

2.1 Introduction to Changes, Revisions, and Modifications

Based on the comments received by the Lead Agency during the noticed comment period, as separately established by the Lead Agency and by the SCH, the City has augmented the information and analysis presented in the DEIR in response to those comments and the Lead Agency’s continuing technical analysis of the proposed project. The changes, revisions, and other modifications to the DEIR identified herein serve only to clarify and augment the information and analysis previously provided by the Lead Agency. None of the additional information presented herein constitute “substantial new information” predicated recirculation of the DEIR pursuant to Section 15088.5 of the State CEQA Guidelines. Recirculation of the DEIR is not required when the new information merely clarifies or amplifies or makes insignificant modifications to an otherwise adequate document. The additional information presented herein fails to meet the standard for recirculation as prescribed in the State CEQA Guidelines.

2.2 Changes, Revisions, and Other Modifications

2.2.1 Draft Environmental Impact Report

Based on written comments received on the DEIR and the Lead Agency’s responses thereto, the following changes, revisions, and other modifications to the DEIR are hereby recommended. Recommended deletions are identified through the use of ~~strikeouts~~ and recommended additions to the document’s text are indicated through the use of underlining. Unless otherwise noted, page references are with regards to the DEIR. Footnotes found in the DEIR have not been repeated herein but are nonetheless retained.

Executive Summary – Project Description (p. ES-2)

The following minor changes are made to the Executive Summary (Project Description) in the DEIR:

Second Paragraph

Based on the site’s existing “City of Diamond Bar General Plan” (General Plan) and zoning designations, the proposed project includes a General Plan amendment (GPA No. 2007-03) from “Public Facility (PF)” and “General Commercial (C)” to “Specific Plan” (SP),” with a corresponding zone change (ZC) from “Low Medium Residential (R-1 7,500),” “Low Density Residential (R-1 10,000),” and “~~Community Commercial (C-2)~~” “Neighborhood Commercial (C-1)” to “Specific Plan (SP).” Also proposed is the approval of a tentative subdivision map (Tentative Tract Map No. 70687) establishing separate residential, commercial, and open space parcels and creating an internal circulation system and establishing easements and other rights-of-way for utility and other purposes.

Executive Summary – Project Alternatives (pp. ES-4 and ES-5)

The following minor changes are made to the Executive Summary (Project Alternatives) in the DEIR:

Sixth Paragraph

Alternative 3 (“Community Commercial” Alternative). The City Property is designated “General Commercial (C) (max. 1.0 FAR)” in the General Plan and zoned ~~“Community Commercial (C-2)”~~ “Neighborhood Commercial (C-1)” on the City’s Official Zoning Map. For the purpose of this alternative, neighborhood-based commercial development is assumed to occur throughout the estimated developable area of the project site (20.2 acres) at a floor-area-ratio (FAR) of 0.35. Based on that FAR, a total of about 307,969 square feet of neighborhood-serving commercial use would be developed on the project site.

Executive Summary – Areas of Controversy (p. ES-6)

The following minor changes are made to the Executive Summary (Areas of Controversy) in the DEIR:

Third Paragraph

Should the City could deny or reject the proposed SDSP, because the project site is presently zoned “Low Medium Residential (R-1-7,500),” “Low Density Residential (R-1-10,000),” and ~~“Community Commercial (C-2)”~~ “Neighborhood Commercial (C-1).” it should be assumed that the property would nonetheless be developed for residential and commercial use in accordance with existing land-use policies. Absent the processing of an agency-sponsored specific plan, the City will have less input with regards to the manner in which the property is developed, the nature of the resulting land uses, and the design standards established for those uses.

Section 2.3 – Project Description – Project Description (p. 2-9)

The following minor changes are made to Section 2.3 (Project Description) in Section 2.0 (Project Description) in the DEIR:

Second Paragraph

Based on the site’s existing General Plan and zoning designations, the proposed project includes a General Plan amendment (GPA No. 2007-03) from “Public Facility (PF)” and “General Commercial (C)” to “Specific Plan” (SP),” with a corresponding zone change (ZC) from “Low Medium Residential (R-1 7,500),” “Low Density Residential (R-1 10,000),” and ~~“Community Commercial (C-2)”~~ “Neighborhood Commercial (C-1)” to “Specific Plan (SP).” Also proposed is the approval of a tentative map or vesting tentative map establishing separate residential, commercial, and open space parcels and creating an internal circulation system and establishing easements and other on-site rights-of-way for utilities and other purposes.

Section 2.3.1 – Project Description – General Plan Amendment and Zone Change (p. 2-10)

The following minor changes are made to Section 2.3.1 (General Plan Amendment and Zone Change) in Section 2.0 (Project Description) in the DEIR:

First, Second, and Third Paragraphs

As illustrated on the General Plan Land Use Map, the District Property is designated “Public Facilities (PF)” and the City Property is designed “General Commercial (C) (max. 1.0 FAR).” The western portion of the project site is zoned ~~“Community Commercial (C-2)”~~ “Neighborhood Commercial (C-1)” and the eastern portion of the project site is zoned “Low Density Residential (R-1-7,500)” and “Low Medium Density Residential (R-1-10,000) on the City’s Official Zoning Map.

The ~~“Community Commercial (C-2)”~~ “Neighborhood Commercial (C-1)” zoning district is applied to areas appropriate for a wide range of retail shopping and service uses, primarily intended to serve the needs of City residents. The allowable floor-area-ratio for non-residential uses shall be from 0.25-1.00. The “Low Medium Residential (R-1-7,500)” zoning district is intended primarily for parcels developed with existing detached single-family dwellings. The maximum allowed density for new residential subdivisions is 3 units/gross acre and the minimum lot size 7,500 square feet. The “Low Density Residential (R-1-10,000)” zoning district is intended primarily for existing subdivided areas developed with detached single-family dwellings. The maximum allowed density for new residential subdivisions is 5 units/gross acre and the minimum lot size 10,000 square feet.

Proposed is the adoption of a General Plan amendment (GPA 2007-03) from “Public Facility (PF)” and “General Commercial (C)” to “Specific Plan.” Also proposed is a corresponding zone change (ZC) from “Low Medium Residential (R-1-7,500),” “Low Density Residential (R-1-10,000),” and ~~“Community Commercial (C-2)”~~ “Neighborhood Commercial (C-1)” to “Specific Plan (SP).” The GPA and ZC would encompass and, if adopted, be applicable to the entire approximately 29.69-acre site.

Section 2.5.1 – Project Description – City of Diamond Bar (p. 2-19)

The following minor changes are made to Section 2.5.1 (City of Diamond Bar) in Section 2.0 (Project Description) in the DEIR:

Fourth Paragraph

Zone change. As specified in Section 22.70.050 in Chapter 22.10 (General Plan, Development Code, and Zoning Map Amendment) in Title 22 (Development Code) of the Municipal Code, the City Council shall adopt an amendment to the General Plan, the Development Code, or the zoning map only if it finds that the proposed amendment is internally consistent with the General Plan and other adopted goals and policies of the City. Concurrent with the adoption of the “Site D’ Specific Plan,” proposed is a zone change from “Low Medium Residential (R-1-7,500),” “Low Density Residential (R-1-10,000),” and ~~“Community Commercial (C-2)”~~ “Neighborhood Commercial (C-1)” to “Specific Plan (SP).”

Section 4.1.1.1 – Land Use – Regulatory Setting – City of Diamond Bar Municipal Code (p. 4.1-4)

The following minor changes are made to Section 4.1.1.1 (Regulatory Setting) in Section 4.1 (Land Use) in the DEIR:

First Paragraph

In accordance with Section 22.06.020 (Zoning Districts Established) in Chapter 22.06 (Establishment of Zoning Districts, Adoption of Zoning Map) in Title 21 (Subdivisions) of the Municipal Code, the City is divided in zoning districts which serve to implement the General Plan. Those zoning districts are shown on the Official Zoning Map (Section 22.06.030). The eastern portion of the project site is zoned “Low Density Residential (R-1-7,500)” and “Low Medium Density Residential (R-1-10,000)” on the City’s Official Zoning Map. The western portion of the site is zoned ~~“Community Commercial (C-2)”~~ “Neighborhood Commercial (C-1)” on the City’s Official Zoning Map.

Section 4.1.3.2 – Land Use – Impact Analysis – Consistency Analysis (pp. 4.1-13 and 4.1-14)

The following minor changes are made to Section 4.1.3.2 (Consistency Analysis) in Section 4.1 (Land Use) in the DEIR:

Sixth and Seventh Paragraphs

The western portion of the project site is zoned ~~“Community Commercial (C-2)”~~ “Neighborhood Commercial (C-1)” and the eastern portion of the project site is zoned “Low Density Residential (R-1-7,500)” and “Low Medium Density Residential (R-1-10,000)” on the City’s Official Zoning Map. As specified in Subsection (d)(2) in Section 22.06.040 (Zoning District Regulations) of the Development Code: “Where a lot line adjustment or tentative map application proposes the consolidation of two or more parcels, so that a single parcel would be covered by two or more zoning districts, the application for adjustment or map approval shall be accompanied by an application for rezoning the lot into a single zoning district, in compliance with Chapter 22.70 (General Plan, Development Code, and Zoning Map Amendments).” Absent a specific plan, assuming a lot-line adjustment to better equate the existing zoning with the site’s development potential, as represented in Figure 2-3 (“Site D” Specific Plan - Conceptual Land-Use Plan), approximately 10.09-acre and 10.07-acre portions of the property would be allotted to commercial and residential uses, respectively. The remaining approximately 9.53-acres of the 29.69-acre property would be used to accommodate internal circulation and would become common open space areas that, for the purpose of assessing development potential, could be assignable to either the commercial or residential acreage.

As specified in Section 22.10.020 (Purpose of Commercial/Industrial Zoning Districts) in Chapter 22.10 (Commercial/Industrial Zoning Districts) of the Development Code, the allowable FAR for non-residential development in the ~~“Community Commercial (C-2)”~~ “Neighborhood Commercial (C-1)” zoning district

“Site D” Specific Plan

City of Diamond Bar, California

shall be from 0.25 to 1.00. In accordance therewith, a range of between 109,880 and 439,520 square feet of commercial use could be developed on the project site. The 153,985 square feet of commercial use now being proposed falls near the lower end (0.35 FAR) of the allowable FAR range and would, therefore, be consistent with the City’s land-use policies.

Section 4.9.1.2 – Public Services – Regional Setting – Fire Protection and Paramedic Service (p. 4.9-8)

The following minor changes are made to Section 4.9.1.2 (Regional Setting) in Section 4.9 (Public Services) in the DEIR:

First, Second, and Third Paragraphs

~~Fire protection and paramedic services within County unincorporated areas and contract cities, including the City, are provided by the Los Angeles County Fire Department (LACFD). The Los Angeles County Fire Department (LACFD) provides fire protection and emergency medical services to the unincorporated areas of Los Angeles County and 58 District cities, including the City of Diamond Bar.~~ Other statutory responsibilities of the LACFD include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for high fire severity areas, archeological and cultural resources, and the County’s Oak Tree Ordinance (Section 22.56.2050 *et seq.*, County Code). Funding for fire protection and emergency medical services is through a portion of the ad valorem tax and special tax assessment of property owners.

~~The LACFD provides emergency and non-emergency services, either directly or through mutual aid agreements, to County unincorporated areas and to contract cities. Fire protection services in the City are provided by the LACFD under specified contract provisions.~~

Organizationally, the LACFD operates from nine divisions and twenty-two battalions. The project site is located in Division VIII (Battalions 19). Within the general project area, LACFD Division VIII facilities include: (1) Fire Station 119 (20480 E. Pathfinder Road, Walnut); (2) Fire Station 120 – Battalion Headquarters (1051 S. Grand Avenue, Diamond Bar); (3) Fire Station 121 (346 Armitos Place, Diamond Bar); (4) Fire Station 61 (20011 La Puente Road, Walnut); ~~and~~ (5) Fire Station 187 (3325 Temple Avenue, Pomona); and (6) Fire Station 146 (20604 E. Loylton Drive, Walnut).

Section 4.9.1.2 – Public Services – Local Setting – Los Angeles County Fire Department (p. 4.9-17)

The following minor changes are made to Section 4.9.1.3 (Local Setting) in Section 4.9 (Public Services) in the DEIR:

Table 4.9-5
FIRE STATION 119 STATISTICAL SUMMARY (2007 2008)

Unit	Totals	Fires	EMS	Hazard Material	Service	False	Other
Station 119	4,147 <u>1,187</u>	34 <u>17</u>	802 <u>885</u>	20 <u>37</u>	34 <u>46</u>	454 <u>119</u>	406 <u>83</u>
Engine 119	4,490 <u>1,386</u>	404 <u>83</u>	834 <u>820</u>	35 <u>55</u>	54 <u>63</u>	230 <u>168</u>	233 <u>197</u>
Squad 119	2,794 <u>2,817</u>	39 <u>32</u>	2,227 <u>2,357</u>	30 <u>47</u>	39 <u>22</u>	284 <u>204</u>	478 <u>155</u>

Source: Los Angeles County Fire Department, ~~Debra A. Aguirre~~, Chief, Planning Division, May 2008 ~~Frank Vidales~~, Acting Chief, Forestry Division, September 11, 2009.

Section 4.9.1.2 – Public Services – Regional Setting – Library Services (p. 4.9-11)

The following minor changes are made to Section 4.9.1.2 (Regional Setting) in Section 4.9 (Public Services) in the DEIR:

Third and Fourth Paragraphs

Applicable only to County unincorporated areas, the library facilities mitigation fee is a uniform fee within each library planning area based on the estimated cost of providing the projected library facility needs in each library planning area. As indicated in Section 22.72.030 (Establishment of Library Facilities Mitigation Fee) in Chapter 22.72 (Library Facilities Mitigation Fee) in the County Code, for Planning Area 4 (East San Gabriel Valley), the current library facilities mitigation fee is set at ~~\$763~~ \$788 per dwelling unit. As determined by the Library, the payment of the applicable fee “will result in the mitigation of new residential development on the County’s ability to provide needed library facilities to serve population increases in the unincorporated areas of the County.” The City has neither adopted a corresponding fee program nor established or previously applied a fee assessment for a project’s incremental impacts upon County Library services.

The project site is situated within the service area of the Diamond Bar Library (1061 S. Grand Avenue, Diamond Bar). The Diamond Bar Library is 9,935 gross square feet in size and houses a collection consisting of ~~89,446~~ 82,815 books (as of March 31, 2009) and other library materials.

Section 4.9.1.3 – Public Services – Local Setting – Library Services (p. 4.9-18)

The following minor changes are made to Section 4.9.1.3 (Local Setting) in Section 4.9 (Public Services) in the DEIR:

First Paragraph

The County Library’s current service level guidelines for planning purposes ~~area~~ are a minimum of 0.50 gross square feet of library facility space per capita and 2.75 items (books and other library materials) per capita. Based on its service area population of 56,233 persons, the Diamond Bar Library, including the 14

public access computers, does not currently meet County Library guidelines in providing library services to the residents it serves.

Section 4.9.3.2 – Public Services – Operational Impacts – Impact 9-7 (p. 4.9-27)

The following minor changes are made to Section 4.9.3.2 (Operational Impacts) in Section 4.9 (Public Services) in the DEIR:

Last Paragraph

The County Library's current service level guidelines for planning purposes are a minimum of 0.50 gross square foot of library facility space per capita and 2.75 items (books and other library materials) per capita. Based on an estimated service area population of 56,233 persons, as derived from Census data, the Diamond Bar Library would need a 28,115 square foot facility and 154,640 items in order to meet ~~that standard~~ the County Library's service level guidelines. In comparison, the Diamond Bar Library is only 9,935 gross square feet in size and houses a collection consisting of only ~~89,446~~ 82,815 books and other library materials. Absent any consideration of project-related impacts, based on County Library ~~standards~~ service level guidelines, the City requires an additional 18,180 square feet of library space and an additional ~~65,194~~ 71,825 items. It is, therefore, apparent that new or expanded library facilities and services are needed to adequately serve the general project area.

The County Library has a service level guideline of 4 parking spaces per 1,000 gross square feet of building size. Based on the Diamond Bar Library's facility size of 9,935 square feet, the existing 38 parking spaces do not meet this service level guideline. In addition, the Diamond Bar Library requires an additional 74 parking spaces to meet the needs of the current service area population of 56,233 (2000 Census). The County Library has a service level guideline of 1.0 public access computer per 1,000 people served. Based on the Diamond Bar Library's current service area population of 56,233 (2000 Census), the existing 14 public access computers do not meet this service level guideline.

Section 4.10.1.2 – Utilities and Service Systems – Regional Setting (p. 4.10-2)

The following minor changes are made to Section 4.10.1.2 (Regional Setting) in Section 4.10 (Utilities and Service Systems) in the DEIR:

Second Paragraph

The Districts' service area covers approximately 800 square miles and encompasses 78 cities and unincorporated territory within the County. Within the CSDLAC's service area, there are approximately 9,500 miles of sewers that are owned and operated by the cities and County that are tributary to the Districts' wastewater collection system. The Districts own, operate and maintain approximately 1,400 miles of sewers, ranging from 8-inch to 144-inch in diameter, that convey approximately 500 million gallons per day (mgd) of wastewater to eleven wastewater treatment plants with a combined capacity of ~~627.8~~ 651.8 mgd. Included in the Districts' wastewater collection system are 52

active pumping plants located throughout the County. The Districts' service area includes sewer systems located within the Joint Outfall System, the Santa Clarita Valley, and the Antelope Valley.

Fourth Paragraph

Municipal sewer flows generated within the City are treated at the CSDLAC's San Jose Creek Water Reclamation Plant (1965 Workman Mill Road, Industry). Wastewater that exceeds the capacity of that facility and all sludge are diverted to and treated at the CSDLAC's Joint Water Pollution Control Plant (24501 South Figueroa Street, Carson). The facility provides both primary and secondary treatment for approximately ~~320~~ 290 million gallons of wastewater per day.

Fifth Paragraph

The project site is located within County Sanitation District No. 21. County Sanitation District No. 21, in combination with 16 other districts, are signatories to a Joint Outfall Agreement which provides for a regional, interconnected system of facilities known as the Joint Outfall System (JOS). JOS facilities include the Joint Water Pollution Control Plant (JWPCP), five water reclamation plants (WRPs), and the interconnected network of sewers and pumping plants. The JWPCP provides ~~advanced primary treatment to all influent wastewater plus secondary treatment to approximately 60 percent of the flow~~ all wastewater received, followed by ocean disposal. The WRPs provide tertiary treatment and the reclaimed water is reused or discharged to inland waters.

Section 4.10.1.2 – Utilities and Service Systems – Regional Setting (p. 4.10-3)

The following minor changes are made to Section 4.10.1.2 (Regional Setting) in Section 4.10 (Utilities and Service Systems) in the DEIR:

The proposed project is tributary to the SCJWRP. The SCJWRP has a design capacity of 100 mgd and currently processes an average flow of ~~83.4~~ 78.5 mgd. Wastewater flows that exceed the capacity of the SJCWRP and all biosolids are diverted and treated at the JWPCP. Approximately one-half of the reclaimed water produced at the SJCWRP is reused, mostly for groundwater recharge. The remainder is put into the San Gabriel River and flows to the Pacific Ocean.

Section 4.10.1.3 – Utilities and Service Systems – Local Setting (p. 4.10-3)

The following minor changes are made to Section 4.10.1.3 (Local Setting) in Section 4.10 (Utilities and Service Systems) in the DEIR:

Local sewer lines in the general project area, which are not maintained by the CSDLAC, conveys wastewater to an 18-inch diameter trunk sewer line (~~Districts No. 21 Outfall~~ Diamond Bar Trunk Sewer) is located in Brea Canyon Road at Via Sorella. This trunk sewer has a design capacity of 12.3 mgd and conveyed a peak flow of 4.9 mgd when last measured in 2005.

Section 4.10.3.2 – Utilities and Service Systems – Operational Impacts (p. 4.10-5)

The following minor changes are made to Section 4.10.3.2 (Operational Impacts) in Section 4.10 (Utilities and Service Systems) in the DEIR:

The project generally gravity flows sewage toward the west portion of the property. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the CSDLAC, for conveyance to the ~~Districts No. 21 Outfall~~ Diamond Bar Trunk Sewer, located in Brea Canyon Road at Via Sorella. This 18-inch diameter trunk sewer has a design capacity of 12.3 mgd and conveyed a peak flow of 4.9 mgd when last measured in 2005. Assuming that peak flow rates have not changed substantially since 2005, even with the proposed project’s projected contribution (0.25 mgd), sufficient capacity exists in the ~~Outfall~~ Diamond Bar Truck Sewer to readily accommodate the proposed development.

Section 4.13.1.3 – Growth Inducement – Local Setting (p. 4.13.6)

The following minor changes are made to Section 4.131.3 (Local Setting) in Section 4.13 (Growth Inducement) in the DEIR:

Third Paragraph

With regards to zoning, the eastern portion of the project site is zoned “Low Density Residential (R-1-7,500)” and “Low Medium Density Residential (R-1-10,000)” on the City’s Official Zoning Map. The western portion of the site is zoned “~~Community Commercial (C-2)~~” “Neighborhood Commercial (C-1)” on the City’s Official Zoning Map. Development of the project site in accordance with the site’s existing zoning designations would allow for the introduction of new residential and commercial uses.

Section 6.4 – Alternatives Analysis – Alternatives under Consideration (p. 6-8)

The following minor changes are made to Section 6.4 (Alternatives under Consideration) in Section 6.0 (Alternatives Analysis) in the DEIR:

Third and Fourth Paragraphs

Alternative 3 - “Community Commercial” Alternative. The City Property is designated “General Commercial (C) (max. 1.0 FAR)” in the General Plan and zoned “~~Community Commercial (C-2)~~” “Neighborhood Commercial (C-1)” on the City’s Official Zoning Map.

As specified in Subsection (d)(2) in Section 22.06.040 (Zoning District Regulations) of the Development Code: “Where a lot line adjustment or tentative map application proposes the consolidation of two or more parcels, so that a single parcel would be covered by two or more zoning districts, the application for adjustment or map approval shall be accompanied by an application for rezoning the lot into a single zoning district, in compliance with Chapter 22.70 (General Plan, Development Code, and Zoning Map Amendments).” This alternative is

predicated upon the geographic expansion of the “Community Commercial (C-2)” “Neighborhood Commercial (C-1),” referenced herein as the “Community Commercial” Alternative. land-use designation within the estimated developable area of the project site (20.2 net acres) in accordance with those Development Code standards applicable to that zone.

Section 6.4.3 – Alternatives Analysis – Alternative 3 – “Community Commercial” Alternative (p. 6-14)

The following minor changes are made to Section 6.4 (Alternative 3 “Community Commercial” Alternative) in Section 6.0 (Alternatives Analysis) in the DEIR:

First Paragraph

Alternative Project Description. Under this alternative, the project site would be developed for commercial use in accordance with the “Community Commercial (C-2)” “Neighborhood Commercial (C-1)” standards outlined in Chapter 22.10 (Commercial/Industrial Zoning Districts) of the Municipal Code. As specified in Section 22.10.020 (Purpose of Commercial/Industrial Zoning Districts) therein, the C-2 C-1 zoning district is applied to areas appropriate for a wide range of retail shopping and service uses, primarily intended to serve the needs of City residents. The allowable floor-area-ratio (FAR) for non-residential development shall be from 0.25 to 1.00 (Section 21.10.040).

Section 8.0 – References (pp. 8-1 through 8-8)

The following additional documents are hereby included among the list of documents cited in Section 8.0 (References) in the DEIR:

- California Energy Commission, 2007 Integrated Energy Policy Report, CEC-100-2007-008-CMF, 2007.
- California Environmental Protection Agency, California Air Resources Board, The Land Use – Air Quality Linkage: How Land Use and Transportation Affect Air Quality, 1997 Edition
- United States Environmental Protection Agency, 2006 Inventory of U.S. Greenhouse Gas Emissions and Sinks (http://www.epa.gov/climatechange/emissions/downloads06/06_Complete_Report.pdf).
- United Nations Framework on Climate Change, Sum of Annex I and Annex II Countries without Counting Land-Use, Land-Use Change, and Forestry (http://unfccc.int/ghg_emissions_data/predefined_queries/items/3814.php).

2.2.2 Draft “Site D” Specific Plan

A number of minor inconsistencies between the main body and the technical appendices of the draft SDSP, dated June 2009, were identified following the document’s release. Although the main body of the draft SDSP correctly reflected the project under consideration, a number of exhibits presented in the appendices of that document had not been concurrently updated to reflect the project described in the main text. Those exhibits, as presented herein, include: (1) Table 3-2 (Commercial Development Standards Summary); (2) Exhibit 7 (Irreducibles Diagram); and (3) Exhibit 19 (Tentative Tract Map).”

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	

Revised Table 3-2
“SITE D’ SPECIFIC PLAN”
COMMERCIAL DEVELOPMENT STANDARDS SUMMARY
 Source: TRG Land

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“Site D” Specific Plan
 City of Diamond Bar, California



