

Chapter 21.11 DIAMOND RIDGE SPECIFIC PLAN

21.11.010 Introduction.

A. Specific Plan Area.

1. **Regional Location.** The Diamond Ridge specific plan site is located on the northeast corner of Gladstone Street and Valley Center Avenue in the city of Glendora. The site is near the convergence of the Foothill (I-210) Freeway and State Route 210 (SR-210) (Figure 1.1). The city of San Dimas is located to the south across Gladstone Street. The approximately thirty-acre project is centrally located within Southern California, approximately twenty-one miles east of downtown Los Angeles, thirty-two miles west of downtown San Bernardino and twenty-seven miles north of Central Orange County.

2. **Project Site Location.** The Diamond Ridge specific plan site is located west of the Foothill Freeway/Auto Center Drive interchange and northwest of the convergence of the Foothill and San Bernardino freeways. The project site is configured in an approximate rectangular shape (Figure 1.2). The site is bounded by Glendora Marketplace shopping center to the east, Gladstone Street to the south, Valley Center Avenue to the west and by the Glendora Sports Park/Louie Pompei Memorial Park and Los Angeles County Flood Control District (LACFCD) facilities to the north/northeast. The Foothill Freeway runs east-west north of the site and north-south east of the site.

B. **Purpose of the Specific Plan.** A specific plan is a combination of policy statement and implementation tool that can be used to address a single project such as infill development. As a result, emphasis is on concrete standards and development criteria for use in the review of subsequent site plans. The California Government Code permits the use of specific plans to regulate site development, including permitted uses such as density, and building size and placement. Specific plans also govern the type and extent of open space, landscaping and roadways, as well as the provision of infrastructure and utilities. Since the development guidelines established in a specific plan focus on the unique needs of a specific area, specific plans provide for development on a comprehensive basis by using site planning techniques not permitted through the literal application of zoning and subdivision regulations and to produce an environment of stable, desirable character in harmony with existing and potential development in the surrounding area. Specific plans in Glendora are intended to achieve the following:

1. To protect the public health, safety and welfare;
2. To implement the goals, objectives, policies and programs of the general plan;
3. To preserve environmental and natural resources;
4. To attain the physical, social and economic advantages of comprehensively planned land uses;
5. To ensure aesthetic development;
6. To provide for appropriate amenities, facilities, infrastructure and services; and
7. To provide a process for initiation, review and regulation of large-scale comprehensively planned development that affords the maximum flexibility in site planning within the context of an overall development program specific, phased development plans coordinated with the provision of necessary public services and facilities.

The purpose of the Diamond Ridge specific plan is to assist in the development of the site in a manner that will benefit local shoppers, the general public and the city of Glendora. The specific plan accomplishes these purposes by providing for the efficient use of land, and ensuring compatibility between existing and proposed land uses. The customized development regulations contained in the specific plan address the unique characteristics of the site and surrounding properties, as well as the needs of the commercial land uses proposed for the site. These efforts are intended to foster greater economic development and design opportunities than could be achieved through the use of conventional zoning and development standards. In addition to defining appropriate land uses for the project site, the Diamond Ridge specific plan provides a cohesive process for the review of individual development site plan proposals.

C. **Project Objectives.** The objectives of the Diamond Ridge specific plan are as follows:

1. Augment the city's economic base by providing a variety of tax-generating uses.
2. Allow for the development of the site in a manner which will provide a productive mix of commercial opportunities.
3. Provide guidelines and procedures to govern development and the installation of the infrastructure that supports it.
4. Ensure the consistent and rational development of the site in accordance with established functional and aesthetic standards.
5. Establish a well-balanced and carefully planned collection of specialized and general retail outlets which can take advantage of the site's established accessibility.
6. Create employment-generating opportunities for the citizens of Glendora and surrounding communities.
7. Expand the retail and service options for local consumers by providing daytime and nighttime shopping opportunities in a safe and secure environment.
8. Recognize the location of school and residential uses along the south side of the Gladstone Street, and provide appropriate project access and design to minimize impacts on these uses.

9. Implement the Glendora general plan.

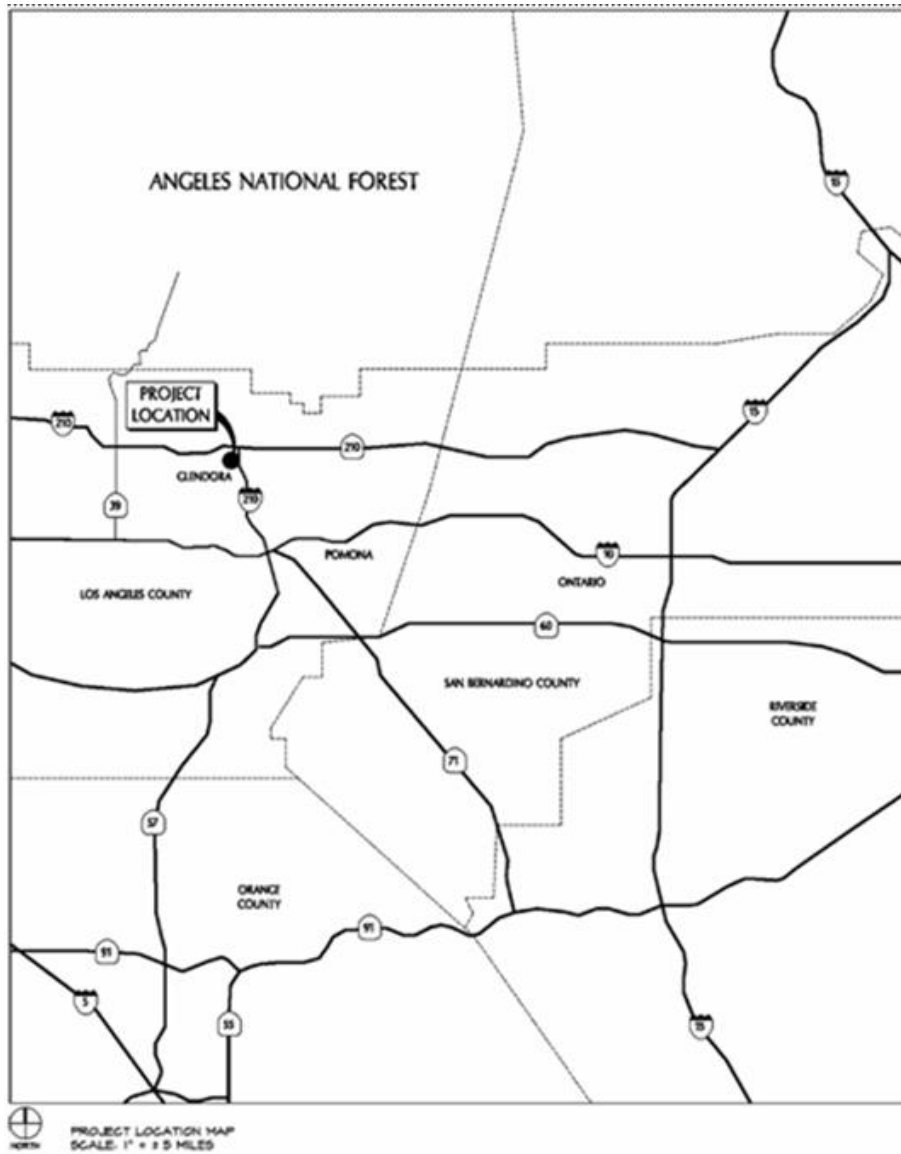
D. Authority. The Diamond Ridge specific plan has been prepared in accordance with California Government Code Sections 65450 and 66450 et seq., Glendora Municipal Code Section 21.06.060 of this title, and the applicable ordinances of the city of Glendora will constitute the zoning for the project site. Land use standards and regulations contained within this document shall govern future development within the boundaries of this specific plan.

E. Plan Organization. The Diamond Ridge specific plan provides a framework for development of the specific plan area. The plan provides guidance for a review of the specific development proposals at the parcel map and site plan approval stages, and is the reference for determining permitted uses, intensity of use, and development standards and requirements.

The specific plan defines project objectives, as well as regulations and requirements for development of Diamond Ridge specific plan. The specific plan is organized as follows:

1. Introduction. Section 21.11.010 of the specific plan gives the location and information regarding the purpose, legal authority and validity of the specific plan.
2. Existing Conditions. Section 21.11.020 of the specific plan provides a summary of existing conditions affecting the future development of the specific plan area, including related planning efforts, and physical, environmental, and public facilities and services factors.
3. Land Use. Section 21.11.030 of this chapter includes the overall concept of land uses proposed within the specific plan area; a description of each permitted land use, along with general development standards (minimum parcel sizes, building height limits, landscaping, parking, loading, signage and outdoor storage requirements); regulations for the distribution of land use within the project site; and standards for individual site development within the specific plan area.
4. Public Services and Facilities. Section 21.11.040 of this chapter details plans for water, wastewater, storm drains, public utilities and community facilities. This section identifies the agencies, which will provide service and facilities, and provides information on the manner in which construction and continuing maintenance of facilities will be financed.
5. Administration. Section 21.11.050 of this chapter describes the manner in which the specific plan will be implemented, including processing of individual developments and procedures for amending the specific plan.

**Figure 1.1: Diamond Ridge Marketplace Specific Plan
Regional Location**



**Figure 1.2: Diamond Ridge Marketplace Specific Plan
Project Location**



F. General Requirements.

1. General Plan Consistency. Implementation of the Diamond Ridge specific site plan is intended to carry out the goals and policies contained in the city of Glendora general plan, as amended, in an orderly and attractive fashion. Development within the Diamond Ridge specific plan area shall, therefore, be consistent with the provisions of the city of Glendora general plan.
2. Relationship Between Specific Plan Development Standards/Criteria and the City of Glendora Municipal Code. Development regulations and requirements contained in this document will supplement or replace those of the city of Glendora Municipal Code as they might otherwise apply to lands within the Diamond Ridge specific plan area. Any regulations or requirements not specifically covered herein shall be subject to the regulations and requirements of the city of Glendora Municipal Code.

Unless otherwise specifically approved as part of this specific plan, all off-site improvements under the control of the city shall be subject to the city of Glendora regulations and requirements in effect at the time improvement plans are submitted. Other improvements not under the control of the city (e.g., storm drains, sewers) shall be subject to the regulations and requirements of the responsible agency.

If any provision of this document conflicts with the regulations or requirements of the city of Glendora Municipal Code, the provisions of this document shall take precedence.

3. Conformance with Uniform Building and Fire Codes. All construction within Diamond Ridge specific plan shall be in compliance with the most recently adopted version of the Uniform Building Code adopted by the city of Glendora and all other ordinances adopted by the city pertaining to construction and safety features.

4. Implementation of EIR Mitigation Measures. The mitigation measures contained in the certified final EIR for the Diamond Ridge specific plan have been incorporated into this document, and shall, as appropriate, be conditions of approval on all development within the specific plan area as determined by the city of Glendora pursuant to the provisions of the California Environmental Quality Act (CEQA) and the city's rules to implement CEQA.

Appendix C of this specific plan includes a listing of the mitigation measures contained in the EIR. Environmental assessment requirements for individual projects within the specific plan area shall focus on the subjects identified for such requirements in the Diamond Ridge specific plan EIR pursuant to CEQA guidelines.

5. Traffic, Water, Sewer and Drainage. Specific requirements for infrastructure improvements are determined by the technical studies prepared for the Diamond Ridge specific plan area. The conclusions of these studies have been included as part of this specific plan. Technical studies and infrastructure plans may be amended over time to ensure the availability of adequate infrastructure and services to the project site, subject to approval of the city engineer, without the need to amend this specific plan.

6. Severability. If any term, provision, condition, requirement or portion thereof of this specific plan is for any reason held invalid, unenforceable or unconstitutional, the remainder of this specific plan or the application of such term, provision, condition, requirement or portion thereof to circumstances other than those in which it is held to be invalid, unenforceable or unconstitutional, shall not be affected thereby; and each other term, provision, condition, requirement or portion thereof shall be held valid and enforceable to the fullest extent permitted by law. (Ord. 1825 § 1 (Exh. A (part)), 2005)

21.11.020 Existing setting.

A. Site Conditions and Existing Land Uses.

1. Historical and Existing Land Uses.

a. Previous Land Use. Until approximately 1992, the project site was used for agricultural purposes, most recently for growing strawberries.

b. Existing On-Site Land Use and Zoning. Currently the site is fenced, and is generally not accessible to the public. The site is currently undeveloped.

The project site is currently zoned "SP" (specific plan) under the city of Glendora's Zoning Code (Figure 2.1). In the instant case, the SP zone allows a wide range of commercial, retail and restaurant uses, and is intended to provide a flexible method to develop land as a unit while taking into consideration adjoining, sensitive land uses. This designation allows the use of site planning techniques that are not possible through the literal interpretation of zoning and subdivision regulations. The land use element of the city's general plan recognizes the project site as "planned redevelopment" (Figure 2.2).

Figure 2.1: Diamond Ridge Marketplace Specific Plan Existing Zoning

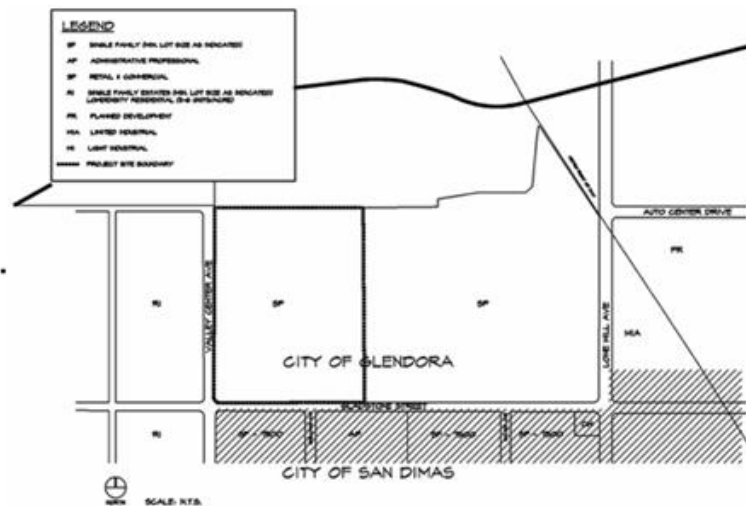
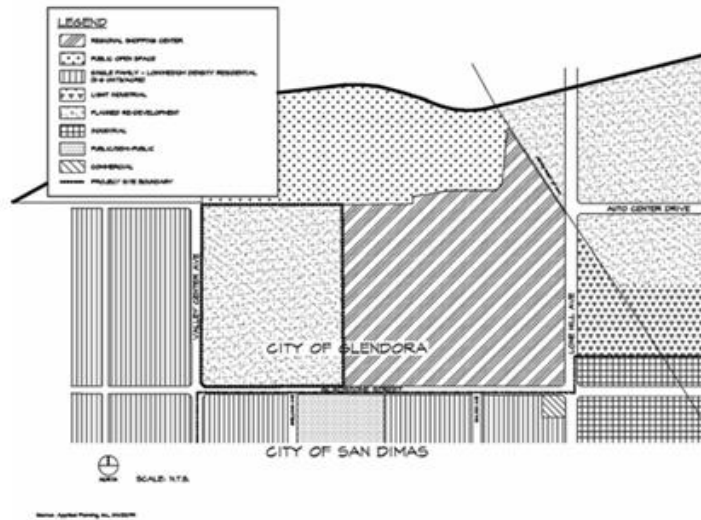


Figure 2.2: Diamond Ridge Marketplace Specific Plan General Plan Use Designations



The zoning for the proposed project is intended to achieve all of the following:

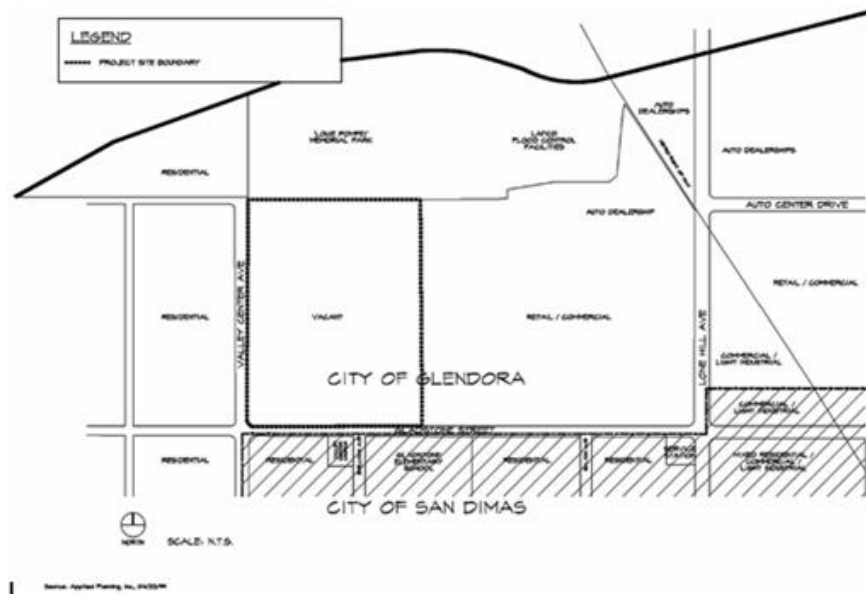
- i. Promote the efficient use of the land;
- ii. Implement the policies and programs of the general plan and applicable specific plans;
- iii. Ensure an aesthetically pleasing and compatible development;
- iv. Attain the physical, social and economic advantages of comprehensively planned land uses;
- v. Provide for adequate amenities, facilities, infrastructure and services;
- vi. Protect the public health, safety and welfare.

The site is located within the boundaries of the Glendora Redevelopment Agency Project Area No. 1.

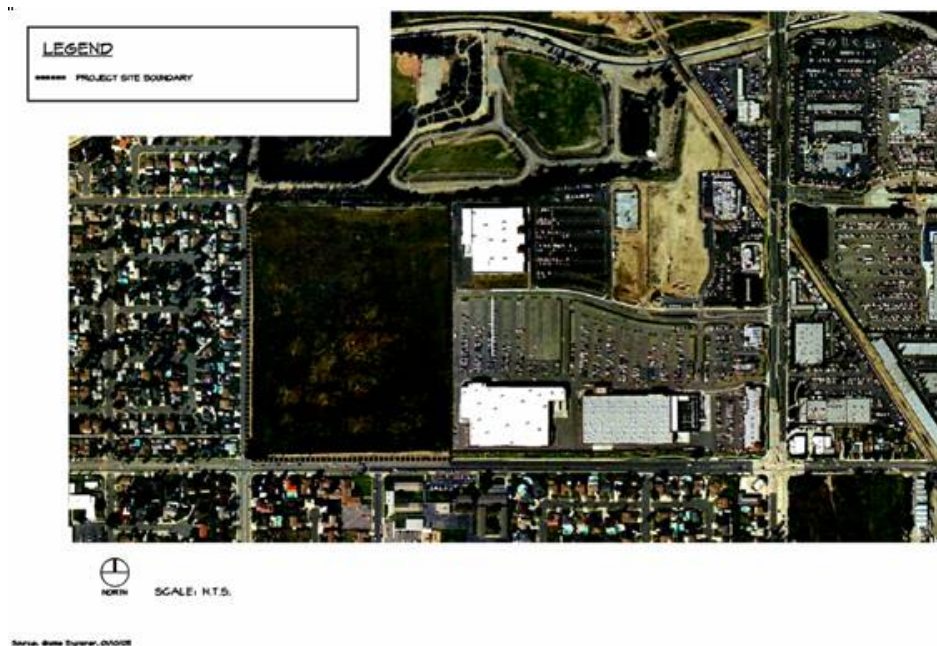
c. Surrounding Land Use. Land uses surrounding the Diamond Ridge specific plan site are characterized by single-family residential development located to the south and west of the site with commercial located direct east and light industrial located east of Lone Hill Avenue. The properties located along the south side of Gladstone Street are within the city of San Dimas. Gladstone Elementary School is located between Shellman and Balton avenues southwest of the project site. The majority of the properties fronting the south side of Gladstone Street and the west side of Valley Center Avenue have been developed as single-family residences. Concrete block walls and/or fences separate the homes along Gladstone Street and Valley Center Avenue from each other. A Chevron service station is located at the southwest corner of Gladstone Street and Lone Hill Avenue. Land uses along the site's eastern boundary are typified by commercial uses. Specific uses located east of Lone Hill Avenue include an auto body shop and low-rise manufacturing space.

Properties farther east and north of the site are more intensely developed with a wider range of commercial uses. Three car dealerships are located at, and to the east of, the northeast corner of Auto Centre Drive and Lone Hill Avenue. A Wal-Mart retail outlet is located southeast of this intersection. Directly east of the site lies the Glendora commercial center. Directly west, located along Valley Center Avenue, is typified by single-family residences. Public recreational facilities (the Louie Pompei Memorial Park) and flood control structures abut the site's northern boundary. Residential uses extend north beyond the Foothill Freeway. A mix of residential, commercial and light industrial uses may be found in the areas east of the Foothill Freeway. Existing land uses within and adjacent to the proposed project site are illustrated in Figures 2.3 and 2.4.

**Figure 2.3: Diamond Ridge Marketplace Specific Plan
Existing Off-Site Land Uses**



**Figure 2.4: Diamond Ridge Marketplace Specific Plan
Aerial View of Project Site**



B. Existing Circulation.

1. **Regional Circulation.** The project site has excellent regional access. The Foothill Freeway, located approximately 0.50 miles to the north and east of the site, provides primary regional access to the site. In addition, the site is reasonably accessible to the San Bernardino (I-10), Orange (SR-57) and Corona (SR-71) freeways. These three freeways, located within four miles of the Diamond Ridge specific plan site, provide access to/from the greater Los Angeles metropolitan area, the Inland Empire and Orange County.
2. **Local Circulation.** An extensive road network is available in and around the project site. The major north-south access to the site (listed from east to west) is San Dimas Avenue, Lone Hill Avenue and Sunflower Avenue. All these roadways intersect with the I-210, I-10 or both.

Important east-west arterials in the project area include (from south to north) Badillo Street/Covina Boulevard, Arrow Highway, Gladstone Street, Baseline Road, Route 66 and Foothill Boulevard. Badillo Street/Covina Boulevard, Arrow Highway, Baseline Road, Route 66 and Foothill Boulevard are classified as primary roads, acting as regional arteries that run through developed residential and commercial areas. Badillo Street/Covina Boulevard and Arrow Highway provide access to the I-210. Planned east-west access to the Diamond Ridge site will be via Lone Hill Avenue through the Glendora Marketplace shopping center.

Directly south of the Foothill Freeway, located adjacent to Lone Hill Avenue, is a park and ride facility operated by the California Department of Transportation.

C. Existing Physical Conditions.

1. Topography. The Diamond Ridge specific plan site is essentially flat, sloping to the southwest. Minimum elevation on the site is eight hundred thirty-five feet above mean sea level (amsl) in the southwestern corner of the property. The northeastern corner of the site reaches a maximum height of eight hundred fifty-five feet amsl.

2. Hydrology. The water table in the main Glendora groundwater basin has been lowered over the years through domestic water production to where it is now one hundred to three hundred feet below the surface.

Neither natural watercourses nor open bodies of water exist on the project site. Runoff from the site will be conveyed via man-made drainage structures.

3. Soils. Soils present in a majority of Glendora's valley area (and the project site) fall within the Hanford association of soils. The soils of this association occur on gently sloping alluvial fans between elevations from near sea level to three thousand five hundred feet. Hanford soils are over sixty inches deep, are well drained and have moderately rapid subsoil permeability. They have pale brown, coarse sandy loam surface layers about eight inches thin, underlain by light yellowish brown, coarse sandy loam and coarse gravelly loam sand substratum.

Excavation limitations of soils in the majority of the city (and thus the project site) are considered "slight," meaning there is a general absence of cobbles, stones or a water table which could significantly affect excavation and construction activities. Subsidence and/or expansive soils are not known geologic hazards which may affect the project site.

4. Seismicity. Generally, it can be anticipated that any development in Southern California will have the potential to be adversely impacted by seismic activity. The degree to which the development is impacted is dependent on numerous variables, such as (but limited to) distance to the nearest active fault, bedrock structure, water content in the soil, and type and quality of construction materials. It is anticipated that the site has the potential to be impacted by seismic events throughout the life of the project.

Overall, Southern California is part of the most seismically active region in the United States. Seismic activity associated with regional fault zones has been the source of large historic earthquakes, and is likely to be the source of future earthquakes that will affect development in the city. The San Andreas, Elsinore, Newport-Ingelwood and San Fernando faults generated M-6+ earthquakes in 1907, 1910, 1933 and 1971. Notable historic earthquakes in the region include: M8.25 Fort Tejon earthquake (1857); M6.3 Long Beach earthquake (1933); M5.9 Whittier Narrows earthquake (1987); M5.8 Sierra Madre earthquake (1991); M6.1 Joshua Tree (1992); M7.5 Landers (1992); M6.0 Big Bear earthquake (1992); and M6.7 Northridge earthquake (1994).

Glendora is located at the foot of the San Gabriel Mountains on an upper alluvial fan of the San Gabriel Valley. The dominant geologic feature in the city is the Sierra Madre fault zone which branches along the foot of the San Gabriel Mountains. The San Fernando fault zone is now considered potentially active, meaning that group rupture could occur along the system's surface traces. The Diamond Ridge specific plan site would be exposed to seismic activity during any future seismic event on the Sierra Madre fault system.

Lower groundwater level, caused by domestic water production, has reduced the potential for seismically induced liquefaction and subsidence in the area.

5. Wildlife/Vegetation. The original natural state of the site has been modified by agricultural uses. The project site consists of undeveloped fallow fields covered with low-lying nonnative vegetation consisting primarily of perennial weeds, grasses and shrubs. A few mature trees are scattered about the site. The site does not harbor any rare or threatened plant species. Because of the disturbed nature of the site, the majority of the animal species expected to reside on the site are mammals and birds that can tolerate close human contact. No notable or threatened species of animal has been identified on the site.

6. Climate. The project site has a moderate climate with warm to hot summers and generally mild winters. The strength and location of a semipermanent, subtropical high-pressure cell over the Pacific Ocean strongly influences the area's climate. Climate is also affected by the moderating effects of differential heating between the land area of California and the adjacent Pacific Ocean. Warm to hot summers, mild winters, limited precipitation, moderate daytime on-shore breezes and moderate humidities characterize local climate conditions. Although annual and seasonal fluctuations are common, the climate of the project area is generally pleasant. The annual average daily maximum temperature is seventy-six degrees while the average minimum is forty-seven degrees.

Precipitation is seasonally variable. Summers are often completely dry, with frequent periods of up to five months with no rain. In winter, an occasional storm from high latitudes may sweep across the coast, bringing rain. Annual rainfall is lowest in the coastal plain and inland valleys, higher in the foothills, and higher in the mountains. Annual precipitation averages approximately eleven inches, ninety-five percent of which occurs November through April.

Wind patterns in Glendora are similar to those in the remainder of the basin. During the day, the on-shore flow reaches inland across the coastal plain. Winds are generally from the west and have average speed of thirteen miles per hour. During the night, surface radiation cools the air in the surrounding mountains and hills. The air then flows into the valleys and meanders to the coast, producing a gentle land breeze. During the summer, the nighttime land breeze nearly disappears. Conversely, the daytime sea breeze is weaker and of shorter duration in the winter. Santa Ana winds are occasional winds blowing from the northeast between the months of October and March.

D. Existing Utilities.

1. Water. The city of Glendora's water division will provide water service for the Diamond Ridge specific plan site. The water division obtains sixty-five percent of its water from three local, underground basins: the Upper San Gabriel Basin, the Main San Gabriel Basin and the Glendora Basin. This groundwater withdraw is supplemented by water purchases from the Metropolitan Water District through its local retailer, the Three Valleys Municipal Water District.

Water lines available, laid in adjacent streets, include the following:

- a. A fourteen-inch water main in Gladstone Street,

- b. An eight-inch line in the adjoining Glendora Marketplace development.
2. Wastewater. Los Angeles County Sanitation District No. 22 serves the entire eastern San Gabriel Valley area. This agency is responsible for transporting sewage to treatment plants in Carson and Whittier which are part of a regional treatment system. Some local sewer mains are the responsibility of the city, others are under county jurisdiction. In new developments, the developer pays for the cost to install sewer lines.
Wastewater facilities on or adjacent to the site include a fifteen-inch trunk sewer line in Gladstone Street which has a peak capacity of 5.2 million gallons a day (mgd) and conveyed a peak flow of 0.8 mgd when last measured in 1996.
3. Drainage. Maintenance of storm drains within public rights-of-way is the responsibility of the Los Angeles County Flood Control District. A sixty-six inch reinforced concrete pipe storm drain is located adjacent to the site in Gladstone Street.
4. Solid Waste Disposal. The city contracts with a private company, Athens Disposal Service, for refuse collection and household recycling. There are no sanitary dumps or landfills in the city of Glendora. The nearest solid waste disposal facilities are in Azusa, Irwindale and the city of Industry.
5. Natural Gas. The Gas Company will provide natural gas service to the Diamond Ridge specific plan site.
6. Electricity. Edison International will provide electrical service to the project site.
7. Telephone. Verizon will provide telephone service to the Diamond Ridge specific plan site. (Ord. 1825 § 1 (Exh. A (part)), 2005)

21.11.030 Land use plan.

A. Land Use Concept. The overall land use concept for the Diamond Ridge specific plan site is to create an integrated retail-shopping complex which can take advantage of the site's excellent highway access and visibility. The project will dramatically improve the aesthetic and commercial landscape of the surrounding area by allowing for the transformation of vacant acreage into an attractive and productive blend of retail and service establishments. The development concept for the project site involves a regional retail center with a build out potential of approximately four hundred thousand square feet of building space, including major retail tenants, divisible retail space, freestanding uses, theater, restaurant and other compatible uses permitted by the following land use regulations. These uses will generate both local revenue and employment opportunities for the surrounding community.

Figure 3.1 illustrates proposed building areas and the maximum anticipated square footage of uses within each building area. The southern half of the project site is primarily intended for two major anchor retailers occupying up a total of two hundred seventy thousand square feet of retail space. Smaller commercial/retail enterprises will occupy land to the north and east of these major tenants. General retail areas, including those for major anchors and smaller retailers are designated in Figure 3.1.

**Figure 3.1: Diamond Ridge Marketplace Specific Plan
Proposed Building Areas**

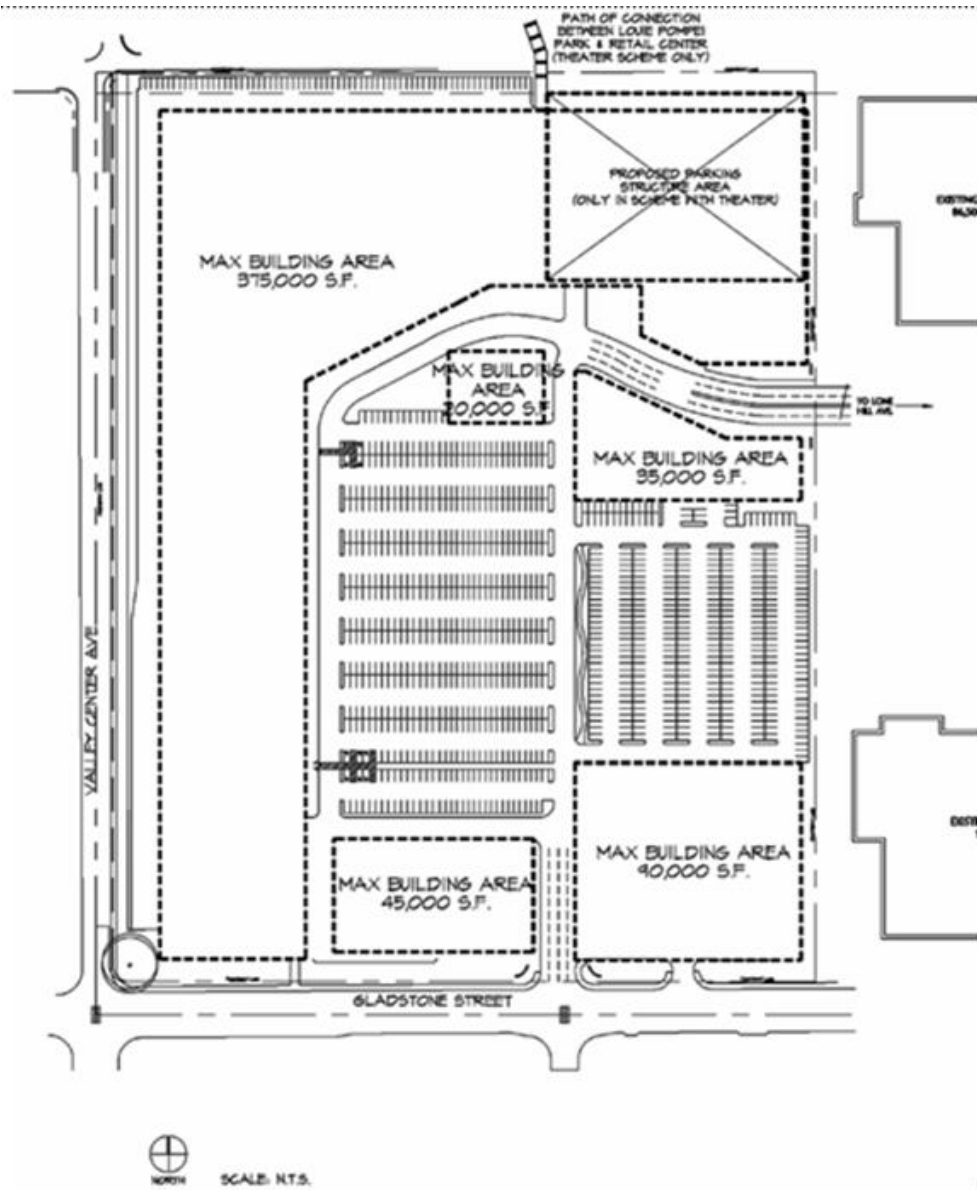
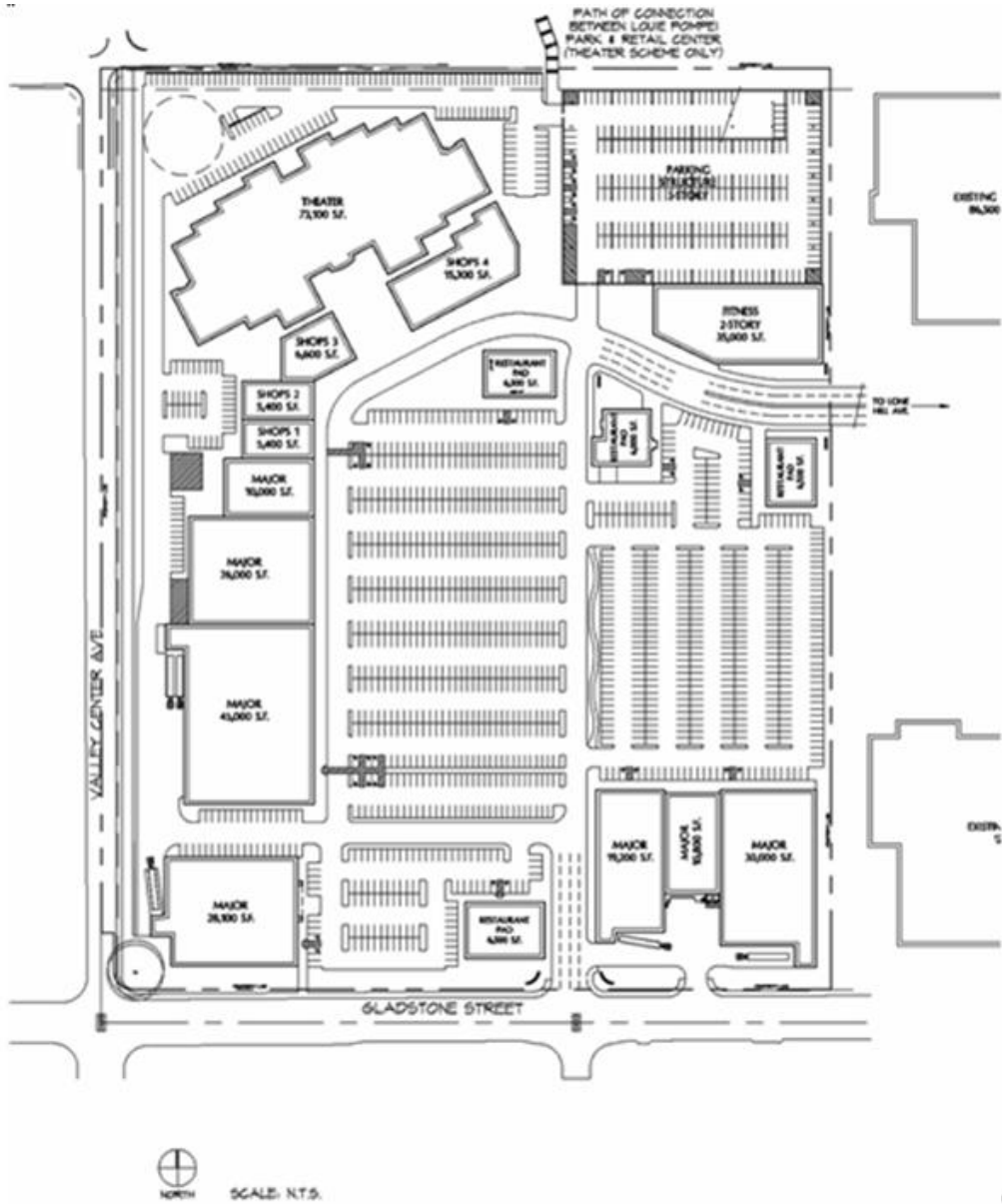


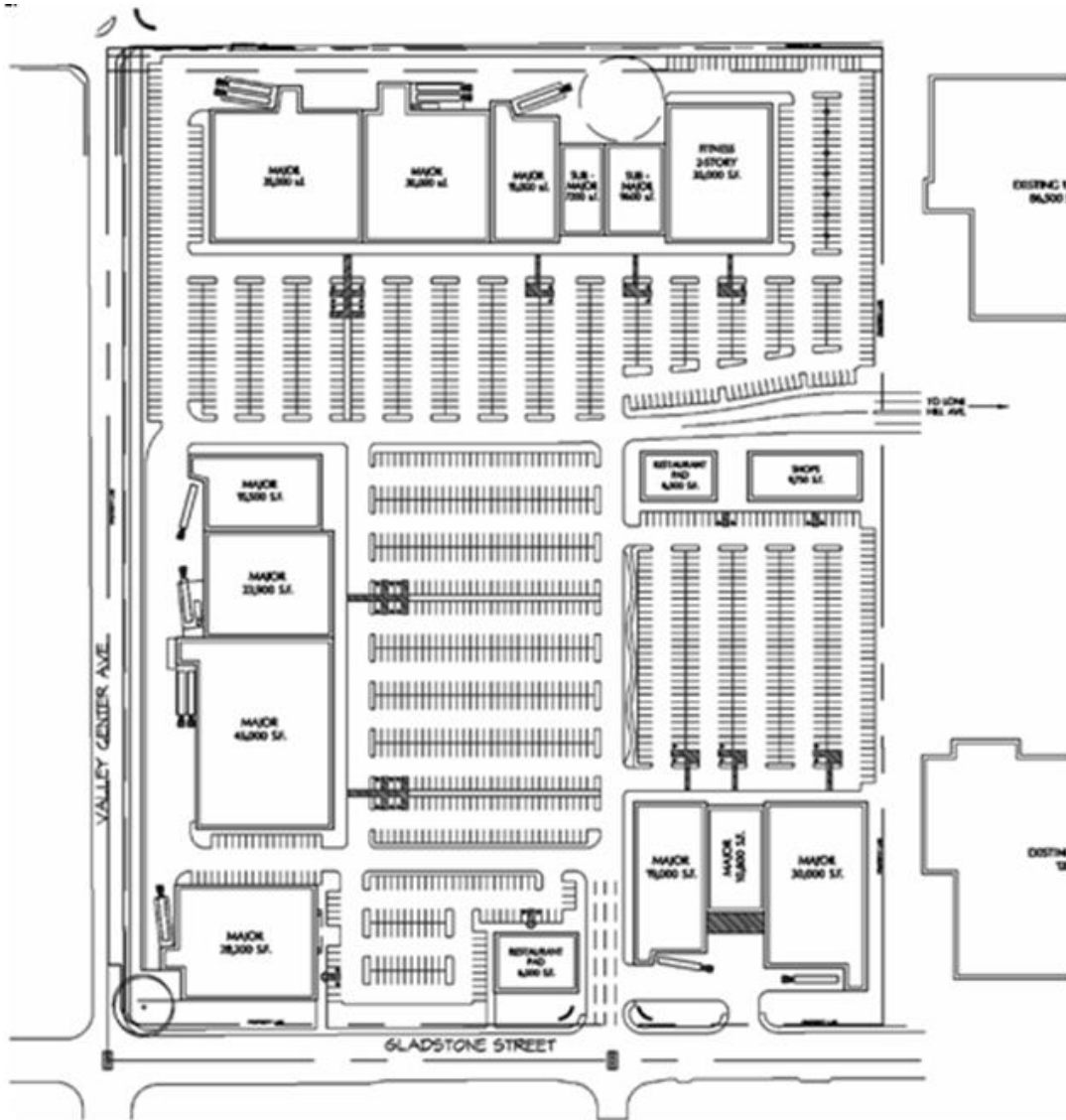
Figure 3.2 illustrates proposed site plan with retail/shops/theater/pads tenants indicated.

**Figure 3.2: Diamond Ridge Marketplace Specific Plan
Proposed Site Plan w/ Theater**



An alternative site plan (Figure 3.3) utilizing the building envelopes indicated in Figure 3.1 is also provided to indicate an all-retail project. In this scenario, a parking structure would not be required. Additional surface parking and retail buildings would replace the theater and parking structure improvements.

**Figure 3.3: Diamond Ridge Marketplace Specific Plan
Proposed Site Plan—All Retail**



1. Permitted Uses. Table 21.11.030-A establishes the uses which are permitted or prohibited (not permitted) within the Diamond Ridge specific plan site:

P = Permitted use

ACUP = Administrative conditional use permit

* = Prohibited use (not permitted)

Ancillary and accessory uses will be reviewed concurrently with each land use proposal. Ancillary and accessory uses, which are not specifically listed as permitted, may be approved subject to a determination of substantial conformance.

**Table 21.11.030-A
Permitted Uses**

Land Use Types	Area
COMMERCIAL USE TYPES	
Administrative and Professional Offices. Activities typically include, but are not limited to, executive management, administrative or clerical uses of private and public utility firms. Additional activities include the provision of design advice, information or consultation of a professional nature. Uses typically include, but are not limited to, corporate headquarters; branch offices; data storage, financial records, and auditing centers; architect's, lawyer's, doctor's, dentist's, insurance sales and claims offices; financial planners; and accountant's offices.	P
Alcohol Sales, On-Site (On-Sale). Activities typically include the sale, subject to required license, of alcoholic beverages for	ACUP

consumption on the premises. Uses typically include restaurants which serve alcohol as part of their menu. Bars (taverns, pubs, etc.), which serve alcohol as a primary use, are not permitted.	
Alcohol Sales, On-Site (Off-Sale). Activities typically include the sale, subject to required license, of alcoholic beverages for consumption off the premises as an incidental use. Typical uses may include alcohol sales within markets and “big box” retail stores. Liquor stores, wine merchants and retail liquor outlets, which sell alcohol as a primary source (75 percent or more of gross floor area devoted to alcohol sales), and which have a gross leasable area of less than 5,000 square feet, are not permitted.	ACUP
Animal Care Facility. Activities typically include the care and treatment of domesticated animals. Typical uses may include veterinarian, animal hospital, animal grooming salons, and, as an ancillary use, kennels. For the purposes of this section only, the term “ancillary use” is defined as a use which requires no more than 30% of the total square footage of the general space of which the ancillary use is a part.	P
Automotive Audio Service/Installation—General. In addition to the types of repair operations included as part of automobile and light truck audio service/installation—light activities typically include, but are not limited to, installation of major and minor audio accessories.	P
Automotive Cleaning. Activities typically include the washing and polishing of automobiles. Uses typically include automobile laundries; car washes, excluding self-service washes; and automotive detailing.	*
Automotive and Light Truck Repair—Minor. Activities include, but are not limited to, automotive and light truck repair, retail sales of goods and services for automobiles and light trucks, and the cleaning and washing of automobiles and light trucks. Uses typically include, but are not limited to, general auto repair shops, brake and muffler shops, and car washes.	*
Automotive and Light Truck Repair—General. In addition to the types of repair operations included as part of automobile and light truck repair—light, activities typically include, but are not limited to, automotive body work, painting, installation of major accessories, automobile customizing and towing facilities.	*
Automotive Rental Agencies. Activities typically include, but are not limited to, the rental from the premises of motor vehicles, with provision for incidental maintenance services.	*
Automotive Sales. Activities typically include, but are not limited to, the retail sale of predominantly new, used or vintage vehicles together with their incidental maintenance. Typical uses include, but are not limited to, automobile and recreational vehicles sales agencies. Typical accessory uses include, but are not necessarily limited to, storage, washing, detailing, preparation, painting and repair of vehicles; administrative and finance offices; retail sales of parts and accessories; and automobile rental.	*
Automotive Service Station. Activities typically include, but are not limited to, the sale from the premises of goods and the provision of services normally required in the daily operation of motor vehicles, including the principal sale of petroleum products, the incidental sales of replacement items and the performance of minor repairs. Also included is the washing of automobiles and light trucks.	*
ATM Banking. Activities typically include, but are not limited to, monetary transactions, (e.g., deposits, withdraws and transfers)	P
Building Maintenance Services. Activities typically include, but are not limited to, maintenance and custodial services, window cleaning services, disinfecting and exterminating services, and janitorial services.	P
Building Supplies and Sales. Activities typically include, but are not limited to, the retail sale or rental from the premises of goods and equipment, including, but not limited to, tools and equipment, paint, glass, hardware, fixtures, electrical supplies, yard and garden supplies, swimming pool supplies, and lumber and hardware sales. Also included are sales and rental of household and yard tools and equipment, nursery stock and garden supplies, as well as sales of building materials, such as brick, block, sand and gravel. Outdoor storage of such goods may be permitted subject to screening requirements.	*
Building Supply Retail and Services. Activities, typically include, but are not limited to, retail sales; rental or repair from the premises of office equipment; office supplies, stationery and similar office goods.	P
Business Support Services. Activities typically include, but are not limited to, firms rather than individuals of a clerical, employment or minor processing nature, including multi-copy and blueprint services. The printing of books, other than pamphlets and reports for another firm, is excluded from this use type.	P
Communication Services. Activities typically include, but are not limited to, broadcasting and other information relay services for individual commercial uses accomplished primarily through use of electronic and telephone mechanisms. Rooftop dishes for business use of commercial tenants are permitted; however, rooftop displays of dishes for sale or rent are not permitted.	P

Convenience Sales. Activities typically include, but are not limited to, the retail sales of frequently needed, small personal convenience items and professional services which are frequently used. Uses typically include, but are not limited to, drug stores, beauty and barber shops, and dry cleaning establishments.	P
Day Care. Activities typically include, but are not limited to, the daytime, temporary care of preschool children and the daytime, after-school care of elementary school aged children. Uses typically include, but are not limited to, preschools and day care facilities.	*
Drive-Through Sales and Services. Activities typically include, but are not limited to, the retail sale from the premises of food or beverages for off-site consumption and the provision of services. Uses typically include, but are not limited to, drive-through restaurants, quick-service food windows and service stations, pharmacies, remote tellers and ATM machines at financial institutions and photographic processing.	P
Durable Goods Sales/Big Box Retail/Department Stores. Activities typically include, but are not limited to, the retail sale from premises. Uses typically include, but are not limited to, furniture, piano and organ, major appliance (e.g., refrigerator, and carpet and flooring stores). Also included are “big box retail” and department stores. “Big box retail” is typically defined as large-scale discount retailing with square footages in excess of 50,000 square feet.	P
Eating and Drinking Establishments. Activities typically include, but are not limited to, the retail sale from the premises of food or beverages prepared for on-premises consumption. Uses typically include, but are not limited to, restaurants, fast food facilities, candy and confectionaries shops, delicatessens, donut shops and coffee sales.	P
Financial Institutions. Uses typically include, but are not limited to, banks, savings and loans, and credit unions.	P
Food and Beverage Sales. Activities typically include, but are not limited to, retail sale from the premises of food and beverages for off-premises consumption. Uses typically include markets, catering services and retail bakeries. Liquor stores, wine merchants and retail liquor outlets, which sell alcohol as a primary use, and which have a gross leasable area of less than 5,000 square feet, are not permitted.	P
General Retail. Activities typically include, but are limited to, retail sale of a variety of household and personal goods. Uses typically include drug stores, large-scale discount retailers and department stores.	P
Health/Fitness Clubs and Spas. Activities typically include, but are not limited to, sport and health-related activities performed either indoors or outdoors. Users typically include, but are not limited to, health clubs, spas, beauty spas, tanning salons, gyms, racquet clubs and tennis clubs.	P
Nurseries. Activities typically include, but are not limited to, sales of indoor and outdoor plants, including, but not limited to, trees, shrubs, ground covers and grass sod, as well as seeds, pots and potting supplies, and growing supplies. Outdoor storage may be permitted subject to applicable screening requirements.	P
Personal Services and Sales. Activities typically include, but are not limited to, retail sales of small personal convenience items and professional services which are used frequently by the business community. Uses typically include, beauty and barber shops, florist shops, photography studios, private postal service, travel agencies, tailors, shoe repairs, video sales and/or rental, apparel laundering and dry cleaning agencies.	P
Specialized Retail. Activities typically include, but are limited to, the retail sale of specialized goods. Such specialized sales may include, but are not limited to, stamps and coins, consumer electronics, hobbies and crafts, antiques, apparel and accessories, books and magazines, firearms, sporting good (sales and rental), pets and pet supply, photography and stationery sales.	P
Theaters. Activities typically include, but are not limited to, ticket sales for the viewing of movies/screenings/special events and the retail sale from the premises of food or beverages prepared for on-premises consumption (no alcohol).	P
CIVIC USE TYPES	
Civic Administration. Activities typically include, but are not limited to, management, administration or clerical services performed by public, quasi-public and utility agencies.	P
Cultural Facilities. Activities typically include, but are not limited to, those performed by public and private museums and art galleries, and public and private libraries.	P

B. Site Development Standards.

1. General Development Standards. Table 21.11.030-B represents the general development standards for the Diamond Ridge specific site plan.

Table 21.11.030-B

General Development Standards

Feature	Area
Minimum Parcel Size	20,000 s.f.
Maximum Building Height ⁽¹⁾	70 ft.
Minimum Parking and Building Setbacks from: ^{(2), (3)}	
Public Right-of-Way (for buildings)	
Valley Center Avenue	50 ft.
Gladstone Street	30 ft.
Interior Side Property Lines	0 ft.

Notes:

- (1) Building height shall be measured from the finished pad elevation to the top of the parapet.
- (2) Setbacks shall be measured from the edge of right-of-way.
- (3) The setback area along Gladstone Street shall be landscaped according to applicable requirements of this document.

2. Modifications to General Development Standards.

In order to achieve superior development to that which can be achieved through the standards contained above, as part of its review of individual development projects within the specific plan area, the planning agency may modify the following standards:

- a. Minimum parcel sizes;
- b. Parking and landscape setbacks for interior side and rear parcel lines;
- c. Building setbacks for interior side and rear property lines;
- d. Parking and landscaping requirements for individual parcels, except for required landscaping along public streets and private drives;
- e. Where modified standards are permitted by the planning agency, all required setbacks along public street frontages shall be met;
- f. Where modified standards are permitted by the planning agency, innovative designs such as “postage stamp lots” may be utilized. Each approved increment of development shall contain the required amount of landscaping and number of parking and loading spaces. Where common parking and/or landscape areas are proposed, appropriate easements and covenants, conditions and restrictions (CC&Rs) shall be established to ensure adequate access throughout the site and to ensure ongoing maintenance of common facilities;
- g. Individual buildings and parcels need not have direct access to a public street; however, sufficient easements and/or reciprocal access agreements shall be recorded to ensure that adequate ingress and egress are available to each lot and building.

C. Specific Use Development Standards.

1. Automotive Audio Service/Installation. Automotive audio service/installation areas shall comply with the following standards in addition to the other provisions of this specific plan and the Glendora Municipal Code:

- a. **General Maintenance.** The premises shall be kept in a neat and orderly condition at all times, and all improvements shall be maintained in a condition of good repair and appearance.
No used or discarded automotive or truck parts or equipment or permanently disabled, junked or wrecked vehicles may be stored on the site. Vehicles waiting to be serviced may be stored temporarily but not overnight.
- b. **Location of Activities.** All repair and service activities shall be conducted entirely within an enclosed service building.
- c. **Orientation of Buildings.** Buildings, housing, automotive audio service/installation facilities shall be oriented so that openings do not face public streets or are screened by a solid opaque wall which is architecturally compatible with the other buildings on the site.
- d. **Noise.** Outdoor public address systems are not permitted.
- e. **Signs.** In addition to the signs otherwise permitted pursuant to this specific plan, one sign with a maximum of ten square feet shall be permitted on buildings directing retailers to automotive audio service/installation areas.

2. Drive-Through Facilities and Drive-Up Windows. Drive-through facilities and drive-up windows shall conform to the following standards in addition to the other provisions of this specific plan:

- a. **General Standards.**
 - i. The design and location of the facility and queuing lane shall not contribute to increased congestion on public streets or private property adjacent to the facility.
 - ii. The design and location of the facility and queuing lane shall not impede access to or exit from project area parking facilities.

- iii. A maximum of one fast food restaurant with drive-through facilities may be permitted. The maximum floor area of fast food restaurants having drive-through facilities shall be four thousand five hundred square feet, exclusive of play areas.
- b. Specific Design Requirements.
 - i. Directional signage not exceeding one and one-half square feet per face and thirty inches in height may be provided at one site entrance and the drive-through lane entrance.
 - ii. Drive-up windows and remote tellers shall provide at least one hundred twenty feet of reservoir space for the stacking of vehicles as measured from the service window or unit to the entry point into the drive-up lane.
 - iii. Location may not impede on-site circulation.
 - iv. Drive-up windows and remote tellers shall not be considered as justification for reducing the number of parking spaces, which are otherwise required.
 - v. No direct access to any major street may be provided.
- 3. Theater/Cinema/Movie Theater. Theater/cinema/ movie theater areas shall comply with the following standards in addition to the other provisions of this specific plan and the Glendora Municipal Code:
 - a. Rest Rooms. Theater/cinema/movie theaters shall provide men's and women's public rest rooms, which are accessible to the general public, including physically disabled persons, during all hours that the theater/cinema/movie theater is open to the public.
 - b. Operational Standards.
 - i. Hours of operation (ten a.m. to two a.m.).
 - ii. Video games are permitted with a maximum total count of twelve.
 - iii. The city of Glendora must review and approve on-site security staffing for theater.

D. General Design Concepts.

- 1. Within the Diamond Ridge specific plan, the site design addresses the nature and function of uses, buildings or features being considered. Architectural design and details are to be oriented to areas within public view. Landscaping is provided to highlight positive visual features, to screen negative ones and to provide a pleasant outdoor environment. Designs within the Diamond Ridge specific plan shall meld function and form, not one to the exclusion of the other. Consequently, each development plan submittal will be reviewed for its overall design, with allowances for individuality and special functional needs.

To facilitate design integrity between the varieties of uses within the Diamond Ridge specific plan, the following shall be considered:

- a. Placement of buildings shall consider the existing context of the commercial area, the location of residential land uses and the location of major traffic generators.
- b. The architecture (height, scale, style) of each building within the specific plan area shall be compatible with other structures within the specific plan. Building sites shall be developed in a coordinated manner to provide order and diversity and avoid disorderly development.
- c. Buildings within the specific plan site shall be typical of other large-scale retail operations. Developers may incorporate "prototype" architectural standards in the design and development of structures within the specific plan area. Buildings shall maintain simple rectangular forms which may be broken up by creating horizontal emphasis through the use of reveals, trellises, landscaping, trim, windows, eaves, cornices, complementary colors or other architectural and design services.
- d. Large smooth, unarticulated surfaces shall be avoided. A mixture of smooth and textured block for concrete walls is encouraged. Exterior materials requiring high-maintenance responsibilities such as clapboard or shingles shall be avoided. Large areas of dark colors shall be avoided. Bright colors shall only be used for trim and/or specialized uses (store identification, etc.).
- e. Exterior mechanical equipment shall be screened from public view.
- f. Wall-mounted items such as roof ladders and electrical panels shall not be located adjacent to public rights-of-way, unless secured to prevent public access.
- g. Service areas (areas for loading/unloading, unpacking of goods, etc.) shall be simple and efficient, and shall not interfere visually or physically with other building operations.
- h. All new gas, telephone lines, and electrical lines of twelve kilovolts or less within the project shall be placed underground.
- i. All ground-mounted utility appurtenances shall be located away from public view or adequately screened. Screening should be of a material complementary to the structure and/or heavy landscaping and berming.
- j. No utility appurtenances shall be permitted directly within a pedestrian area.

Figures 3.4 and 3.5 illustrate elevations for proposed uses within the specific plan area.

- 2. Landscaping. Landscaping that will be provided within the specific plan site is intended to give structure and identity to the overall project.
 - a. Prior to issuance of construction permits, as applicable, landscape and irrigation construction drawings in conformance with the Diamond Ridge specific plan shall be submitted for review by the planning agency. Landscaping shall be installed prior to final building occupancy.

b. Permanent automatic irrigation systems shall be provided in all landscaped areas. Landscape and irrigation design shall comply with the city of Glendora's water-efficient landscape ordinance.

Figure 3.4
Diamond Ridge Marketplace Specific Plan
Proposed Building Elevations

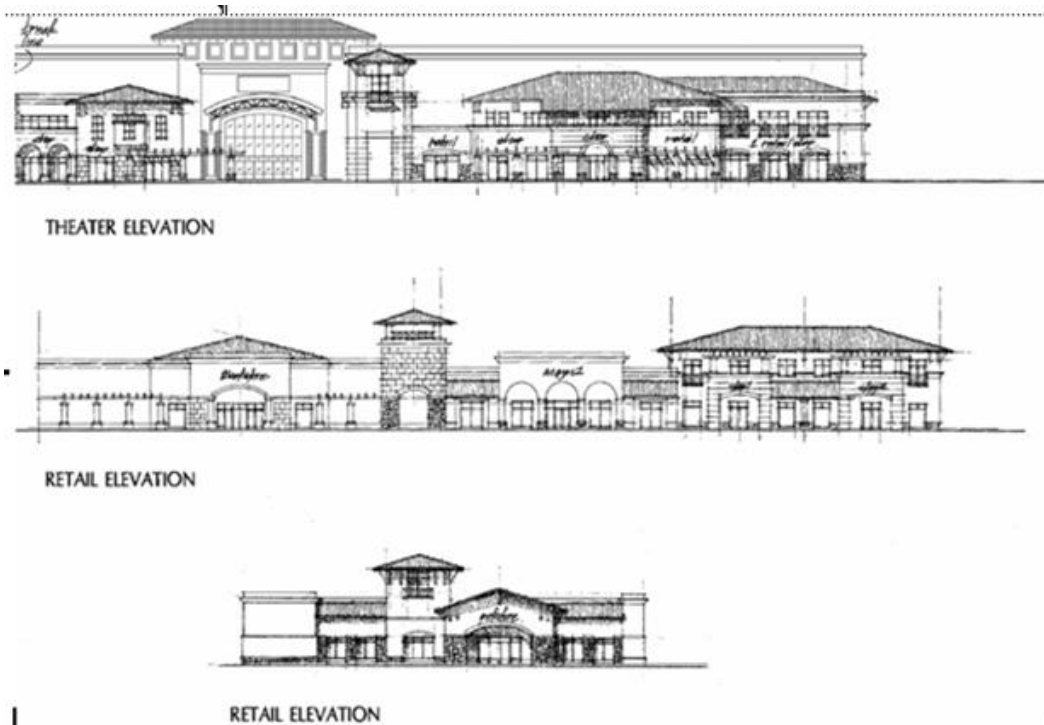


Figure 3.5
Diamond Ridge Marketplace Specific Plan
Proposed Building Elevations



- c. Plant materials within individual landscaped areas shall be of varieties which utilize like amounts of water.
- d. Sprinkler heads located immediately adjacent to parking areas should be of the "pop-up" variety instead of risers.
- e. The irrigation system shall be designed so that overspray onto structures, streets, sidewalks, windows, walls and fences is minimized.
- f. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris.
- g. Building setbacks which are not used for drive entries, parking, loading or approved outdoor uses shall be fully landscaped. All unpaved areas within developed portions of the site shall be landscaped.
- h. Separate water meters for landscape irrigation will be provided.

- i. No landscaping shall be required adjacent to the portions of the buildings where loading doors and customer pick-up areas are located.
- j. A minimum of five percent of the total parking area shall be landscaped. For purposes of this requirement, “parking area” shall not include boundary landscaping. The parking lot landscaping shall include a minimum of one tree for every five parking spaces and appropriate ground cover. Such landscaping shall be located throughout the parking area.
- k. Planters shall have a minimum clear landscape width of five feet. Within parking areas, and unless “diamond planters” are used, planters shall also have a minimum length not more than six inches less than the longest abutting parking stall, exclusive of curbing, and shall have sufficient room to accommodate tree growth. Diamond planters will thus have a minimum dimension of five feet by five feet interior clear area (six feet by six feet with curbing).
- l. Turf areas shall be limited to thirty percent of total landscaped area.
- m. All shrub areas shall be underplanted with groundcover.
- n. Tree plantings alongside Gladstone Street and Valley Center Avenue shall be designed to screen long building façades along Gladstone Street and Valley Center Avenue.
- o. Where deciduous trees are planted along Gladstone Street and Valley Center Avenue perimeter, evergreen trees shall also be planted in a number and location to sufficiently screen the southern and western façades of buildings during periods of seasonal leaf loss.
- p. In addition to turf and trees, flowering shrubs and ground cover shall be planted along the length of the Gladstone and Valley Center Avenue perimeter. Such landscaping shall be designed to complement the pattern established by the tree planting.
- q. Enhanced landscape features (e.g., trees with groundcover and/or flowers) shall be installed along the southern edge of the intersection of Gladstone Street and Shellman Avenue.
- r. Landscaping along public rights-of-way shall be designed to aesthetically screen and soften blank walls, parking areas, storage areas, utility boxes and other nonaesthetic items.
- s. The planting of ivy or hedge shrubs along exterior structure and screen walls is encouraged to deter potential graffiti.
- t. All landscaped areas shall be delineated with a minimum six-inch-high and six-inch-wide concrete curb or equivalent.
- u. Mulch shall be applied in a two-inch layer in all shrub and groundcover areas.
- v. Certified arborists to determine the disposition for future protection, relocation or removal as recommended shall inspect the single existing oak tree located on the corner of Gladstone Street and Valley Center Avenue.
- w. Soil testing shall be conducted to acquire an accurate appraisal of fertilizer application and amendment requirements.
- x. Prior to occupancy of any business within the specific plan area, all perimeter landscaping shall be planted along Gladstone Street and Valley Center Avenue.
- y. Landscaping, of a manner dictated by applicable sections of this document, shall be planted concurrent with individual site development within the specific plan area.
- z. All trees used within required landscaping areas, including parking areas, shall have a minimum size of fifteen gallons. A minimum of thirty-five percent of all trees planted shall be a combination of twenty-four, thirty, thirty-six and forty-eight inch box trees.
- aa. All trees within the specific plan area shall be staked or provided with guy wires.
- bb. Tree species selected for the landscape scheme shall ensure (upon maturity) adequate screening of the southern façade(s) of structures located along the Gladstone Street and western façade(s) of structures located along Valley Center Avenue boundary of the specific plan area.

Figure 3.6 depicts the conceptual landscape plan for the specific plan area.

Figure 3.6
Diamond Ridge Marketplace Specific Plan
Proposed Landscape—Retail w/ Theater

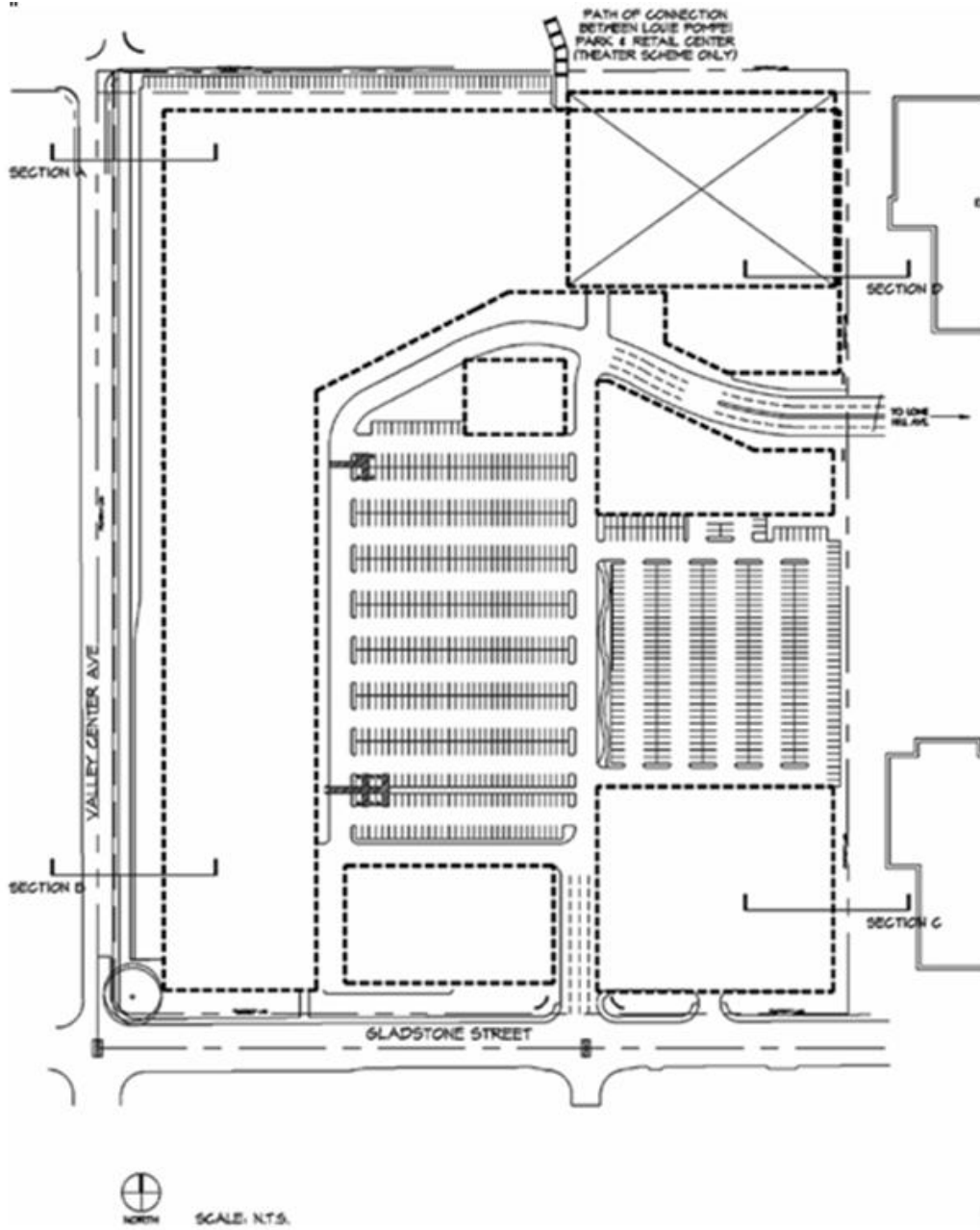
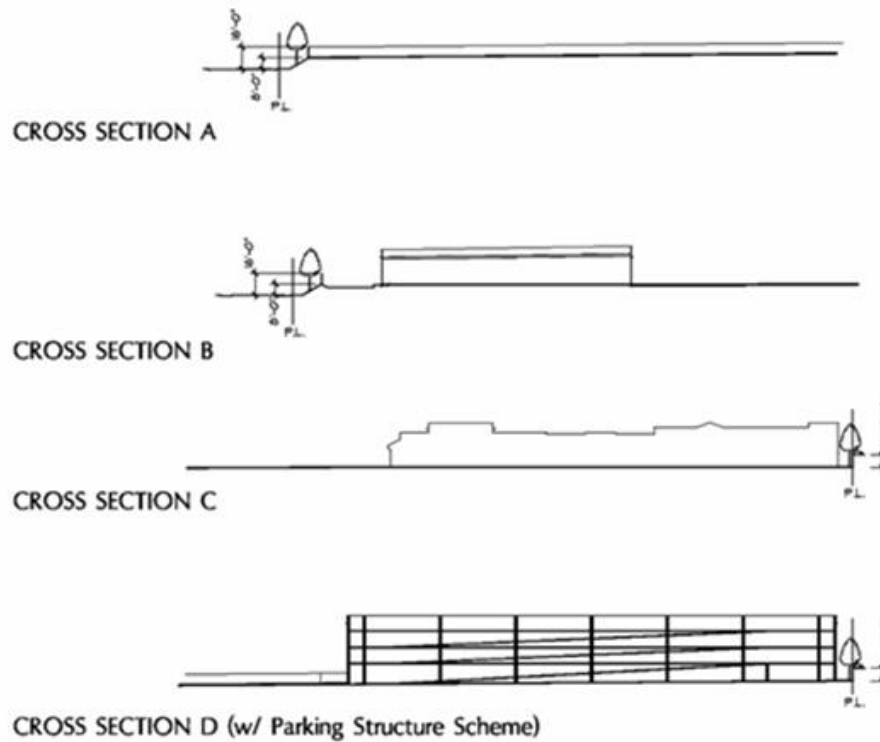


Figure 3.8
 Diamond Ridge Marketplace Specific Plan
 Cross Sections

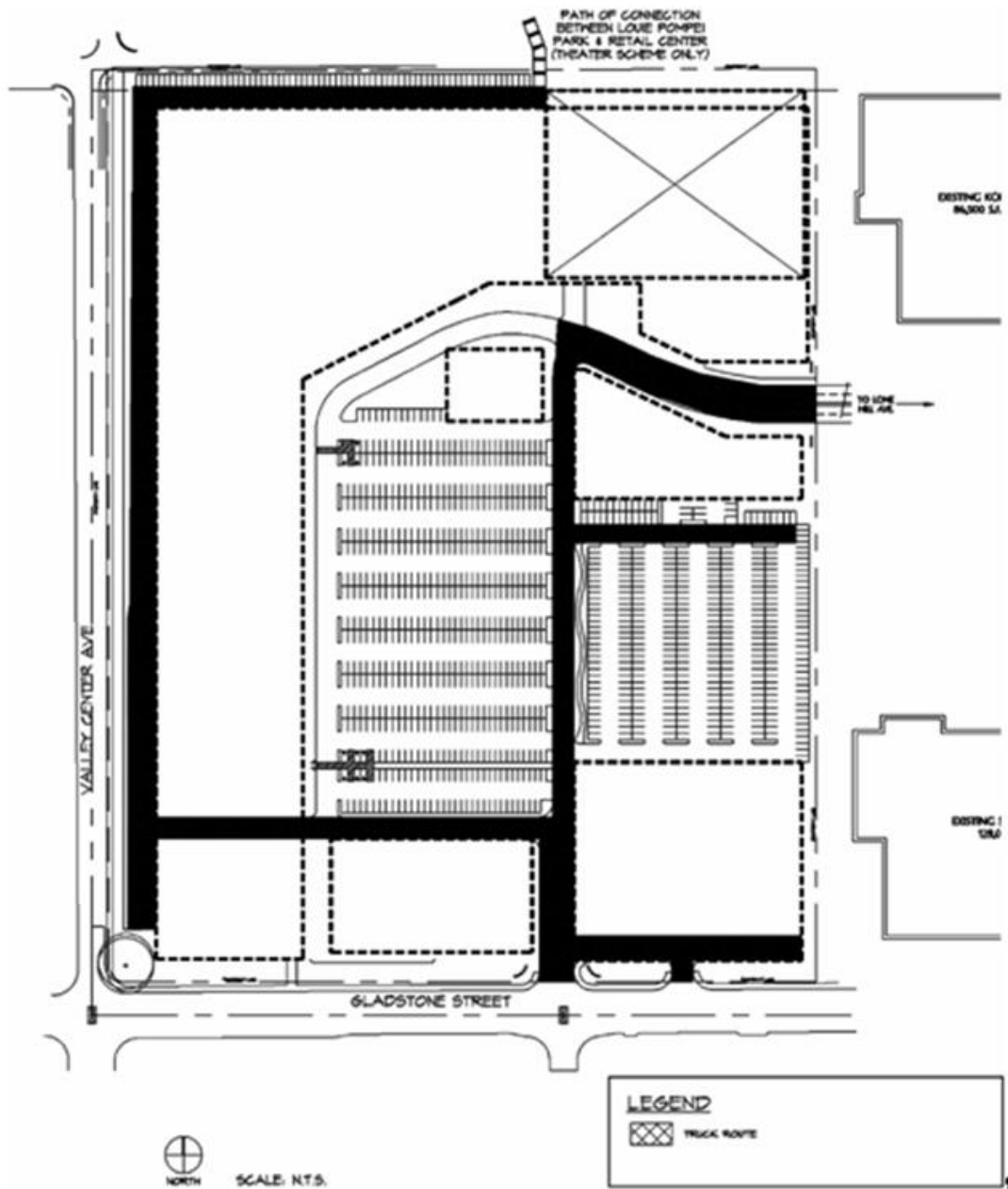


E. On-Site Circulation, Parking and Loading.

1. Circulation. The following on-site circulation standards within the Diamond Ridge specific plan site shall be implemented to ensure the efficient and safe passage of vehicles and pedestrians to and from the various commercial uses within the specific plan site. In addition, these standards shall provide for the simple and efficient transition from local streets to interior roadways.

- a. On-site construction shall provide for efficient vehicular and pedestrian movement. On-site circulation systems should be logical and easily understood by visitors. For example, where one-way movement is necessary, the design of the circulation system should discourage individuals from entering an exit. In addition, service access routes should not conflict with other on-site circulation routes.
- b. The circulation system shall include adequate directional signs for entrances, exits, parking areas, loading areas and other uses.
- c. One of two proposed entry driveways will provide access from Lone Hill Avenue through the Glendora Marketplace to the Diamond Ridge specific plan area. Another proposed driveway that is aligned across with Shellman Avenue will provide access to the Diamond Ridge specific plan area from Gladstone Street.
- d. Truck access routes shall be established for uses within the specific plan area. Figure 3.9 depicts proposed specific plan truck routes.

Figure 3.9
Diamond Ridge Marketplace Specific Plan
On-Site Truck Route

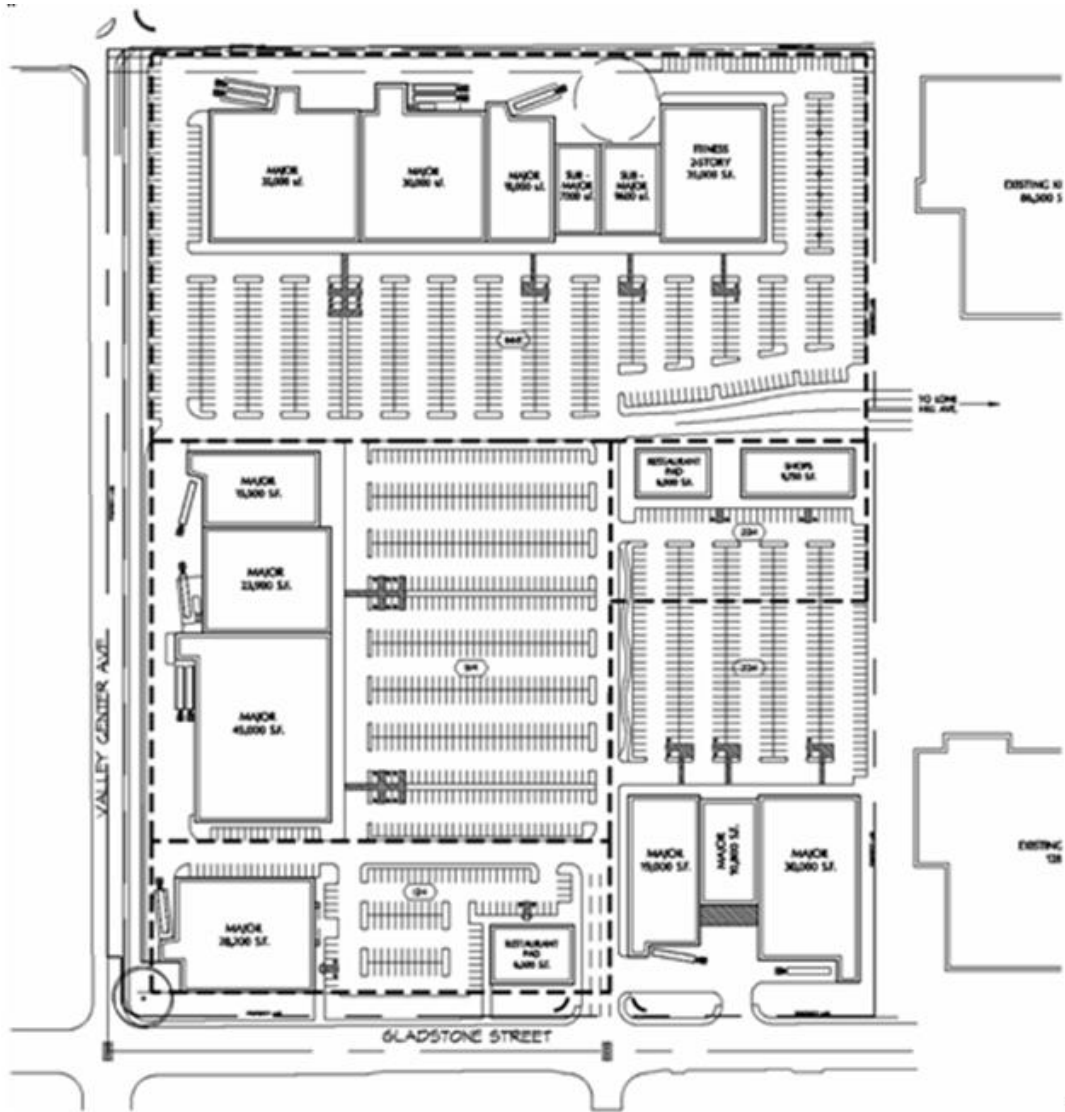


- e. Public transportation shall not circulate through the specific plan area, except for mini-bus service provided by the city of Glendora.
 - f. Site lines required for safe automobile movement should be kept clear. Screens and structures should not be located where they would block such site lines, both entering and leaving the individual developments, and the project site.
 - g. Easterly access on Gladstone Street will be for deliveries only.
 - h. The design and location of entries (curb cuts) for individual development sites should be such that the driver has ample time to perceive them when approaching the site. Intersections and driveway approaches should be kept clear of obstructions such as traffic signal standards and landscaping and signage.
 - i. Adequate pedestrian amenities such as benches and shade structures (or shade trees) shall be installed at or near building entrance(s) or at the curbside/sidewalk adjacent to buildings within the specific plan area.
 - j. Pedestrian walkways shall be constructed of enhanced paving materials (such as cobblestone or brick) or otherwise distinguished from the surrounding paved areas.
 - k. On-site pedestrian walkways should provide direct, safe and adequate movement paths between parking areas and building entrances.
2. Parking. Parking configurations within the specific plan area shall include the following guidelines:
- a. Parking spaces shall be provided in the number and manner specified in the city of Glendora Zoning Code, except as stated otherwise in the specific plan.
 - b. Parking spaces and drive aisles shall have the following minimum sizes:

Standard space	9' x 18'
Parallel space	10' x 25'
Compact space	8' x 17'

- c. Drive aisles for parking areas with ninety-degree parking stalls shall be twenty-six feet.
- d. A maximum of twenty-five percent of the parking stalls may be compact stalls. All such compact stalls shall be clearly marked "COMPACT."
- e. Parking spaces shall be oriented to ensure visibility of pedestrians, bicyclists and other motorists while entering, leaving or circulating within a parking area.
- f. Parking areas shall be provided with curbs, bollards or similar permanent devices where necessary to prevent parked vehicles from bumping buildings, landscaping or perimeter walls.
- g. Specific Use Parking Requirements:
Health Clubs—three spaces per one thousand square feet of gross building area.
- h. All aisles, approach lanes and turning areas shall be clearly marked with directional arrows and lines as necessary to provide for safe traffic movement.
- i. Parking areas shall have lighting capable of providing adequate illumination for safety and security. Such lighting shall comply with standards included in this document.
- j. Handicapped parking shall be provided in accordance with the requirements and standards specified by the state of California.
- k. Parking spaces of a number and size specified by this specific plan and applicable city of Glendora regulations shall be installed for each incremental stage of development within the specific plan area (Scheme 1—Figure 3.10 and Scheme 2—Figure 3.11).

Figure 3.10
Diamond Ridge Marketplace Specific Plan
Parking Facilities—Theater Scheme



1. Parking Structure Development—Depending on the mix of retail uses built on the site, the property owner may elect to construct up to a five-story parking structure in the northeast corner of the site, north of the main project driveway extending from the planned access east of the Glendora Marketplace.

Development of a parking structure is subject to development plan review approval by the city’s development review committee as specified in Section 21.02.040 of the Glendora Municipal Code except that no notice shall be required. The committee shall approve, deny or conditionally approve any parking structure development subject to the following criteria:

- i. The design of the structure includes safety barriers, protective bumpers, curbs and directional markings, adequate lighting and security features to ensure pedestrian/vehicular safety.
- ii. The design of the structure provides for the visibility of pedestrians and vehicles when entering individual parking stalls, when circulating within the parking structure, and when entering or leaving the parking structure.
- iii. The design of the structure provides circulation patterns and the location and direction of access drives shall be designed and maintained in accordance with accepted principles of traffic engineering and traffic safety.

3. Loading.

- a. Loading areas shall be designed to provide for backing and maneuvering on site and not from or within a public street. Direct loading from a public street shall not be permitted.
- b. Loading spaces shall be a minimum of ten feet by sixty feet.
- c. Loading and maneuvering areas shall not encroach into parking setback areas.
- d. Loading areas may be permitted adjacent to a public street or parking area. All such loading areas shall be maintained in a clean and orderly condition.
- e. When visible from a public right-of-way and where practical, screen walls and wing walls shall be provided adjacent to loading doors and loading areas and shall be of a compatible material with adjacent buildings, and shall be of sufficient height to provide adequate visual screening.

- f. On-site truck maneuvering to and from loading areas shall be provided to accommodate the turning radius of a sixty-six foot extra-large semitrailer (WB-62). With the approval of the planning agency, a greater or lesser turning radius may be required based upon review of a site-specific analysis.
4. Outdoor Storage*.
- a. Refuse storage and disposal areas, other than trash compactors, shall be provided within trash enclosures which are screened on at least three sides from public view by a solid wall which is not less than six feet in height. The fourth side shall consist of a solid metal gate painted to match or coordinate with the building (slatted chain link is not acceptable). For in-line shop space, these areas shall be located to the rear of building areas out of public view.
- i. Refuse bins shall be provided in sufficient number, and shall be placed in convenient location(s).
- ii. All trash shall be deposited in the trash enclosure, and the gate leading thereto shall remain closed except when in use, and shall remain in good working order.
- iii. Trash areas shall not be used for storage. The premises shall be kept in a neat and orderly condition at all times, and all improvements shall be maintained in a condition of good repair and appearance.
- b. Adequate shopping cart storage shall be provided within parking areas and adjacent to buildings. Cart storage shall be provided adjacent to buildings and screened by a forty-two inch high wall.
- * Outdoor storage provisions do not apply to outdoor sales areas and sidewalk sales. Sidewalk sales on patios immediately adjacent to commercial buildings ("on-curb") are permitted. Sales within parking areas ("off-curb") are subject to the city's outdoor display and special outdoor display permits.
5. Walls and Fencing. Walls and fences shall not be used, unless needed or required for screening, security or buffering land uses. Within the Diamond Ridge specific plan site, walls and fences may be used to screen parking areas, loading and storage areas, refuse receptacles and utility structures. The intent is to keep the walls as low as possible while still performing their screening function. Walls and fences shall be designed to complement the design, color and materials of adjacent buildings. Landscaping shall be used in combination with walls when possible.
6. Materials.
- a. Walls and fencing constructed within the Diamond Ridge specific plan site shall be on durable materials, and shall be maintained in good condition at all times.
- b. Walls shall be constructed of concrete block, masonry, brick or other similar materials. Decorative fencing may also be constructed, provided that, where it is located adjacent to public street or will be visible from a public right-of-way, it is screened with landscaping.
7. Configuration.
- a. Where linear walls or fences in excess of one hundred feet are needed, a combination of wall/fence along a landscaped berm shall be used.
- b. When required, screen walls for loading areas shall be located behind parking setback lines.
- c. Screen walls along Valley Center Avenue shall have a maximum height of eight feet (as measured from highest finished grade). Other screen walls within the specific plan area shall have a maximum height of eight feet.
- d. Walls and fencing within the specific plan area shall be designed with variations in plan, such as plane shifts, and the installation of pilasters. Walls and fences shall include such variations no less than every one hundred feet.
8. Signage. Signage and graphics will be an important element within the Diamond Ridge specific plan. It is the intent of this sign program to provide individual tenants maximum sign exposure in a manner which that will complement the overall image of the project. Compatibility of sign size and quality is desired, along with a varied palette of style and character. This combination will enhance the individuality and personality of each individual development within the project area. Policies regarding signs within the specific plan area include:
- a. Signage installed along Gladstone Street shall be designed, oriented, installed and maintained in a manner which enhances this roadway and avoids impacting residential uses across the street.
- Figures 3.12 and 3.13 illustrate perspective views of the proposed retail portion of Diamond Ridge specific plan area.

Figure 3.12
Diamond Ridge Marketplace Specific Plan
Retail Perspective



Figure 3.13
Diamond Ridge Marketplace Specific Plan
Retail Perspective



To ensure the continuity in quality and aesthetics, individual development projects within the Diamond Ridge specific plan shall be permitted identification signs in accordance with applicable standards of the following sign standards:

- b. Each tenant will be responsible for providing his or her own building signs. All tenant identification signs shall be constructed and installed at the tenant's expense. Each tenant is responsible for obtaining all required sign and building permits from the planning agency. Each tenant shall be responsible for all fees required.
- c. Tenant wall signs shall be limited to internally illuminated signs with individual channel letters, a Plexiglas face, and sheet metal returns and trim caps. Logos and corporate slogans need not consist of individual letters.
- d. The size and number of signs for identification of individual development sites within the specific plan area shall be governed by applicable standards stated in this section of the Diamond Ridge specific plan. The criteria in this sign program shall be strictly enforced. Signs as outlined in this program are the only signs allowed.
- e. Any requested deviation from the approved sign program shall require the approval of the planning agency. Tenants shall be responsible for substantial conformance with this program and all city codes and requirements.
- f. Each tenant sign must be submitted to the planning agency for approval. The drawings to be submitted must clearly indicate sign size, color, construction material, location, message and typeface per specifications identified in this program.
- g. Signs should be of materials which are compatible with exterior building colors, materials and finishes, and shall be of a high-quality fabrication.
- h. No animated, flashing or audible signs will be permitted.
- i. No exposed lamps will be permitted. Neon signs may be allowed in tenant storefront windows subject to approval of the developer and the planning agency.
- j. A theater tenant may be permitted to have neon lighting and animated sign as a part of their exterior lighting. Exterior lighting shall avoid impacting residential uses on Valley Center Avenue and Gladstone Street.
- k. All signs and their installation shall comply with all local building codes and this program. The name of the business shall be depicted on the sign.
- l. Signs are to be free of all labels and fabricator's advertising except for those required by code.
- m. No portable signs are permitted.
- n. All ground-mounted signs (i.e., monument and pylon signs) must be set back from the ultimate curb face and positioned so as not to create a hazard for either pedestrian or vehicular traffic. Permanent ground signs shall be fabricated of sturdy, quality materials.
- o. Billboards are prohibited.
- p. Grand opening and/or promotional signs shall comply with the Glendora sign ordinance and shall be approved by the developer prior to installation. Such signs shall not be permanent and must be removed immediately upon developer's request.

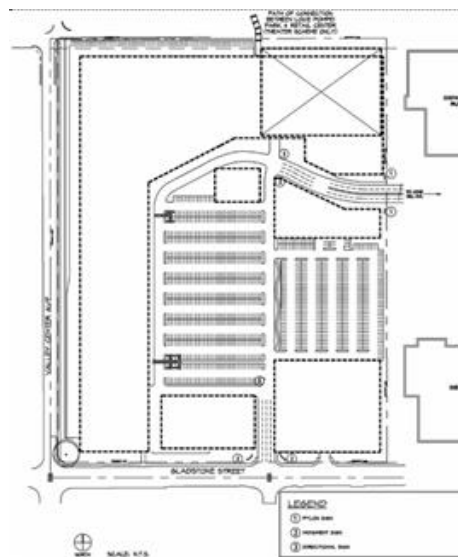
- q. All building-mounted signs shall be constructed so as not to have exposed wiring, raceways, ballasts, conduit and transformers. Cabinets, conductors and other equipment shall be concealed. Architecturally appealing raceways may be permitted on a case-by-case basis.
- r. All wall-mounted signs shall be constructed of sturdy, quality materials. The height of such signs shall not exceed the height of the parapet wall.
- s. All signs and their supporting structures shall be constructed of metal, wood or comparable weatherproof material and shall be enclosed as to provide against their infestation by birds and vermin.
- t. No sign shall be installed which will impede minimum, safe sight-stopping distance as per Caltrans Highway Design Manual.
- u. Except for buildings which provide a rear elevation facing Gladstone Street, all building signage shall be located on building frontage only. No building signage shall be allowed facing Valley Center Avenue. For buildings within three hundred feet of Gladstone Street with signage facing Gladstone Street, the following standards for rear building wall signage shall apply:

Allowable area:	One and one-half square foot of sign are per linear foot of the leased premises at the rear elevation.
Maximum area:	One hundred fifty square feet of total sign area per tenant.
Illumination:	None allowed. Neither on nor off-site ambient lighting shall be construed as an illumination source for the purpose of this provision.
Height:	The maximum sign height shall be forty-eight-inches.
Length:	The maximum sign width shall be no greater than seventy five percent of the width of the leased premises at the rear elevation.
Secondary signs:	One sign on a rear building wall not to exceed twenty-five percent of the allowable area which identifies ancillary services and departments.

For the purposes of this section, a rear building wall or elevation is the exterior wall opposite the main pedestrian building entrance. Except as noted above, all other requirements for signage in the Diamond Ridge specific plan shall apply.

The following discussion identifies the type, dimensions and style of signs allowed within the Diamond Ridge specific plan site. Figure 3.14 identifies the location of the proposed signs.

**Figure 3.14
Diamond Ridge Marketplace Specific Plan
Location of Monument Signs**



9. Project Identification Signs. All pylon signage information and specifications are contained within this Diamond Ridge specific plan as depicted in Exhibit 3.15.

**Figure 3.15
Diamond Ridge Marketplace Specific Plan
Proposed On-Site Pylon Sign**



10. Monument/Pylon/Directional Signs. Up to two monument signs, two pylon (located on-site) signs and five directional signages may be installed by the developer. Monument signs shall be situated in a manner and location, which enhances the streetscape along Gladstone Street and the entrance from Glendora Marketplace. These signs will be located along Gladstone Street and along the entrance road from the Glendora Marketplace, adjacent to the site, and will be used to identify the following:

- a. The tenants of the building area along Valley Center Avenue north of the main project entry and adjacent to Memorial Park.
- b. The tenants of the building area along Valley Center Avenue south of the main project entry.
- c. The tenants of the building area at the intersection of Gladstone and Shellman Avenue.

Components of pylon signs (located on-site) shall be architecturally compatible with surrounding uses. These signs shall be a maximum of thirty feet in height with eighty square feet of sign face per side (Figure 3.15).

Components of monument signs shall be architecturally compatible with surrounding uses. These signs shall be a maximum of eight feet in height with thirty-two square feet of sign face per side (Figure 3.16).

**Figure 3.16
Diamond Ridge Marketplace Specific Plan
Proposed Monument Sign**



Components of directional sign shall be architecturally compatible with surrounding uses. These signs shall be a maximum of six feet in height with twenty-four square feet of sign face per side.

11. Major Tenants. Major tenants (retail uses with ten thousand square feet or more) shall be allowed signs with a maximum letter height of eight feet and a maximum sign area of five hundred square feet. Major tenants, upon submittal of development plans, shall follow the usual and customary signage programs for their respective operations. Wall signs shall not be installed facing Gladstone Street or Valley Center Avenue.

12. Nonmajor Tenants in Multiple-Tenant Building. Signs for nonmajor tenants in a multiple-tenant building shall not exceed seventy percent of the width of the storefront, and must be centered on the width of the storefront. Letters or logos shall be a maximum of three feet in height for signs containing upper case letters. The maximum height for signs containing upper and lower case letters, or with unequal heights (e.g., script) shall not exceed eighteen inches. Tenants with multiple frontages, defined as a wall with storefront glass, will be allowed with one identification sign along each building face fronting either a parking area or roadway. These signs must

conform with this sign program and the city of Glendora sign ordinance for the specific plan area.

13. Pad Building(s). Pad buildings are defined as those which house only one tenant, and are “freestanding” on the site. Each pad building is allowed three wall-mounted tenant identification signs in accordance with this sign program “Fast food” pad buildings are allowed an additional menu board of a maximum area of thirty square feet.

This sign is to advertise menu selections only, and not to provide tenant identification. Actual locations and designs of signs shall be indicated on the tenants sign application drawings and are subject to approval by the developer and the planning agency.

14. Noise. No operation or activity shall create exterior noise levels in excess of the standard stated in the city of Glendora noise ordinance at the nearest residential dwelling to the specific plan area. Should existing ambient noise exceed this level at the time of development, no operation or activity shall be permitted to create more than a three decibel increase in CNEL noise levels beyond that level which existed prior to development. The use of outdoor public address systems shall be prohibited within the specific plan area.

The following sources are exempt from the provisions of this section:

- a. Safety devices and warning signals;
- b. Motor vehicles and trains;
- c. Emergency equipment, vehicles, devices and activities;
- d. Temporary construction, maintenance or demolition activities conducted between the hours of seven a.m. and six p.m.

The following operating standards:

7 a.m. to 7 p.m.	7 p.m. to 10 p.m.	10 p.m. to 7 a.m.
65 dBA	65 dBA	60 dBA

All operations within the Diamond Ridge specific plan will comply with Noise Ordinance Chapter 9.44.

F. Lighting.

1. Public Area Lighting. Public area lighting refers primarily to street lights along public streets. Street lights shall be as approved by the city, both in type and location.

2. Site Lighting. The following section addresses illumination of on-site areas for purposes of safety, security and nighttime ambience, including lighting for parking areas, pedestrian walkways, graphics and signage, architectural and landscape features, shipping and loading areas, and any additional exterior areas:

- a. A comprehensive lighting plan shall be prepared prior to, or in conjunction with, the submittal of building plans to the planning agency. Such plan shall be approved pursuant to area CC&Rs prior to issuance of building permits.
- b. Site lighting shall be metal halide.
- c. Lighting sources shall be shielded, diffused or indirect in order to avoid glare to pedestrians and motorists. Lighting fixtures should be selected and located to confine the area of illumination to within the site boundaries. To minimize the total number of freestanding light standards, wall-mounted lights should be utilized where feasible and consistent with building architecture.
- d. Parking areas should be provided with a minimum of one footcandle of illumination. Within two hundred feet of Gladstone Street, light standards shall be limited to twenty feet in height. Light standards shall not be used within two hundred feet of Valley Center Avenue. All other light standards shall not exceed forty-five feet in height.
- e. Shields provided for security lights shall be painted to match the surface to which the fixture is attached. These fixtures shall not project above the fascia or rooflines of the adjacent buildings. Exterior lights should be used to accent entrances and special features. All illumination elements shall have controls to allow their selective use as an energy conservation measure.
- f. Wall-mounted illuminators shall be integrated within the architectural design of buildings.
- g. Light fixtures on the western façade of buildings located along Valley Center Avenue shall be located below the height of the screen wall. These fixtures shall include the use of shielding over the light source which directs light downward and prevents the light source from being visible from Valley Center Avenue. Light fixtures on the southern façade of buildings located along Gladstone Street shall include the use of shielding over the light source, which directs light downward.

G. Performance Standards.

1. Applicability. The performance standards contained herein shall be applied to all development and land uses within the Diamond Ridge specific plan site. These performance standards do not, however, apply to the operation of motor vehicles.

2. Air Quality. Any operation or activity that might cause the emission of any smoke, fly ash, dust, fumes, vapors, gases or other forms of air pollution, which can cause damage to human health, vegetation or other forms of property, or can cause excessive soiling on any other parcel shall conform to the requirements of the SCAQMD.

3. Electrical or Electronic Interference. No operation or activity shall cause any source of electrical or electronic disturbance that adversely affects persons or the operation of any equipment on any other parcel, and which is not in conformance with the regulations of the Federal Communications Commission.

4. Hazardous Materials Management. All uses involving the use, storage, handling, transportation or disposal of hazardous

materials are required to comply with the provisions of the Los Angeles County hazardous waste management plan; the most current amendments to the California Code or Regulations, Titles 22 and 27; applicable requirements under the National Pollution Discharge Elimination System (NPDES); applicable requirements of the Los Angeles County consolidated fire districts; and any other applicable city, county, state or federal standard relating to the use, storage, handling, transportation or disposal of hazardous materials.

The storage of hazardous materials in quantities less than fifty-five gallons shall follow applicable state regulations governing the use, handling, storage and disposal of these substances. Quantities of hazardous materials exceeding fifty-five gallons but less than two thousand gallons shall require approval of the Los Angeles County department of public works (review of hazardous materials underground storage) and the Los Angeles County fire department (review of business plan). Hazardous materials in excess this amount shall require additional environmental review and specific approval by the city.

5. Light and Glare. With the exception of on-site lighting which is specifically approved by the planning agency to exceed the following standard, and except for project identification signage, no operation, activity, or lighting fixture shall create illumination exceeding one-half footcandle outside of the specific plan area, whether the illumination is direct or indirect light from the source.

6. Liquid and Solid Wastes. In order to avoid contaminating water supplies, interfering with bacteriological processes in sewage treatment, or otherwise creating a public health hazard, all discharges of materials into any public or private street or storm drain, shall be in accordance with the adopted standards of the city, the California Department of Health Services and other governmental agencies having legal jurisdiction.

- a. Liquid waste disposal and runoff control shall be conducted within the guidelines of the Los Angeles County sanitation district.
- b. Disposal of liquid waste must also meet the applicable guidelines of the County department of environmental health services.
- c. Hazardous waste handling, transportation, recovery, and disposal shall comply with applicable federal and state laws, as well as with Glendora's hazardous waste management plan.
- d. Solid waste disposal shall comply with applicable federal and state laws, and shall be regulated as per city ordinance.
- e. Other than trash cans located for the convenience of visitors, refuse storage and disposal areas shall be provided within trash enclosures screened on at least three sides from public view, by a solid wall not less than six feet in height. The fourth side shall consist of a solid metal gate, as approved by the planning agency. Other architectural features may be required as well.
 - i. Refuse bins shall be provided in sufficient number, and shall be placed in convenient locations.
 - ii. Other than trashcans located for the convenience of visitors, all trash shall be deposited in the trash enclosure, and the gate leading thereto shall remain closed except when in use, and shall remain in good working order.
 - iii. Trash areas shall not be used for storage. The premises shall be kept in a neat and orderly condition at all times, and all improvements shall be maintained in a condition of good repair and appearance.

7. Odors. No operation or activity that emits odorous gases or other odorous matter in such quantities as to be dangerous, injurious, noxious or otherwise objectionable to a level that is detectable with or without the aid of instruments at or beyond the property within which the odor is created shall be permitted.

Uses shall conform to the applicable requirements of the SCAQMD.

8. Vibration. No operation or activity shall be permitted to cause an earth-borne vibration beyond the property within which the vibration was originally created which produces a particle velocity greater than 0.2 inch per second measured at or beyond the property line.

Vibration velocity shall be measured with a seismograph or other instrument capable of measuring the recording displacement and frequency, particle velocity or acceleration. Readings are to be made at points of maximum vibration along any lot line.

Ground vibration caused by moving vehicles, trains, aircraft, or temporary construction or demolition is exempted from this requirement, as is ground vibration caused by emergency equipment, vehicle, devices and activities, as well as from temporary construction, maintenance or demolition activities conducted between the hours of six a.m. and seven p.m.

9. Water Quality. For any on-site improvements installed which partly or wholly contribute to the specific plan area's compliance with the city of Glendora's stormwater and runoff pollution control ordinance (Glendora Municipal Code Section 21.03.090), the owner(s) shall maintain all drainage systems, including but not limited to catch basins, pipes, curb drains, catch basin filter inserts, paved swales, roof drains or other improvements as shown on the city of Glendora approved grading plan for this site and in any SUSMP Report submitted to the city of Glendora. All facilities are to remain in good functional condition to safeguard the property owners and adjoining properties from damage and pollution and to minimize the discharge of pollutants to the MS4 system as defined by Section 21.03.090 of the Glendora Municipal Code.

The owner(s) shall conduct maintenance inspections of all structural and treatment control BMPs on the property at least once a year and retain proof of all inspections. Maintenance inspections shall include the verification of the legibility of any required stenciling on all catch basins. Stenciling shall be repainted and labeled as necessary.

(Ord. 1831 § 1, 2006; Ord. 1825 § 1 (Exh. A (part)), 2005)

21.11.040 Infrastructure and grading.

The Diamond Ridge specific plan identifies those facilities that will be required to serve development of the project site. Infrastructure master

plans address the potential for development of the various planning areas within the site. The following sections describe the backbone infrastructure systems required to serve the project site:

A. Utilities.

1. Water Facilities. Water service to the Diamond Ridge specific plan site will be provided by the city of Glendora's water division. The water division obtains sixty-five percent of its water from three local, underground basins: the Upper San Gabriel Basin, the Main San Gabriel Basin and the Glendora Basin. This groundwater supply is supplemented by water purchases from the Metropolitan Water District (MWD) through the Three Valleys Municipal Water District.

Water lines within adjacent streets include a fourteen-inch water main in Gladstone Street and a six-inch water main in Valley Center Avenue. The Valley Center Avenue water main will not be used for the Diamond Ridge development. Given the size of the existing water main, adequate capacity and water pressure will be available for the project site including average daily and peak daily use and fire flows.

Based on maximum building area, land use and water consumption factors, it is estimated that the proposed project will require one hundred twenty-four thousand nine hundred eighty gallons of water per day (gpd) average with a peak of three hundred twelve thousand four hundred fifty gallons per day.

The water system for the project site will be designed to deliver a minimum of four thousand gallons per minute, per Los Angeles County Fire Department (LACFD) fire flow requirements for fully sprinkled buildings. This flow is greater than that which is needed to accommodate the domestic water demands of the land uses proposed within the project site. All buildings within the specific plan area will be provided with fire sprinkler systems. The placement of hydrants and other fire suppression facilities/devices shall conform to LACFD standards.

Water will be provided on site via the looped system. The primary loop will connect to an existing fourteen-inch line within Gladstone Street; the six-inch line within Valley Center Avenue will not be used but a new sixteen-inch main on Valley Center Avenue will be available.

The water supply required by the proposed development will be provided by additional purchases from the MWD, as is the case for all new development in the city. MWD has indicated that as long as population increases within the city are within Southern California Association of Government's (SCAG) projections, the city will be able to purchase additional water to serve additional development. Because the project site has long been planned and zoned for commercial use, the proposed project's water requirements will be adequately met by water purchases from MWD.

All on-site water lines will be located within public utility easements, and will be maintained by the city of Glendora's water division. All water system improvements needed to serve the project site will be constructed by the developer.

2. Wastewater Facilities. Los Angeles County Sanitation District (LACSD) No. 22 serves the entire eastern San Gabriel Valley area, including the city of Glendora and the project site. This agency is responsible for conveying sewage to regional treatment plants, providing sewage treatment and disposing of effluent and solids. The existing sewer mains in Lone Hill Avenue and Gladstone Street are maintained by LACSD No. 22. The project developer will pay for the cost and installation of all sewer lines needed to serve the site.

Wastewater from the proposed project will discharge from an on-site sewer system into LACSD Sunflower Trunk Sewer, Section 3, which is located in Gladstone Street. This fifteen-inch diameter trunk has a peak capacity of five million two hundred thousand gallons a day (mgd) and conveyed a peak flow of 0.8 mgd when last measured in 1996. Additional sewer structures include an eight-inch sewer line in Valley Center Avenue. The project developer will obtain appropriate permits to connect to the existing fifteen-inch trunk line on Gladstone Street. If there is not an existing lateral serving this site, then the main will need to be saddled. A permit will be required from both the sanitation district and the city.

The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP), located adjacent to the city of Industry. This facility has a design capacity of one hundred million gallons per day (mgd) and is currently processing ninety mgd. This facility currently has a ten-mgd surplus capacity. Wastewater flows which exceed the capacity of the San Jose Creek WRP, and all sludge are diverted to and treated at the Joint Water Pollution Control Plan (JWPCP) located in the city of Carson.

Based on an average rate of four thousand one hundred sixty-six gallons per acre, the project site will generate approximately one hundred twenty-four thousand nine hundred eighty gallons of wastewater per day. Peak wastewater flows will average three hundred twelve thousand four hundred fifty gallons per day, based on a peaking factor of two and one-half.

The size sewer line required for new development is regulated by Los Angeles County department of public works (LACDPW). LACDPW determines pipe size based on a formula which factors the size and slope of the area to be served.

Based on LACDPW standards, eight-inch sewer lines will be constructed. All buildings located within the Diamond Ridge specific plan will be connected to the existing fifteen-inch line in Gladstone Street.

3. Storm Drains. The construction of structures and parking areas within the project site will increase the amount of impermeable surfaces, resulting in reduced absorption rates and increased surface runoff.

Storm flows from the project site have been estimated at one hundred cubic feet per second (cfs) during a ten-year storm event and one hundred eighty-five cfs during a one hundred-year storm event. On-site storm drain facilities will ultimately convey flows to the southwest corner of the project site where it will drain to the existing sixty-six inch RCP in Gladstone Street (to be verified upon final civil submittal). There are no off-site contributions to project storm runoff. Stormwater flows shall be metered where the on-site storm drain system connects to the sixty-six inch Gladstone Street line (depending on where connection is along Gladstone Street is

determinant to whether it is a sixty-six inch RCP or sixty-nine inch RCP; subject to field verification) to limit peak flows to eighty-five cfs per the 1964 Bond Issue hydraulic system.

As noted above, ten- and one hundred-year surface runoff generated by the proposed site will exceed this allocation. Thus, on-site stormwater detention is required. A system of buried thirty-six inch maximum pipes will be installed to temporarily detain storm flows in excess of the eighty-five cfs allowed (Figure 3.2). This detention facility will be installed in the center of the project site east of the proposed building area along the west edge of the site. The capacity of this proposed facility will total approximately one hundred twenty-two thousand cubic feet (cf) of storage. The stormwater detained in this facility will be discharged at a time and in a manner that will not exceed the eighty-five cfs allocated to the project site. Manhole access to this detention facility will be provided to allow for ongoing maintenance. Storm drain facilities within the Gladstone Street right-of-way will be maintained by the LACFCD, while on-site storm drains, detention facilities and storm drain inlets will be maintained by the project owner.

4. Solid Waste Disposal. The city of Glendora contracts with a private company, Athens Disposal Service, for refuse collection and household recycling. There are no sanitary landfills in the city of Glendora. The nearest solid waste disposal facilities are located in Azusa, Irwindale, and the city of Industry.
5. Natural Gas. The gas company will provide natural gas service to the Diamond Ridge specific plan site.
6. Telephone. Telephone service to the Diamond Ridge specific plan site will be provided by Verizon.

All wires, conductors, cables, raceways and conduits for electrical, telephone and similar services that provide direct service to any property shall, within the boundary lines of the property, be installed underground. Associated equipment and appurtenances such as surface-mounted transformers, pedestal-mounted terminal boxes, meters and service cabinets may be placed above ground when screened and located behind the front setback of such property with appropriate path of travel (sidewalk area) to meet ADA requirements.

- B. Project Access. Primarily, access to the project site will be provided by westerly extension of the primary east-west internal roadway (drive aisle) serving the adjacent Glendora Marketplace. Secondary access will be via access along Gladstone Street, approximately six hundred sixty feet east of Valley Center Avenue aligned across from Shellman Avenue. Project signage, along the Foothill (I-210) Freeway will be designed to emphasize the Lone Hill Avenue access point. Secondary monument signs will be placed at the entrance along Gladstone Street to allow access traffic from Sunflower Avenue and traffic overflow from Lone Hill Avenue.

As noted above, physical configurations of the proposed Gladstone Street driveway aligned with Shellman Avenue allows access. Truck traffic shall follow the routes established in Figure 3.8.

Internal circulation will be a continuation of the east/west drive cut from the Glendora commercial center. The internal drive which begins as a four-lane drive and then narrows down to two lanes, will gradually transfer circulation from an east/west to a north/south movement. A secondary two-lane drive will travel north/south. Both circulation drives will provide access to each of the main parking areas both the on-grade parking as well as the parking structure.

- C. Grading. The proposed project will result in changes to topography and ground surface features. The current blend of nonnative vegetation and perennial weeds will be removed during grading operations for the thirty-acre site. A significant portion of the site will be covered with building pads and/or parking areas. On-site grading will require eighty thousand cubic yards (to be verified upon final grading) of import to accommodate the current building/site configuration for the Diamond Ridge development.

The project will be required to comply with SWPPP requirements. The regional board is required to review all thirty-acre sites. A copy of the NOI and the SWPPP will be submitted to the city of Glendora along with a permit number from the regional board prior to grading.

- D. Public Safety. In order to enhance and promote public safety within the specific plan area, the safety program described below will be implemented. The purpose of the program is to enhance the safety of improvements within the specific plan area and those who visit/shop at the Diamond Ridge project. The program is intended to assist the city of Glendora's public safety personnel by providing preventive patrols and by providing appropriate improvements allowing for unhindered responses to emergency situations.

Public safety programs within the specific plan area shall consist of the following:

1. One uniformed unarmed (no firearms) security guard shall be on duty during all hours when any business is open. The Glendora police department chief of police shall have the right to require additional security based on calls for police service to the project, and to request changes to security services if it is ineffective or uncooperative.
2. On certain days, which the Glendora police department chief of police determines are peak shopping days, or are special Diamond Ridge event days, the chief of police reserves the right to require the additional security guards for those specified time periods.
3. Landscaping shall be installed and maintained in a manner, which does not restrict visibility for public safety personnel within the project.
4. All businesses in the specific plan area shall install and have a functioning alarm system. The alarm system must be able to signal and distinguish between robbery and burglary alarms. All businesses shall obtain an alarm permit from the city of Glendora police department prior to business operations.
5. At least two parking spaces within the specific plan area shall be designated for police vehicle only parking. The chief of police shall approve the location of the two designated parking spaces to ensure they allow parking for effective police responses. (Ord. 1825 § 1 (Exh. A (part)), 2005)

A. Master Development Plan. Oversized maps of the master development plan for the Diamond Ridge specific plan area (both the theater with retail scheme and the all-retail scheme) are on file with the city clerk (also see Figures 5.1 and 5.2). Development of the entire thirty-acre project area or any portion thereof which is consistent with the provisions of this document and with the master development plan may proceed directly to construction plans and building permit review. Upon adoption, the master development plan, which is consistent with the specific plan, will be deemed to be consistent with the Glendora Development Code.

Construction of the first increment of development of the specific plan area shall be commenced within two years of the effective date of this specific plan. If such first development increment encompasses less than the entire project site, each subsequent increment of development shall be commenced within one year of the start of construction of the previous increment. If construction work is not begun within the required time frames and carried diligently to completion, the master development plan shall become voidable at the option of the department of planning and redevelopment. The reviewing authority shall have the authority to extend the time limit in the case of unavoidable delay. The applicant must submit a written request to the reviewing body for a time extension before the original time limit expires.

The reviewing authority for subsequent modifications of the master development plan shall be the director of planning and redevelopment.

Figure 5.1
Diamond Ridge Marketplace Specific Plan
Master Development Plan w/Theater and Parking Structure



Figure 5.2
Diamond Ridge Marketplace Specific Plan
Master Development Plan—All Retail



B. Substantial Conformance. The purpose of substantial conformance is to provide a mechanism which provides for interpretation of the specific plan, and which would allow flexibility in implementing the specific plan and developing the site pursuant to the master development plan. Substantial conformance allows for determining the appropriateness of land uses not listed in Section 21.11.030 of this chapter, as well as for nonsubstantial modifications to the approved specific plan and master development plan, which do not modify the effect of the approval on surrounding property. Substantial conformance is not required for uses listed as permitted in Section 21.11.030 of this chapter. Substantial conformance may include, but is not limited to, inclusion of land uses not listed in Section 21.11.030 of this chapter or the specific plan; modifications that might be necessary to comply with final conditions of approval; or modifications affecting infrastructure, public services and facilities, landscape palette; minor adjustments to the master development plan; and other issues except those affecting compliance with adopted development regulations.

Except as otherwise provided below, substantial conformance shall not include modifications in the basic design of the project, significant changes to the height or bulk of the approved uses, or increases in the density or intensity of the approved uses.

1. Guidelines for Determination of Substantial Conformance. The director of planning and redevelopment or his or her designee shall make a determination of substantial conformance.
2. Permitted Land Uses. Land uses not listed as permitted in Section 21.11.030 of this chapter of this specific plan may be permitted, subject to a determination of substantial conformance, provided that:
 - a. The proposed use is compatible with the uses permitted described in Section 21.11.030 of this chapter of this specific plan;
 - b. The proposed use will not create any significant environmental impacts, which were not previously addressed in the EIR for the Diamond Ridge specific plan;
 - c. The proposed use will not substantially increase the severity of any significant environmental impacts which were previously addressed in the EIR for the Diamond Ridge specific plan; and
 - d. The proposed use is similar to, and results in no greater environmental impact than the other permitted uses within the specific plan area.
3. Master Development Plan. Specific provisions of the master development plan review; architectural details; landscape palette; building size, height, bulk and orientation; parking lot layout; and other plan details may be revised utilizing substantial conformance provisions. In making such a determination, the director of planning and redevelopment or his or her designee shall be required to find that the revisions requested under substantial conformance are consistent with the provisions of the specific plan, and do not create impacts which were not recognized and addressed in the original approval. Modifications to lot coverage, dimensions or area; setbacks; floor area (other than maximum allowable with the project site); antenna development standards; fence and wall heights; required parking spaces; and provision of open space shall not exceed the limits set forth in Section 21.02.035 of the Glendora Zoning Code.
4. Infrastructure. Modifications to the alignment of interior access roads; parking lot configurations; or adjustments to individual infrastructure facilities such as drainage, sewer and water shall be subject to substantial conformance determinations. Prior to the approval of substantial conformance modifications of specific plan infrastructure, the director of planning and redevelopment or designee shall confer with the public works department, and shall make the finding that the proposed modification will not result in any significant impacts which were not previously addressed and resolved in the processing of the specific plan.
5. Landscaping. Revisions to the plant palette provided in Section 21.11.030 of this chapter may be approved by the planning agency as a substantial conformance item.

C. Amendments to the Master Development Plan.

1. Purpose. This section provides procedures whereby the master development plans can be modified to ensure orderly development, aesthetic design, safe and harmonious placement, and:
 - a. To prevent or minimize adverse impacts on property in the area;
 - b. To implement the general plan and the specific plan;
 - c. To protect the public health, safety and welfare;
 - d. To site structures and other improvements in a manner that is in harmony with the vicinity's existing development;
 - e. To encourage and promote energy-efficient design.

All proposed development within the specific plan area which is consistent with the provisions of this specific plan, but is not consistent with the master development plan, and for which a finding of substantial conformance cannot be made, shall require an amendment to the master development plan.

2. Application. Applications to amend the master development plan shall be made on forms provided by the director of planning and redevelopment (director) and shall be accompanied by a filing fee, as established by (city) council resolution. The owner of the property for which the approval is sought, or an authorized agent, shall make applications.
3. Hearing. No public hearing shall be required for amending the master development plan.
4. Action by Reviewing Authority. The reviewing authority for amending the master development plan, the director of planning and redevelopment or designee, shall take action by providing written notice to the applicant approving, conditionally approving or denying approval of the amended master development plan. The action of the director shall be final unless appealed as prescribed in Section 21.01.030(F) of Glendora's Municipal Code.

5. Findings. In approaching an amendment to the master development plan, the reviewing authority (director or designee) shall first make all of the following findings:
- a. The amended master development plan will comply with all development requirements set forth in the Diamond Ridge specific plan, as well as the city of Glendora Development Code, as modified by this specific plan, and development standards adopted by the city council, as modified by this specific plan, and not result in any additional environmental impacts not addressed in the EIR for the Diamond Ridge specific plan.
 - b. The physical characteristics of the site have been adequately assessed in the amendment to the master development plan, and proposed building sites are of adequate size and shape to accommodate proposed uses and all other features of development.
 - c. There is supporting infrastructure, existing or available, consistent with the designated improvement level and requirements of the Diamond Ridge specific plan, to accommodate the proposed amended master development plan without significantly lowering service levels.
 - d. The proposed amendment to the master development plan, as conditioned, will not have substantial adverse effects on surrounding property or the permitted use thereof, and will be compatible with the existing and planned land use character of the surrounding area.
 - e. The improvements required per the conditions of the master development plan, as amended, and the manner of development adequately address all natural and man-made hazards associated with the proposed development and the project site including, but not limited to, flood, seismic, fire and slope hazards.
6. Conditions of Approval. The reviewing authority may impose such conditions as it deems necessary to ensure that the amended master development plan will meet the development standards of the specific plan and the purpose and intent of this section.
- D. Specific Plan Amendments. Amendments to the specific plan shall be required for revisions which are beyond the scope of substantial conformance determinations and amendments to the master development plan. Specific plan amendments are governed by the California Government Code Section 65500 and the city of Glendora Zoning Code. Any specific plan amendment proposed for the Diamond Ridge specific plan will require review by the city of Glendora planning commission, and approval by the Glendora city council.
- E. Severability. If any section, subsection, sentence, clause, phrase, part or portion of this specific plan is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this specific plan. The city council declares that it would have adopted this specific plan and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions be declared invalid or unconstitutional. (Ord. 1907 § 1, 2008; Ord. 1825 § 1 (Exh. A (part)), 2005)

21.11.A Appendices

21.11.A.010 Appendices on file with city clerk.

Appendix A, Master Development Plan, Scheme 1: Retail, Theater, and Parking Structure (oversized map) and Appendix B, Master Development Plan, Scheme 2: All Retail (oversized map) are on file in the city clerk's office.

21.11.A.020 Appendix C—EIR Mitigation Monitoring Plan.

APPENDIX C

4.0 EIR MITIGATION MONITORING PLAN

4.1 Introduction.

To ensure that the mitigation measures contained in this EIR are properly implemented, a monitoring program has been developed pursuant to state law. This mitigation monitoring plan (MMP) identifies measures incorporated in the project which reduce its potential environmental effects; the entities responsible for implementation and monitoring of mitigation measures; and the appropriate timing for implementation of mitigation measures. As described in CEQA Section 15097, this MMP employs both reporting on, and monitoring of, project mitigation measures.

The objectives of the MMP are to:

- A. Assign responsibility for, and ensure proper implementation of mitigation measures;
- B. Assign responsibility for, and provide for monitoring and reporting of compliance with mitigation measures;
- C. Provide the mechanism to identify areas of noncompliance and need for enforcement action before irreversible environmental damage occurs.

Mitigation monitoring and reporting procedures incorporated in the project are presented in the following Section 4.2. Specific mitigation measures incorporated in the project, mitigation timing, and implementation and reporting/monitoring responsibilities are presented within this section in Table 4.2-1.

4.2 Mitigation monitoring and reporting.

Mitigation Monitoring and Responsibilities. As the lead agency, the city of Glendora is responsible for ensuring full compliance with the mitigation measures adopted for the proposed project. The city will monitor and report on all mitigation activities.

If during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the city shall immediately inform any affected responsible agencies. The city in conjunction with any affected responsible agencies will then determine if modification to the project is required and/or whether alternative mitigation is appropriate.

**Table 4.2-1
Diamond Ridge Specific Plan
Mitigation Monitoring Plan**

Mitigation Measure(s)	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/ Reporting Frequency
4.1 Land Use.				
4.1.1 Prior to site plan approval, proposed configuration of the new roadway through the marketplace site, and any alteration of marketplace parking areas and circulation plans shall be reviewed and approved by the city in coordination with marketplace property owners and tenants. Prior to issuance of the first certificate of occupancy, the proposed new roadway shall be completed and accepted for maintenance by the city.	Prior to site plan approval	Project proponent	City of Glendora planning and redevelopment department	At final site plan approval
4.1.2 A construction management traffic plan shall be prepared for the proposed marketplace roadway. This plan shall identify roadway construction scheduling and interim circulation and parking plans for the marketplace site for the duration of roadway construction activities. The plan shall be reviewed and approved by the city prior to the issuance of grading/ encroachment permits.	Prior to the issuance of grading/ encroachment permits	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of grading/ encroachment permits
4.1.3 A minimum of two weeks prior to commencing construction of the proposed marketplace roadway, notification of pending roadway construction activities shall be provided to affected marketplace property owners and tenants. Such notification shall be provided in a manner acceptable to the city. The notice shall provide the time and dates of proposed construction, and identify interim parking plans and circulation plans consistent with Mitigation Measure 4.1.1. Potential effects to parking and circulation shall also be identified.	A minimum of two weeks prior to commencing construction of the proposed marketplace roadway	Project proponent	City of Glendora planning and redevelopment department	Verification of required notification concurrent with issuance of encroachment permits
4.1.4 Any marketplace properties, improvements or utilities that may be damaged during construction of the proposed roadway shall be restored and/or repaired to the satisfaction of the city and affected utilities purveyors. Restoration /repair shall be realized prior to issuance of the first certificate of occupancy within the project site.	Prior to issuance of the first certificate of occupancy within the project site	Project proponent	City of Glendora planning and redevelopment department, public works department	Verification of required restoration/ repairs prior to issuance of the first project certificate of occupancy
4.2 Traffic, Circulation and Parking.				
4.2.1 Prior to the issuance of the first building permit within the project site, the project proponent shall contribute fair share fees toward the addition of one eastbound right-turn lane at Lone Hill Avenue/Route 66.	Prior to the issuance of the first building permit	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first building permit
4.2.2 Prior to the issuance of the first building permit within the project site, the project proponent shall contribute fair share fees toward the addition of one northbound left-turn lane at Lone Hill Avenue/I-210 Westbound Ramps.	Prior to the issuance of the first building permit	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first building permit
4.2.3 Prior to the issuance of the first building permit	Prior to the issuance of	Project proponent	City of Glendora planning	At issuance of the first building

within the project site, the project proponent shall contribute fair share fees toward the addition of one eastbound right-turn lane at Lone Hill Avenue/I-210 Eastbound Ramps.	the first building permit		and redevelopment department, public works department	permit
4.2.4 Prior to the issuance of the first building permit within the project site, the project proponent shall contribute fair share fees toward the addition of one northbound left-turn lane, one northbound through lane, one southbound left-turn lane, and one southbound through lane at Lone Hill Avenue/Gladstone Street.	Prior to the issuance of the first building permit	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first building permit
4.2.5 Prior to the issuance of the first building permit within the project site, the project proponent shall contribute fair share fees toward the addition of one northbound through lane at Lone Hill Avenue/Auto Centre Drive.	Prior to the issuance of the first building permit	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first building permit
4.2.6 Prior to the issuance of the first building permit within the project site, the project proponent shall contribute fair share fees toward addition of one southbound right-turn lane at Lone Hill Avenue/Glendora Marketplace access.	Prior to the issuance of the first building permit	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first building permit
4.2.7 Prior to the issuance of the first certificate of occupancy within the project site, the project proponent shall construct a traffic signal at Lone Hill Avenue/Kenoma Street.	Prior to the issuance of the first certificate of occupancy	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first certificate of occupancy
4.2.8 Prior to the issuance of the first certificate of occupancy within the project site, the project proponent shall install a traffic signal at Shellman Avenue/Gladstone Street.	Prior to the issuance of the first certificate of occupancy	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first certificate of occupancy
4.2.9 One of the following mitigation measures shall be implemented. Refer also to EIR Section 4.2.				
4.2.9.a Prior to the issuance of the first certificate of occupancy within the project site, the project proponent shall replace, or shall cause the replacement of the current all-way stop control at the intersection west of Coco's Restaurant within the marketplace with a traffic signal.	Prior to the issuance of the first certificate of occupancy	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first certificate of occupancy
4.2.9.b Prior to the issuance of the first certificate of occupancy within the project site, the project proponent shall convert, or shall cause the conversion of, the drive aisle south of the affected intersection to one-way southbound operations.	Prior to the issuance of the first certificate of occupancy	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first certificate of occupancy
4.2.9.c Prior to the issuance of the first certificate of occupancy within the project site, the project proponent shall develop and implement a city-approved traffic management plan addressing the project's potential circulation impacts within the adjacent Glendora Marketplace.	Prior to the issuance of the first certificate of occupancy	Project proponent	City of Glendora planning and redevelopment department, public works department, police department	At issuance of the first certificate of occupancy
4.3 Air Quality.				
4.3.1 To the extent feasible, the construction contractor shall select the construction equipment used on-site based on low-emissions factors and high-energy efficiency.	Throughout construction activities	Project proponent	City of Glendora planning and redevelopment department, public works department	Throughout construction activities
4.3.2 The construction contractor shall ensure that construction or grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.	Required statement(s) to be incorporated concurrent with preparation of grading plans	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of grading permits
4.3.3 To the extent feasible, the construction contractor	Required statement(s) to	Project proponent	City of Glendora planning	Statement(s) verified at issuance of

shall utilize electric- or diesel-powered equipment in lieu of gasoline-powered engines. The construction contractor shall ensure that construction or grading plans include a statement that work crews will shut off equipment when not in use.	be incorporated concurrent with preparation of grading plans. To the extent feasible, the construction contractor shall utilize electric- or diesel-powered equipment in lieu of gasoline-powered engines throughout construction activities		and redevelopment department, public works department	grading permits, equipment use monitored throughout construction activities
4.3.4 To the extent feasible, the construction contractor shall time the construction activities so as not to interfere with peak-hour traffic and to minimize obstruction of through-traffic lanes adjacent to the site. A flagperson shall be retained to maintain safety adjacent to existing roadways.	Throughout construction activities	Project proponent	City of Glendora planning and redevelopment department, public works department	Throughout construction activities
4.3.5 The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew.	Throughout construction activities	Project proponent	City of Glendora planning and redevelopment department, public works department	Throughout construction activities
4.4 Noise.				
4.4.1 Recognizing potential disturbance to vicinity-sensitive receptors, construction and related activities at the project site are restricted to a greater degree than the minimums required by the city noise ordinance. To this end, the delivery of materials and equipment and the outdoor use of equipment, hammers and power tools shall be limited to the hours between 7:00 a.m., and 6:00 p.m., Monday through Friday, with no work allowed on Saturdays, Sundays or federal holidays, with the exception of interior work. Outdoor yard work is permitted as long as it does not involve heavy equipment or noise-producing equipment.	Throughout construction activities	Project proponent	City of Glendora planning and redevelopment department, public works department	Throughout construction activities
4.4.2 During all site excavation and grading, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.	During all site excavation and grading	Project proponent	City of Glendora planning and redevelopment department, public works department	During all site excavation and grading
4.4.3 The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest to the project site.	Throughout construction activities	Project proponent	City of Glendora planning and redevelopment department, public works department	Throughout construction activities
4.4.4 The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest to the project site.	Throughout construction activities	Project proponent	City of Glendora planning and redevelopment department, public works department	Throughout construction activities
4.4.5 Construction of perimeter sound walls, as required under Mitigation Measure 4.4.6, shall be realized in the first increment of construction, and as early as feasible.	Within the first increment of construction	Project proponent	City of Glendora planning and redevelopment department, public works department	Prior to, or concurrent with, issuance of building permits for the first occupied facility
4.4.6 A minimum 6-foot-high block wall, or equivalent-height combined wall and berm, shall be constructed along the project's westerly boundary. This sound wall shall be constructed as early as feasible during project implementation, and shall in any case be completed prior to issuance of the first certificate of occupancy. Sound wall design and location shall be reviewed and approved by the city prior to issuance of grading permits.	Sound wall design and location shall be reviewed and approved by the city prior to issuance of grading permits. Sound wall shall be constructed as early as feasible during project implementation, and shall in any case be completed prior to	Project proponent	City of Glendora planning and redevelopment department, public works department	Sound wall design and location approval at building permit. Sound wall completion at issuance of the first certificate of occupancy

	issuance of the first certificate of occupancy.			
4.5 Cultural Resources.				
4.5.1 A professional archaeological monitor shall be available on-call or on-site during site excavation and grading activities, particularly in the areas of the previous historic structures. The monitor shall be equipped to salvage and record the location of archaeological and/or historic resources as they may be unearthed to avoid construction delays. The monitor shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens or finds and to allow the preparation of recovered resources to a point of identification. Any discovered or recovered resources shall be evaluated in accordance with CEQA guidelines.	Throughout excavation/grading activities	Project proponent	City of Glendora planning and redevelopment department, public works department	Throughout excavation/ grading activities
4.5.2 If evidence of prehistoric cultural resources is found during site construction, a Native American monitor shall be available on-site to observe in coordination with the archaeological monitor.	Throughout excavation/grading activities	Project proponent	City of Glendora planning and redevelopment department, Native American monitor	Throughout excavation/ grading activities
4.6 Cumulative Impacts.				
4.6.1 Prior to the issuance of the first building permit within the project site, the project proponent shall contribute fair share fees toward the addition of one westbound right-turn lane at Lone Hill Avenue/Auto Center Drive.	Prior to the issuance of the first building permit	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first building permit
4.6.2 Prior to the issuance of the first building permit within the project site, the project proponent shall contribute fair share fees toward the addition of one northbound left-turn lane at SR-57 NB Off-Ramp/Auto Center Drive.	Prior to the issuance of the first building permit	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first building permit
4.6.3 Prior to the issuance of the first building permit within the project site, the project proponent shall contribute fair share fees toward the addition of one southbound through lane; and addition of one eastbound left-turn lane at Lone Hill Avenue/Glendora Marketplace access.	Prior to the issuance of the First building permit	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first building permit
4.6.4 Prior to the issuance of the first building permit within the project site, the project proponent shall contribute fair share fees toward the addition of one westbound right-turn lane at Lone Hill Avenue/Arrow Highway.	Prior to the issuance of the first building permit	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first building permit
Police Department.				
PD-1 The Diamond Ridge developer/ property management shall maintain one uniformed unarmed (no firearms) security guard on duty during all hours when any business is open. The chief of police shall have the right to require additional security based on calls for police service to the project, and to request changes to private security services, if these services are determined by the Glendora police department to be ineffective or uncooperative.	Throughout project operations	Project proponent	City of Glendora planning and redevelopment department, police department	Throughout project operations
PD-2 On certain days, which the Glendora police department chief of police determines are peak shopping days, or are special Diamond Ridge event days, the chief of police reserves the right to require the developer/property management to provide additional security guards for those specified time periods. This is to enhance the safety of the stores and those who	Throughout project operations, days and times as determined by the city of Glendora police department chief of police	Project proponent	City of Glendora planning and redevelopment department, police department	Throughout project operations, days

visit/shop at the Diamond Ridge project.				
PD-3 The shrubbery on the property shall be installed and maintained in such a condition as to not restrict visibility while driving through the project and not allow for persons to easily conceal themselves. This condition will assist police personnel to provide preventive patrols and respond to emergency situations.	Throughout project operations	Project proponent	City of Glendora planning and redevelopment department, police department	Throughout project operations
PD-4 All businesses in the Diamond Ridge project shall install and have a functioning alarm system. The alarm system must be able to signal and distinguish between robbery and burglary alarms. All businesses shall obtain an alarm permit from the police department.	Alarms to be installed and permits to be obtained prior to issuance of certificate of occupancy for the affected business	Project proponent	City of Glendora planning and redevelopment department, public works department, police department	At issuance of certificate of occupancy for the affected business
PD-5 The developer/property management shall provide and designate two parking spaces for police vehicle only parking. The chief of police shall approve the location of the two designated parking spaces to ensure they allow parking for effective police responses.	Prior to issuance of the first certificate of occupancy	Project proponent	City of Glendora planning and redevelopment department, public works department, police department	At issuance of the first certificate of occupancy
Earth Resources/Geologic Hazards (carried forward from initial study, EIR Appendix A)				
GH-1 The project applicant shall comply with all applicable Uniform Building Code standards, and with the recommendations and performance standards set forth in the geotechnical investigation prepared for the project. Additionally, prior to issuance of any building permits, the project applicant shall provide verification to the city of Glendora department of planning and redevelopment that a licensed geotechnical engineer has reviewed foundation plans with respect to site geotechnical conditions to ensure that the foundation plans are designed to specifically address site soil and geotechnical conditions, consistent with the Uniform Building Code (UBC). Recommendations shall be incorporated into the foundation plans prior to issuance of building permits and the commencement of construction.	Prior to issuance of the first building permit	Project proponent	City of Glendora planning and redevelopment department, public works department	At issuance of the first building permit