

Appendix RTC2-E
**“January 2012
‘Site D’ Specific Plan”**
(January 2012)

This page intentionally left blank.

**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

Draft: January 2012

LEAD AGENCY

City of Diamond Bar
21810 Copley Drive
Diamond Bar, CA 91765
Phone: (909) 839-7030
Fax: (909) 861-3117

APPLICANTS

Walnut Valley Unified School District
Attention: Dean Conklin, PhD, Superintendent
880 South Lemon Avenue
Walnut Valley, CA 91789
Phone: (909) 595-1261
Fax: (909) 839-1209

City of Diamond Bar
Community Development Department
Attention: Greg Gubman, Community Development Director
21810 Copley Drive
Diamond Bar, CA 91765
Phone: (909) 839-7030
Fax: (909) 861-3117

PREPARED BY

Land Planning
TRG Land, Inc.
898 Production Place
Newport Beach, CA 92663
Phone: (949) 722-0634
Fax: (949) 722-6035

and

City of Diamond Bar
Planning Division
Attention: Grace S. Lee, Senior Planner
21810 Copley Drive
Diamond Bar CA 91765
Phone: (909) 839-7030
Fax: (909) 861-3117

TABLE OF CONTENTS**1.0 SUMMARY**

- 1.1 PURPOSE AND AUTHORITY
- 1.2 PROJECT DESCRIPTION
- 1.3 PROJECT HISTORY
 - 1.3.1 PUBLIC HEARINGS/COMMUNITY WORKSHOP
 - 1.3.2 GENERAL PLAN DESIGNATIONS PRIOR TO SDSP ADOPTION
 - 1.3.3 ZONING DESIGNATIONS PRIOR TO SDSP ADOPTION
- 1.4 ENVIRONMENTAL IMPACT REPORT
- 1.5 REQUIRED FUTURE APPROVALS

2.0 PHYSICAL ENVIRONMENT

- 2.1 LOCATION
- 2.2 ADJACENT LAND USES
- 2.3 GEOLOGY AND SEISMOLOGY
- 2.4 SOILS
- 2.5 TOPOGRAPHY
- 2.6 HYDROLOGY
- 2.7 BIOLOGY
- 2.8 CULTURAL
- 2.9 EXISTING INFRASTRUCTURE
- 2.10 CEQA COMPLIANCE

3.0 LAND USE PLAN

- 3.1 LAND USE SUMMARY
- 3.2 DEVELOPMENT STANDARDS
 - 3.2.1 PERIMETER AND ENTRY
 - 3.2.2 LANDMARK ENTRY FEATURE
 - 3.2.3 RESIDENTIAL
 - 3.2.4 RECREATION AND OPEN SPACE

4.0 DESIGN GUIDELINES

- 4.1 ARCHITECTURE
 - 4.1.2 RESIDENTIAL ARCHITECTURE
- 4.2 LANDSCAPE ARCHITECTURE
 - 4.2.1 STREETSAPES
 - 4.2.2 ENTRY FEATURE
 - 4.2.3 WALLS AND FENCES
 - 4.2.4 SPECIAL HARDSCAPE TREATMENT
 - 4.2.5 LIGHTING
- 4.3 ENVIRONMENT AND SUSTAINABILITY

5.0 INFRASTRUCTURE PLAN

- 5.1 CIRCULATION
 - 5.1.1 VEHICULAR ACCESS
- 5.2 SEWER AND DOMESTIC WATER
- 5.3 GRADING
- 5.4 DRY UTILITIES
- 5.5 PUBLIC FACILITIES AND SERVICES

6.0 IMPLEMENTATION MEASURES AND ADMINISTRATION

- 6.1 PROCEDURES
- 6.2 FINANCING PLAN
- 6.3 PHASING PLAN
- 6.4 MAINTENANCE PLAN
- 6.5 AMENDMENTS

7.0 GENERAL PLAN CONSISTENCY ANALYSIS**8.0 APPENDICES****8.1 LIST OF EXHIBITS**

- 1. OWNERSHIP DIAGRAM
- 2. CITY OF DIAMOND BAR GENERAL PLAN
- 3. CITY OF DIAMOND BAR ZONING PLAN
- 4. REGIONAL LOCATION AND VICINITY MAP
- 5. SITE AERIAL
- 6. LAND USE PLAN
- 7. CONCEPTUAL SITE DEVELOPMENT PLANS
- 8. CONCEPTUAL CIRCULATION DIAGRAM
- 9. TYPICAL STREET SECTIONS
- 10. ASSESSOR'S PARCEL MAP
- 11. RESIDENTIAL ARCHITECTURE IMAGES
- 12. RESIDENTIAL DEVELOPMENT STANDARDS
- 13. COMMUNITY WORKSHOP POWERPOINT PRESENTATION

8.2 RECOMMENDED CONDITIONS OF PROJECT APPROVAL/PERFORMANCE STANDARDS

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 (“SDSP”) provides detailed text and exhibits which describe the residential 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 SDSP 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, 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 Sections 65450 through 65454 establish the authority to adopt a Specific Plan, identify the required contents of a Specific Plan, and mandate consistency with the General Plan. Section 65451 of the California Government Code specifies the required contents of a specific plan, which 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.

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

The Planner's Guide to Specific Plans, published by the Governor's Office of Planning and Research (OPR), states that "(a) specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, location and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of a subdivision." This document lies somewhere between those extremes. The Walnut Valley Unified School District ("District") and the City of Diamond Bar ("City") prepared this Specific Plan in order to prescribe development standards and design criteria in sufficient detail community's vision for how the site should be built out. In essence, this Specific Plan sets forth an additional layer of land use and development criteria—beyond what can be

mandated through conventional rezoning alone—which a developer must commit to upon purchase of the SDSP project area. Along with those commitments comes an entitlement to develop 200 for-sale dwelling units.

An Environmental Impact Report (EIR) (EIR No. 2007-02, State Clearinghouse #2008021014) for the Site D Specific Plan provided in accordance with the California Environmental Quality Act (CEQA) provides a detailed analysis of potential environmental impacts associated with the development of the specific plan area. The EIR also establishes the mitigation measures that will be implemented to reduce or eliminate those potential project-related impacts.

1.2 PROJECT DESCRIPTION

The 30-acre Site D Project Area 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 SDSP provides for the development of residential, open space, and public park land uses which would provide public recreational benefit to the residents in the area.

This Specific Plan calls for the development of a master-planned neighborhood, designed to integrate the following elements in a cohesive and aesthetically-pleasing manner:

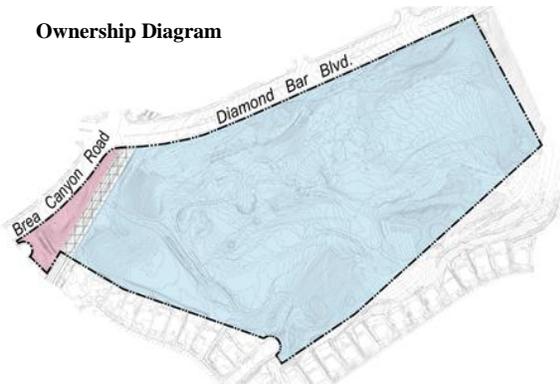
- 200 attached and/or detached dwelling units for individual sale.

- Ample peripheral and interior open space in the form of landscaped slopes and greenbelts
- A neighborhood park to be constructed by the Site D developer and dedicated to the City. The park shall be a minimum of two usable (i.e., “flat”) acres in size. The timing for the completion and dedication of the park shall be determined during the preparation of the Tentative Tract Map and development agreement for the SDSP project area.
- Pedestrian connectivity with trails and sidewalks to allow easy access from within the project and from the surrounding community. Pedestrian access to the park for residents of the adjacent neighborhood shall be provided at the terminus of Pasado Drive.

1.3 Project History

Site D is partially owned by both the Walnut Valley Unified School District (“WVUSD” or “District”) and the City of Diamond Bar (“City”). 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 (LACFD) owns the channel separating the City and School District properties. The channel will most likely not be covered, but there may be an opportunity for it to be integrated into the trail system along Brea Canyon Road to the north and south, as well as connect to the walking trails within the project site.

1.3 PROJECT HISTORY

1.3.1 PUBLIC HEARINGS/COMMUNITY WORKSHOP

Public Hearings:

The SDSP was originally envisioned to be a mixed use project, consisting of half of the site planned for a shopping center with frontages along Brea Canyon Road and Diamond Bar Boulevard (and covering the channel), and the other half planned for up to 202 dwelling units.

During Planning Commission and City Council public hearings, members of the public spoke and voiced opposition to some or all aspects of the proposed Specific Plan. Concerns revolved largely around the following issues:

- Traffic impacts;
- Visual and aesthetic impacts;
- Opposition to commercial development;
- Conservation of existing open space and preservation of existing trees on-site; and
- Air quality and construction impacts.

On May 11, 2010, the Planning Commission recommended that the City Council approve the mixed-use plan. In addition, the Commission recommended incorporating a 1.3 net acre usable neighborhood public park within the commercial component, adjacent to the slope areas or other contiguous open space.

On July 20, 2010, the City Council opened the public hearing to consider adoption of the mixed-use plan. At the District's request, the Council continued the hearing

to allow additional time to obtain input and feedback from the community.

The District hired RJM Design Group, a firm specializing in public facilitation, to lead the community outreach effort. As detailed below, this effort led to the elimination of the commercial component from the SDSP.

Community Workshop:

A half-day community workshop was held on Saturday, October 16, 2010 from 8:30 a.m. to 1:30 p.m. Approximately 79 people were in attendance. The purpose of the workshop was to solicit public input, identify underlying concerns and site issues, investigate site constraints and opportunities, and build consensus. The workshop included the following series of interactive activities that provided design and programming input from the community:

- Site Awareness Tour: A 90-minute walking tour of the SDSP project area was conducted to educate the participants on the existing features, constraints and opportunities of the site. Participants were provided with a workbook to record their observations of the physical environment at 12 stations situated along the walking path;
- Group Activities: After the site tour, participants were divided into seven working groups. Two topics/questions were presented regarding the site, land use, opportunities, program and priorities. Participants were asked to individually respond on forms

and then discuss within their group. Each group listed the top five issues and concerns from the two topics asked and reported their summary to all groups. The top five issues and concerns from these topics are listed below:

Topic 1) *What do you believe are the most important issues related to the development of Site D?*

- ❖ Traffic
- ❖ Park Space
- ❖ Residential Density
- ❖ Fiscal
- ❖ Property Value

Topic 2) *What suggestions can you think of to improve the Site D Specific Plan?*

- ❖ Low Density Housing
- ❖ Park
- ❖ Do Over
- ❖ Access/Traffic
- ❖ Better Communication/Dissemination

- **Planning/Design Charrette:** Each group was then asked to develop a conceptual plan and design what they envision for the site on a topographic map, and presented their plan. Most groups had some consistent design elements for the site. The workshop facilitator prepared a summary chart which identified the top five suggested design elements for the site, listed below:

1. Low Density Homes;
2. Neighborhood/Community Park;
3. Trail;
4. Focal Point at the project entry; and
5. Entry at Crooked Creek Drive

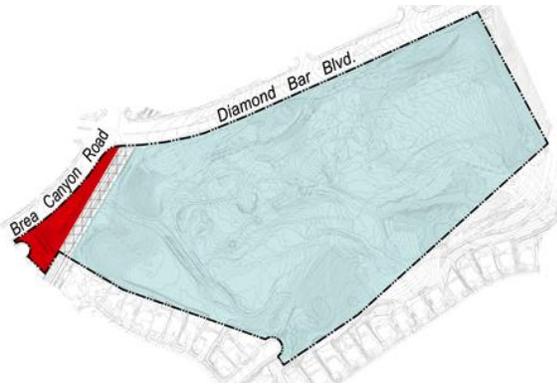
A summary of the community input from the workshop was presented at the Walnut Valley Unified School District Board Special Meeting on November 9, 2010.

At a special meeting on December 1, 2010, the Board of Trustees unanimously recommended changing the Site D land use framework to 100 percent residential. The recommendation also included the following:

- Incorporate peripheral open space, green belt and park areas with some form of entry feature at the corner of Brea Canyon Road and Diamond Bar Boulevard to mark the entrance into the City of Diamond Bar; and
- Reduce the residential density to less than 20 units per acre to better blend in with the existing residences in the vicinity to address residents concerns, while still meeting the District's needs.

On December 7, 2010, the City Council directed staff to revise the Site D Specific Plan to, among other things, eliminate the commercial component and incorporate a public park consisting of at least two usable acres. This Specific Plan incorporates all of the direction set forth by the City Council.

1.3.2 GENERAL PLAN DESIGNATIONS PRIOR TO SDSP ADOPTION



(See Appendix - Exhibit 2)

- General Commercial (GC)
- Public Facilities (PF)
- Owned by the Los Angeles County Flood Control District (LA CO FCD)

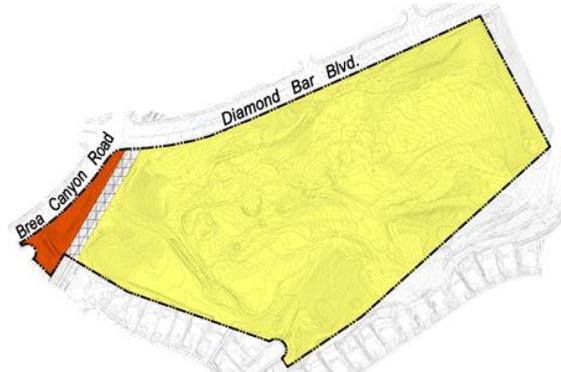
The Diamond Bar General Plan shows two land use designations on the property, Public Facilities (PF) and General Commercial (C). The two land use designations are separated by the Brea Canyon Flood Control channel.

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, adopted concurrently with the SDSP changes the property designations to Specific Plan.

1.3.3 ZONING DESIGNATIONS PRIOR TO SDSP ADOPTION



(See Appendix - Exhibit 3)

- Neighborhood Commercial (C-1)
- Low Density Residential (RL) and Low-Medium Density Residential (RLM)
- Owned by the Los Angeles County Flood Control

The City of Diamond Bar's Zoning Map designates the eastern portion of the site as Low Density Residential (RL) and Low Medium Density Residential (RLM) and the western portion as Neighborhood Commercial (C-1).

The RL zoning designation allows a maximum density of three dwelling units per gross acre and requires a minimum lot size is 10,000 square feet. The maximum allowed density for subdivisions within the RLM zoning district is five dwelling units per gross acre and the minimum lot size is 8,000 square feet. The maximum allowable square footage within the C-1 district is limited by a 1.0 floor area ratio (FAR).

A Zone Change adopted concurrently with the SDSP changes the zoning of the Project Area to Specific Plan (SP).

1.4 ENVIRONMENTAL IMPACT REPORT

An Environmental Impact Report was certified by the City Council concurrently with the adoption of the SDSP. The mitigation measures crafted in the EIR have either been incorporated into the development and performance standards of the SDSP, or shall be implemented in accordance with the development milestones as set forth in the EIR's Mitigation Monitoring Program.

1.5 REQUIRED FUTURE APPROVALS

The future developer is required to submit a Tentative Tract Map application implementing the Specific Plan, which will include the boundaries of the public park and open space as well as the location of all residential units and streets. The Tentative Tract Map requires City Council review and approval. Development Review applications will be required for Planning Commission review and approval of all project design elements, including site planning, architecture, signage and lighting, and all landscape architectural features.

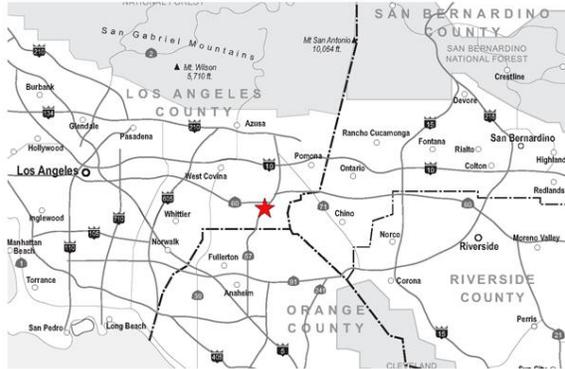
2.0 PHYSICAL ENVIRONMENT

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)

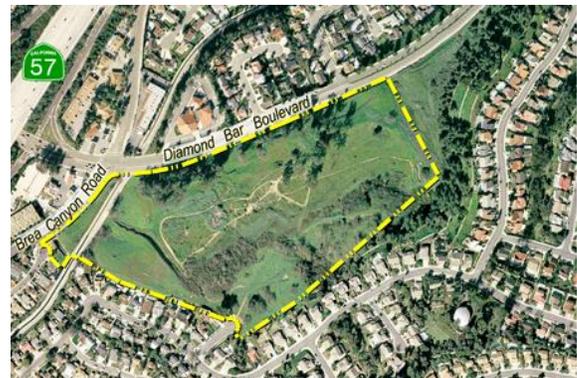
 Site "D" Location

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 in 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 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)

Service	Provider
Telephone	Verizon
Natural Gas	Southern California Gas Company
Cable Lines	Time Warner
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.

3.0 LAND USE PLAN

The Site D Specific Plan provides for the creation of a master planned neighborhood that balances the need for new housing opportunities with features and amenities desired by the local community. The Land Use Plan shows the distribution of these land uses and features.

Land Use Plan



(See Appendix - Exhibit 6)

Legend

-  Residential
-  Minimum 2-Acre Park
-  Entry Feature
-  Minimum 30-Foot Landscape Buffer

3.1 DEVELOPMENT FRAMEWORK

The Site D Specific Plan allows for 200 residential dwelling units, a minimum two-acre public park, a Landmark Entry Feature, and a landscape buffer between the new residential pads and the existing single-

family residences that surround the SDSP project area.

The conceptual site plans below illustrate the intent of the land use plan, and provide examples of how conformance to the development standards in Section 3.2 can be achieved:

Site Concept 1



Site Concept 2



(See Appendix - Exhibit 7)

3.2 DEVELOPMENT STANDARDS

3.2.1 PERIMETER AND ENTRY

- a. Because of the varied topography, the project perimeter will predominantly consist of descending and ascending slopes. These areas will be landscaped by the developer, and owned and maintained by future homeowners association.
- b. The main entrance into the project is likely to be a long spine road with secondary entry points near the terminus.

This roadway will be flanked by wide, well-landscaped parkways. Precise design elements shall be formulated during the Tentative Tract Map phase.

- c. The minimum landscape setback along the project perimeter shall be 30 feet.
- d. The exposed height of retaining walls supporting fill slopes along the project perimeter and entry drive shall not exceed four feet.
- e. If during the Tentative Tract Map phase, it is determined any portion of the land lying between Brea Canyon Road and the LACFD Channel will not developed with residences, then this area will be owned and maintained by the homeowners association as a greenbelt, and will incorporate features found in the public trail system that runs along Brea Canyon Road between Silver Bullet Drive and Diamond Bar High School.

3.2.2 LANDMARK ENTRY FEATURE

A significant entry feature shall be located in proximity to the intersection of Diamond Bar Boulevard and Brea Canyon Road. This feature will serve as a prominent landmark signifying that this location marks a key entrance into the City.

The landmark entry feature must be designed so that it bears special significance to the City of Diamond Bar, with references to the City’s history and/or natural attributes. The feature must be an original work, and have a minimum value of not less than one half of one percent (0.5%) of the building permit valuation for residences developed within the SDSP project area.

The landmark entry feature shall be maintained by the homeowners association, unless the City agrees to accept a facade easement for maintenance purposes.

Plans for the landmark entry feature shall be reviewed for approval by the Planning Commission through the public hearing process. The timing for submittal of plans and installation of the feature shall be determined during the SDSP Tentative Tract Map process.

3.2.3 RESIDENTIAL

See Exhibit 12 for Residential Development Standards. The maximum number of units allowed for the development is 200 dwelling units.

Development Standards are contained in Exhibit 12 of this Specific Plan document, which provide detailed zoning standards specifically tailored for the Site D project.

a. Permitted Uses

Permitted and conditionally permitted uses shall include those allowed under Section 22.08.030 (RLM 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 is 200.

c. Front, Rear, Side Yard Setback

Setbacks shall be determined at the project level.

d. 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.

e. Landscaping Requirements

Landscaping requirements shall conform to Chapter 22.24 of the City of Diamond Bar Development Code.

f. Landscape Screening

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.

g. Maximum Lot Coverage

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

h. 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 4 feet in height shall be permitted, with approval of the City.

i. 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 1 space for every 3 required resident spaces. Spaces shall be dispersed evenly throughout the project and clearly marked for guest parking only.

3.2.4 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 the public park.

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 public park area from the adjoining neighborhoods.

A minimum two-acre flat, useable public park will be integrated into the design to meet the surrounding neighborhoods' needs. The future developer shall hold neighborhood outreach meetings for the design and location of the public park as part of the Tentative Tract Map entitlement process. This park may offer a variety of active and passive recreational opportunities for the City of Diamond Bar. Proposed amenities for the park may include, but are not limited to:

- Tot lot
- Barbeque facilities
- Picnic facilities
- Bicycle and pedestrian trails with linkage to the sidewalk on Brea Canyon Road and Diamond Bar Boulevard.

4.0 DESIGN GUIDELINES

The Design Guidelines will provide a general framework for architecture, landscaping, entry feature, 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 complements 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 developer 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 Citywide Design Guidelines, and to the extent possible will help to accomplish the goals of this Specific Plan and the aesthetic values of the Diamond Bar community.

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 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.

Provide guidance to the homeowners association and residents when planning future renovations and alterations.

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 create 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.

These guidelines do not include design criteria for the neighborhood park that will be dedicated to the City. The park design and amenities will be developed through a public outreach process to be led by the Community Services Department.

The City may retain design review consultants, at the developer's expense, to aid staff and the Planning Commission and City in ensuring that the intent of these design guidelines are fulfilled.

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 residential 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.

4.1.2 RESIDENTIAL ARCHITECTURE

Residential units within Site D project area will consist of attached and/or detached, owner-occupied single-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.

a. Architectural Style

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

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.

Attached 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.

Side and rear elevations visible from Diamond Bar Boulevard and Brea Canyon Road should be enhanced to provide the same level of detail as the front elevations. 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.

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 heating 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. Rain gutters and downspouts fabricated from copper, or with a decorative metallic finish, are preferred.

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 farther 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 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 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 residential 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. 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 or Diamond Bar Boulevard and Crooked Creek will include a parkway separated walkway on both sides of the street and continue to the residential areas. The ultimate design and extent of streetscape improvements shall be determined by the project CEQA document and associated Traffic Analysis completed for the SDSP.

4.2.2 ENTRY FEATURE

Entry features serve several important purposes and careful consideration should be given to the design of project entries. The intent of project feature design is to create visual gateways into Site D and to provide aesthetically pleasing entry statements that highlight the distinctiveness of the development. Entry features 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 feature 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 as

well as incorporate historical reference to Diamond Bar.

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 feature 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 associated with the lot pads up to 4 feet in height shall be permitted.

Retaining and crib walls up to 18 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 complementary 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
- Bollards
- Benches
- Trash Receptacles
- Signage

4.2.5 LIGHTING

The lighting design components include street lighting, as well as building and landscape accent lighting. 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 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.

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 sustainability 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 precedent 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. 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 residential use located very near the freeway system. On-street sidewalks and an off-street trail connection offer both pedestrian and bicycle links from the new to existing neighborhoods, 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.

In public areas such as landscaped medians and the neighborhood public park, reclaimed water and grey water shall be used for exterior landscape maintenance.

- **Energy**

All structures will be oriented to take advantage of solar orientation. 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 projects as appropriate, shall be Energy Star qualified appliances. All new homes shall be not less than 10 percent more energy efficient than 2008 Energy-Efficiency Standards requirements on a total daily valuation (TDV) basis.

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.

- **Fireplaces**

Wood burning fireplaces shall be prohibited – only natural gas fireplaces shall be installed.

- **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.

- **Construction**

The use of renewable and recyclable materials will be mandated for the construction of all structures on the

proposed Site D project. The 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.

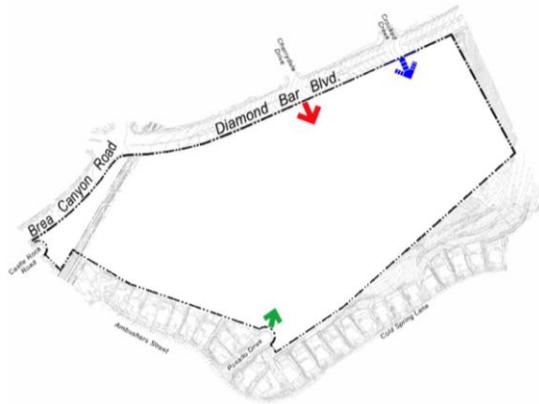
5.0 INFRASTRUCTURE PLAN

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 part of implementing the Site D Specific Plan.

Conceptual Circulation Diagram



(See Appendix - Exhibit 8)

Legend

-  Primary Access
-  Alternative Primary Access
-  Pedestrian Only/
Emergency Vehicle Access

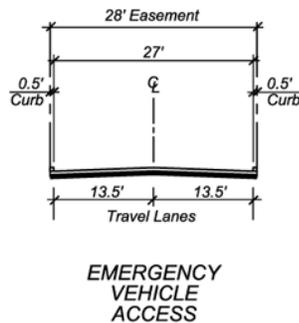
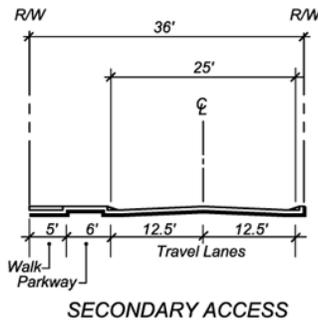
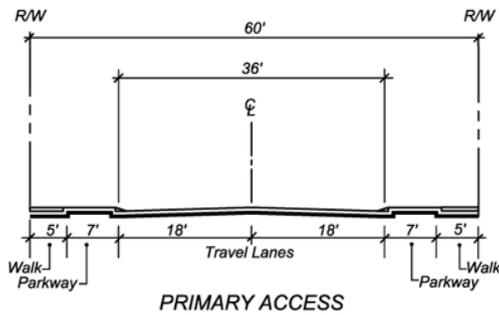
5.1.1 VEHICULAR ACCESS

Primary access will be provided by a signalized entry at the intersection of Cherrydale Drive and Diamond Bar Boulevard or at the intersection of Crooked Creek Drive and Diamond Bar Boulevard. Access to the site shall align with Cherrydale or Crooked Creek Drive.

The new spine road providing access into the SDSP project site shall be a public right-of-way in order to provide access to the public park.

Pedestrian and emergency vehicular access will be provided at Pasado Drive:

Conceptual Street Sections



(See Appendix - Exhibit 9)

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 may be covered as part of the development and will be available for parking and landscape uses only.

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.

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:

Time Warner

5.5 PUBLIC FACILITIES AND SERVICES

Transportation:

Foothill Transit

MTA Bus

Diamond Ride / Holiday Ride program for seniors and persons of disability

Solid Waste:

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

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:

Library 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.

In addition, the future developer of the project is required to fully improve and dedicate a minimum two-acre public park within the SDSP project site. The developer shall create a connection to the trail system along Brea Canyon Road and link to the two-acre public park on Site D.

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 Development Agreement between the City and the Applicant. The Draft Development Agreement shall be required as part of the Tentative Tract Map application process. The future developer is required to submit a Tentative Tract Map application, which includes the boundaries of the public park and open space. The future developer shall improve and dedicate a minimum two-acre public park to the City. The future developer will be required to hold neighborhood outreach meetings for the design and location of the public park as part of the Tentative Tract Map application process. The public park would serve as a small neighborhood park and include opportunities for pedestrian and bike trails with linkage to the sidewalk on Brea Canyon Road and Diamond Bar Boulevard. The existing single-family residences around the perimeter of the site and Brea Canyon Road shall have adequate setbacks and landscaped slope buffer.

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.

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 features, master common landscape areas, and other areas commonly owned shall also be maintained by the Homeowners Association.

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 residential development that provides quality low medium-density residential housing within proximity to a new neighborhood park, and maintains open space hillside areas.

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 City of Diamond Bar. 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, to be compatible with surrounding land uses.

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 an aesthetically pleasing development incorporating community identity through entry feature at the corner of Brea Canyon Road and Diamond Bar Boulevard to mark the entrance into the City.

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: Interweaving low medium-density residential housing with a neighborhood park and open space, will allow Site D to be a quality 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. Low medium-density residential and open

space land uses will be carefully sited with regards to adjacent existing and proposed surrounding land uses during the Tentative Tract Map application process.

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 low medium-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 additional housing stock of single-family residences.

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 30-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 Specific Plan area will contain low medium-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 low medium-density residential uses in the form of attached and/or detached 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 will have open space, which includes manufactured slopes, greenbelts and roads. In addition, a minimum two acre neighborhood public park will be improved and dedicated to the City for recreational open space.

Goal: Consistent with the Vision Statement, identify limits on the resources needed to support existing and future uses within the City of Diamond Bar and its

Sphere of Influence, and ensure that resources are used wisely.

Consistency: The project will provide sustainability performance standards which will provide a baseline of systems currently being used in conventional practice applied to this site as a measuring stick or guide. The typical demands for energy usage, water, and refuse will be quantified as a comparison for the City of Diamond Bar.

• **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 residential 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 future improvement of interior roadways and circulation will ensure safe, direct, and convenient vehicular and pedestrian access to and through the project’s 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. 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 park users.

Consistency: The Site D 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, residential development, composed of low medium-density residential, and open space land uses. Site D will provide housing opportunities to the City of Diamond Bar residents, which will generate property taxes that can be used for improvement of public services and facilities.

8.0 APPENDICES**8.1 LIST OF EXHIBITS**

1. OWNERSHIP DIAGRAM
2. GENERAL PLAN DESIGNATIONS PRIOR TO SDSP ADOPTION
3. ZONING DESIGNATIONS PRIOR TO SDSP ADOPTION
4. REGIONAL LOCATION AND VICINITY MAP
5. SITE AERIAL
6. LAND USE PLAN
7. CONCEPTUAL SITE DEVELOPMENT PLANS
8. CONCEPTUAL CIRCULATION DIAGRAM
9. TYPICAL STREET SECTIONS
10. ASSESSOR'S PARCEL MAP
11. RESIDENTIAL ARCHITECTURE IMAGES
12. RESIDENTIAL DEVELOPMENT STANDARDS
13. COMMUNITY WORKSHOP POWERPOINT PRESENTATION

8.2 CONDITIONS OF PROJECT APPROVAL/PERFORMANCE STANDARDS