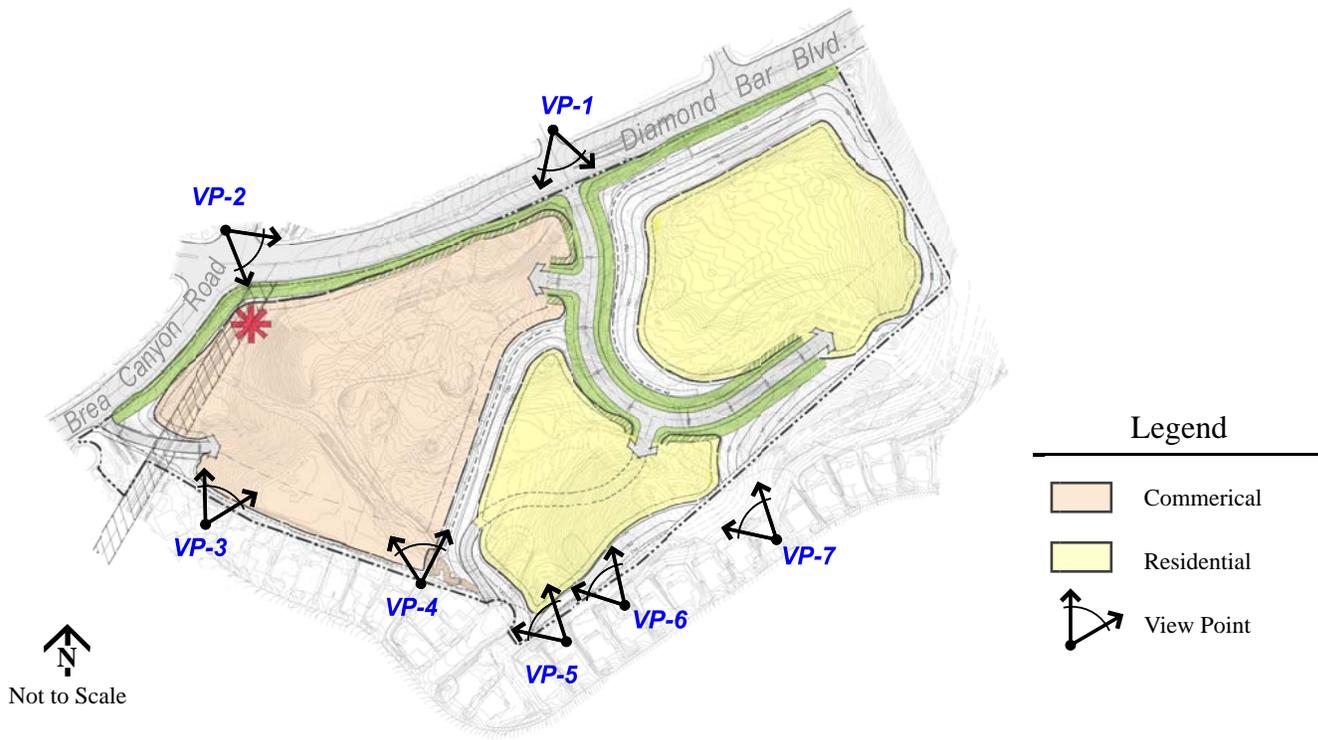


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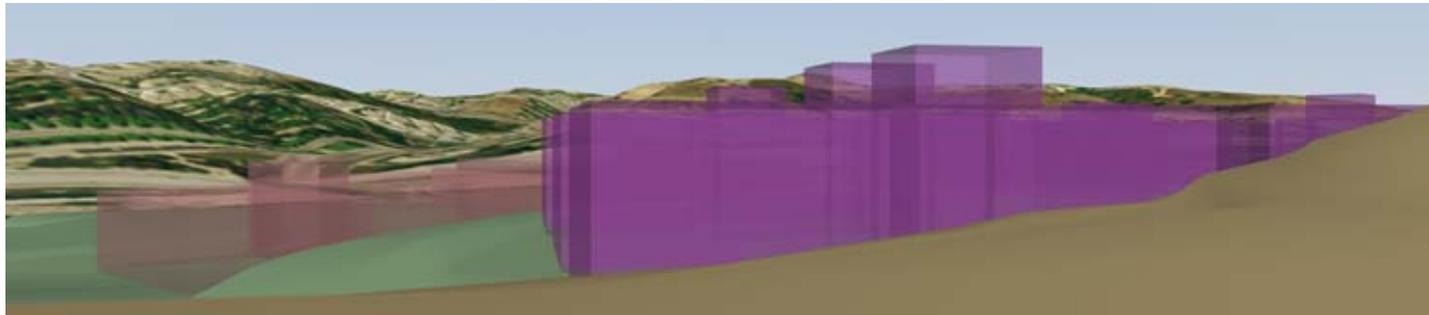
Exhibit 23
VIEW SIMULATION 4

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR





Existing

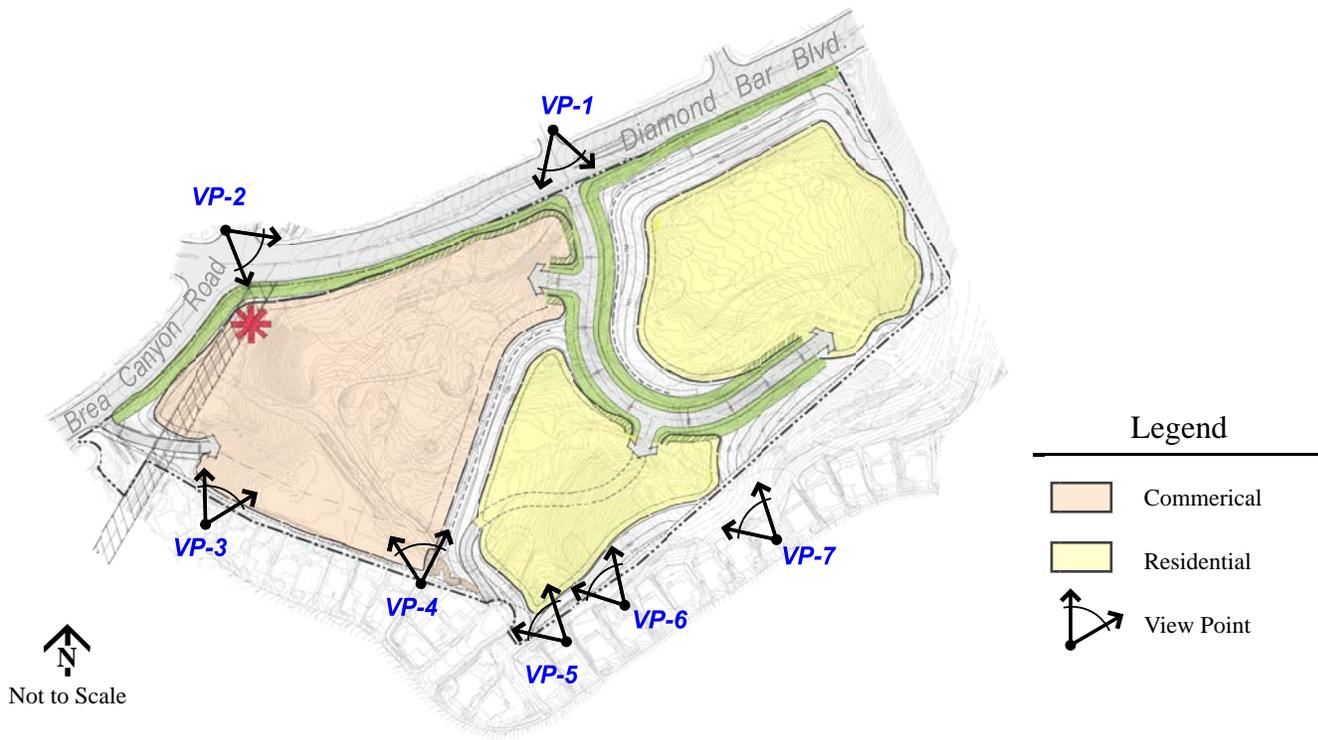


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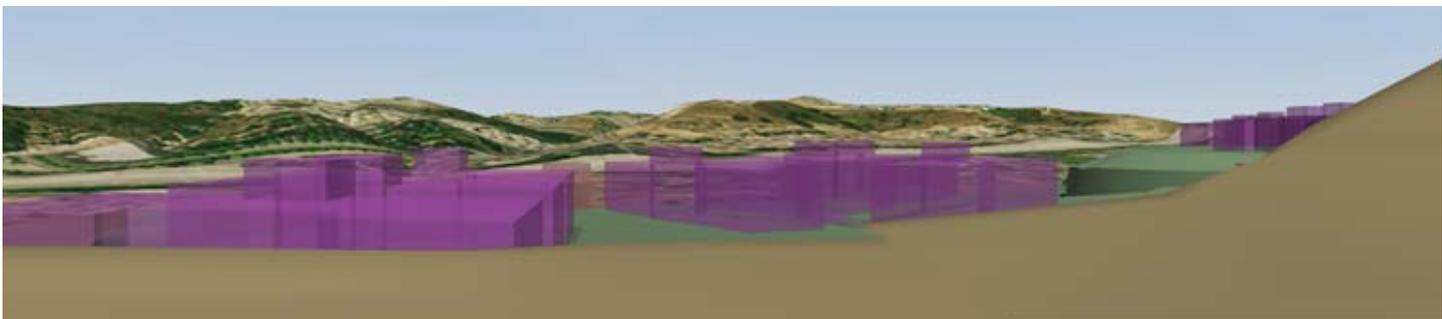
Exhibit 24
VIEW SIMULATION 5

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR





Existing

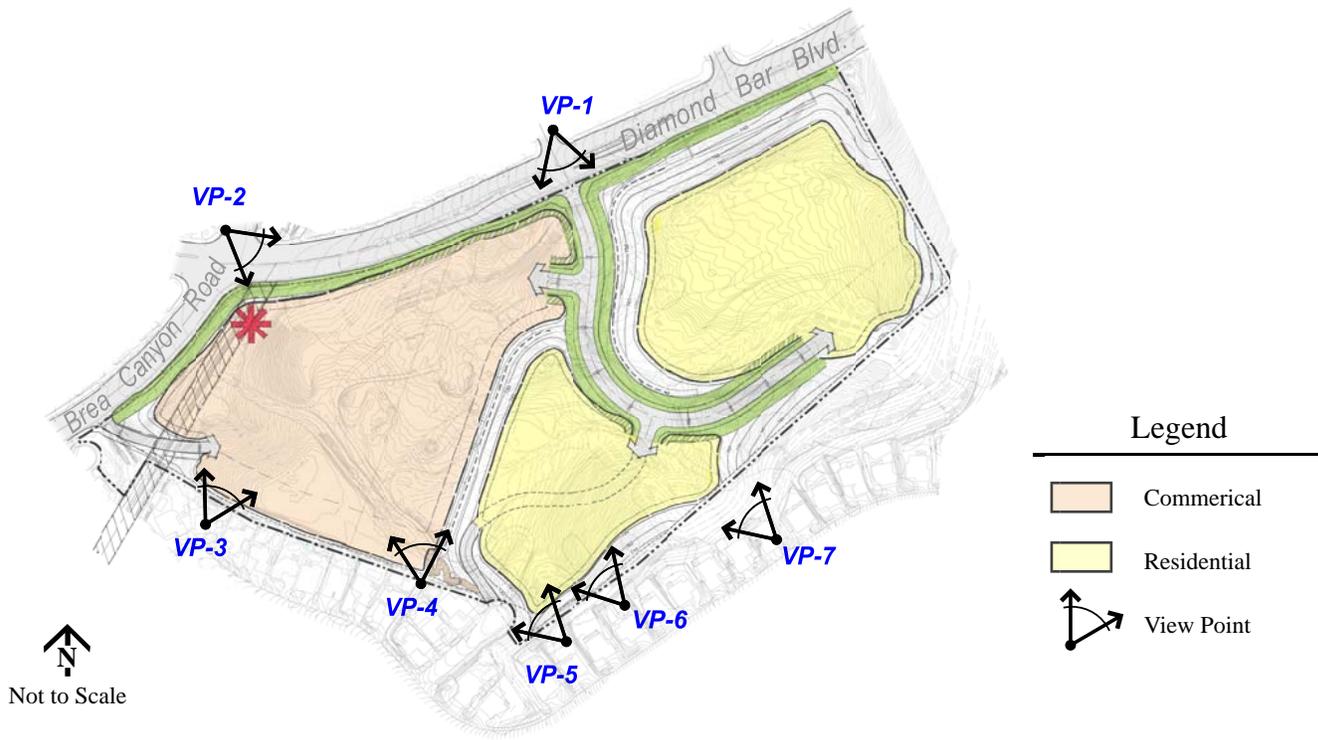


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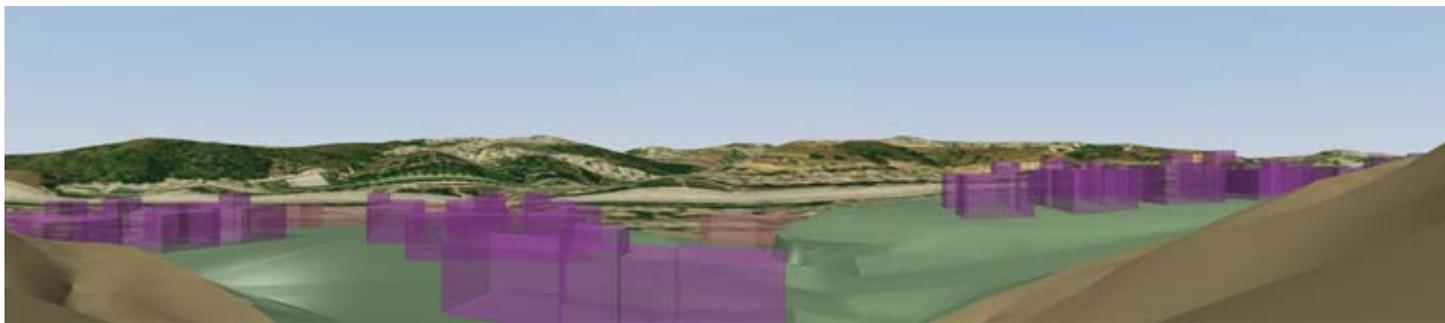
Exhibit 25
VIEW SIMULATION 6

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR





Existing



Proposed

Exhibit 26
VIEW SIMULATION 7

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR



TABLE 3-1	
RESIDENTIAL DEVELOPMENT STANDARDS SUMMARY	
DEVELOPMENT STANDARD	RESIDENTIAL
Maximum Floor Area	
Maximum Dwelling Units	202
Maximum Lot Coverage	60%
Permitted Uses	Diamond Bar Development Code Section 22.08.030
Minimum Yard Setbacks:	
Front Yard	10 feet
Side Yard	10 feet
Side or Rear Yard - Interior	10 feet
Side or Rear Yard - Street	10 feet
Maximum Building Height	35 feet
Maximum Building Height w/Architectural Projection	40 feet
Landscaping Requirements	12% of buildable area
Maximum Wall and Fence Height	6 feet
Maximum Retaining Wall Height	40 feet
Off-Street Parking Requirements	
Resident Parking (2+ bedrooms)	2 spaces (enclosed) per unit
Resident Parking (1 bedroom)	1 space (enclosed) per unit
Guest Parking	0.7 spaces per residence

TABLE 3-1



TABLE 3-2 COMMERCIAL DEVELOPMENT STANDARDS SUMMARY	
DEVELOPMENT STANDARD	COMMERCIAL/RETAIL
Maximum Floor Area	153,985
Permitted Uses	Diamond Bar Development Code Section 22.10.030
Minimum Lot Size	30,000 sq. ft.
Minimum Landscape Zone from Property Line:	
Diamond Bar Boulevard Property Line	35 feet
Brea Canyon Road Property Line	35 feet
Southerly Residential Property Line	30 feet
Easterly Residential Edge	30 feet
Minimum Building Setbacks from top or toe of slope:	
Diamond Bar Boulevard Property Line	15 feet
Brea Canyon Road Property Line	15 feet
Southerly Residential Property Line	85 feet
Easterly Residential Edge	30 feet
Maximum Floor Area Ratio (FAR)	0.35
Maximum Building Height	40 feet
Maximum Building Height with Architectural Projection	50 feet
Maximum Wall and Fence Height	6 feet
Maximum Retaining Wall Height	40 feet
Landscaping Requirements	12%
Off-Street Parking Requirements	5 per 1,000 F.A.R.
Signage Requirements	

TABLE 3-2

WALNUT VALLEY UNIFIED SCHOOL DISTRICT
AND THE CITY OF DIAMOND BAR



Table ES-3
RECOMMENDED CONDITIONS OF PROJECT APPROVAL

No.	Condition of Approval
	Land Use
1-1	Unless effective sound mitigation can be demonstrated once the project is operational or other controls imposed on delivery and related activities, no delivery activities shall occur between the hours of 10:00 PM and 7:00 AM.
1-2	The Applicant shall include as part of the real estate disclosure documentation, as required by the California Department of Real Estate for purchasers of those residential units to be constructed on the project site, the disclosure that commercial activities are proposed on the adjacent property and that the operational characteristics of those activities may include trucking, delivery, and maintenance operations by diesel-fueled and non-diesel-fueled vehicles.
1-3	Following the approval of the specific plan and/or any associated amendments to the City’s General Plan, the Lead Agency shall provide notification of that action to the Southern California Association of Governments (SCAG), requesting that any subsequent amendments to SCAG’s “Regional Transportation Plan” (RTP) and other regional planning forecasts reflect a greater level of population and housing growth within the City during the 2005-2010 time period.
1-4	Total new residential and non-residential development constructed on the project site shall not exceed 202 dwelling units and 153,985 gross leaseable square feet, respectively, unless a subsequent traffic study, addressing the traffic-related impacts associated with any such increase, is prepared by or submitted to and deemed acceptable by the City or unless such increase can be determined by the City to not result in any substantial increase in project-related traffic impacts. Should additional traffic impacts be identified, the City, at its sole discretion, may initiate additional environmental review and/or impose additional conditions or other measures in response to those impacts.
	Geotechnical Hazards
3-1	Prior to the issuance of grading and building permits, the Applicant shall demonstrate, to the satisfaction of the City Engineer, that each of the recommendations contained in the project’s preliminary geotechnical investigation and in any supplemental reports as may be prepared by the Applicant’s Geotechnical Engineer or by others have been incorporated into the project’s design, development, and operation. The project shall be constructed, operated, and maintained in accordance with those recommendations and with such additional geologic, geotechnical, seismic, and soils recommendations as may result from further analyses that may be presented to, imposed, or adopted by the City.
	Hydrology and Water Quality
4-1	If the flood control channel right-of-way is to be utilized as part of the project’s development plan, prior to the issuance of a grading permit, the Applicant shall obtain all requisite permits and approvals from the Los Angeles County Department of Public Works – Flood Control District allowing for the overbuilding of the Brea Canyon Storm Drain Channel and shall provide the City Engineer with documentation, acceptable to the City Engineer, demonstrating County approval and authorization, including a complete list of all permit requirements that may be associated therewith.
4-2	Prior to the issuance of a grading permit, the Applicant shall prepare and, when acceptable, the City Engineer shall approve a standard urban stormwater mitigation plan (SUSMP) conforming to the requirements of Section 8.12.1695 (Standard Urban Storm Water Mitigation Plan Requirements for New Development and Redevelopment Projects) of the Municipal Code.

Table ES-3
RECOMMENDED CONDITIONS OF PROJECT APPROVAL

No.	Condition of Approval
	Biological Resources (Continued)
5-1	In order to demonstrate compliance with applicable State and federal resource protection policies designed to protect or compensate for the loss of biological resources, prior to the approval of a grading permit, were applicable, the Applicant shall provide the Director with documentation of receipt of the following permits: (1) Section 401 (Federal Clean Water Act) water quality certification or waiver of waste discharge requirements from the Regional Water Quality Control Board, Los Angeles Region; (2) nationwide Section 404 (Federal Clean Water Act) permit from the United States Army Corps of Engineers; and (3) Section 1602 (California Fish and Game Code) streambed alteration agreement from the California Department of Fish and Game. The Applicant shall comply with all associated permit requirements.
5-2	Prior to the issuance of a grading permit, the Applicant shall submit to the Community Development Director and, when acceptable, the Director shall accept for subsequent processing an arborist-prepared tree survey, specifying: (1) the precise number and type of protected trees that will be directly or indirectly impacted by the proposed project; (2) the number (ratio), type, size, and source of trees that will be planted in compensation thereof; (3) the location of all replacement trees; (4) planting notes and irrigation requirements; (4) performance standards for the survivability of replacement trees; (5) a maintenance agreement stipulating the Applicant's obligations for a minimum 3-year period, including the annual reporting; and (6) the amount and derivation of the security deposit required under the City's tree preservation ordinance.
5-3	<u>California Walnut Woodland</u> . Measures to mitigate impacts to California walnut woodland will be orchestrated in concert with the replanting of trees protected by the City's tree preservation and protection ordinance. To the extent possible, southern California black walnut trees will be planted on manufactured slopes within the development. Prior to the issuance of a grading permit, a plan shall be submitted to the Community Development Director and, when acceptable, the Director shall approve a plan describing the number, size, and location of walnut trees to be planted and outline success criteria and adaptive management procedures to ensure that the mitigation plan is successful.
5-4	As determined feasible by the Community Development Director, initial vegetation removal activities shall be conducted outside the nesting season (February 15-August 15) to avoid impacts upon nesting birds. If initial vegetation removal activities occur during the nesting season, prior to the commencement of any grading or grubbing activities, all suitable habitat shall first be thoroughly surveyed by a qualified biologist for the presence of nesting birds. If any active nests are detected, a buffer of at least 300 feet (500 feet for raptors) shall be delineated, flagged, and vegetation removal activities avoided therein until the nesting cycle is complete, as determined by the surveying biologist or a qualified biological monitor.
5-5	BMP devices shall be designed in consultation with the Greater Los Angeles County Vector Control District and shall be of a type which minimizes the potential for vector (public nuisance) problems and maintained throughout the project life so as not to contribute to those problems. Unless accepted by the County and/or by the City, the responsibilities for and the funding of the maintenance of Best Management Practices (BMPs) shall constitute obligations of the homeowners' association as to those BMPs associated with the project's residential component and the property owners' association as to those BMPs associated with the project's commercial component. BMPs not directly attributable to a single project component or use shall, by agreement between owners, become the shared obligation of both associations.
	Transportation and Circulation
6-1	<u>Construction Worker Parking and Equipment Staging Plan</u> . Prior to the issuance of a grading permit, the Applicant shall submit and, when deemed acceptable, the City Engineer shall approve a construction worker parking and equipment staging plan (PESP) designed to minimize disturbance to the surrounding residences to the greatest extent feasible. Unless otherwise authorized therein, contractors and other construction personnel performing construction activities in proximity to the project site shall be prohibited from parking and/or operating construction equipment, dumpsters, trailers, or other material within a public right-of-way or other public property. The PESP can be combined with or become a part of the construction traffic safety plan and/or any other construction management plan as may be required by the City.

Table ES-3
RECOMMENDED CONDITIONS OF PROJECT APPROVAL

No.	Condition of Approval
	Transportation and Circulation (Continued)
6-2	Unless previously approved by the City Engineer, no construction access shall be authorized from and no construction traffic shall be permitted along Castle Rock Road and Pasado Drive, except as may be required to construct and maintain any project-related street and other improvements within and adjacent to those rights-of-way.
6-3	<u>Construction Traffic Safety Plan.</u> Prior to the issuance of a grading permit, the Applicant shall submit and, when deemed acceptable, the City Engineer shall approve a construction traffic mitigation plan (CTMP). The CTMP shall identify the travel and haul routes to be used by construction vehicles; the points of ingress and egress for all construction vehicles; temporary street or lane closures, temporary signage, and temporary striping; location of materials and equipment staging areas; maintenance plans to remove spilled debris from roadway surfaces; and the hours during which large construction equipment may be brought on/off the project site. The Applicant shall keep all haul routes clean and free of debris including but not limited to gravel and dirt as a result of its operations. The Applicant shall clean adjacent streets, as directed by the City Engineer, of any material which may have been spilled, tracked, or blown onto adjacent streets or areas. Hauling or transport of oversize loads will be allowed between the hours of 9:00 AM and 3:00 PM only, Monday through Friday, unless otherwise approved by the City Engineer. No hauling or transport will be allowed during nighttime hours, weekends, or federal holidays. The use of local streets shall be limited only to those that provide direct access to the destination. Haul trucks entering or exiting public streets shall at all times yield to public traffic. If hauling operations cause any damage to existing pavement, street, curb, and/or gutter along the haul route, the Applicant will be fully responsible for repairs. The repairs shall be completed to the satisfaction of the City Engineer.
6-4	<u>Traffic Control Plan.</u> Prior to the issuance of a grading permit, the Applicant shall submit and, when deemed acceptable, the City shall approve a traffic control plan (TCP). The TCP shall be consistent with the Southern California Chapter of the American Public Works Association’s “Work Area Traffic Control Handbook” (WATCH), the California Department of Transportation’s “Manual of Traffic Controls for Construction and Maintenance Work Zones,” or such alternative as may be deemed acceptable by the City. The TCP shall describe the Applicant’s plans to safely and efficiently maintain vehicular and non-vehicular access along local roadways throughout the construction period. If any temporary access restrictions or lane closures are proposed by the Applicant, the TCP shall delineate detour routes, the hours, duration and frequency of such restrictions, and the emergency access and safety measures that will be implemented during those closures or restrictions. The TCP can be combined with or become a part of the construction traffic safety plan and/or any other construction management plan as may be required by the City.
6-5	<u>Shared Parking Plan.</u> Prior to the issuance of building permits for any on-site commercial use, the Applicant shall submit and, when deemed acceptable, the Community Development Director and the City Engineer shall approve a shared parking study. The study, conducted using the Urban Land Institute’s “Shared Parking” (Second Edition, 2005) unless otherwise approved by the City, shall present a quantification of on-site commercial parking needs, quantify the number of on-site parking spaces required under existing City regulations, discuss and evaluate opportunities for shared parking between on-site commercial uses, and quantify the number and type of parking spaces that need to be provided to support those commercial uses to be developed on the project site. The number, type, and location of on-site parking shall be determined by the City based, in whole or in part, by the findings of that shared parking study.
	Air Quality
7-1	The Applicant shall include as part of the real estate disclosure documentation, as required by the California Department of Real Estate for purchasers of those residential units to be constructed on the project site, the disclosure that commercial activities are proposed on the adjacent property and that the operational characteristics of those activities may include trucking, delivery, and maintenance operations involving diesel-fueled vehicles.

Table ES-3
RECOMMENDED CONDITIONS OF PROJECT APPROVAL

No.	Condition of Approval
	Noise
8-1	All residential and commercial units shall include forced air ventilation designed and installed in accordance with Title 24 of California Building Code standards.
	Public Services
9-1	Prior to the commencement of grading activities, the Applicant shall prepare and submit for review by the Los Angeles County Sheriff’s Department (LACSD) a draft construction security plan outlining the activities that will be instituted by the Applicant to secure the construction site and the equipment and materials located thereupon from potential criminal incidents. The Applicant shall incorporate the recommendations of the LACSD, if any, into a final construction security plan and shall implement that plan during the construction period.
9-2	Prior to the issuance of building permits, the LACSD shall be provided the opportunity to review and comment upon building plans and the configuration of the development in order to: (1) facilitate opportunities for improved emergency access and response; (2) ensure the consideration of design strategies that facilitate public safety and police surveillance; and (3) offer specific design recommendations to enhance public safety and reduce potential demands upon police protection services.
9-3	Prior to the commencement of grading or grubbing activities, the Applicant shall prepare and submit and the Los Angeles County Fire Department (LACFD) shall review and, when deemed acceptable, approve a fire protection program and workplace standards for fire safety outlining those activities to be undertaken by the Applicant during the construction period. The Applicant shall abide by specific project-level permit conditions identified by the LACFD.
9-4	Prior to the issuance of a grading permit, the Applicant shall submit and the Los Angeles County Fire Department shall review and, when deemed acceptable, approve a fuel modification, landscape, and irrigation plan in compliance with County Very High Fire Hazard Severity Zone (Fire Zone 4) standards.
9-5	Prior to the issuance of building permits, the Los Angeles County Fire Department (LACFD) will review and, when deemed acceptable, approve (1) final water improvement plans including, but not limited to, the location, sizing, design, and fire flow capacity of the proposed water mains and fire hydrants and proposed access improvements to ensure compliance with applicable Fire Code requirements; and (2) building plans. The project’s water system shall be designed in response to final fire flow requirements identified by the LACFD.
9-6	Prior to the issuance of a grading permit, the Applicant shall submit to the Building Official for review and approval a temporary fencing and signage plan designed to discourage access to any active construction areas by children and other unauthorized parties.
9-7	Prior to the issuance of building permits, the Applicant shall present the City with a certificate of compliance or other documentation demonstrating that the Applicant has complied with the Walnut Valley Unified School District’s School Board resolutions governing the payment of school impact fees or has entered into an Assembly Bill 2926 authorized school fee mitigation agreement or is not subject to the school impact fee exaction.
9-8	Prior to the approval of the final subdivision map, unless an alternative milestone event or other manner of fulfillment of the Applicant’s obligations under Section 21.32.040 (Park Land Dedications and Fees) in Chapter 21.32 (Subdivisions) of the Municipal Code is first approved by the City Council, the Applicant shall provide the City with an in-lieu park fee payment in the manner and in the amount authorized thereunder.

Table ES-3
RECOMMENDED CONDITIONS OF PROJECT APPROVAL

No.	Condition of Approval
	Utilities and Service Systems
10-1	<p>Prior to the issuance of any grading permits, a sewer area study, prepared by a licensed civil engineer registered in the State of California, shall be submitted to the City Engineer and to the Los Angeles County Department of Public Works (LACDPW) for review and, when deemed acceptable, for approval. The sewer area study shall include sewer flow monitoring at specific locations to be determined by the City Engineer and the LACDPW. The sewer flow analysis shall include calculations for the quantities of sewer flow for the pre-development and post-development conditions and determine the impact on all affected City and County-operated sewerage facilities. Should project-related sewer flows be determined to impact the sewer capacity downstream from the proposed development, the Applicant shall be required to mitigate any potential capacity deficiency by a method approved by the City Engineer or the LACDPW, subject to appropriate jurisdictional authorities. The Applicant shall be responsible for all costs required to mitigate the potential capacity deficiency, including upgrading existing sewer mains.</p>
	Aesthetics
12-1	<p>The specific plan shall include design details, acceptable to both the City Engineer and to the Community Development Director, for all proposed retaining walls. Retaining wall plans shall include landscape and irrigation details sufficient to ensure that each of those elements are, as appropriate, integrated into wall design and that the interrelationship between those elements are considered from structural integrity and aesthetic viewpoints.</p>