GENERAL PLAN

Adopted July 25, 1995
ACKNOWLEDGEMENTS

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A. VISION STATEMENT

The General Plan for the City of Diamond Bar has a major role to play in the future of its residents. As the “foundation for City public policy”, it must be a statement of the hopes and aspirations of its citizens and should include a shared mental picture or “vision” of our future. This vision of the future is an important component of the Plan because it serves to communicate the unified intentions of the community.

The vision must be imaginative since it includes conditions that do not yet exist. But it must also be practical in order to motivate appropriate action and sustain commitment toward a common direction. Accordingly, a Vision Statement is useful in the General Plan as a means of defining scope and emphasis of the Plan. The following Vision Statement is intended to facilitate consensus on overall community growth and change; and help define key policy issues and resolution strategies.

What are the major components of the Diamond Bar Vision? What do the citizens of Diamond Bar seek for their community future?

- **Retention of the rural/country living community character.** There is a strong, long-held goal among residents to maintain and protect distinctive, physical attributes of Diamond Bar which make it a desirable place in which to live, through a careful balance of housing, businesses and services, public facilities, and preservation of significant natural environmental resources.

- **Preservation of open space resources.** Significant privately and publicly owned: vacant areas exist within the boundaries of Diamond Bar and within its Sphere of Influence (SOI). The preservation of these resources contributes to the goal of retaining the City's distinctive character and offers educational and recreational opportunities.

  Portions of the 3,591 acre Sphere of Influence (SOI) and abutting lands within the City have been included in Significant Ecological Area 15 by the County of Los Angeles. SEA 15 is considered to be a major significant ecological asset to the community. The City will play a proactive role in the preservation of this resource by assuring that extensive analysis and review precede any changes from its current uses and possibilities.

- **Reduction of regional traffic impacts on local streets.** Through traffic seriously encroaches on the City's local streets because of the preexisting inadequate regional freeway/circulation system. Commuters from neighboring cities make use of City streets in order to avoid the congested freeway system, to the detriment of local traffic, with attendant adverse impacts.
The City is committed to a proactive involvement in regional efforts to solve and/or reduce circulation impacts on the local community. Current plans and programs for implementation of the Circulation Element are designed to reduce congestion.

- **Promotion of viable commercial activity.** The City will play a proactive role in business and economic development. Availability of a full range of desired retail goods and services and production of needed City sales tax revenue will be addressed by an Economic Resource Strategic Plan.

- **Provision of well-maintained, attractive housing** which accommodates people of all ages, cultures, occupations and levels of financial status.

- **Creation of a community environment** which nurtures social, cultural, religious, educational and recreational opportunities for its citizens.

The constellation of all parts of this Vision should produce and project an identity which is characterized by a peaceful, safe community which cherishes the rights of its citizens to grow and prosper, to assemble and interact constructively, to create and protect family life, and to be represented by an effective, caring and productive City government.

The Diamond Bar Vision Statement recognizes that a strong, viable partnership between its citizens and elected officials will be necessary to make the General Plan work toward attainment of the Vision. The “path” to the future will require a mutual commitment.

> “The future is not a probable place we are being taken to, but a preferred place we are creating. The tracks to it are not found and followed, but made by laying and constructing a trail” – Peter Ellyard, PhD, 1993.

## B. PURPOSE

State planning law requires that each city and county adopt a comprehensive, long-term general plan for the physical development of any lands in its jurisdiction, and for any land outside its boundaries which bears relation to its land use planning activities. The General Plan must contain a statement of development policies, as well as diagrams and text that identify objective, principals, standards, and plan proposals.

Seven elements are mandated by the Government Code:

- **Land use**
- **Circulation**
- **Housing**
- **Open Space**
- **Conservation**
- **Safety**
- **Noise**
In addition, Section 65303 of the Government Code provides that the plan may include any other elements which, in the judgment of the legislative body, relate to the physical development of the City. The combination of two or more mandated elements is permitted. Since many development and environmental issues are so interrelated, the Diamond Bar General Plan has been organized into five elements.

Neither the organization or presentation of the elements are placed with implication of priority or order of importance. Similarly, the listing of goals, objectives, and strategies do not imply priority or magnitude of importance.

C. REQUIREMENTS

Government Code Section 65300 defines the General Plan as a long-term document. By projecting conditions and needs into the future, the General Plan establishes a basis for evaluating current policy and providing insight on future policy. State law requires that general plans be comprehensive, internally consistent, and long-term.

- **Comprehensive** - A General Plan must be a comprehensive planning document, covering not only the geographic area within the City boundaries, but also the areas adjacent to the City that bear a reasonable relationship to City planning. Areas outside of the City limits may include the actual Sphere of Influence, as adopted by the Local Agency Formation Commission, or may be larger or different areas that create planning constraints on the City. Not only must the General Plan be comprehensive in terms of area, it must also address all of the relevant issues that legitimately face the jurisdiction (issue comprehensiveness).

- **Internally Consistent** - In 1975, the Legislature adopted the “internal consistency” requirement, which means that all elements of the General Plan are equally important and must be consistent with one another. In addition, diagrams within the General Plan must be consistent with the text. If a new element is adopted or a part of the General Plan is amended, the rest of the plan must be changed wherever inconsistencies result. Otherwise, there will be confusion regarding community policies and standards.

  In addition to internal consistency, the General Plan must be consistent with zoning a primary tool in the implementation of the General Plan.

- **Long-Term** - One of the most important guidelines for General Plans is that they address a broad enough horizon so that their strategies have sufficient time to be implemented, and so that their vision is to meet the best long-term needs of the community. However, it is also important to keep the time frame with reasonable parameters, so the document will not become dated too quickly, and so that its level of analysis can be more accurate, since the error rate of projections tends to increase geometrically as time increases.

D. CONSISTENCY WITH OTHER PLANNING PROCESSES

To be an effective guide for future development, the General Plan also must provide a framework for local development that is consistent with the policies of appropriate Statewide and regional programs and regulatory agencies. General Plans must comply with all requirements of the California Environmental
Quality Act, as amended. In addition, the following legislation or regulations directly affect Diamond Bar:

**STATEWIDE**
- Surface Mining and Reclamation Act
- Alquist-Priolo Special Study Zones Act
- Sphere of Influence as regulated by the -Local Agency Formation Commission

**REGIONAL - South Coast Air Quality Management District**
- South Coast Air Quality Management Plan

**REGIONAL - Southern California Association of Governments**
- Regional Mobility Plan
- Growth Management Plan
- Regional Housing Needs Assessment

## E. COMMUNITY PARTICIPATION

State law requires citizen participation in the planning process. Recognizing the importance of organized citizen input into the planning process, a 30-person General Plan Advisory Committee (GPAC) was established in late 1989 by the City Council. The GPAC represented a diversity of groups within the Diamond Bar community. At the beginning of the General Plan process, numerous interviews were held with community leaders to provide input to the GPAC regarding citizen concerns. Approximately three dozen Public Workshops were held with the GPAC on a regular basis through the initial, formulation stages of the planning process. Quarterly Newsletters were utilized to update the community on the progress of the General Plan. In April, 1992, the GPAC concluded its activities and transmitted a Draft General Plan to the Planning Commission for review. The Planning Commission conducted thirteen public hearings to receive input and consider the 1992 General Plan. Notices of initial public hearings were provided via letter, full-display ads in local newspapers, and posters and kiosks were displayed within the community.

In June, 1992, the Planning Commission forwarded the Draft General Plan to the City Council for review and adoption. The Council conducted six extensively-noticed public hearings and adopted the General Plan on July 14, 1992. Following adoption of the 1992 General Plan, a residents’ group circulated a referendum petition which was ultimately qualified. The City Council exercised its option to reconsider the adoption of the 1992 General Plan and as a result, on March 16, 1993, rescinded its prior resolution which adopted the Plan.

The City Council then directed the preparation of a broad-based community participation program to encourage and obtain community involvement and create the 1993 General Plan. An extensive series of five public workshops (April, May) and nine public hearings (May, June, and July) were conducted.
Workshops, and public hearings were noticed to the community by means of newspaper ads, posters, press releases, cable television public service announcements, and direct mailing to approximately 300 persons and organizations. The results of this process were used in formulation of the 1993 General Plan to accurately reflect the community's consensus of its vision for the future. Subsequent to the adoption of the 1993 General Plan, a citizens group again presented a referendum petition to the City. The City Council repealed the 1993 General Plan in December, 1993.

In January, 1994, the City Council assembled the 38 member 1994 GPAC to begin review of the Draft General Plan. The GPAC was composed of a variety of residents, as well as property owners and developers with interests within the City, in addition to Mayor Werner and Councilmember Ansari. This group participated in 14 public meetings and one study session that extended over a six month period. The GPAC reviewed each element making significant changes, placing greater importance on open space retention, hillside preservation and improving the quality of life. The results of their deliberations were forwarded to the Planning Commission for consideration. The Planning Commission conducted numerous public hearings from July 11 to October 17, 1994. The City Council held public hearings from November, 1994 to May, 1995 to review and consider the General Plan. Figure 1 describes the Community Participation Program for the 1995 General Plan.

F. CITY HISTORY

The City of Diamond Bar is located in the southeast corner of Los Angeles County, at the intersection of Los Angeles, Orange, and San Bernardino Counties. The City is situated at the eastern end of the East San Gabriel Valley, adjacent to both State Routes 57 and 60, as shown in Figure 2. Diamond Bar began as “Rancho Los Nogales” (Ranch of the Walnut Trees) after a Spanish land grant in 1840. At its height, it was one of the largest cattle and walnut ranches in Southern California. Until the mid 20th Century, this land was alternately combined and divided for various agricultural uses. In 1956, the Christiana Oil Corporation and the Capital Oil Company, a subsidiary of the Transamerica Corporation, purchased the Diamond Bar Ranch. A comprehensive development plan was prepared and approved for the City, making it one of the first master-planned communities in the County.

During the 1960's, suburbanization spread eastward from the Los Angeles basin, stimulating local housing and population growth as Diamond-Bar's open hillsides were replaced by homes. Despite its initial conception as a master-planned community, Diamond Bar has not developed in an orchestrated manner. As a result of this development pattern, Diamond Bar today is primarily a residential community. In March, 1989, local voters voted to incorporate and on April 18, 1989, Diamond Bar became Los Angeles County's 86th city.

G. MAJOR ISSUES

Planning for Diamond Bar is driven by three overriding issues which have a multitude of implications on the City's future:

- Land use (including open space)
- Circulation
- The economics of municipal governance
General Plan
Advisory Committee (GPAC)
Meetings

January: 11, 15, 22, 29
February: 8, 22, 29
March: 8, 22, 29
April: 12, 24, 30
May: 10, 16, 23, 30
June: 14, 16, 21, 28, 30

Planning Commission
Public Hearings

July: 11, 16, 18, 25, 29
August: 1, 8, 15, 23, 30
September: 12, 22, 25, 17

Apr 10, 1995
Public Meeting

City Council
Public Hearings

November: 22, 29, 9, 16, 24, 31, 6
February: 5, 13, 16, 23, 26
March: 6

May 9, May 23, June 20, July 11, July 25

Adoption of the General Plan

Figure 1
City of Diamond Bar General Plan Community Participation Program
Figure 2 Regional Location
While the following sections briefly describe each of these issues in more detail, it must be remembered that they are inexorably woven together to form the fabric of the City. The listing of issues is not intended to imply priorities.

1. **Land Use**

   While much of the City is already developed, there are still substantial vacant parcels of land in the community and the SOI. Some vacant properties are suitable for development and others should be preserved for open space because of their significant environmental resource value. Three major sub-issues affect formulation of land use policy for Diamond Bar. First, economic pressure for development of vacant land conflicts with the community desire to maintain the quality of the existing environment. Second, the status of deed and map restrictions affect the development potential of vacant properties. Resolution of this conflict will require a careful balancing of appropriate development and retention of open space.

   Third, the status of significant environmental resources within SEA 15 (Toner Canyon/Chino Trills Significant Ecological Area) requires further analysis and definition. As defined by the County of Los Angeles, it is “a regional, riparian woodland complex”. It is part of a three-county regional environmental system. The Firestone Boy Scout Reservation, Tonner Canyon Road and cattle grazing have been the only intrusive uses. However, regional circulation studies have considered various proposals including a “regional bypass roadway” within the SOI which would help resolve local traffic congestion impacts. Definition of the precise configuration and alignment of that roadway in order to avoid disruption of sensitive environmental resources requires further study.

2. **Circulation**

   The City's location at the interchange of major east/west and north/south freeways (State Routes 60 and 57) and pre-incorporation decisions effectively limit the City's ability to achieve an efficient circulation system. While the local circulation system is adequate for ordinary local traffic requirements, the deficient freeway interchange forces regional commuter traffic onto local streets creating extreme congestion during peak travel periods. The multiplicity of relevant county and local jurisdictions and State agencies both challenges and complicates regional planning solutions. Solutions must include consideration of a full range of options, including improvement of freeway capacity and access, transportation demand management and sensitively planned and compatible expanded regional arterial systems. The key to effective solutions is through continued intergovernmental and inter-agency cooperation.

3. **Economics**

   While Cityhood has brought local control, attendant to that is responsibility for planning for the economic well being of the City. Short and long term revenue projections are inadequate to support current levels of municipal services and provision of needed capital improvements. The reasons include limited opportunities for generation of sales tax; diminishing availability of Federal, State and County funding; and property tax limitations. Further, the City has an inadequate mix and a limited range of viable retail uses.

   Underlying all proposed responsibilities of government is a fundamental fiscal fact: Virtually all governmental activity and programs are financed by taxpayer dollars. Whether city, county, regional, state, or national economic cycles reflect growth and prosperity, or reflect recessive constriction and depression, the ability of a community and its servant government to pay for services must be a dominant concern. This General Plan, conceived in a time of regional and state economic recession, recognizes the
need for fiscal prudence and effective, efficient management of the community's resources. The General Plan is also designed to allow for some prudent, careful future expansion when the area's economy has improved to warrant change. Such recognition embraces a range of imperatives from fiscal survival to enhancement of Quality of Life.

H. DOCUMENT CONTENTS

The following elements of the Diamond Bar General Plan have been designed to address the variety of environmental issues that affect the City.

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Diamond Bar General Plan

July 25, 1995

Introduction 9
I.  GENERAL PLAN FORMAT

The 1995 Diamond Bar Draft General Plan is divided into three documents for ease of reference.

1.  Document 1: General Plan

The first document contains the six actual divisions of the General Plan proper, that is, the compilation of the goals, objectives, and implementation strategies of the Plan. This document contains an Introduction, and the Land Use, Housing, Resource Management, Public Health and Safety, Public Services and Facilities, and Circulation Elements.

2.  Document 2: Final Environmental Impact Report/Technical Appendices (Certified 7/14/92) (Includes Mitigation Monitoring Plan)

This document contains the Environmental Impact Report (EIR) for the General Plan, including the Notice of Preparation and Responses. The EIR contains the appropriate environmental documentation for the General Plan as required by the California Environmental Quality Act (CEQA) including detailed analyses of the various impacts of ultimate development in Diamond Bar. This document also contains all of the technical appendices not specifically related to the EIR, such as noise, air quality, land use summaries and alternatives, etc. An Addendum to the Final Environmental Impact Report (FEIR) was prepared on the 1993 revised General Plan. Addendum #2 has been prepared addressing the 1995 General Plan.

3.  Document 3: Master Environmental Assessment (adopted 7/14/92)

The Master Environmental Assessment for the City, which provides a comprehensive and consistent baseline of environmental data from which further (project-specific) environmental analyses can be performed, was adopted on 7/14/92 and is incorporated by reference as part of the 1995 General Plan.

The organization of the General Plan can thus be visualized as follows:

- **Document 1**
  
  Introduction  
  Land Use Element  
  Housing Element  
  Resource Management Element  
  Public Health and Safety Element  
  Public Services and Facilities Element  
  Circulation Element

- **Document 2**
  
  Environmental Impact Report  
  Technical Appendices
• Document 3

Master Environmental Assessment
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I. LAND USE ELEMENT
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I. LAND USE ELEMENT

A. INTRODUCTION

It is the desire of the citizens of Diamond Bar to maintain a rural and country living environment.

Planning for the long-range use of land in the City is like fitting together the pieces of a three-dimensional jigsaw puzzle. Each “piece” of land has unique opportunities and constraints, but may also have many needs or conditions that are shared by surrounding pieces, such as utilities, fire protection, and protection from excessive noise. Each piece must be weighed individually, as well as together with surrounding pieces as an integrated whole. Finally, all pieces must be weighed together to assure that their combined pattern best fulfills the short and long-term needs of the community. The Land Use Element of the General Plan provides a framework to unify and organize these “pieces” around several central themes, so that development of remaining open land will enhance these themes and work toward achievement of the Diamond Bar Vision.

B. LEGAL REQUIREMENTS

California law requires that each city and county prepare and adopt a comprehensive, long term general plan for its physical development. Government Code Section 65302(a) requires that local general plans include a land use element as part of the required general plan. This requirement is intended to ensure that communities achieve and maintain a logical land use pattern, as well as standards for population density and development intensity which is consistent with community goals and objectives. Thus, the land use element has the broadest scope of the general plan elements required by State law.

C. EXISTING CONDITIONS

Diamond Bar is located at the junction of two major Southern California freeways (57 and 60) in the southeastern corner of Los Angeles County. Although conceived as one of the first planned communities in the west, it developed mainly as individual and unrelated detached single-family residential tracts, with a minimal amount of commercial and other non-residential uses.

The City incorporated in 1989, after developing under the jurisdiction of Los Angeles County for almost 30 years. Historical patterns of development under the County have created isolated multi-family areas, small commercial centers with limited access, and a general fragmentation of uses in the City.

1. Residential Uses

Diamond Bar is comprised of rolling hills and valleys between rapidly urbanizing freeway corridors (west and north) and the largely undisturbed Sphere of Influence (south). According to the California Department of Finance, the City has a total of 18,196 dwelling units that presently house a population of 59,722 residents (2006). The City is primarily residential. Single family detached units represent the majority of the City's housing stock. Approximately five percent of the single family units are on large, "rural" residential lots (one acre or more). In general, development densities are greater in the flatter portions of the City (west), while larger lots predominate in the hillside areas (east).
Along the 57 and 60 freeway corridors, single family lots are generally under 10,000 square feet. Detached single family developments in these areas have been built at 3-5 dwelling units per acre, which represents over half of the City's entire housing stock. While single family development predominates, multi-family projects can be found along Diamond Bar Boulevard, south of Grand Avenue and on Golden Springs Drive, north of Diamond Bar Boulevard. These developments usually occupy small sites along major roadways, and are built at 10-20 units per acre. The more dense multi-family projects (16 units per acre) are older condominiums approved by Los Angeles County prior to incorporation. This western half of the City generally contains the older housing, built in the 1960s and early 70s. The City also has apartment complexes of moderate density (10.9-16.7 units per acre), with most located on major arterials such as Diamond Bar Boulevard.

Typical of most affluent suburban communities in hillside areas; lot size, unit size, and unit price in Diamond Bar generally increase with the degree of slope. East of Diamond Bar Boulevard, development density (units/acre) decreases as lot size increases. “The Country Estates”, a private gate-guarded community, contains 638 homes and occupies 855.5 acres along and just west of the ridge separating the City from Tonnes Canyon. Here, lots may be several acres or more in size, depending on the severity of the slope.

2. Non Residential Uses

Non-residential uses comprise about 20 percent of the City's land area. Commercial uses occupy approximately two percent of the City's land area and are mainly located along Diamond Bar Boulevard and portions of Golden Springs Drive. Office uses occupy approximately 140 acres, with a major 110-acre corporate office complex located just east of the southern intersection of the 57 and 60 freeways; this Gateway Corporate Center is presently less than half completed. Approximately 84 acres of industrial/business park uses are located along Brea Canyon Road, north of Lycoming Avenue. Parks, public facilities, open space, and roads occupy the remaining area.

The building areas shown in Tables I-1 and I-2 are for existing commercial, office, and light industrial uses and were calculated based on representative samples of shopping centers, office parks, and industrial parks within Diamond Bar. Building area can be estimated based on Floor Area Ratio (FAR), or the ratio of building area in square feet divided by the total area of the site (in square feet). For example, a building with 17,500 square feet on a 1 acre site (43,560 square feet) has an FAR of 0.40 (17,500 divided by 43,560). Local leasing companies were contacted to obtain total site and building square footages. Detailed data on local FARs was not available, because most shopping centers support a variety of commercial, office, and/or business park uses. However, a selective representative survey of local centers indicates the following FARs are most applicable to Diamond Bar uses, and can be considered representative for planning purposes: Commercial = 0.24, Office = 0.38, and Business Park = 0.32.

Other major non-residential land uses include public facilities which encompass schools (158 acres) and other government facilities; developed and undeveloped parks (470.8 acres); which includes the Diamond Bar Golf Course (178 acres). At present, there are 2,757.1 acres of vacant land potentially available for development and/or preservation. Many of these vacant lands are subject to existing map and deed restrictions which limit their future development potential, and are separately identified in Figure I-1. The largest parcel of vacant land is the Tres Hermanos property (approximately 800 acres), at the northeast corner of the City, between Grand Avenue and the Pomona (60) Freeway. Figure I-1 shows the location of existing land uses within Diamond Bar.
3. Sphere of Influence

The City of Diamond Bar's Sphere of Influence was first approved by the Los Angeles County Local Agency Formation Commission (LAFCO) on August 8, 1990, and encompasses 3,591 acres immediately south of the City limits to the Los Angeles County/Orange County border. This sphere area includes the middle portion of Tonner Canyon - an undeveloped northeast/southwest trending wooded canyon, which extends beyond the City's Sphere of Influence into Orange County to the south and San Bernardino County to the east.

Pursuant to the Cortese/Knox Local Agency Reorganization Act, the Sphere of Influence serves as an area designated as future area to be annexed to the City. However, until such time as the property is annexed to the City of Diamond Bar the area remains under the jurisdiction of Los Angeles County.

4. Potential Regional Impacts

State law provides that each city and county may include in a proposed general plan any land outside its boundaries which bears relation to its land use planning activities. Government Code Section 65303 provides that the General Plan may address other subjects which, in the judgment of the legislative body, relate to the physical development of the city, noting that “no city… is an island in the regional setting”.

Areas of potential impact upon the City of Diamond Bar include proposals for development of a Materials Recovery Facility near the northwest boundary of Diamond Bar; a proposal to locate potable/non-potable water facilities; an institute of higher education on the Tres Hermanos Ranch in Chino Hills and Diamond Bar; potential development surrounding the new City of Industry Metrolink Station (rail facility) adjacent to the westerly border of Diamond Bar; potential development of vacant land or hills adjacent to the 57 and 60 freeways and the Union Pacific right-of-way in the City of Industry; potential development of vacant land south of Brea Canyon Cutoff Road and west of 57 freeway and Brea Canyon Road; and Diamond Ranch High School in Tres Hermanos. These proposals should be carefully monitored by the City and the City should proactively participate in the planning process where necessary to achieve General Plan goals.
### Table I-1
City-Wide Existing Land Uses (1993)

<table>
<thead>
<tr>
<th>Uses</th>
<th>Acres</th>
<th>Units</th>
<th>Percent of Residential Acreage</th>
<th>Percent of Total City Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural/Hillside</td>
<td>855.5</td>
<td>638</td>
<td>17.2</td>
<td>8.9</td>
</tr>
<tr>
<td>Single Family</td>
<td>3656.8</td>
<td>11,916</td>
<td>73.8</td>
<td>38.2</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>418.0</td>
<td>4,991</td>
<td>8.5</td>
<td>4.3</td>
</tr>
<tr>
<td>Mobile Homes</td>
<td>22.1</td>
<td>268</td>
<td>0.5</td>
<td>0.2</td>
</tr>
<tr>
<td><strong>Residential Subtotal</strong></td>
<td><strong>4,952.4</strong></td>
<td><strong>17,813</strong></td>
<td><strong>100.0</strong></td>
<td><strong>51.6</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Uses</th>
<th>Acres</th>
<th>Square Feet</th>
<th>Percent of Non-Residential Acreage</th>
<th>Percent of Total City Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>181.8</td>
<td>1,950,000</td>
<td>9.7</td>
<td>1.9</td>
</tr>
<tr>
<td>Office</td>
<td>138.5</td>
<td>2,750,000</td>
<td>7.4</td>
<td>1.4</td>
</tr>
<tr>
<td>Business Park</td>
<td>83.6</td>
<td>1,165,000</td>
<td>4.5</td>
<td>0.9</td>
</tr>
<tr>
<td>Public Facilities</td>
<td>211.7</td>
<td></td>
<td>11.3</td>
<td>2.2</td>
</tr>
<tr>
<td>Parks/Rec&lt;sup&gt;(1)&lt;/sup&gt;</td>
<td>470.8</td>
<td>42.2</td>
<td>24.9</td>
<td>4.9</td>
</tr>
<tr>
<td>Fwy/Major Roads</td>
<td>787.1</td>
<td></td>
<td></td>
<td>8.2</td>
</tr>
<tr>
<td><strong>Non-Residential Subtotal</strong></td>
<td><strong>1,873.5</strong></td>
<td><strong>5,865,000</strong></td>
<td><strong>100.0</strong></td>
<td><strong>19.5</strong></td>
</tr>
<tr>
<td>Vacant Land</td>
<td>2,757.1</td>
<td>-</td>
<td>-</td>
<td>28.8</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>9,583.0</strong></td>
<td>-</td>
<td>-</td>
<td><strong>100.0</strong></td>
</tr>
</tbody>
</table>

(1) Includes developed and undeveloped park land (See Table III-1, Resource Management Element)

Table I-2  
Sphere of Influence Existing Land uses (1993)

<table>
<thead>
<tr>
<th>Uses</th>
<th>Acres</th>
<th>Units</th>
<th>Percent of Non-Residential Acreage</th>
<th>Percent of Total Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural/Hillside</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Single Family</td>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Multi-Family</td>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Mobile Homes</td>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Residential Subtotal</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Office</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business Park</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Facilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parks/Rec&lt;sup&gt;(1)&lt;/sup&gt;</td>
<td>1.7</td>
<td>0</td>
<td>0.05</td>
<td>0.05</td>
</tr>
<tr>
<td>Fwy/Major Roads</td>
<td>3,200</td>
<td></td>
<td>99.95</td>
<td>99.95</td>
</tr>
<tr>
<td>Non-Residential Subtotal</td>
<td>3,201.7</td>
<td>0</td>
<td>100.0</td>
<td>100.0</td>
</tr>
<tr>
<td>Vacant Land</td>
<td>389.3</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL (Within Sphere of Influence)</td>
<td>3,591.0</td>
<td>0.0</td>
<td>100.0</td>
<td>100.0</td>
</tr>
</tbody>
</table>

<sup>(1)</sup> Represents Firestone Boy Scout Camp
### Table I-3
General Plan Land Use (By Category)

<table>
<thead>
<tr>
<th>Land Use Designations</th>
<th>Permitted Density / Intensity</th>
<th>Gross Acres In the City</th>
<th>Gross Acres In Sphere</th>
<th>Total Gross Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Designations</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RR Rural Residential</td>
<td>(1 ac/du)</td>
<td>1,392</td>
<td>1,392</td>
<td></td>
</tr>
<tr>
<td>RL Low Density Residential</td>
<td>(up to 3 du/ac)</td>
<td>3,089</td>
<td>3,089</td>
<td></td>
</tr>
<tr>
<td>RLM Low-Medium Residential</td>
<td>(up to 5 du/ac)</td>
<td>838</td>
<td>838</td>
<td></td>
</tr>
<tr>
<td>RM Medium Density Residential</td>
<td>(up to 12 du/ac)</td>
<td>275</td>
<td>275</td>
<td></td>
</tr>
<tr>
<td>RMH Medium High Residential</td>
<td>(up to 16 du/ac)</td>
<td>197</td>
<td>197</td>
<td></td>
</tr>
<tr>
<td>RH High Density Residential</td>
<td>(up to 20 du/ac)</td>
<td>66</td>
<td>66</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td></td>
<td>5,857</td>
</tr>
<tr>
<td><strong>Non-Residential Designations</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C General Commercial</td>
<td>(.25 – 1 FAR)</td>
<td>172</td>
<td>172</td>
<td></td>
</tr>
<tr>
<td>CO Commercial / Office</td>
<td>(.25 – 1 FAR)</td>
<td>63</td>
<td>63</td>
<td></td>
</tr>
<tr>
<td>OP Professional Office</td>
<td>(.25 – 1 FAR)</td>
<td>178</td>
<td>178</td>
<td></td>
</tr>
<tr>
<td>I Light Industrial</td>
<td>(.25 – 1 FAR)</td>
<td>93</td>
<td>93</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td></td>
<td>506</td>
</tr>
<tr>
<td><strong>Mixed Use Designations</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA Planning Areas</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PA-1</td>
<td></td>
<td>720</td>
<td>720</td>
<td></td>
</tr>
<tr>
<td>PA-2</td>
<td></td>
<td>401</td>
<td>401</td>
<td></td>
</tr>
<tr>
<td>PA-3</td>
<td></td>
<td>55</td>
<td>55</td>
<td></td>
</tr>
<tr>
<td>PA-4</td>
<td></td>
<td>82</td>
<td>82</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td></td>
<td>1,258</td>
</tr>
<tr>
<td><strong>Other Designations</strong>(a)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PF Public Facilities</td>
<td></td>
<td>27</td>
<td>27</td>
<td></td>
</tr>
<tr>
<td>W Water</td>
<td></td>
<td>19</td>
<td>2</td>
<td>21</td>
</tr>
<tr>
<td>F Fire</td>
<td></td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>S School</td>
<td></td>
<td>345</td>
<td>345</td>
<td></td>
</tr>
<tr>
<td>PK Park</td>
<td></td>
<td>158</td>
<td>158</td>
<td></td>
</tr>
<tr>
<td>GC Golf Course</td>
<td></td>
<td>178</td>
<td>178</td>
<td></td>
</tr>
<tr>
<td>OS Open Space</td>
<td></td>
<td>642</td>
<td>642</td>
<td></td>
</tr>
<tr>
<td>PR Private Recreation</td>
<td></td>
<td>15</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>AG Agriculture</td>
<td>1 du / 5 ac</td>
<td>0</td>
<td>3,589</td>
<td>3,589</td>
</tr>
<tr>
<td>Fwy / Major Roads</td>
<td></td>
<td>684</td>
<td>684</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td>9,690</td>
</tr>
</tbody>
</table>

(a) No F.A.R. or potential square footage has been identified for these quasi-public and recreational land use categories due to the wide range of uses permitted (e.g., civic center, schools, etc.) and because buildings are often part of large open space areas such as golf courses.
Table I-4
Potential Residential and Commercial Growth

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Existing Units/Sq. Ft.</th>
<th>Potential Additional Units/Sq. Ft.</th>
<th>Expected Total Development</th>
<th>Population at General Plan Buildout</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential City Sphere</td>
<td>17,813 DUS(1) 0</td>
<td>1,115 DUS(2) 718 DUS(3)</td>
<td>18,928 718</td>
<td>57,700(3) 2,200(3)</td>
</tr>
<tr>
<td>Commercial/Industrial</td>
<td>5,865,000 Sq. Ft. (2)</td>
<td>1,550,000 Sq.Ft. (4)</td>
<td>7,415,000</td>
<td></td>
</tr>
</tbody>
</table>

(1) 1993 Dept. of Finance
(2) The Planning Network, 1990
(3) Residential Densities on Vacant Land are assumed at 100% of the maximum permitted density. Includes projects currently under construction (7/94)
(4) Based on average development intensities consistent with current development patterns on vacant land. Includes projects currently under construction (7/94)
(5) Population based on 3.19 persons per household at a 4.5% vacancy rate.
D. COMMUNITY DEVELOPMENT ISSUES

The four major land use issues identified in the master Environmental Assessment are: 1) land use mix; 2) capacities of the natural and man-made environment to accommodate growth; 3) City image; and 4) local versus regional needs and short-term versus long-term solutions.

1. Land Use Mix

   a. Disposition of Remaining Vacant Lands Including, but Not Limited to, a Determination of Deed and Map Restriction Status.

   Determining the status of remaining vacant lands is a major policy decision facing the City. As part of the General Plan program, an “Open Land Survey” was conducted to identify possible development restrictions that might have previously been approved by the County. The survey found that various types of notations and restrictions had been placed by the County on the subdivision maps creating certain identified vacant lands. In some cases, deed restrictions were imposed to ensure that development would not occur without further legislative review on vacant lands; however, many other notations and “restrictions” were ambiguous.

   ISSUE ANALYSIS: Those lands which have been deed and/or snap restricted should be pursued as public open space. There is a need for examination of original and existing deed and map restrictions which affect vacant land proposed for development. Past confusion resulting from Los Angeles County transmittal of development entitlements should be resolved.

   b. Open Space Definition and Preservation

   There are different types of undeveloped lands in the City. These include natural undisturbed hillsides, ridges and canyon bottoms. Man-made open space can range from graded hillsides that appear “natural,” to open space areas which have been or may in the future be subject to deed or subdivision map restrictions which preclude development. Other open space areas include improved properties such as parks, golf courses, recreational facilities and cemeteries. This General Plan categorizes these different types of open space areas into distinct and clearly understood designations.

   Presently undisturbed hillsides, ridgelines and canyon bottoms located on privately owned property are susceptible to future development. Therefore, this General Plan sets forth strategies for land use development that will preserve significant environmentally sensitive areas through the use of techniques such as transfer of development rights and clustering.

   ISSUE ANALYSIS: Open space areas must be given clearly understood and identifiable designations and preservation strategies must be identified.

   c. Economics

   The City presently has a modest budget with a small operating reserve. Municipal costs generally tend to increase faster than revenues, and service needs can be expected to increase faster than services can be provided. Therefore, the City should control service costs while seeking ways to increase City revenues. City governments have two basic sources of revenue: Local residents and businesses.
As a means of increasing revenues, the City could attempt to increase property tax revenues by establishing Diamond Bar as an exclusive community. This might be accomplished by significantly lowering allowable densities on remaining vacant land and encouraging development of remaining vacant lands as gate-guarded communities. While resale and new houses in the City command fairly high prices (slightly over $300,000), market research shows that home prices must exceed half a million dollars before property tax revenues will qualify the area as an exclusive community. For areas of lower-priced housing, the City receives a much lower proportion of their revenues from local property taxes. Available data also indicates that lower priced single family dwellings, condominiums, and other attached multi-family housing cost proportionately more for services than they generate revenues.

A second source of additional revenue to the City is sales taxes generated by existing or new local businesses. In general, market research shows that retail commercial uses generate significantly more municipal revenues as compared to costs. By comparison, business park uses generally “break even,” while office uses cost more to serve than the revenues they produce for a city.

Potential sources of additional revenues for the City would be new or higher user fees, taxes, or service assessments. There are a variety of such charges available to cities that can be applied to either residents and/or businesses.

For these reasons, economic factors are closely tied to land use decisions; the amount and variety of non-residential (especially commercial) uses allowed in the City will largely define its revenue options as it determines the types of services it can provide. Aside from property taxes and per capita subventions, sales taxes are often the largest source of municipal revenues. However, the pro rata share of dollars to municipalities may shift outside of the City's control. It is important for the City to make sound land use decisions based on the long-term quality of the living environment, rather than solely on the economic benefits of unpredictable market trends.

Fundamental marketing strategies that cities typically employ, relative to commercial land, to generate positive municipal revenues/costs are as follows. Cities can choose to attract low-to middle-range shoppers, or they may decide to focus on upper-or high-end buyers. Depending on location, cities can also choose between attracting local buyers, or exploiting more regional shoppers. Diamond Bar can target all of these marketing strategies to maximize its economic return. The City could develop an area with good freeway visibility and access for high-end specialty commercial and offices uses. These uses could attract local, as well as a considerable amount of regional shoppers. High-end office uses could also be located nearby to support these commercial uses. There are also several large shopping centers in the City with good freeway visibility and access, which can support regional, freeway-serving, or community commercial uses. Smaller shopping centers located on major streets within the developed portions of Diamond Bar should be oriented mainly for local use. The City also has the potential to take advantage of regional mid-range shopping opportunities in the undeveloped northeastern portion of the City, along the Pomona Freeway.

**ISSUE ANALYSIS**

There is a need to encourage a variety of new or expanded commercial uses and other non-residential development, as well as investigate other funding mechanisms, to help finance City services, infrastructures and amenities.
2. Capabilities Of The Natural And Man Made Environment

a. Natural Resources

Events of this decade have highlighted our limited regional resources, such as air quality, water, and solid waste disposal. As a new City, Diamond Bar needs to establish its own position on these environmental issues. Although the City is largely built out, additional growth could place unacceptable limits on sensitive or scarce resources or on areas subject to hazards such as flooding (refer to flood hazard maps in MBA).

*ISSUE ANALYSIS:* There is a need for the City to plan for growth in ways that protect and conserve natural resources and the environment.

b. Infrastructure Capabilities

At present, the City has a fairly new infrastructure system and operates its services with a slight surplus of revenues. However, as the City ages, maintenance and service costs go up faster than municipal revenues increase. The current mix of land uses within the City is insufficient to adequately fund long-range capital and operating needs.

*ISSUE ANALYSIS:* There is a need to plan now for the anticipated increase in traffic, the maintenance of existing facilities, fund new facilities, and support future services to enhance the quality of life in Diamond Bar.

3. City Image

a. Balanced, Residential Community

Although originally intended to be developed as a master-planned community, Diamond Bar has not developed in an orchestrated manner subject to a master set of covenants, conditions and restrictions. It is, rather, a more traditional bedroom community, consisting primarily of single-family residential tract development, punctuated with local commercial businesses and multiple family housing at arterial intersections. Although the City lacks a “downtown” area which might contribute to a focused image, it has the reputation of a desirable and attractive place to live, containing many features of a more rural environment. The vision of the General Plan offers the opportunity to crystallize the image of the community.

*ISSUE ANALYSIS:* There is a need to define and promote a City image that reflects the City's many attributes and its long-term vision.

b. Land Use Compatibility

A major goal of the community is to protect existing neighborhoods and their character. There are outside pressures on the City to help solve regional traffic problems. At the same time, there are outside pressures on the City adversely affecting the City due to outside regional development and traffic. In general, housing densities, types of units, and lot sizes should be maintained in established residential areas. In some cases, the desire to protect the character of existing neighborhoods may require remedial action to eliminate uses that are not compatible or that are not appropriate for a specific area.
ISSUE ANALYSIS: There is a need to protect the character of existing neighborhoods from incompatible land uses.

4. Local versus-Regional Needs/Short-Term versus Long-Term Solutions

a. Circulation

Diamond Bar presently provides a number of “short cuts” for regional commuters during peak traffic periods and during periods of local freeway congestion. The City may choose to take appropriate measures to relieve regional congestion which would ultimately free up local roads for predominately local use. The City of Diamond Bar should proactively and aggressively work with and lobby adjacent/regional agencies to develop regional circulation solutions that directly benefit Diamond Bar local access needs. Local community residents should be given an opportunity for participation in the discussion of these needs and possible solutions.

ISSUE ANALYSIS: There is a need to prevent regional commuter traffic from impacting local traffic and local activities.

E. LAND USE GOALS, OBJECTIVES, AND STRATEGIES

“IT IS THE OVERALL GOAL OF THE LAND USE ELEMENT TO ENSURE THAT THE LAND USES AND DEVELOPMENT DECISIONS OF DIAMOND BAR MAINTAIN AND ENHANCE THE QUALITY OF LIFE FOR ITS RESIDENTS.”

GOAL 1 “Consistent with the Vision Statement, maintain a mix of land uses which enhance the quality of life of Diamond Bar residents, providing a balance of development and preservation of significant open space areas to assure both economic viability and retention of distinctive natural features of the community.”

Objective 1.1 Establish a land use classification system to guide the public and private use of land within the City and its Sphere of Influence.

Strategies: 1.1.1 Identify residential land use categories to provide an appropriate range of housing types for residential development within the City and its Sphere of Influence.

(a) The maximum gross density of Rural Residential (RR) will be 1.0 dwelling unit per gross acre (1 du/ac) or less, depending upon the establishment of a slope density ordinance.

(b) Designate existing developed single family detached residential parcels as Low Density Residential (RL) on the Land Use Map. The maximum density of such Low Density Residential parcels will be 3.0 dwelling units per gross acre (3.0 du/ac), or existing density, whichever is greater.

(c) Designate existing single family detached subdivisions as Low Medium Residential (RLM) on the Land Use Map. The maximum density of
Low Medium Residential areas will be 5.0 dwelling units per gross acre (5.0 du/ac), or existing density, whichever is greater.

(d) Designate existing planned townhome, condominium, apartment, mobile home, and other multiple family residential properties as **Medium Density Residential (RM)** on the Land Use Map. Maintain a maximum density of 12.0 dwelling units per gross acre (12 du/ac) within these areas.

(e) Designate existing, and planned townhome, condominium, apartment, and other multiple family residential properties as **Medium High Residential (RMH)** on the Land Use Map. Maintain a maximum density of 16.0 dwelling units per gross acre (16 du/ac) within these areas.

(f) Designate existing and proposed high density condominium and apartment developments and other high density properties as **High Density Residential (RH)** on the Land Use Map. Maintain a maximum density of 20.0 dwelling units per gross acre (20 du/ac) within these areas.

(g) Develop a slope density ordinance which shall be applied to all land use designations in the City. Such slope density shall reduce the number of dwelling units otherwise designated for the property as a function of average slope of the land in question in excess of 25 percent. Average slope is defined as follows:

\[
\text{Slope} = \frac{0.002296 I L}{A}
\]

I = Contour interval in feet

L = Summation of length of all contours in feet

A = area in acres of parcel considered

1.1.2 Ensure that the land use classification system provides adequate separation and buffering of less active residential uses from more intense land uses, major streets, and highways.

1.1.3 Identify commercial land use categories to provide for a range of retail and service uses to serve City needs and to guide development within the City and its Sphere of Influence.

(a) Encourage active pursuit of commercial development in Gateway Corporate Center as a means of increasing City revenues.

(b) Establish General Commercial (C) areas to provide for regional, freeway-oriented, and/or community retail and service commercial uses. Development of General Commercial areas will maintain a floor area ratio (FAR) between 0.25 and 1.00.

(c) Designate Commercial Office (CO) land use areas on diverse, mixed use commercial retail, office and service properties. Development within Commercial Office areas will maintain an FAR between 0.25 and 1.00.
(d) Designate Professional Office (OP) areas to provide for the establishment of office-based working environments for general, professional, and administrative offices, as well as support uses. Development within Professional Office areas will maintain an FAR between 0.25 and 1.00.

1.1.4 Areas designated Light-Industrial (I) on the General Plan Land Use Map are to provide for light industrial, research and development, and office-based industrial firms seeking a pleasant and attractive working environment, as well as for business support services, and commercial uses requiring more land area than is available in General Commercial or Commercial Office areas. These areas will maintain a maximum floor area ratio of 0.25 to 1.00.

1.1.5 The Public Facilities (PF) designation is designed to identify existing or potential (future) sites for necessary public facilities or infrastructure improvements. The primary purpose of land designated as Public Facilities, is to provide areas for the conduct of public and institutional activities, such as public schools, parks and water facilities, including but not necessarily limited to local, State, and Federal agencies, special districts, and both public and private utilities. These uses maintain development standards which do not exceed that of the most restrictive adjacent designation.

1.1.6 Areas designated as Open Space (OS) provide recreational opportunities, preservation of scenic and environmental values, protection of resources (water reclamation and conservation), protection of public safety and preservation of animal life. This designation also includes lands which may have been restricted to open space by map restriction, deed (dedication, condition, covenant and/or restriction), by an Open Space Easement pursuant to California Government Code (CGC), Section 51070 et seq. and Section 64499 et seq. This designation carries with it a maximum development potential of one single family unit per existing parcel, unless construction was previously restricted or prohibited on such properties by the County of Los Angeles.

1.1.7 Provide Park (PK) designations for existing and future public parks. Designate the Diamond Bar Country Club as Golf Course (GC). Designate major private recreational facilities (e.g. Little League ball fields, YMCA) as Private Recreation (PR). The Private Recreation designation may be applied to lands required to be set aside for recreational use which have not been dedicated to or accepted by a public agency; no development may take place on these lands other than open space uses specifically permitted by the applicable Planned Unit Development and/or deed restrictions.

1.1.8 Areas designated as Planning Areas (PA) are designed to conserve open space resources and are to be applied to properties where creative approaches are needed to integrate future development with existing natural resources. All proposed development within these designated areas shall require the formation of a Specific Plan pursuant to the provisions of Government Code Section 65450.
Land uses which may be appropriate within the planning areas shall be subject to public hearings and approval of the City Council. Each Specific Plan must incorporate innovation and superior design addressing the uniqueness of each area and create a more desirable living environment than could be achieved through conventional development.

1.1.9  Encourage the innovative use of land resources and development of a variety of housing and other development types, provide a means to coordinate the public and private provision of services and facilities, and address the unique needs of certain lands by recognizing Specific Plan (SP) overlay designation:

(a) for large scale development areas in which residential, commercial, recreational, public facilities, and other land uses may be permitted; and,

(b) large acreage property(ies) in excess of ten (10) acres that are proposed to be annexed into the City.

At such time as development might be proposed, require formulation of a specific plan pursuant to the provisions of Government Code Section 65450 for the Sphere of Influence area that will protect its unique biological and open space resources, create fiscal benefits for the City and enhance its infrastructure, while minimizing future adverse impacts to both the human and natural environment of the City, as well as the region (see Strategy 1.1.4 of the Circulation Element).

1.1.10 Within the Agricultural (AG) designation, permit single family residential at a maximum density of 1.0 dwelling unit per 5 gross acres (1.0 du/5ac), agricultural and compatible open space, public facility, and recreation uses (see also Land Use Element Strategies 1.6.3 and 1.6.4).

Objective 1.2  Preserve and maintain the quality of existing residential neighborhoods while offering a variety of housing opportunities, including mixed land uses.

Strategies:  1.2.1 Maintain a system of identifiable, complementary neighborhoods, providing neighborhood identity signage, where appropriate, and ensuring that such signage is well maintained over time.

1.2.2 Maintain the integrity of residential neighborhoods by discouraging through traffic and preventing the creation of new major roadway connections through existing residential neighborhoods.

1.2.3 Maintain residential areas which protect natural resources, hillsides, and scenic areas.

(a) Development in hillside areas should be designed to be compatible with surrounding natural areas, compatible to the extent practical with surrounding development, aesthetically pleasing, and provide views from development, but not at the expense of views of the development.

(b) Earthwork in hillside areas should utilize contour or landform grading.
(c) Minimize grading to retain natural vegetation and topography.

1.2.4 Maintain residential areas which provide for ownership of single family housing and require that new development be compatible with the prevailing character of the surrounding neighborhood.

1.2.5 Enact Development Code Provisions for the development of second units on a single family parcel. Ensure that the single family character and integrity of the neighborhood be protected and that road, water, and sewer systems are capable of supporting such development.

1.2.6 Broaden the range of, and encourage innovation in, housing types. Require developments within all Residential areas to provide amenities such as common usable, active open space and recreational areas, when possible.

1.2.7 Where consistent with the other provisions of the Diamond Bar General Plan, encourage the provision of low and moderate cost housing (see also Housing Goals, Objectives, and Strategies in this document).

**Objective 1.3** Designate adequate land for retail and service commercial, professional services, and other revenue generating uses in sufficient quantity to meet the City's needs.

**Strategies:**

1.3.1 Designate such lands for commercial use as are necessary to minimize sales tax leakage out of Diamond Bar and to capture the City's fair share of sales tax revenue.

(a) Identify retail needs which are not being met in the community.

(b) Define and implement an economic development program to attract needed commercial uses to the City.

1.3.2 Encourage the development of businesses that take advantage of locations visible from the freeway, where appropriate.

1.3.3 Encourage neighborhood serving retail and service commercial uses.

(a) Typical uses in the Commercial Office category include uses such as general retail, specialty retail, markets, food and drug stores, commercial services, restaurants, automotive repair and service, hardware and home improvement centers, recreation, professional and business offices, financial institutions, medical offices, and real estate offices.

1.3.4 Encourage the retention, rehabilitation, refurbishment, and/or expansion of existing business establishments. Residentially compatible home occupations where consistent with other provisions of the General Plan and Development Code should be allowed subject to standards enacted to protect the privacy and residential character of the neighborhood.
1.3.5 Encourage revenue generating uses in locations that serve the City's needs.

(a) Professional Office areas are to provide for the establishment of office-based working environments for general, professional, and administrative offices, as well as necessary support uses.

(b) The Gateway Corporate Center in particular offers large lots with a capacity for multi-story buildings: and is designed to take advantage of unique locations with good freeway access, as well as access to miscellaneous support uses. Buildings adjacent to the freeways along Gateway Center Drive and Bridgegate Drive should have a maximum of six (6) stories. Buildings along Copley Drive and Valley Vista Drive should have a maximum of eight (8) stories. Trees native to the area should be used to obstruct unsightly views.

1.3.6 Encourage consolidation of individual lots into a coordinated project; encourage provision of enhanced amenities such as public art, plaza areas, open space and landscaping, and pedestrian facilities in excess of required minimums; or provision of housing within a mixed use project.

1.3.7 Undertake programs to target revitalization of existing commercial uses and selected new retail uses needed to expand the range of goods and services available to local residents and to generate needed sales tax revenue.

Objective 1.4 Designate adequate land for educational, cultural, recreational, and public service activities to meet the needs of Diamond Bar residents.

Strategies:

1.4.1 Ensure that land owned and purchased for public use by public agencies is designated on the Land Use Map for public purposes. Specific uses within the Public Facilities category, as shown on the Land Use Map include water facilities, fire stations, schools, parks, libraries, and similar facilities.

1.4.2 Promote joint development and use of parks and open space facilities with adjacent jurisdictions; promote development of joint school/park sites and public amenities.

1.4.3 When a public agency determines that land it owns is no longer needed, ensure that the property is offered to other agencies, including the City of Diamond Bar, for public uses, prior to conversion to private sector use.

1.4.4 Designate and pursue acquisition of a centralized site for use as a civic/multi-purpose community center.

1.4.5 Pursue development of major joint use recreation and meeting facilities as part of educational facility development.

1.4.6 Work with Tres Hermanos property owner(s) to incorporate, where appropriate, educational/cultural, recreational and public services to include arterial highway access to future schools.
1.4.7 Work with neighboring jurisdictions and other agencies in the coordination and designation of educational, cultural and recreational plans to include arterial highway access to future schools.

**Objective 1.5** Maintain a feeling of open space within the community by identifying and preserving an adequate amount of open land.

**Strategies:**

1.5.1 Develop an Open Space program which will identify and preserve open space land and rank its importance consistent with community needs, objectives and financial capability. As part of the Slope Density Scale Ordinance, develop a formula for the preservation of open space.

1.5.2 On all applications for subdivision and development approval, require the submission of a title report or other acceptable documentation of deed and map restrictions.

1.5.3 Land designated as Open Space by deed (dedication, condition, covenant and/or restriction) by open space easement (CGC Section 51070 et seq.) or by map restriction (explicit or previous subdivision) must comply with an established review and decision making process prior to the rescission, termination, abandonment and/or removal of an open space dedication easement and/or restriction.

Any decision to rescind, terminate, abandon, remove or modify a deed must be supported by findings that the decision is of significant benefit to the City.

(a) Vacant land which deed is burdened by an open space dedication, condition, covenant and/or restriction shall be required to be subject to the abandonment process substantially similar to that which is set forth in CGC Section 51090 et seq.

(b) Vacant land which is burdened by an open space easement pursuant to CGC Section 51070 et seq. shall be required to be subject to the abandonment process set forth in CGC 51090 et seq.

(c) Vacant land which is burdened by an explicit open space designation delineated upon a map which was the result of a previous subdivision approval shall be required to be subjected to at least one public hearing before the City Council prior to any action to remove said restriction.

A decision to rescind, terminate, abandon, remove or modify an open space deed, map restriction or OS land use designation must be preceded by both a finding by the City Council that the decision confers a significant benefit on the City and a favorable vote of the electorate at a regular or special election.

1.5.4 Vacant land and/or existing residential lots burdened by map restrictions which delineate limitations or prohibitions related to building construction allowable residential units, or other such non open space restrictions, shall be required to be subject to a process established by the City Council prior to removal of such restrictions.
(a) Vacant land burdened by non open space restrictions shall be required to be subjected to public hearings before the Planning Commission and the City Council before any action can be taken to remove any such restrictions. Any decision to remove said map restrictions must be supported by findings that such removal is of significant benefit to the City.

(b) Existing residential lots that are burdened by non open space map restrictions shall be required to be subject to a process established by the City Council prior to removal of any such restrictions.

1.5.5 Obtain Open Space land through feasible acquisition and management techniques such as:

(a) Acquisition of land for parks and natural area conservation through a process of entitlement review and density transfer among land uses of like designation and entitlements review.

(b) Investigation of a bond issue for purchase of open space areas not already protected by open space restrictions.

(c) Establishment of lighting and landscape districts for open space improvements and maintenance.

(d) Through the entitlement process where the landowner/developer would agree to sell at less than market value or dedicate property in exchange for development rights.

1.5.6 To preserve significant environmental resources within proposed developments, allow clustering or transferring of all or part of the development potential of the entire site to a portion of the site, thus preserving the resources as open space, and mandating the dedication of those resources to the City or a conservancy.

Objective 1.6 Consistent with the Vision Statement, provide flexibility in the planning of new development as a means of encouraging superior land use by means such as open space and public amenities.

Strategies: 1.6.1 A master plan shall be developed for each area of the City designated as a Planning Area (PA). The location of each Planning Area is shown on Figure I-2. Descriptions of each area and the contemplated land use designations are defined as follows:

(a) Planning Area 1

PA-1 is located within the incorporated City south of the Pomona Freeway west of Chino Hills Parkway. This 720± acre vacant area is part of the larger Tres Hermanos Ranch property spanning Grand Avenue, including property within the City of Chino Hills. PA-1 incorporates the
Figure I-2
Proposed Land Use Map
Agriculture (AG) land use designation permitting single family residential at a maximum density of 1.0 dwelling unit per 5 gross acres. Facilities appropriate for this site should be designed based upon a vision for the future and not merely extend the patterns of the past. Such facilities may include educational institutions, reservoir for practical and aesthetic purposes, commercial developments which are not typical of those found in the area and a variety of residential, churches, institutional and other uses which are complimentary to the overall objective of having a master planned area. Development within the Tres Hermanos area should be designed so as to be a part of the Diamond Bar community as well as compatible with adjacent lands.

(b) Planning Area 2

PA-2 is comprised of approximately 400 vacant acres located in two non-contiguous areas. Sub-Area A consists of approximately 325 acres located east of Diamond Bar Boulevard, north of Grand Avenue, south of Gold Rush Drive, at the terminus of Highcrest Drive. Sub-Area B consists of approximately 75 acres located east of Pantera Park. Appropriate land uses for this 400 ± acre non-contiguous area include a maximum of 130 single family detached residential dwelling units concentrated along the anticipated extension of Highcrest Drive, a minimum of 75 percent of the total 400 acre area set aside as dedicated open space. A two-acre area located at the southeast corner of Diamond Bar Boulevard and Gold Rush Drive should be developed for public facility or commercial uses. In order to minimize environmental impacts and maximize clustering, residential lots shall range in size from 6,000 to 10,000 square feet.

(c) Planning Area 3

PA-3 located south of Grand Avenue and east of Golden Springs Drive incorporates approximately 55 acres of developed and undeveloped land. Appropriate land uses for this multiple ownership area include mixed-use commercial retail and office professional uses. PA-3 is comprised of approximately 15 acres designated General Commercial (C) at the intersection of Grand Avenue at Golden Springs Drive and Professional Office (OP) uses for the remainder of the planning area. The maximum intensity of development for this planning area is a FAR of 1.00.

(d) Planning Area 4

PA-4 consists of 82 vacant acres and is located west of Brea Canyon Road, north of Peaceful Hills Road and south of South Pointe Middle School. Land use designations appropriate for this planning area include Park (PK), Public Facilities (PF) and Open Space (OS). The most sensitive portion of the site shall be retained in permanent open space. The site plan shall incorporate the planning and site preparation to accommodate the development of Larkstone Park of a suitable size and location to serve the neighborhood as approved by the City.
1.6.2 Require that Planning Area projects provide a greater level of community amenities and cohesiveness, achieve superior land use, and create a more desirable living environment than could be achieved through conventional subdivision design and requirements.

1.6.3 Designate the following larger properties as future Specific Plan (SP) areas. This designation is an overlay to the base land use category providing for mixed use projects in the future subject to approval of a Specific Plan consistent with Government Code Section 65450. The issues to be addressed and the type and maximum intensity of development within the future Specific Plan area is defined below.

(a) Planning Areas 1-4 as described within Strategy 1.6.1

(b) Sphere of Influence

The 3,600 acre multiple ownership Sphere of Influence area contains unique biological and open space resources. The formulation of a future Specific Plan should incorporate provisions to protect existing resources while minimizing future adverse impacts to both the human and natural environment of the City, as well as the region (see Strategy 1.1.4 of the Circulation Element).

1.6.4 Encourage clustering within the most developable portions of project sites to preserve open space and/or other natural resources. Such development should be located to coordinate with long-term plans for active parks, passive (open space) parks, and preserve natural open space areas.

(a) Encourage offers to dedicate additional open space land to the City or a conservancy.

1.6.5 Where feasible within new developments, encourage a mixture of complementary development types (e.g. commercial, residential, recreational, sales tax and employment-generating uses) which can be provided in an integrated manner.

GOAL 2

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

Objective 2.1 Promote land use patterns and intensities which are consistent with the Resource Management Element and Circulation Element.

Strategies: 2.1.1 Ensure that planning programs and individual development projects within and affecting the City recognize, and are sensitive to, environmental resource limitations.
(a) Prior to approving new development or the intensification of existing development within the City of Diamond Bar, ensure that the environmental consequences of the proposed action have been recognized adjacent jurisdictions, insist that there be a recognition and appropriate mitigation of the environmental consequences of the proposed action.

2.1.2 Ensure that new development utilizes feasible contemporary technologies to reduce energy and water consumption, generation of solid and hazardous wastes, and air and water pollutant emissions.

2.1.3 Ensure that time-specific issues are evaluated as part of the review of new development and intensification of existing development. For example, when deemed appropriate by the City, require prior to approval that biological assessments be prepared through the seasonal cycle of plants and migration of wildlife for a period of not less than one year.

Objective 2.2 Maintain an organized pattern of land use which minimizes conflicts between adjacent land uses.

Strategies:

2.2.1 Require that new developments be compatible with surrounding land uses.

2.2.2 Prohibit the development of adjacent land uses with significantly different intensities, or that have operating characteristics which could create nuisances along a common boundary, unless an effective buffer can be created.

2.2.3 Where land uses of significantly different intensity or use are planned adjacent to each other, ensure that individual site designs and operations are managed in such a manner as to avoid the creation of nuisances and hazards.

2.2.4 Require that new developments be designed so-as to respect the views of existing developments; provide view corridors which are oriented toward existing or proposed community amenities, such as a park, open space, or natural features. As part of the Development Code, adopt clear standards to identify the extent to which views can, and will, be protected from impacts by new development and intensification of existing development.

Objective 2.3 Ensure that future development occurs only when consistent with the availability and adequacy of public services and facilities.

2.3.1 Through the environmental and development review processes, ensure that adequate services, facilities, and infrastructure are available to support each development.

2.3.2 Require new development to pay its fair share of the public facilities and off-site improvements needed to serve the proposed use.
GOAL 3
“Consistent with the Vision Statement, maintain recognition within Diamond Bar and the surrounding region as being a community with a well planned and aesthetically pleasing physical environment.”

Objective 3.1 Create visual points of interest as a means of highlighting community identity.

Strategies:
3.1.1 Develop and locate City entry monuments, highlighting key community entry points and open space areas to identify Diamond Bar to local and commuter traffic.

3.1.2 Where feasible and appropriate, add areas for landscaping, such as in medians or by widening parkways within the primary arterial roadway system, as a means of traffic control, providing pedestrian amenities, and as an aesthetic feature for the community.

3.1.3 Pursue the establishment and expansion of landscape maintenance districts as a means of ensuring the ongoing maintenance of medians and community entry statements, as well as maintenance of landscaping of hillsides along major roadways.

3.1.4 Consider a program to place public art at prominent locations throughout the City of Diamond Bar.

3.1.5 Encourage the provision and maintenance of neighborhood identification signage.

Objective 3.2 Ensure that new development, and intensification of existing development, yields a pleasant living, working, or shopping environment, and attracts interest of residents, workers, shoppers, and visitors as the result of consistent exemplary design.

Strategies:
3.2.1 Within the urban residential portions of the City, require the incorporation of open space and recreational areas into the design of new projects. Within topographically rugged and rural areas, emphasize the preservation of natural landforms and vegetation.

3.2.2 Require in the Development Code that setbacks from streets and adjacent properties relate to the scale of the structure as well as the size of the street right-of-way. Require that building setbacks along roadways be varied so as to avoid a monotonous street scene.

3.2.3 Minimize the use of block walls unless they are needed for a specific screening, safety, or sound attenuation purpose. Where feasible, provide instead a wide open area with informal clusters of trees, defined by split rail, wrought iron, or similar open fencing. Where construction of a solid wall which will be visible along a public street is necessary, provide landscaping such as trees, shrubs, or vines to break the visual monotony, and soften the appearance of the wall, and to reduce glare, heat, or reflection. Where solid walls currently exist along the
primary roadway system, and it is possible to retrofit landscape screens, establish a funding mechanism for the construction of such screens.

3.2.4 Enhance pedestrian activity within residential, commercial, office, and light industrial areas.

(a) Ensure that non-residential facilities are oriented to the pedestrian, by the incorporation of seating areas, courtyards, landscaping, and similar measures.

(b) Utilize “street furniture” (decorative planters, bike racks, benches) to create and enhance urban open spaces.

(c) Design commercial and office projects so as to have a central place, main focus, or feature.

(d) Utilize varied building setbacks and staggered elevations to create plaza-like areas which attract pedestrians, whenever possible.

3.2.5 Require that automobile service facilities and commercial loading areas be oriented away from the street frontage and from residential edges wherever possible to minimize sight and sound impacts.

3.2.6 Where the rear or sides of commercial, office, or other non-residential buildings will be visible within a residential neighborhood, ensure that the visible elevations will be treated in such a manner as to provide a pleasing appearance.

3.2.7 Ensure that commercial developments are designed with a precise concept for adequate signage, including provisions for sign placement and number, as well as sign scale in relationship to the building, landscaping, and readability as an integral part of the signage concept. Ensure that signs are integrated into the overall site and architectural design theme of commercial developments.

3.2.8 In conjunction with area utility companies, pursue a program of undergrounding overhead utility lines.

3.2.9 Include within the Development Code requirements for the size and quantity of trees to be planted within new development and intensification of existing development.

3.2.10 New development shall comply with the City’s Hillside Management Ordinance.

3.2.11 In Rural Residential (RR) minimize right-of-way width to the extent feasible.

Objective 3.3 Protect the visual quality and character of remaining natural areas, and ensure that hillside development does not create unsafe conditions.

Strategies: 3.3.1 Balance the retention of the natural environment with its conversion to urban forms.
3.3.2 Promote incorporation of hillside features into project designs.

3.3.3 As part of the Development Code, maintain hillside development regulations that are sensitive to natural contours and landforms.

3.3.4 Limit grading to the minimum necessary.

3.3.5 Require that all manufactured slopes be landscaped and that, where practical, landform grading and planting techniques be implemented in the construction of manufactured slopes.

  (a) Foliage used in planting palettes should be drought tolerant, fire resistant, and have colors similar to those of native materials in the surrounding area.

  (b) Within landform graded slopes, plants should be grouped within swale areas to more closely reflect natural conditions.

GOAL 4 “Consistent with the Vision Statement, encourage long-term and regional perspectives in local land use decisions, but not at the expense of the Quality of Life for Diamond Bar residents.”

Objective 4.1 Promote and cooperate in efforts to provide reasonable regional land use and transportation/circulation planning programs.

Strategies:

4.1.1 Take a proactive role to coordinate Diamond Bar's land use plan with those of surrounding cities and other agencies.

4.1.2 Consider the potential impacts of proposed Diamond Bar developments on neighboring jurisdictions as part of the development review process. Notify neighboring jurisdictions when considering changes to the City's existing land use pattern.

4.1.3 Monitor the progress of major regional developments; cooperate with appropriate City, County, State, and Regional organizations to achieve maximum interaction and cooperation; participate fully in relevant regional development patterns.

4.1.4 Encourage coordination with adjacent cities and other agencies to lobby the State and Federal government on regional issues which affect the City of Diamond Bar.

4.1.5 Monitor and evaluate potential impacts upon the City of Diamond Bar, of major proposed adjacent, local, and regional developments, in order to anticipate land use, circulation, and economic impacts and related developmental patterns of the City of Diamond Bar.
4.1.6 Relate major regional impacts to planning action which might be required to safeguard the best interests and Quality of Life of the City of Diamond Bar.

Objective 4.2 Maintain City boundaries which are reasonable in terms of existing service capabilities, social and economic interdependencies, citizen desires, and City revenues and expenditures.

Strategies: 4.2.1 Seek annexation of those areas which have primary access through Diamond Bar and whose residents and businesses are most logically served by the City.

4.2.2 Consider annexation of additional areas west of the City boundaries including expansion of the adopted Sphere of Influence, where the following findings can be made:

(a) Compatibility exists with the goals and desires of the people and the City of Diamond Bar;

(b) The proposed annexation is consistent with goals and objectives of the General Plan;

(c) Significant benefits will; be derived by the City and affected property owners/residents upon annexation;

(d) There exists a significant social and economic interdependence and interaction between the City of Diamond Bar and the area proposed for annexation.

F. LAND USE PLAN

The Land Use Plan describes the extent of future development in Diamond Bar and identifies standards for that development. The geographic locations of land uses are presented in the Land Use Map, Figure I-2, and the standards for development and resulting General plan buildout are presented in the General Plan Land Use Table I-3. Table I-4 presents a summary of potential residential and commercial growth under the General Plan.

1. Land Use Designations

Land use designations are necessary to identify the type of development that is allowed in a given location. While terms such as “residential”, “commercial”, and “industrial” are generally understood, State general plan law requires a clear and concise description of the land use categories shown on the Land Use Map.

The City of Diamond Bar Land Use Element provides for 18 land use designations. General Plan land use categories are defined above in Section E - Land Use Goal, Objectives and Strategies. Strategy 1.1.1 outlines residential land use and includes five classifications ranging from rural residential to high density residential use. Strategies 1.1.3 and 1.1.4 define commercial land uses for a range of retail and service uses including general commercial, commercial office, professional office, and light industrial. Strategies 1.1.5 through 1.1.10 describe other land use categories including public facilities, open space, park,
planning area, agriculture and specific plan. The Land Use Plan Development Capacity Summary Table I-3 illustrates these classifications, each of which has a residential density or a land use intensity. Additional non-residential land use categories include public facilities, conservation open space, park, golf course, private recreation, and planned preservation.

2. Land Use Intensity/Density

The Element uses certain terminology to describe the land use designations. The term “density” refers to residential uses and to the population and development capacity of residential land. Density is described in terms of dwelling units per gross acre of land (du/ac). For example, 50 dwelling units occupying 20 acres of land is 5.0 du/ac.

The land use designations, or categories, in this Element are described in terms of intensity and density. The term “intensity” which applies to non-residential uses, refers to the extent of development on a parcel of land or on a lot. It includes the total building square footage, building height, the floor area ratio, and/or the percent of lot coverage. Intensity is often used to describe non-residential development levels, but in a broader sense, intensity is used to express overall levels of both residential and non-residential development types. In this Element, floor area ratio and building square footage are used as measures of non-residential development intensity.

Floor Area Ratio (FAR) represents the ratio between the total gross floor area of all buildings on a lot and the total area of that lot. To determine FAR, divide gross floor area of all buildings on a lot by the land area of that lot. For example, Figure I-3 illustrates that a 10,000 square foot building on a 40,000 square foot lot yields an FAR of 0.25:1. The FAR controls the intensity of use on a lot. A 0.25:1 FAR can yield a building of one story in height which covers one-half of the lot area, or a taller building which covers less of the lot and provides for more open space around the building.

State General Plan law requires that the Land Use Element indicate the maximum densities and intensities allowed under each land use designation. The land use designations shown on the Land Use Map are described in detail in this Element. Strategies 1.1.1 through 1.1.10 describe each land use designation shown on the Land Use Map and provides a corresponding indication of maximum density or intensity of developments.

Maximum allowable development on individual parcels of land is governed by these measures of density or intensity. Table 1-3 identifies the acreage dedicated to each land use category. Table I-4 presents the overall future development in Diamond Bar under General Plan buildout. Average residential densities are 100% of the maximum permitted density. Average commercial/industrial FARs are based on existing development patterns. For various reasons, many parcels in the community have not been developed to their maximum density or intensity and, in the future, maximum development as described in this Element can be expected to occur only on a limited number of parcels. Development at an intensity or density between the expected and maximum levels can occur only where projects offer exceptional design quality, important public amenities or benefits, or other factors that promote important goals and policies of the General Plan. For the residential land use designations, projects are expected to build to a density at least as high as the lowest density allowed by their respective designations.
Figure I-3
Possible Building Configurations for 0.25:1 Floor Area Ratio

Floor Area Ratio (FAR) = \frac{\text{Gross Building Area (All Floors)}}{\text{Lot Area}}
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II. HOUSING ELEMENT
## CITY OF DIAMOND BAR
### HOUSING ELEMENT

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II. HOUSING ELEMENT

II-1. INTRODUCTION

A. COMMUNITY CONTEXT

The City of Diamond Bar is located in the southeast corner of Los Angeles County, at the intersection of Los Angeles, Orange and San Bernardino Counties. The City is situated at the eastern end of the East San Gabriel Valley, adjacent to both State Routes 57 and 60 (“Pomona Freeway”) as shown in Figure II-1. Diamond Bar began as Rancho Los Nogales (Rancho of the Walnut Trees) after a Spanish land grant in 1840. At its height, it was one of the largest cattle and walnut ranches in Southern California. Until the mid-20th century, this land was alternately combined and divided for various agricultural uses. In 1956, the Christiana Oil Corporation and the Capital Oil Company, a subsidiary of the Transamerica Corporation, purchased the Diamond Bar Ranch. A comprehensive development plan was prepared and approved for the City, making it one of the first master-planned communities in Los Angeles County.

During the 1960s, suburban development spread eastward from the Los Angeles basin, stimulating local housing and population growth as Diamond Bar's open hillsides were replaced with homes. Despite its initial conception as a master-planned community, Diamond Bar was not developed in an orchestrated manner while it remained an unincorporated community. In March 1989, local voters approved incorporation in order to assert stricter control over local development. On April 18, 1989, Diamond Bar became the 86th city in Los Angeles County, and by 2000 has grown to a population of approximately 59,000 and 18,000 housing units.

Demographic shifts are occurring in the City. In 1990, approximately half of Diamond Bar residents were white, one-quarter of the residents were Asian, and nearly one-fifth of residents were Hispanic. In 2000, approximately 42 percent of the residents were Asian, 31 percent were white, 18 percent were Hispanic, and 5 percent were Black.

The City's population is aging; between 1980 and 2000, the median age for Diamond Bar increased from 27.5 years to 36.5 years. During the same period, adults between the ages of 35 and 64 increased significantly as a proportion of the population, from 31 percent in 1980 to 50 percent in 2000, attracted by the many move-up housing opportunities in the City. The senior population also grew; the share of the population aged 65 years and above increased from 2 percent to 7.5 percent during the ten-year period. In terms of actual numbers, the senior population increased from approximately 600 persons in 1980 to 4,200 persons in 2000. The City will continue to experience growth in its senior population as persons in their 50's and early 60's age in place.

In contrast to the size of its population, Diamond Bar has a relatively small employment base; in 2005 there were approximately 16,400 jobs in the City. Major employers include Allstate Insurance, Travelers Insurance, South Coast Air Quality Management District, and the Walnut Valley Unified School District. While the City actually lost jobs during the early 1990's like many California communities hit by recession, SCAG projects a dramatic increase in employment between 2005 and 2020. The City adopted a Redevelopment Plan in 1997 aimed at stimulating economic activity and job growth.
Figure II-1: Regional Location Map
Diamond Bar offers a variety of housing choices. Single-family homes account for 85 percent of over 18,000 total units while multifamily units including condominiums and apartments constitute 13 percent of the housing stock. The City also contains two mobile home parks which comprise the remaining 2 percent of the housing stock. The housing stock is generally in good physical condition. However, four older single-family neighborhoods with units constructed during the 1960's and 1970's are showing early signs of aging and deferred maintenance; these neighborhoods could be the focus for potential housing rehabilitation programs. The City has one assisted housing project, The Seasons-Diamond Bar Senior Apartments, providing nearly 150 senior housing units, 20 percent of which are reserved for lower income households.

Housing prices for Diamond Bar remain relatively high with the median price single-family home at approximately $659,000 and median price for condominiums at approximately $374,000. These estimates are based primarily on resale of existing units; there has been very little new residential construction since the 1980s. Although there are relatively few apartments in Diamond Bar, representative rent for a 2-bedroom apartment was $1,400 to $2,000 per month.

Most of the level, easily developable land in the City has already been developed, and much of the remaining land is exposed to a variety of geotechnical and topographic conditions which may constrain the development of lower priced residential units. In addition, inadequate infrastructure may also act as a constraint to residential development. The majority of future residential growth in Diamond Bar will occur in the underdeveloped northeast and southern areas. 720 acres of the Tres Hermanos Ranch falls within the City's northeast sphere of influence and is anticipated to include some multi-family housing on areas of moderate slope.

B. ROLE OF HOUSING ELEMENT

Diamond Bar is faced with various important housing issues: a balance between employment and housing opportunities; a match between the supply of and demand for housing; preserving and enhancing affordability to provide housing for all segments of the population; preserving the quality of the housing stock; and providing new types of housing necessary to accommodate the demographic shifts. This Housing Element provides policies and programs to address these issues.

Diamond Bar's Housing Element is a five-year plan for the period 2000 to 2005, unlike other General Plan elements which typically cover a minimum ten-years planning horizon. This Housing Element identifies strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental and other constraints to the housing development; and 5) promoting equal housing opportunities.

The Diamond Bar Housing Element consists of the following major components:

- An analysis of the City's demographic and housing characteristics and trends (Section 2)
- A review of potential market, governmental, and environmental constraints to meeting the City’s identified housing needs (Section 3).
- An evaluation of resources available to address Diamond Bar's housing goals (Section 4).
- A statement of the Housing Plan to address the City's identified housing needs, including housing goals, policies and programs (Section 5).

C. DATA SOURCES

In preparing the Housing Element, various sources of information are consulted. The 1990 Census provides the basis for population and household characteristics. Although dated, the Census remains the most comprehensive and widely accepted source of information on demographic characteristics. In addition, 1990 Census data must be used...
in the Housing Element to ensure consistency with other Regional, State, and Federal housing plans. However, several sources of information are used to supplement and provide reliable updates of the 1990 Census.

- Population and demographic data is updated by the State Department of Finance, and 1998/99 school enrollment information from the State Department of Education;
- Housing market information, such as home sales, rents, and vacancies, is updated by City surveys and property tax assessor's files;
- Local and County public and nonprofit agencies are consulted for information on special needs populations, the services available to them, and gaps in the system;
- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database; and
- Housing condition information is provided by the City.

D. PUBLIC PARTICIPATION

Opportunities for residents, businesses and interest groups to recommend strategies, review, and comment on the City's Housing Element are an important component of the Housing Element preparation program. The Planning Commission conducts a public study session upon completion of the housing needs assessment and prior to formulation of the Element's policies and programs. This study session is advertised to the public and broadcast on cable television.

Once the public review Draft Housing Element was completed, copies of the Element were disseminated for review throughout the community at locations including City Hall, local libraries, the City's mobile home parks, and “The Seasons” assisted senior apartment project. In order to make citizens aware of the availability of the Draft Element for review and to notice the Planning Commission public hearing on the Draft, the City placed advertisements in two daily publications, the Inland Valley Daily and the San Gabriel Valley News. A quarter-page advertisement was also placed in The Weekly which is distributed to all addresses in Diamond Bar and Walnut, and a full-page announcement was placed in the Windmill which is distributed monthly to every address within the City. A second round of similar announcements will be placed for City Council public hearings on the Draft Element. Upon completion of review of the Draft Element by the State Department of Housing and Community Development (HCD), public hearings are held before the Planning Commission and the City Council. Notification for all public hearings are posted in the local newspaper and meetings are televised to provide broader outreach to the community.

E. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The City of Diamond Bar General Plan consists of six elements: 1) Land Use; 2) Housing; 3) Resource Management; 4) Public Health and Safety; 5) Circulation; and 6) Public Services and Facilities. This Housing Element builds upon the other General Plan elements and is consistent with the policies and proposals set forth by the Plan. Examples of inter-element consistency include: residential development capacities established in the Land Use Element are incorporated within the Housing Element, and the discussion of environmental constraints in the Housing Element is based upon information from the Resource Management and Public Health and Safety elements.

As the General Plan is amended over time, the Housing Element will be reviewed for consistency, and amended as necessary to maintain an internally consistent Plan.
II-2. HOUSING NEEDS ASSESSMENT

The Housing Element Needs Assessment reviews and evaluates Diamond Bar's demographic, socio-economic, and housing characteristics and trends as a basis for determining the nature and extent of the City's specific housing needs.

A. POPULATION CHARACTERISTICS

1. Population Growth Trends

Diamond Bar is located in the southeast corner of Los Angeles County, in close proximity to cities such as Brea and Yorba Linda in northeast Orange County, and to Chino Hills in the southwest corner of San Bernardino County.

Diamond Bar grew at a slower rate than Los Angeles County and nearby cities for the period 1990 to 2000. Most of Diamond Bar's growth had occurred in the 1970s and 1980s, leading to the City's incorporation in 1989. Table II-1 and Figure II-2 compare population changes from 1990 to 2000 for Diamond Bar, nearby cities, and the County. Whereas Diamond Bar and Yorba Linda were similar in size in 1990, Yorba Linda, the city with the highest growth percentage in north Orange County, grew at a much faster rate than Diamond Bar during the 1990s. Population growth in Diamond Bar was fairly comparable to that which occurred in Brea.

Table II-1: Population Growth Trends - 1990 to 2000

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>1990</th>
<th>2000</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Diamond Bar</td>
<td>53,672</td>
<td>59,101</td>
<td>10.1%</td>
</tr>
<tr>
<td>Brea</td>
<td>32,873</td>
<td>36,967</td>
<td>12.5%</td>
</tr>
<tr>
<td>Chino Hills (*)</td>
<td>48,041</td>
<td>60,236</td>
<td>25.4%</td>
</tr>
<tr>
<td>Walnut</td>
<td>29,105</td>
<td>33,203</td>
<td>14.1 %</td>
</tr>
<tr>
<td>Yorba Linda</td>
<td>52,422</td>
<td>63,112</td>
<td>20.4%</td>
</tr>
<tr>
<td>Los Angeles County</td>
<td>8,863,164</td>
<td>9,884,255</td>
<td>11.5%</td>
</tr>
</tbody>
</table>

Sources: 1990 Census; Chino Hills General Plan, 1994; State Department of Finance, January 2000.

Note: (*) Chino Hills was not incorporated as a city until 1991; population estimate based on housing unit count in 1993.
2. **Age Characteristics**

Age is an important influence on housing demand because people of different age groups have different housing needs. Traditionally, the assumption has been that the young adults (20 to 34 years old) prefer apartments, low- to moderate-cost condominiums, and smaller single-family units. Adults between 35 and 65 years old provide the major market for moderate- to high-end apartments, condominiums, and single-family homes. This segment of the population is more likely to have higher incomes and larger household sizes. The senior population (65 years and older) tends to demand low-to moderate-cost apartments and condominiums, group quarters, and mobile homes.

In 1990, the median age in Diamond Bar was 31.9 years, slightly higher than the Los Angeles County median age of 30.7 years. Between 1980 and 1990, the median age for Diamond Bar increased significantly from 27.5 years to 31.9 years. Demographic projections indicate that countywide, the median age of the population will continue to increase. Between 1980 and 1990, the proportion of Diamond Bar's population aged between 20 and 34 years old decreased from 28 percent to 23 percent. During the same period, adults between the ages of 35 and 64 increased significantly as a proportion of the population, from 31 percent in 1980 to 40 percent in 1990, attracted by the many move-up housing opportunities in the City. The senior population also grew; the share of the population aged 65 years and above increased from 2 percent to 4 percent during the ten-year period. In terms of actual numbers, the senior population increased by more than 350%, from 624 persons in 1980 to 2,271 persons in 1990. This indicates that special attention must be paid to the housing and supportive services needs of senior residents. Table II-2 and Figure II-3 show the age distribution of Diamond Bar's population in 1980 and 1990.
Table II-2: Age Distribution -1980 and 1990

<table>
<thead>
<tr>
<th>Age Group</th>
<th>1980 Persons</th>
<th>% of Total</th>
<th>1990 Persons</th>
<th>% of Total</th>
<th>LA County % of Total</th>
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<tr>
<td>Under 5 years</td>
<td>3,421</td>
<td>10.9</td>
<td>5,056</td>
<td>9.4</td>
<td>8.3</td>
</tr>
<tr>
<td>5-9</td>
<td>5,154</td>
<td>16.4</td>
<td>6,912</td>
<td>12.9</td>
<td>7.3</td>
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<tr>
<td>10-14</td>
<td>2,532</td>
<td>8.0</td>
<td>3,357</td>
<td>6.3</td>
<td>6.6</td>
</tr>
<tr>
<td>15-19</td>
<td>1,459</td>
<td>4.6</td>
<td>2,471</td>
<td>4.6</td>
<td>7.2</td>
</tr>
<tr>
<td>20-24</td>
<td>1,666</td>
<td>5.3</td>
<td>2,870</td>
<td>5.3</td>
<td>9.1</td>
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<tr>
<td>25-34</td>
<td>7,014</td>
<td>22.3</td>
<td>9,352</td>
<td>17.4</td>
<td>19.8</td>
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<tr>
<td>35-44</td>
<td>5,381</td>
<td>17.1</td>
<td>11,121</td>
<td>20.7</td>
<td>15.1</td>
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<tr>
<td>45-54</td>
<td>2,853</td>
<td>9.1</td>
<td>6,895</td>
<td>12.8</td>
<td>9.5</td>
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<tr>
<td>55-64</td>
<td>1,378</td>
<td>4.4</td>
<td>3,367</td>
<td>6.3</td>
<td>7.3</td>
</tr>
<tr>
<td>65+</td>
<td>624</td>
<td>2.0</td>
<td>2,271</td>
<td>4.2</td>
<td>5.7</td>
</tr>
<tr>
<td>Total</td>
<td>31,482</td>
<td>100.0</td>
<td>53,672</td>
<td>100.0</td>
<td>100.0</td>
</tr>
</tbody>
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Median Age | 1980: 27.5 years | 1990: 31.9 years | LA County: 30.7 years

Sources: 1980 and 1990 Census

Figure II-3: Age Distribution 1980 – 1990

Sources: 1980 and 1990 Census
3. Race and Ethnicity

Racial and ethnic composition may affect household formation which in turn affects demand for housing and services within the community.

Diamond Bar's population is predominantly white. As shown below, whites made up 53 percent of the City's population in 1990, compared to 34 percent for the County. Asians constitute the largest minority group and account for 24 percent of the population more than twice the proportion found in Los Angeles County. Hispanics constitute 17 percent of the City population, less than half the proportion found in the County. Table II-3 compares the racial/ethnic composition of Diamond Bar's population in 1990 with that of the County and San Gabriel Valley. The racial/ethnic distribution of population in Diamond Bar more closely resembles the San Gabriel Valley particularly with regard to the relatively high proportion of Asians and relatively low proportion of Blacks.

Table II-3: Race and Ethnicity – 1990

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>City of Diamond Bar</th>
<th>Los Angeles County</th>
<th>San Gabriel Valley</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Persons</td>
<td>% of Total</td>
<td>% of Total</td>
</tr>
<tr>
<td>White</td>
<td>28,286</td>
<td>52.7%</td>
<td>34.0%</td>
</tr>
<tr>
<td>Asian</td>
<td>13,065</td>
<td>24.3%</td>
<td>11.8%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>9,136</td>
<td>17.0%</td>
<td>44.3%</td>
</tr>
<tr>
<td>Black</td>
<td>2,935</td>
<td>5.5%</td>
<td>9.5%</td>
</tr>
<tr>
<td>Other</td>
<td>250</td>
<td>0.5%</td>
<td>0.5%</td>
</tr>
<tr>
<td>Total</td>
<td>53,672</td>
<td>100.0%</td>
<td>100.0%</td>
</tr>
</tbody>
</table>


School Enrollment Data

Evaluation of school enrollment data provides insight on ethnic changes within the community in post census years. Diamond Bar is served by two separate school districts; not all of the school facilities are located within the City. Approximately 70 percent of Diamond Bar students are served by the Walnut Valley USD; schools located in Diamond Bar constitute nearly half of the Walnut Valley USD. Approximately 30 percent of Diamond Bar students are served by Pomona USD; Diamond Bar students constitute approximately 11 percent of Pomona USD enrollment. The following demographic discussion includes only schools located within the City of Diamond Bar: 8 elementary schools, 3 middle schools and 2 high schools.

School enrollment in the Walnut Valley Unified School District increased dramatically in the 1990s. California State Department of Education data for the 10-year period 1988/89 to 1998/99 indicates that the total number of students enrolled in kindergarten through twelfth grade in the Walnut Valley USD grew by about 26 percent, from 11,553 to 14,524. It is likely that similar growth in the school age population has occurred within Diamond Bar as well.

Table II-4 summarizes the racial/ethnic distribution of students enrolled in schools located within the City of Diamond Bar. Comparison of school enrollment data to the 1990 Census (Table II-3) indicates that among the school-age population, White population has decreased while Asian and Hispanic population have increased.
Table II-4: Race and Ethnicity for School Enrollment - 1998/99

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>Persons</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>3,754</td>
<td>30.3%</td>
</tr>
<tr>
<td>Asian</td>
<td>5,280</td>
<td>42.7%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>2,444</td>
<td>19.7%</td>
</tr>
<tr>
<td>Black</td>
<td>890</td>
<td>7.2%</td>
</tr>
<tr>
<td>Other</td>
<td>10</td>
<td>0.1%</td>
</tr>
<tr>
<td>Total</td>
<td>12,378</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Walnut Valley and Pomona USD K-12 Schools in Diamond Bar

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>Persons</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>3,754</td>
<td>30.3%</td>
</tr>
<tr>
<td>Asian</td>
<td>5,280</td>
<td>42.7%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>2,444</td>
<td>19.7%</td>
</tr>
<tr>
<td>Black</td>
<td>890</td>
<td>7.2%</td>
</tr>
<tr>
<td>Other</td>
<td>10</td>
<td>0.1%</td>
</tr>
<tr>
<td>Total</td>
<td>12,378</td>
<td>100.0%</td>
</tr>
</tbody>
</table>


4. Employment

According to the 1990 Census, there were 29,452 employed persons and 1,086 unemployed persons in Diamond Bar, for a total labor force of 30,538 persons. (The labor force includes employed and unemployed persons aged 16 years and above.) This represents a labor force participation rate of 96 percent. As shown in Table II-5, most of the residents were employed in two occupations: managerial and professional specialty (40 percent) and sales, technical, and administrative support (39 percent). According to the State Employment Development Department, Diamond Bar's unemployment rate in April 2000 was 2.5 percent, approximately one-half of the Los Angeles County unemployment rate of 5.2 percent.

Table II-5: Occupation of Residents – 1990

<table>
<thead>
<tr>
<th>Job Category</th>
<th>Number</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Managerial/Professional</td>
<td>11,644</td>
<td>39.5%</td>
</tr>
<tr>
<td>Sales, Technical, Administrative (Support)</td>
<td>11,362</td>
<td>38.6%</td>
</tr>
<tr>
<td>Service Occupations</td>
<td>2,381</td>
<td>8.1%</td>
</tr>
<tr>
<td>Precision Production, Craft &amp; Repair</td>
<td>2,151</td>
<td>7.3%</td>
</tr>
<tr>
<td>Operators, Fabricators, &amp; Laborers</td>
<td>1,852</td>
<td>6.3%</td>
</tr>
<tr>
<td>Farming, Forestry, &amp; Fishing</td>
<td>62</td>
<td>0.2%</td>
</tr>
<tr>
<td>Total Employed Persons</td>
<td>29,452</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Source: 1990 Census
Diamond Bar has a relatively small employment base; in 1990 there were 14,079 jobs in the City. Data from SCAG indicate that the number of jobs actually decreased in the early 1990s; estimated employment for 1994 was 13,441 jobs and projected employment for the year 2000 is 14,532 jobs. However, Diamond Bar’s employment base is projected to increase dramatically (by approximately 4,000 jobs) between 2000 and 2020. The Redevelopment Plan adopted by the City in 1997 should help to stimulate job growth in the City. If the predicted increase in jobs is realized, there could be an accompanying increase in the demand for housing in the City. Thus, job growth could be a major stimulus to housing demand in the near future.

Major employers in Diamond Bar include Allstate Insurance, Travelers Insurance, South Coast Air Quality Management District and the Walnut Valley Unified School District.

B. HOUSEHOLD CHARACTERISTICS

The characteristics of households provide important information about the housing needs in a community. Income and affordability are best measured and examined at the household level, as are the special needs of certain groups, such as large-family households or female-headed households.

1. Household Composition and Size

The Census defines a “household” as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Household characteristics are important indicators of the type and size of housing needed in a city.

According to the 1990 Census, 83 percent of the 16,901 households in Diamond Bar were family households. This proportion is significantly higher than Los Angeles County as a whole, where 67 percent of all households consisted of families. In general, family households have much higher incomes than non-family households, thereby contributing to the City's high median income. Single-person households comprised 12 percent of all households in Diamond Bar, while 5 percent of households consisted of unrelated persons living together (“other”). Figure II-4 shows the City's household composition in 1990.

Figure II-4: Household Composition – 1990

Household size is defined as the number of persons living in a housing unit. A noticeable change in the average household size over time reflects a change in the household composition of a city. For example, a city’s average household size will increase over time if there is a trend towards larger families. In a community with a large proportion of elderly households the average household size would be smaller.
Between 1990 and 2000, the average household size in Diamond Bar increased from 3.18 to an estimated 3.42 persons per household in 2000. This increase in household size is a reflection of larger households moving into the large, single-family homes built in Diamond Bar during the 1980s and 1990s. Table II-6 compares State Department of Finance estimates of average household size for Diamond Bar, neighboring cities, and Los Angeles County. Estimated household size of 3.42 persons in Diamond Bar is similar to Chino Hills and Yorba Linda, but larger than the County as a whole.

Table II-6: Average Household Size – 2000

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Persons Per Household</th>
</tr>
</thead>
<tbody>
<tr>
<td>Diamond Bar</td>
<td>3.42</td>
</tr>
<tr>
<td>Brea</td>
<td>2.88</td>
</tr>
<tr>
<td>Chino Hills</td>
<td>3.32</td>
</tr>
<tr>
<td>Walnut</td>
<td>3.98</td>
</tr>
<tr>
<td>Yorba Linda</td>
<td>3.30</td>
</tr>
<tr>
<td>Los Angeles County</td>
<td>3.16</td>
</tr>
</tbody>
</table>

Source: State Department of Finance, January 2000

2. Household Income and Income Distribution

Income is a major factor influencing the demand for housing and to a large extent, reflects the affordability of housing in a community. According to the Census, the median household income in Diamond Bar was $60,651 in 1989, more than 70 percent higher than the Los Angeles County median household income of $34,965. Figure II-5 shows median household income of Diamond Bar in comparison to the nearby cities and Los Angeles County.

Figure II-5: Median Household Income – 1989

Source: 1990 Census
For the purpose of analyzing housing needs for varying income levels, the federal Department of Housing and Urban Development (HUD) and the State Department of Housing and Community Development have developed the following income categories based on the Median Family Income (MFI) of a Metropolitan Statistical Area (MSA):

- **Very Low Income**: 50 percent or less of area MFI
- **Low Income**: between 51 and 80 percent of the area MFI
- **Moderate Income**: between 81 and 120 percent of the area MFI
- **Upper income**: greater than 120 percent of the area MFI

The 1989 MFI of $38,900 for Los Angeles County was used to interpolate the City's income distribution from the Census according to the above categories. Table II-7 shows the income distribution of Diamond Bar's population, while Table II-8 provides household composition by income group based on HUD adjusted income limits, with comparison to Los Angeles County.

### Table II-7: Income Distribution – 1990

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Number of Households</th>
<th>% of Total</th>
<th>Cumulative %</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; $5,000</td>
<td>254</td>
<td>1.5%</td>
<td>1.5%</td>
</tr>
<tr>
<td>$5,000 - $9,999</td>
<td>203</td>
<td>1.2%</td>
<td>2.7%</td>
</tr>
<tr>
<td>$10,000 - $14,999</td>
<td>338</td>
<td>2.0%</td>
<td>4.7%</td>
</tr>
<tr>
<td>$15,000 - $24,999</td>
<td>913</td>
<td>5.4%</td>
<td>10.1%</td>
</tr>
<tr>
<td>$25,000 - $34,999</td>
<td>1,403</td>
<td>8.3%</td>
<td>18.4%</td>
</tr>
<tr>
<td>$35,000 - $49,999</td>
<td>2,924</td>
<td>17.3%</td>
<td>35.7%</td>
</tr>
<tr>
<td>$50,000 - $74,999</td>
<td>5,391</td>
<td>31.9%</td>
<td>67.6%</td>
</tr>
<tr>
<td>$75,000 - $99,999</td>
<td>3,144</td>
<td>18.6%</td>
<td>86.2%</td>
</tr>
<tr>
<td>$100,000 - $149,000</td>
<td>1,690</td>
<td>10.0%</td>
<td>96.2%</td>
</tr>
<tr>
<td>$150,000 +</td>
<td>642</td>
<td>3.8%</td>
<td>100.0%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>16,901</td>
<td>100.0%</td>
<td></td>
</tr>
</tbody>
</table>

Source: 1990 Census
Table II-8: Households by Income Group – 1990

<table>
<thead>
<tr>
<th>Income Groups</th>
<th>City of Diamond Bar</th>
<th>Los Angeles County</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number of Households</td>
<td>% of Total</td>
</tr>
<tr>
<td>Very Low Income (&lt;50% MFI)</td>
<td>1,183</td>
<td>7%</td>
</tr>
<tr>
<td>Low Income (51 to 80% MFI)</td>
<td>1,352</td>
<td>8%</td>
</tr>
<tr>
<td>Moderate Income (81 to 120% MFI)</td>
<td>3,042</td>
<td>18%</td>
</tr>
<tr>
<td>Upper Income (&gt;120% MFI)</td>
<td>11,324</td>
<td>67%</td>
</tr>
<tr>
<td>Total</td>
<td>16,901</td>
<td>100%</td>
</tr>
</tbody>
</table>

% of Total

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low Income</td>
<td>28%</td>
</tr>
<tr>
<td>Low Income</td>
<td>15%</td>
</tr>
<tr>
<td>Moderate Income</td>
<td>8%</td>
</tr>
<tr>
<td>Upper Income</td>
<td>49%</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
</tr>
</tbody>
</table>


The percentage of Diamond Bar households in the very low- and low-income groups is much lower than that of households in Los Angeles County. Approximately 15 percent of the households in Diamond Bar have very low or low incomes comparing to 43 percent of Los Angeles County households. Diamond Bar is predominantly a moderate and upper income community, with approximately 85 percent of its households in these income ranges. Lower income households in Diamond Bar are likely comprised of seniors and some of the City's renter households. Figure II-6 compares Diamond Bar's households by income group with those of the County.

Figure II-6: Households by Income Group
3. Special Needs Groups

Certain segments of the population may have particular difficulties in finding decent, affordable housing because of their special needs and circumstances. These special needs groups, as defined by State housing element law, include the elderly, disabled persons, large households, female-headed households, farmworkers, and the homeless. Table II-9 summarizes the numbers of households or persons in each of these special needs groups in Diamond Bar.

### Table II-9: Special Needs Groups – 1990

<table>
<thead>
<tr>
<th>Special Need Group</th>
<th>Number of Households or Persons</th>
<th>% of Total Households or Persons -</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elderly (65+) Householder</td>
<td>969</td>
<td>5.7%</td>
</tr>
<tr>
<td>Elderly Living Alone</td>
<td>262</td>
<td>1.6%</td>
</tr>
<tr>
<td>Large (5 or more members) households</td>
<td>2,866</td>
<td>17.0%</td>
</tr>
<tr>
<td>Female-headed Households</td>
<td></td>
<td></td>
</tr>
<tr>
<td>With Children</td>
<td>1,431</td>
<td>8.5%</td>
</tr>
<tr>
<td></td>
<td>893</td>
<td>5.3%</td>
</tr>
<tr>
<td>Total Households</td>
<td>16,901</td>
<td>100.0%</td>
</tr>
<tr>
<td>Disabled persons (16 years and over)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16 to 64 years old</td>
<td>3,448</td>
<td>6.4%</td>
</tr>
<tr>
<td>65 and over</td>
<td>2,900</td>
<td>5.4%</td>
</tr>
<tr>
<td></td>
<td>548</td>
<td>1.0%</td>
</tr>
<tr>
<td>Farmworkers</td>
<td>146</td>
<td>0.3%</td>
</tr>
<tr>
<td>Homeless persons</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Total Population</td>
<td>53,672</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Source: 1990 Census

**Elderly Persons**

Most elderly households have special needs because of their relatively low, fixed incomes, physical disabilities/limitations, and dependency needs. Specifically, people aged 65 years and older have four main concerns:

- **Housing:** Many seniors live alone and tend to be renters.
- **Income:** People aged 65 and over are usually retired and living on a limited income.
- **Health care:** Seniors are more likely to be in ill-health and require hospital visits or stays.
- **Transportation:** Many of the elderly rely on public transportation. A significant number of seniors with disabilities may require alternative transportation (e.g. paratransit).

As shown in Table II-9, approximately 6 percent of Diamond Bar's households were headed by elderly persons age 65 and above. In addition to the 969 family households headed by a householder age 65 and above. In addition to the 969 family households headed by a householder age 65 and above, there were 262 elderly persons living alone. (The census defines elderly persons living alone as “non-family” households.) Elderly persons who live alone may have special needs for assistance with finance, home maintenance and repairs, and other routine activities. This is
especially true of persons aged 75 years and older who are more likely to be the “frail elderly.” Of the 2,235 persons age 65 and above, 3.4 percent lived below the poverty level.

Diamond Bar has one 149-unit senior affordable housing project (*The Seasons*, formerly known as *Heritage Park Apartments*), constructed in 1988, which is owned and operated by a non-profit corporation. As a result of recent refinancing and a new affordability agreement, all units will be “affordable” and have the following distribution of income limits: 30 units (20%) will be Very Low Income, 82 units (55%) will be Low Income, and 25 units (25%) will be Moderate Income defined as 100% AMI. There are also 16 state-licensed community care residential facilities for the elderly located in Diamond Bar, with a capacity to serve approximately 90 persons.

**Disabled Persons**

Physical and mental disabilities can hinder access to traditionally designed housing units (and other facilities) as well as potentially limit the ability to earn income. Disabled persons include those with (1) work disabilities, (2) mobility/self-care limitations, or (3) both work disabilities and mobility/self-care limitations. Of the 3,448 disabled residents in Diamond Bar, 548 or 16 percent were 65 years or older. Approximately 6 percent of Diamond Bar’s total population was disabled in 1990. Table II-10 summarizes disabled persons by age.

<table>
<thead>
<tr>
<th>Age</th>
<th>Disability Status</th>
<th>With Work Disability</th>
<th>No Work Disability</th>
<th>Total Disabled Persons</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>With Mobility/ Self-care Limitation</td>
<td>No Mobility/ Self-care Limitation</td>
<td>With Mobility/ Self-care Limitation</td>
</tr>
<tr>
<td>Persons 16 to 64 years old</td>
<td></td>
<td>330</td>
<td>1,195</td>
<td>1,375</td>
</tr>
<tr>
<td>Persons 65 years and over</td>
<td></td>
<td>244</td>
<td>196</td>
<td>108</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>574</td>
<td>1,391</td>
<td>1,483</td>
</tr>
</tbody>
</table>

Source: 1990 Census

Most lower income disabled persons are likely to require housing assistance. Their housing need is further compounded by design and location requirements which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, and other interior and exterior design features. Most of the community care spaces are small private facilities which are licensed for non-ambulatory elderly persons. In addition, there is a large assisted living center, *Villa Colima*, located nearby in the City of Walnut.

Housing opportunities for individuals with disabilities can be addressed through the provision of affordable, barrier-free housing. Currently, housing units that are accessible to the disabled are limited in supply. In addition to the development of new units, rehabilitation assistance can also be provided to disabled renters and homeowners to modify existing units to improve accessibility. In addition, accessible housing can be provided through senior housing developments.

**Large Households**

Large households are defined as those with five or more members. The size of these households create special needs in communities which lack adequately-size, affordable housing units for larger households. Large renter households, consisting mostly of families with children, often live in overcrowded conditions because of their lower incomes and the limited supply of large, affordable dwelling units.
According to the Census, there were 2,866 large households in Diamond Bar in 1990, representing 17 percent of the City's households. In contrast to many communities where large households consist primarily of lower income ethnic minorities and renters, the majority of Diamond Bar's large households are families who own their own homes (84 percent) and have relatively high incomes. However, among the 412 large family renter households, two-thirds experienced one or more housing problems which include overpayment, overcrowding, or living in sub-standard housing conditions. Among large renter households, 205 (76%) of the 271 households with housing problems had a cost burden of 30 percent or greater.

Female-headed Households

Single-parent households often require special consideration and assistance as a result of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed households with children, in particular, tend to have lower incomes than other types of households. Because of their relatively low income, such households often have limited housing options and restricted access to supportive services.

According to the 1990 Census, there were 1,431 female-headed family households in the City, 893 (63 percent) of which had children under the age of 18. Female-headed families with children constituted about 5 percent of the City's households. Nearly 7 percent of the female-headed families were living below the poverty level in 1990. A total of 984 female householders were living alone; 205 of these women were seniors (21%).

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural labor. They have special housing needs because of their relatively low income and the unstable nature of their job (having to move throughout the year from one harvest to the next).

There were approximately 146 Diamond Bar residents employed in farming, forestry, and fishing occupations in 1990. These individuals accounted for only 0.3 percent of the City's total residents. Given that there are so few persons employed in agricultural-related industries, the City can address their housing needs through its overall programs for housing affordability.

Homeless Persons

1990 Census data indicated that there were no homeless persons either in shelters or in “street locations” in Diamond Bar. Los Angeles County Sheriff's Department officers assigned to Diamond Bar were questioned to determine if they were aware of any homeless persons living within the city. The officers indicated that they knew of no homeless persons or families within Diamond Bar. Interviews with the directors of area homeless shelters did not provide any evidence that homeless persons exist in Diamond Bar. The City's suburban location and the lack of urban public spaces which might attract homeless individuals or families are also factors which contribute to the absence of homeless persons. Income and wealth characteristics of Diamond Bar residents indicate that residents have financial and other resources to draw on in the event of an emergency which could otherwise precipitate a housing crisis.

A representative of the East San Gabriel Valley Homeless Coalition (ESGVHC) indicated that Diamond Bar is not in the ESGVHC service area and that the Coalition had no record of serving Diamond Bar residents. However, if a homeless resident of Diamond Bar requested services at one of the Coalition's facilities, he/she would be assisted. While Diamond Bar does not currently have a homeless population, the City will continue to coordinate with and direct any homeless persons to local social service providers. A variety of facilities provide services to the homeless or to persons who are at risk of becoming homeless, including battered women and low income families. Table II-11 summarizes facilities and services for the homeless in the San Gabriel Valley and Pomona Valley region.
Table II-11: Inventory of Homeless Services and Facilities -
East San Gabriel Valley and Pomona Valley Area

<table>
<thead>
<tr>
<th>Service Provider</th>
<th>Target Group</th>
<th>Services Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>East San Gabriel Valley Homeless Coalition (ESGVHC) Winter Shelter Program</td>
<td>Homeless individuals</td>
<td>Emergency shelter, referrals, advocacy-benefit counseling.</td>
</tr>
<tr>
<td>ESGVHC Emergency Assistance Center 236 E. College Street Covina</td>
<td>Homeless and “at-risk” low income men, women and children</td>
<td>Information and referrals, emergency food and clothing, transportation (bus tokens and taxi vouchers), counseling.</td>
</tr>
<tr>
<td>Pomona/Inland Valley Council of Churches Shelter Program</td>
<td>Homeless women and children</td>
<td>Shelter up to 30 days; daily case management and supportive services.</td>
</tr>
<tr>
<td>Pomona Neighborhood Center 999 W. Holt Boulevard, Suite D Pomona</td>
<td>Homeless individuals and families</td>
<td>Employment services, emergency food and clothing, information and referral.</td>
</tr>
<tr>
<td>Catholic Charities Brother Miguel Center 315 N. Park Avenue Pomona</td>
<td>Low income families and individuals</td>
<td>Counseling and poverty services: food, shelter, vouchers, job training referrals.</td>
</tr>
<tr>
<td>House of Ruth outreach offices in Pomona</td>
<td>Battered women and children</td>
<td>Emergency shelter, transportation and counseling; 24-hour telephone hotline.</td>
</tr>
<tr>
<td>WINGS Shelter Covina</td>
<td>Battered women and children</td>
<td>Emergency housing for 45 days; food, clothing and counseling.</td>
</tr>
<tr>
<td>Salvation Army Family Services 151 Viking Avenue Brea</td>
<td>Homeless individuals and families</td>
<td>Emergency food, clothing, furniture vouchers, referrals, youth and adult programs, shelter and utility assistance (when funds available).</td>
</tr>
<tr>
<td>Sheepfold Brea (central area)</td>
<td>Women and children</td>
<td>Emergency shelter.</td>
</tr>
</tbody>
</table>

Source: Cotton Beland Associates, Inc.

C. HOUSING STOCK CHARACTERISTICS

This section of the Housing Element addresses various housing characteristics and conditions that affect the well-being of Diamond Bar residents. Housing factors examined include the following: housing growth, housing type and tenure, age and condition, and housing costs and affordability.

1. Housing Growth

Between 1990 and 2000 housing growth in Diamond Bar was limited, increasing by only 379 units from 17,664 to 18,043 units. Among its neighboring cities, Diamond Bar had the smallest housing growth. By contrast, Chino Hills increased its housing stock by more than 20 percent and housing in Yorba Linda increased by nearly 14 percent. Los Angeles County's housing stock grew by 3 percent. Table II-12 compares housing growth in Diamond Bar and neighboring cities as well as Los Angeles County.
Table II-12: Housing Growth: 1990 to 2000

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>1990</th>
<th>2000</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Diamond Bar</td>
<td>17,664</td>
<td>18,043</td>
<td>2.1%</td>
</tr>
<tr>
<td>Brea</td>
<td>12,648</td>
<td>13,255</td>
<td>4.8%</td>
</tr>
<tr>
<td>Chino Hills (*)</td>
<td>16,286</td>
<td>20,011</td>
<td>22.9%</td>
</tr>
<tr>
<td>Walnut</td>
<td>8,091</td>
<td>8,594</td>
<td>6.2%</td>
</tr>
<tr>
<td>Yorba Linda</td>
<td>17,341</td>
<td>19,725</td>
<td>13.7%</td>
</tr>
<tr>
<td>Los Angeles County</td>
<td>3,163,343</td>
<td>3,272,169</td>
<td>3.4%</td>
</tr>
</tbody>
</table>

Sources: 1990 Census; Chino Hills General Plan, 1994; State Department of Finance, January 2000. Note: (*) Chino Hills was not incorporated as a city until 1991; housing based on unit count conducted in 1993.

2. Housing Type and Tenure

Table II-13 provides a summary of Diamond Bar's housing stock by unit type in 1990 and 2000. The composition of the City's housing stock in 2000 is essentially the same as that ten years ago, with single-family homes comprising 85 percent of the stock, multi-family comprising 13 percent and mobilehomes comprising 1.5 percent. Among the 379 new units constructed in Diamond Bar during the 1990s, 291 were single-family homes and 88 units were condominiums contained in two projects. The City has two mobilehome parks, Diamond Bar Estates and Walnut Creek Estates, which have been preserved under residential zone classifications.

In terms of tenure, 85 percent of the units were owner-occupied in 1990 and 15 percent were renter-occupied. Given that the housing stock composition has scarcely changed since 1990, it is likely that the proportions of owner-occupied and renter-occupied housing have also remained unchanged. The City's overall vacancy rate has remained constant at approximately 4 percent.

Table II-13: Comparative Housing Unit Mix - 1990 and 2000

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>1990</th>
<th>2000</th>
<th>% of Total</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No. of Units</td>
<td>% of Total</td>
<td>No. of Units</td>
<td>% of Total</td>
</tr>
<tr>
<td>SINGLE-FAMILY</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detached</td>
<td>12,459</td>
<td>70.5%</td>
<td>12,750</td>
<td>70.7%</td>
</tr>
<tr>
<td>Attached</td>
<td>2,667</td>
<td>15.1%</td>
<td>2,667</td>
<td>14.8%</td>
</tr>
<tr>
<td>Subtotal</td>
<td>15,126</td>
<td>85.6%</td>
<td>15,417</td>
<td>85.4%</td>
</tr>
<tr>
<td>MULTI-FAMILY</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2-4 Units</td>
<td>495</td>
<td>2.8%</td>
<td>495</td>
<td>2.7%</td>
</tr>
<tr>
<td>5+ Units/Other(*)</td>
<td>1,775</td>
<td>10.0%</td>
<td>1,863</td>
<td>10.3%</td>
</tr>
<tr>
<td>Subtotal</td>
<td>2,270</td>
<td>12.9%</td>
<td>2,358</td>
<td>13.1%</td>
</tr>
<tr>
<td>MOBILE HOMES</td>
<td>268</td>
<td>1.5%</td>
<td>268</td>
<td>1.5%</td>
</tr>
<tr>
<td>TOTAL HOUSING</td>
<td>17,664</td>
<td>100.0%</td>
<td>18,043</td>
<td>100.0%</td>
</tr>
<tr>
<td>VACANCY RATE (%)</td>
<td>4.3%</td>
<td>4.3%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Sources: 1990 Census; State Department of Finance, January 2000. Note: (*) “Other” units reported by 1990 census have been added to multi-family (5+) consistent with Department of Finance reporting in 2000.
3. Age and Condition of Housing Stock

The age of housing is commonly used as a measure of when housing may begin to require repairs. In general, housing units over 30 years in age are likely to have rehabilitation needs such as roofing, siding, plumbing, electrical and other subsystems. Nearly half (48 percent) of the housing stock in Diamond Bar has been constructed since 1980. Approximately 19 percent of the housing is 30 years or older (built before 1970), while the remaining 33 percent of housing units were constructed in the 1970s; some of these homes are likely to be in need of rehabilitation.

Table II-14 summarizes housing units by year built, and Figure II-7 illustrates the age distribution of the housing stock in Diamond Bar.

<table>
<thead>
<tr>
<th>Year Built</th>
<th># Units</th>
<th>% Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>1939 or Earlier</td>
<td>10</td>
<td>0.1%</td>
</tr>
<tr>
<td>1940 -1949</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>1950 - 1959</td>
<td>232</td>
<td>1.3%</td>
</tr>
<tr>
<td>1960 -1969</td>
<td>3,110</td>
<td>17.2%</td>
</tr>
<tr>
<td>1970 - 1979</td>
<td>5,943</td>
<td>32.9%</td>
</tr>
<tr>
<td>1980 - 1989</td>
<td>7,934</td>
<td>44.0%</td>
</tr>
<tr>
<td>1990 - 2000</td>
<td>814</td>
<td>4.5%</td>
</tr>
<tr>
<td>Total</td>
<td>18,043</td>
<td>100.0%</td>
</tr>
</tbody>
</table>


Figure II-7: Age Distribution of Housing Stock
The majority of Diamond Bar's housing stock is in good condition. However, the City's Code Enforcement Office has identified four older neighborhoods characterized by older housing which is beginning to exhibit signs of deferred maintenance such as peeling paint, worn roofs, and cracked asphalt driveways. Table II-15 summarizes the physical problem conditions of these older residential neighborhoods. The Housing Element will establish a program directed at improving housing stock in these areas through targeted rehabilitation assistance. Citywide, less than 100 units are estimated to need rehabilitation, and no units require replacement.

Table II-15: Older Residential Neighborhoods for Potential Housing Rehabilitation

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Characteristics</th>
<th>Problem Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1 Northwest Diamond Bar Happy Hollow/ Sunset Crossing/ Prospecters</td>
<td>Land use: single-family residential - Constructed 1962 - 1973</td>
<td>- Deferred maintenance - Cracked asphalt driveways</td>
</tr>
<tr>
<td>#2 Northwest Diamond Bar Ballena/ Laspino/ Pinto Mesa</td>
<td>Land use: single-family residential - Constructed 1964 - 1967</td>
<td>- Deferred maintenance - Cracked asphalt driveways</td>
</tr>
<tr>
<td>#3 Central Diamond Bar: Moonlake/ Northampton</td>
<td>Land use: single-family residential - Constructed 1965 - 1979</td>
<td>- Deferred maintenance - Cracked asphalt driveways</td>
</tr>
<tr>
<td>#4 Central Diamond Bar: Castle Rock/ Pathfinder</td>
<td>Land use: single-family residential - Constructed ca. 1964</td>
<td>- Deferred maintenance - Cracked asphalt driveways</td>
</tr>
</tbody>
</table>

Source: City of Diamond Bar, Office of Code Enforcement, May 2000. 4. Housing Costs

4. Housing Costs

Evaluation of sales prices and rental rates provides information on the affordability of the City's housing stock to various income groups.

Housing Prices

According to the 1990 Census, the median value of a housing unit in Diamond Bar was $272,900, significantly higher than the Los Angeles County median of $226,400. However, the value reported by the Census was the respondent's estimate of how much the property would sell for if it were for sale; it does not represent an actual market value.

Recent market data from the California Association of Realtors (CAR) summarizes home sales by quarter. According to CAR, the median sales price of a home in Diamond Bar for the first quarter of 2000 was $221,000, compared to median sales price of $187,000 for Los Angeles County. CAR data is based on actual sale transactions completed in the first quarter of 2000. Figure II-8 compares median home prices for Diamond Bar, nearby cities, and Los Angeles single family homes and condominium units. Sale prices recorded for Diamond Bar and Chino Hills were similar; the highest sale prices were recorded in Yorba Linda.
Detailed housing market sales data for Diamond Bar are provided in Tables II-16 and II-17. Based on sales volume of nearly 500 single family homes, the median sale price for the period July 1999 through March 2000 was $253,000. During this period, there were also approximately 300 condominium units sold at a median sale price of $129,000. Most single family home sales were for 3- and 4-bedroom units while most condominium sales were for 2-bedroom units. The wide range of prices for single family homes and for condominiums is indicative of the variety in size, location, quality and amenities available in Diamond Bar.

**Table II-16: Prices of Single-Family Homes – July 1999 to March 2000**

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>Median Price</th>
<th>Average Price</th>
<th>Price Range</th>
<th>Number of Units Sold</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>$203,000</td>
<td>$25,500</td>
<td>$196,000 - $700,000</td>
<td>4</td>
</tr>
<tr>
<td>3</td>
<td>$226,000</td>
<td>$246,148</td>
<td>$151,000 - $688,000</td>
<td>179</td>
</tr>
<tr>
<td>4</td>
<td>$278,000</td>
<td>$304,326</td>
<td>$153,000 - $2,000,000</td>
<td>275</td>
</tr>
<tr>
<td>5 or more</td>
<td>$311,000</td>
<td>$482,396</td>
<td>$244,000 - $1,700,000</td>
<td>26</td>
</tr>
<tr>
<td>Total</td>
<td>$253,000</td>
<td>$292,551</td>
<td>$151,000 - $2,000,000</td>
<td>484</td>
</tr>
</tbody>
</table>

### Table II-17: Prices of Multi-Family Homes/Condominiums - July 1999 to March 2000

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>Median Price</th>
<th>Average Price</th>
<th>Price Range</th>
<th>Number of Units Sold</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$78,750</td>
<td>$78,150</td>
<td>$66,000 - $90,000</td>
<td>10</td>
</tr>
<tr>
<td>2</td>
<td>$123,000</td>
<td>$125,188</td>
<td>$70,000 - $242,000</td>
<td>197</td>
</tr>
<tr>
<td>3</td>
<td>$178,000</td>
<td>$172,797</td>
<td>$55,000 - $241,000</td>
<td>95</td>
</tr>
<tr>
<td>4 or more</td>
<td>$225,000</td>
<td>$224,900</td>
<td>$199,000 - $253,000</td>
<td>5</td>
</tr>
<tr>
<td>Totals</td>
<td>$129,000</td>
<td>$145,012</td>
<td>$55,500 - $253,000</td>
<td>307</td>
</tr>
</tbody>
</table>

Source: Dataquick based on County Assessor files, July 1999-March 2000

### Housing Rental Rates

The 1990 median contract rent for a housing unit in Diamond Bar was $888, again significantly higher than the Los Angeles County median contract rent of $570. The census defines contract rent as the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included.

Table II-18 is a comparison of current rental rates in Diamond Bar and Brea; other communities to which comparison was made for home sale prices have very few apartments. In the City of Diamond Bar, most apartments with rental listings were constructed in the late 1980's, and have been compared to projects of similar age and size located in Brea. Rents in Diamond Bar were slightly higher than in Brea, although Diamond Bar does have 3-bedroom apartments available for rent, whereas Brea had no larger units listed.

### Table II-18: Representative Apartment Rents - May 2000

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Range of Rental Costs</th>
<th>Unit Size</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Bedrooms</td>
<td>Monthly Rent</td>
</tr>
<tr>
<td>Diamond Bar</td>
<td>1-bedroom</td>
<td>$895 - $1,020</td>
</tr>
<tr>
<td></td>
<td>2-bedroom</td>
<td>$935 - $1,275</td>
</tr>
<tr>
<td></td>
<td>3-bedroom</td>
<td>$1,035</td>
</tr>
<tr>
<td>Brea</td>
<td>1-bedroom</td>
<td>$810 - $905</td>
</tr>
<tr>
<td></td>
<td>2-bedroom</td>
<td>$1,000 - $1,145</td>
</tr>
<tr>
<td></td>
<td>3-bedroom</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Sources: SpringStreet.com, May, 2000

In addition to apartment rentals, condominium units may be offered for rent from time to time. Recent lease rates for 2-bedroom condominiums have ranged from $900 to $1,350 dollars per month with a minimum lease term of 12 months. The fact that these units leased within a short time of listing indicates the strong demand for rental housing in Diamond Bar.
Housing Costs and Affordability

Housing affordability can be inferred by comparing the cost of renting or owning a home in Diamond Bar with the maximum affordable housing costs to households of different income levels. Taken together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would likely experience overcrowding or overpayment.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys for metropolitan areas across the country, including Los Angeles County. These income surveys are adjusted for differences in the type and size of a family. HUD uses these income levels to determine the maximum amount that a household could pay for housing and their eligibility for federal housing assistance. According to HUD, the 2000 Area Median Family Income (MFI) for a four-person household in Los Angeles County is $52,100.

Tables II-19 and II-20 below provide the annual income for very low, low, and moderate-income households by the maximum affordable housing payment based on the federal standard of 30 percent of gross household income. Standard housing costs for utilities, taxes, and property insurance are also shown. Maximum affordable home prices are based on household income and purchase assumptions. Maximum affordable rent is based on household income, indexed for family size and taking into consideration apartment size.

Table II-19: Affordable Home Prices by Income Category

<table>
<thead>
<tr>
<th>Income Group</th>
<th>Income Limits</th>
<th>Monthly Affordable Housing Cost</th>
<th>Property Taxes, Utilities, Homeowner's</th>
<th>Affordable Mortgage Payment</th>
<th>Max. Affordable 30-Year</th>
<th>Max. Affordable Home Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td>$26,050</td>
<td>$651</td>
<td>$150</td>
<td>$501</td>
<td>$68,275</td>
<td>$75,900</td>
</tr>
<tr>
<td>Low</td>
<td>$41,700</td>
<td>$1,042</td>
<td>$200</td>
<td>$842</td>
<td>$114,750</td>
<td>$127,500</td>
</tr>
<tr>
<td>Moderate</td>
<td>$62,500</td>
<td>$1,562</td>
<td>$200</td>
<td>$1,362</td>
<td>$185,600</td>
<td>$206,200</td>
</tr>
</tbody>
</table>

Note: Calculation of affordable mortgage and home price based on an 8% interest rate, 10% downpayment, and Los Angeles County Area Median Family Income of $52,100 for 2000. Income limits assume a family of four persons.

Table II-20: Affordable Rents by Income Category

<table>
<thead>
<tr>
<th>Income Group</th>
<th>Income Limits</th>
<th>Maximum Housing Cost</th>
<th>Utility Allowance</th>
<th>Affordable Monthly Payment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low (0-50% MFI)</td>
<td>$26,050</td>
<td>$651</td>
<td>$50</td>
<td>$601</td>
</tr>
<tr>
<td>Low (51-80% MFI)</td>
<td>$41,700</td>
<td>$1,042</td>
<td>$50</td>
<td>$992</td>
</tr>
<tr>
<td>Moderate (81-120% MFI)</td>
<td>$62,500</td>
<td>$1,562</td>
<td>$50</td>
<td>$1,512</td>
</tr>
</tbody>
</table>

Note: Calculation of affordable rent assumes a maximum housing cost of 30 percent of gross income, including utility cost. Income limits assume a family of four persons and therefore imply a 2-bedroom apartment.

Very Low Income Households (0 to 50 percent of MFI). Two-bedroom apartments in Diamond Bar rent for approximately $900 to $1,200 per month which significantly exceed the “affordable” rent level of approximately $700 per month for a Very Low Income family of four. Some form of subsidy or affordable housing incentives would be required to provide affordable rental units to these households.

Low Income Households (51 to 80 percent of MFI). With an affordable monthly payment of approximately $1,100, a low-income household would be able to rent a variety of 2- or 3-bedroom apartment or condominium units in Diamond Bar. The best homeownership option for low-income households is a two-bedroom condominium. Median
price for this size unit was $123,000 based on sale of nearly 200 two-bedroom condominiums between July 1999 and March 2000. Although Low Income households generally have adequate income to support mortgage payments, they frequently lack savings for the required downpayment and closing costs associated with home purchase. First-time homeowners may require assistance with downpayment and closing costs.

**Moderate Income Households** (81 to 120 percent of MFI). Moderate income households can afford all rental options in Diamond Bar, including single-family homes. With a maximum affordable purchase price of approximately $200,000, moderate-income households can afford to purchase most condominiums, as well as many older single-family homes. However, the required downpayment and/or closing costs may also be obstacles to home purchase for moderate-income households.

5. Assisted Housing At Risk of Conversion

State Housing Element law requires cities to prepare an inventory including all assisted multi-family rental units which are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions. Under the State Housing Element law this inventory is required to cover a 10-year evaluation period following the statutory due date of the Housing Element (July 1, 2000). Thus this at-risk housing analysis covers the period from July 1, 2000 through June 30, 2010.

The City of Diamond Bar has one assisted housing project for seniors, the 149-unit Seasons. Apartments (formerly “Heritage Park”), constructed in 1988. This project predates City incorporation and was originally financed under the Los Angeles County Multi-family Mortgage Revenue Bond program. The project was refinanced in November, 1999 under the California Community Development Authority's Multifamily Housing Re-funding Bond. According to the terms of the new bond agreement, income restrictions for residents and corresponding rent limits were set. For the duration of the bond which expires 12/01/2034, all units will be affordable: 30 units (20%) will be very low income at 50% AMI, 82 units (25%) will be low income at 80% AMI, and 37 units will be moderate income defined as 100% AMI. The Seasons Apartments are owned by the Corporate Fund for Housing, a non-profit organization. Long-term affordability of the project is assured for the life of the bond, until December 2034. There are no assisted housing units in the City of Diamond Bar at risk of conversion.

**D. REGIONAL HOUSING NEEDS**

State law requires all regional councils of governments, including the Southern California Association of Governments (SCAG), to determine the existing and projected housing need for its region (Government Code Section 65580 et. seq.) SCAG must also determine the share of need allocated to each city and county within the SCAG region. This is called the Regional Housing Needs Assessment (RHNA).

1. Existing Housing Needs

A continuing priority of communities is enhancing or maintaining their quality of life. A key measure of quality of life in a community is the extent of “housing problems”. The Department of Housing and Urban-Development and SCAG have developed an existing “need statement that details the” number of households which are paying too much for housing or live in overcrowded units: These conditions are defined below.

- **Overcrowding**: refers to a housing unit which is occupied by more than one person per room, excluding kitchens, bathrooms, hallways and porches, as defined by the Federal Government.

- **Overpayment**: refers to a household paying more than 30 percent of its gross income for housing (either mortgage or rent), including cost of utilities, property insurance, and real estate taxes as defined by the Federal Government.

According to the 1990 Census, an estimated 45 percent of Diamond Bar's households have housing problems including overcrowding and overpayment. Cost burden is the greatest housing problem for residents of Diamond Bar; there was very little overcrowding. Table II-21 compares overcrowding and overpayment for Diamond Bar to Los Angeles County.
Table II-21: Housing Problems

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Households with any housing problem</th>
<th>Overpayment Cost burden &gt; 30%</th>
<th>Overcrowded &gt;1.0 person/room</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Diamond Bar</td>
<td>45%</td>
<td>41%</td>
<td>6%</td>
</tr>
<tr>
<td>Los Angeles County</td>
<td>49%</td>
<td>39%</td>
<td>19%</td>
</tr>
</tbody>
</table>

Source: CHAS and 1990 Census.

**Overcrowding**

Overcrowding occurs when housing costs are so high relative to household income that families double-up to devote income to other basic needs of food and medical care. Overcrowding also tends to result in more traffic, deterioration of homes, and a shortage of on-site parking. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding is an important contributor to quality of life.

Although overcrowding is not a significant problem in Diamond Bar, it was more pronounced for renters than for owners. According to the 1990 census, 9 percent of all renter households were overcrowded, compared to 5 percent of owner households. These rates of overcrowding are significantly lower than for Los Angeles County which reported overcrowding among 27 percent of renter households and 10 percent of owner households. SCAG RHNA99 estimated that 11 percent of renter households were overcrowded in 1998.

**Overpayment**

Housing overpayment occurs when housing costs increase faster than income. In Diamond Bar, like most urban communities in California, it is not uncommon to overpay for housing. However, to the extent that overpayment is typically concentrated among the most vulnerable members of the community, maintaining a reasonable level of housing cost burden is an important contributor to quality of life.

Special needs renter households such as seniors and large families often have the greatest cost burden for housing. The 1990 Census indicated that among senior renters, approximately 50 households had a cost burden greater than 50 percent. Very Low and Low Income large family households had the greatest cost burden. Approximately 20 percent of the City's 412 large family households had a rental cost burden greater than 50 percent.

**2. Future Housing Need**

Future housing need refers to the share of the region's housing need that has been allocated to a community. Southern California Association of Governments (SCAG) calculates future housing need based upon household growth forecasts provided by communities, plus a certain amount of units needed to account for normal and appropriate level of vacancies and the replacement of units that are normally lost to conversion or demolition.

In allocating the region's future housing needs to different jurisdictions, SCAG is required to consider various planning considerations in State law (Section 65584). The planning considerations are as follows: (1) market demand for housing; 2) type and tenure of housing; (3) employment opportunities; (4) commuting patterns; (5) suitable sites and public facilities; (6) loss of assisted multifamily housing; (7) special housing needs; and (8) reduction of impaction of lower income households.

In 1999, SCAG developed its regional housing need assessment based on forecasts contained in the regional transportation plan. This contained Diamond Bar's population, employment and household forecasts from 1998 through the Year 2005. These growth forecasts are the basis for determining the amount of housing demand. Between 1998 and 2005, Diamond Bar's assigned Regional Housing Needs Assessment (RHNA) assumes that total households will increase by 151 for the present Housing Element planning cycle.
Once household growth is determined, SCAG makes an adjustment to allow for a sufficient number of units needed for normal vacancies and replacements for demolitions and conversions. The vacancy and demolition calculations are based upon average rates developed for the San Gabriel Valley. SCAG then applies a “fair share” formula to determine the units to be constructed within Diamond Bar.

After vacancy adjustments and housing unit losses are calculated, Diamond Bar has a total RHNA of 144 units. However, because of rounding of percentages, when the housing units required for each income group are totaled, the sum of the units is 143. Table II-22 describes Diamond Bar's share of the region's future housing; its total allocation and the relative breakdown by affordability level.

### Table II-22: Diamond Bar's Draft Regional Housing Needs Assessment (RHNA)

<table>
<thead>
<tr>
<th>Income Group</th>
<th>Income Limits</th>
<th>Housing Units</th>
<th>Distribution</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low (0-50% MFI)</td>
<td>$26,050</td>
<td>23</td>
<td>16%</td>
</tr>
<tr>
<td>Low (51-80% MFI)</td>
<td>$41,700</td>
<td>17</td>
<td>12%</td>
</tr>
<tr>
<td>Moderate (81-120% MFI)</td>
<td>$62,500</td>
<td>27</td>
<td>19%</td>
</tr>
<tr>
<td>Above Moderate (&gt;120% MFI)</td>
<td>Not Applicable</td>
<td>76</td>
<td>53%</td>
</tr>
<tr>
<td>Total Need</td>
<td>143</td>
<td></td>
<td>100%</td>
</tr>
<tr>
<td>Annual Need</td>
<td>19</td>
<td></td>
<td>13%</td>
</tr>
</tbody>
</table>


Because SCAG's “fair share” formula relies upon rounded percentages, the sum of the housing units required for the individual income groups is 143 rather than 144. However, as discussed in Section 4, more than 76 housing units have been constructed in the “above moderate” income group since January 1998, and so the city will achieve the 144 unit RHNA.
II-3. HOUSING CONSTRAINTS

The provision of adequate and affordable housing is constrained by a number of factors. This section assesses the various market, governmental, and environmental factors that may serve as a potential constraint to housing development and improvement in Diamond Bar.

A. MARKET CONSTRAINTS

1. Construction Costs

The cost of building materials and labor are major factors associated with the feasibility of constructing new housing units. Residential construction costs range from approximately $60 to $85 per square foot for a good quality single-family home, depending on the materials, amenities and finished details, and from $59 to $82 per square foot for multi-family construction (City of Diamond Bar Building Permit Cost Calculations).

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. In addition, prefabricated factory-built housing may provide for lower priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number increases, overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale. This type of cost reduction is of particular benefit when density bonuses are used for the provision of affordable housing.

2. Land Costs

A key component of the total cost of housing is the price of raw land and any necessary improvements. Homebuilders typically purchase entitled land, but the cost of infrastructure improvements often exceeds the actual land purchase price. The diminishing supply of land available for residential construction, combined with a fairly high demand for such development, has served to keep the cost of land relatively high, particularly in built-out areas. A major constraint to providing affordable housing on remaining vacant hillside parcels in Diamond Bar is the high cost of construction in hillside areas. Another cost constraint for construction in areas with steep topography is the low ratio of developable area to total land area. Recent residential projects in hillside areas have developed large luxury homes priced at more than $500,000. These developments have large amounts of open space and only 25 - 30 percent developable land.

3. Availability of Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Interest rates are determined by national policies and economic conditions, and local governments can do little to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchasing opportunities to a broader economic segment of the population. In addition, government insured loan programs may be available to reduce mortgage downpayment requirements.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. As shown in Table II-23, approximately 69 percent of the 2,374 applications for conventional mortgage loans to purchase homes in Diamond Bar in 1998 were originated (approved by lenders and accepted by applicants), higher than the nationwide mortgage origination rate of 60 percent. The overall denial rate was 12 percent, while 20 percent of all conventional loan applications were withdrawn, closed for incompleteness, or not accepted by the applicants. At 20 percent, the denial rate for low-income applicants was the highest among the three income groups. However, only 8 percent of applicants for conventional mortgages in Diamond Bar were low-income (<80% MFI) while 20 percent of applicants were moderate income (80-120% MFI), and two-thirds of applicants were upper income (>120% MFI). This reflects the fact that fewer homes on the market are priced at levels affordable to low and moderate income households.
Table II-23: Disposition of Home Purchase Loans

<table>
<thead>
<tr>
<th>Applicant Income</th>
<th>Conventional Loans</th>
<th>Government Assisted Loans</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total Applications</td>
<td>% Originated</td>
</tr>
<tr>
<td>Low-Income (&lt; 8.0% MFI)</td>
<td>184</td>
<td>63.0%</td>
</tr>
<tr>
<td>Moderate-Income (80 -119% MFI)</td>
<td>475</td>
<td>73.3%</td>
</tr>
<tr>
<td>Upper Income (=/&gt; 120% MFI)</td>
<td>1,595</td>
<td>70.4%</td>
</tr>
<tr>
<td>Not Available</td>
<td>120</td>
<td>33.3%</td>
</tr>
<tr>
<td>Total</td>
<td>2,374</td>
<td>68.5%</td>
</tr>
</tbody>
</table>


* “Other” includes applications approved but not accepted, files closed for incompleteness, and applications withdrawn.

Diamond Bar had a relatively small number of applicants for government-assisted loans, such as FHA, VA and FmHA. The 432 applications for government-assisted loans constitute less than one-fifth the number of conventional-loan applications. Among the applications for government-assisted loans, the denial rate for low-income applicant households was also higher than that for moderate- and upper income applicants. However, it should be noted that low-income households have a much better chance of receiving approval under a government-assisted loan than a conventional loan. Nearly 80 percent of the applications for government-assisted loans by low-income households were originated, in comparison to 63 percent for conventional loans.

Table II-24 shows the disposition of conventional and government-assisted home improvement loans. Compared to mortgage loans, home improvement loans were much more difficult to secure, as is typical in most jurisdictions. The overall approval rates for conventional and government-assisted home improvement loans were very low: only 41 percent and 38 percent, respectively. Important factors for determining eligibility for home improvement loans include the amount of owner equity in a property, the current appraised value of the home, and the applicant's household debt.

Nearly 20 percent of Diamond Bar housing units are over thirty years in age, the age at which homes typically begin to require major repairs and upgrading. An additional 30 percent of the City’s housing stock will reach 30 years in age over the next decade. The relatively high denial rates for home improvement loans among low- and moderate-income households support the importance of government sponsored rehabilitation assistance for these households. Increasing the availability of financing sources for households to improve or rehabilitate their homes is important to improving the overall quality of housing in Diamond Bar.
Table II-24: Disposition of Home Improvement Loans

<table>
<thead>
<tr>
<th>Applicant Income</th>
<th>Conventional Loans</th>
<th>Government-Assisted Loans</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total Applications</td>
<td>% Originated</td>
</tr>
<tr>
<td>Low-Income (&lt; 80% MFI)</td>
<td>106</td>
<td>29.2%</td>
</tr>
<tr>
<td>Moderate-Income (80-119% MFI)</td>
<td>104</td>
<td>27.9%</td>
</tr>
<tr>
<td>Upper Income (=/&gt; 120% MFI)</td>
<td>309</td>
<td>44.7%</td>
</tr>
<tr>
<td>Not Available</td>
<td>29</td>
<td>82.8%</td>
</tr>
<tr>
<td>Total</td>
<td>548</td>
<td>40.5%</td>
</tr>
</tbody>
</table>


* “Other” includes applications approved by not accepted, files closed for incompleteness, and applications withdrawn.

B. GOVERNMENTAL CONSTRAINTS

Aside from market factors, actions by the City can have an impact on the price and availability of housing. Land use controls, site improvement requirements building codes, fees, and other local programs intended to improve the overall quality of housing may serve as potential constraints to the development and improvement of housing.

1. Land Use Controls

The Land Use Element of the General Plan sets forth the City's policies for guiding local development and growth. These policies, together with existing zoning regulations, establish the amount and distribution of land uses within the City. The Diamond Bar General Plan provides for six residential land use categories, as shown in Table II-25. Densities range from one to 20 units per acre, with the majority of the city designated for low density single family development at an average density of 3 units per acre.

In addition to residential land use districts, the Land Use Element provides for residential uses within the Specific Plan Overlay and Planning Area classifications. Development within areas designated Specific Plan or Planning Area are processed through use of a master plan or specific plan pursuant to Government Code Section 65450, a planned unit development, or similar mechanism, and development intensities must be consistent with those specified in the General Plan. Specific Plan and Planning Area projects must provide a greater level of community amenities and cohesiveness, achieve superior design, and create a more desirable living environment than could be achieved through conventional subdivision design and requirements.

The General Plan Land Use Map designates four areas as mixed use Planning Areas, encompassing over 1,200 acres. Two of these Planning Areas include a residential component, providing for an additional 274 housing units. PA-1 which includes the Tres Hermanos Ranch provides for 144 units, while PA-2 located east of Diamond Bar Boulevard and north of Grand Avenue provides for 130 units. The General Plan currently designates one area with a Specific Plan overlay, a 3,500 acre agricultural/significant ecological area within the City's southern sphere of influence.
## Table II-25: Residential Land Use Designations

<table>
<thead>
<tr>
<th>General Plan Designation</th>
<th>Prior Zoning District(s) and Minimum Lot Size</th>
<th>Maximum Dwelling Units per Acre</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Residential (RR)</td>
<td>R-1 10,000 RPD 10,000 R-1 9,000 R-1 8,500</td>
<td>1 DU/ acre</td>
<td>Hillside areas intended for rural living, including the keeping of animals, with supporting accessory structures. Maximum allowed density for NEW residential subdivisions will be 1 DU/ gross acre or lower densities where required by Chapter 22.22 (Hillside Management).</td>
</tr>
<tr>
<td>Low Density Residential (RL)</td>
<td>R-1 10,000 RPD 10,000 R-A 10,000 R-1 9,000 R-1 8,500</td>
<td>3 DU/ acre</td>
<td>Intended primarily for parcels developed with existing detached single-family dwellings. Maximum allowed density for NEW residential subdivisions will be 3 DU/ gross acre.</td>
</tr>
<tr>
<td>Low Medium Density Residential (RLM)</td>
<td>R-1 8,000 RPD 8,000 R-A 8,000 R-1 7,500 R-1 6,000</td>
<td>5 DU/ acre</td>
<td>Intended primarily for existing subdivisions developed with detached single-family dwellings. Maximum allowed density for NEW residential subdivisions will be 5 DU/ gross acre.</td>
</tr>
<tr>
<td>Medium Density Residential (RM)</td>
<td>R-3 5,000</td>
<td>12 DU/ acre</td>
<td>Intended primarily for areas developed with existing planned townhome, condominium, apartment, mobile home, and other multi-family projects. Maximum allowed density for NEW residential projects will be 12 DU/ gross acre.</td>
</tr>
<tr>
<td>Medium High Density Residential (RMH)</td>
<td>R-3 5,000</td>
<td>16 DU/ acre</td>
<td>Intended for areas of existing and planned townhome, condominium, apartment, other multi-family projects and mobile home parks. Maximum allowed density for NEW residential projects will be 16 DU/ gross acre.</td>
</tr>
<tr>
<td>High Density Residential (RH)</td>
<td>R-3 5,000</td>
<td>20 DU/ acre</td>
<td>Intended for areas of existing and proposed high density condominium and apartment projects, other high density residential projects, and mobile home parks. Maximum allowed density for NEW residential projects will be 20 DU/ gross acre.</td>
</tr>
</tbody>
</table>


### 2. Residential Development Standards

Diamond Bar's 1998 Development Code provides for the following residential zones, consistent with the six residential land use districts in the General Plan:

- Rural Residential (RR)
- Low Density Residential (RL)
- Low Medium Residential (RLM)
• Medium Density Residential (RM)
• Medium High Density (RMH)
• High Density Residential (RH)

When the City incorporated in 1989, development standards were governed by the Los Angeles County zoning ordinance. Upon adoption of the General Plan in 1995, the City began to work on its own development procedures and zoning standards which it adopted as a comprehensive Development Code in 1998. The prior zone districts (R-1, R-2, R-3 etc.) identified in Table II-25 and depicted on the City's Zoning Map will be replaced with the new, simplified zone districts.

The development standards for these zones are summarized in Table II-26. Development densities are regulated by minimum lot size, maximum density, required setbacks and height limits. Multifamily residential zones RM, RMH and RH provide for densities of 12 - 20 units per acre, with density bonus provisions specified in the Code for projects which incorporate an affordable housing component. These standards, when viewed in the context of the entire community, offer a balance of housing opportunities.

All residential zones have a building height limit of 35 feet, providing for up to three-story structures. There are no lot coverage or minimum unit size restrictions which might otherwise restrict the maximum building envelope achievable and thus serve as a constraint to achieving maximum permitted densities.

The Development Code calculates parking requirements by unit type, and on a per bedroom basis for multi-family units, as illustrated in Table II-27. Garages are required for single family, duplex and multi-family dwelling units; mobile homes may have tandem parking in an attached carport. In general, two garage parking spaces are required for each unit. However, as described in Table II-27, the City has adopted reduced parking requirements for studio apartments, secondary residential units, senior housing projects, and senior congregate care facilities. Reducing parking requirements by more than half for senior housing help to minimize construction cost.

The City has had one high density condominium project developed built which both met the City's parking standards and was able to achieve approximately 25 units/acre. The City is committed to developing its remaining multi-family sites, and will provide parking variances as necessary to facilitate their development. In addition, through the Affordable Housing Incentives Ordinance, the City will provide parking reductions for projects with an affordable housing component.

**Affordable Housing Incentives/Density Bonus Provisions**

In order to specifically facilitate the development of affordable housing, the City utilizes Affordable Housing Incentives/Density Bonus Provisions (Development Code Chapter 22.18). Incentives provided for in Chapter 22.18 apply to developments of five or more dwelling units. If a density bonus and/or other incentives cannot be accommodated on a parcel due to strict compliance with the provisions of the Development Code, the Council is authorized to waive or modify the development standards as necessary to accommodate all bonus units and other incentives to which the development is entitled.

The density bonus consists of up to 25-percent increase in the number of dwelling units normally allowed by the zoning district. A qualifying project is entitled to at least one of the following incentives identified by State law (government code Section 65915(b)):
## Table II-26: Residential Development Standards

<table>
<thead>
<tr>
<th>Development Feature</th>
<th>RR</th>
<th>RL</th>
<th>RLM</th>
<th>RM</th>
<th>RMH</th>
<th>RH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area (1)</td>
<td>1 acre</td>
<td>10,000 sq.ft</td>
<td>8,000 sq.ft</td>
<td>5,000 sq.ft</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Density (2)</td>
<td>1 single-family unit per lot</td>
<td>1 single-family unit per lot; 3 per gross acre</td>
<td>1 single-family unit per lot; 5 per gross acre</td>
<td>12 dwellings per gross acre</td>
<td>16 dwellings per gross acre</td>
<td>20 dwellings per gross acre</td>
</tr>
<tr>
<td>Setbacks Required Front (3)</td>
<td>30 ft.</td>
<td>20 ft.</td>
<td>20 ft.</td>
<td>20 ft.</td>
<td>20 ft.</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Sides (each)</td>
<td>15 ft. on one side, and 10 ft. on the other; but not less than 25 ft. between structures on adjoining parcels.</td>
<td>10 ft. on one side, and 5 ft. on the other, but not less than 15 ft. between structures on adjoining parcels.</td>
<td>5 ft.</td>
<td>5 ft.</td>
<td>5 ft; plus 1 foot for each story over 2.</td>
<td></td>
</tr>
<tr>
<td>Street Side</td>
<td>15 ft., reversed corner lot; 10 feet otherwise</td>
<td>10 ft., reversed corner lot; 5 ft. otherwise</td>
<td>10 ft., reversed corner lot; 5 ft. otherwise</td>
<td>7.5 ft., reversed corner lot; 5 ft. otherwise</td>
<td>7.5 ft., reversed corner lot; 5 ft. otherwise</td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td>20 ft.</td>
<td>15 ft.</td>
<td>15 ft.</td>
<td>15 ft.</td>
<td>15 ft.</td>
<td>15 ft.</td>
</tr>
<tr>
<td>Height Limit (4) :</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>35 feet</td>
</tr>
</tbody>
</table>


Minimum area for parcels proposed in new subdivisions, except as otherwise provided by Section 22.08.050 (Minimum Lot Area), and chapter 22.22 (Hillside Management). Condominium, townhome, or planned development projects may be subdivided with smaller parcel sizes for ownership purposes, with the minimum area requirement determined through the subdivision review process, provided that the overall development site complies with the lot area requirements of the area.

Maximum number of dwellings allowed reach specified unit of land. The approval of a Conditional Use Permit within areas subject to Section 22.22.040 (Hillside Management Density) may result in fewer dwelling units being allowed than the maximum density shown. See also chapter 22.18 (Affordable Housing Incentives Bonus Provisions) for possible density bonuses.

Front setbacks listed are minimums. For single-family detached tract development, a minimum 5-foot setback variation for adjacent residential units is required. Maximum allowable height for structures. See Section 22.16.060 (Height measurement and Height Limit Exceptions).
Table II-27: Parking Requirements

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Parking Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family</td>
<td>2 spaces in a fully enclosed garage. In hillside areas, additional parking for guests may be required by the director.</td>
</tr>
<tr>
<td>Duplex housing units</td>
<td>2 spaces for each unit, in a garage</td>
</tr>
<tr>
<td>Multi-family dwelling, condominiums and other attached dwellings.</td>
<td>Studio units - 1 space for each unit, in a garage, plus guest parking (*).</td>
</tr>
<tr>
<td>Mobile homes (in Mobile Home parks)</td>
<td>2 spaces for each mobile home (tandem parking allowed in an attached carport), plus guest parking (*).</td>
</tr>
<tr>
<td>Secondary residential units</td>
<td>1 space (carport or garage) in addition to that required for a single-family unit.</td>
</tr>
<tr>
<td>Senior housing projects</td>
<td>1 space for each unit with half the spaces covered, plus 1 guest parking space for each 10 units.</td>
</tr>
<tr>
<td>Senior congregate care facilities</td>
<td>0.5 space for each residential unit, plus 1 space for each 4 units for guests and employees.</td>
</tr>
<tr>
<td>Group quarters (including boarding houses, rooming houses, dormitories, and organizational houses)</td>
<td>1 space for each bed, plus 1 space for each 8 beds for guest parking, 1 space for each employee on largest shift.</td>
</tr>
</tbody>
</table>

Source: Diamond Bar Development Code, November 3, 1998  
(*) Guest parking shall be provided at the ratio of 1 space for each 4 required parking spaces. Spaces shall be dispersed evenly throughout the project and dearly marked for guest parking only.

- A reduction in the parcel development standards of the Development Code (e.g., coverage, setback, zero lot line and/or reduced parcel sizes, and/or parking requirements);
- Approval of mixed-use zoning in conjunction with the housing project if non-residential land uses will reduce the cost of the housing project, and the non-residential land uses are compatible with the housing project and surrounding development; and
- Other regulatory incentives or concessions proposed by the developer or the City that will result in identifiable cost reductions.

3. Provisions for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. Table II-28 summarizes housing types permitted in each of the residential zone districts in Diamond Bar.
Table II-28: Housing Types by Residential Zone Category

<table>
<thead>
<tr>
<th>Housing Types Permitted</th>
<th>RR</th>
<th>RL</th>
<th>RLM</th>
<th>RM</th>
<th>RMH</th>
<th>RH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conventional Single Family</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Duplexes</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Multi-Family Dwellings</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Second Units</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Senior Citizen Housing</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Mobile Home Parks</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Care Facility: 6 or fewer persons</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Care Facility: 7 or more persons</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

Source: Diamond Bar Development Code, November 3, 1998
✓ = Permitted  C = Conditionally Permitted

Second Units

The Zoning Ordinance permits detached and attached second dwelling units by right in all residential zone districts, subject to a Minor Conditional Use Permit (CUP) approval by the City's hearing officer and a noticed public hearing. As indicated in Table II-29, a Minor CUP takes approximately 4-6 weeks, whereas a CUP before the Planning Commission takes 8 weeks. This 4-6 week time frame is not viewed as a constraint to development of second units. A parcel proposed for a secondary dwelling unit shall comply with all of the following requirements:

- The applicant shall be the owner and resident of the main dwelling;
- The parcel shall have a minimum area of 10,000 square feet; a minimum width of 50 feet, a minimum depth of 100 feet, and a minimum buildable pad size of 400 square feet, exclusively for the secondary unit;
- The parcel shall be developed with only one existing owner occupied, single-family detached main dwelling unit; and
- The second unit shall have one parking space, either in a carport or garage.

The following findings shall be made, to approve a Minor Conditional Use Permit for a secondary dwelling unit:

- The secondary unit is compatible with the design of the main dwelling unit and the surrounding neighborhood in terms of scale, exterior treatment, height, setbacks and landscaping, and will not cause excessive noise, traffic, or other disturbances to the existing residential neighborhood, or result in significantly adverse effects on public services and resources; and
- The secondary dwelling unit will not contribute to a high concentration of these units sufficient to change the character of the surrounding residential neighborhood.

While the City is not reliant on second units to address its regional housing needs, second units can contribute to the provision of lower cost rental housing, particularly for seniors. The City will continue to encourage construction of second dwelling units pursuant to the provisions of its Second Unit Ordinance, and will develop an informational handout for distribution-at the public counter.

Mobile Homes/Manufactured Housing

Pursuant to State law, manufactured housing placed on a permanent foundation is permitted in all residential zones. Such housing is subject to the same development standards and design review criteria as stick-built housing as set forth by the zoning district. However, mobile home parks require a conditional use permit in all residential zone
districts. Mobile homes constitute less than two percent of Diamond Bar's housing stock. There are two mobile home parks in Diamond Bar, both located in the western portion of the City: Diamond Bar Estates and Walnut Creek Estates.

*Multi-Family Rental Housing*

Multi-family housing makes up approximately one-eighth of the housing stock in the City. The Zoning Ordinance provides for multiple family developments in the RM, RMH and RH multiple family residential zones. The maximum dwelling unit densities for these zones are 12, 16 and 20 units per acre, respectively. Additional density may be achieved through participation in the density bonus program.

*Transitional Housing and Emergency Shelters*

Small residential care facilities (for 6 or fewer persons) are permitted in all residential zones. Residential care facilities, including transitional housing, for more than 6 persons are conditionally permitted in the multiple-family zones: RM, RMH and RH. The Development Code does not specifically identify zones for locations of emergency shelters, although any use may be permitted in the City subject to the discretion of the Hearing Officer. As the City has no known homeless population, there is no unmet need for emergency shelters and there is little likelihood an emergency shelter provider would choose to locate in Diamond Bar.

4. Development and Planning Fees/ On and Off-Site Improvements

There are two basic types of fee-pertaining to residential development, those for processing development applications (e.g. subdivisions, conditional use permits) and those to pay for the costs associated with new development (e.g. traffic signals, sewer connections). The City may also require dedication and/or improvement of streets and drainage channels when major new single-family development occurs. As a newer City, the sizing and condition of water and sewer lines is adequate to accommodate new development, and does not require replacement.

All new residential (and non-residential) development projects are subject to impact fees. Impact fees are levied for the purpose of financing the capital improvements necessary to support new development projects. A traffic impact analysis is required for projects above a certain size threshold to assess potential impacts to traffic intersections, and a traffic mitigation fee assessed on a pro-rata basis to pay for necessary improvements. For example, a 40-unit project was required to contribute $20,000 to intersection improvements, equating to $500 per unit. A recent 127 unit single-family development paid for installation of a new traffic signal.

The Community and Development Services Department collects various fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. Diamond Bar charges fees based on the actual cost of permit processing. Plan check and inspection are billed at $85.00 per hour with established minimums for plan check and inspection of certain categories such as retaining walls, street plans, sewer plans, storm drain plans, etc.

Table II-29 presents a list of deposit amounts charged by the City.

The City's processing fees are cumulative. For example, if an application for a Lot Line Adjustment also requires a Minor Variance, both fees will be charged. Also, specified projects may be subject to a deposit and an hourly rate, rather than a flat application fee(s), in compliance with the City's Fee Resolution.

New residential development projects in Diamond Bar are subject to school fees. As mentioned earlier, there are two school districts serving the City. Walnut Valley Unified School District assesses a fee of $1.93 per square foot for residential development (e.g. “living space” of all new or remodeling construction over 500 square feet, not including garage or uncovered patio). Pomona Unified School District assesses a fee of $1.84 per square foot of residential development. Hence, school fees for a new 2,000 square foot single family home would be approximately $3,600 to $3,800 and school fees for a new 1,200 square foot condominium would be approximately $2,200 to $2,300 per unit.
Table II-29: Development Deposits

<table>
<thead>
<tr>
<th>Fee Type</th>
<th>Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative Development Review</td>
<td>$1,000 deposit</td>
</tr>
<tr>
<td>Appeals</td>
<td>$500 or fee to be determined by Deputy City Manager.</td>
</tr>
<tr>
<td>Certificate of Compliance</td>
<td>$500 fee</td>
</tr>
<tr>
<td>Conditional Use Permit</td>
<td>$2,000 deposit</td>
</tr>
<tr>
<td>Development Agreement</td>
<td>$3,000 deposit</td>
</tr>
<tr>
<td>Development (Zoning) Code Amendment</td>
<td>$4,000 deposit</td>
</tr>
<tr>
<td>Development Review</td>
<td>$2,000 deposit</td>
</tr>
<tr>
<td>Environmental Impact Report (EIR) or Negative Declaration</td>
<td>Actual costs including City overhead; deposit to be determined by Deputy City Manager.</td>
</tr>
<tr>
<td>General Plan Amendment</td>
<td>$5,000 deposit</td>
</tr>
<tr>
<td>Minor Conditional Use Permit</td>
<td>$1,000 deposit</td>
</tr>
<tr>
<td>Minor Variance</td>
<td>$450 fee</td>
</tr>
<tr>
<td>Preliminary Project Review</td>
<td>$1,000 deposit</td>
</tr>
<tr>
<td>Specific Plan</td>
<td>$4,000 deposit</td>
</tr>
<tr>
<td>Variance</td>
<td>$2,000 deposit</td>
</tr>
<tr>
<td>Zone Change/ Map Amendment</td>
<td>$4,000 deposit</td>
</tr>
<tr>
<td>Zone Variance</td>
<td>$2,000 deposit</td>
</tr>
<tr>
<td>Zone Ordinance Amendment</td>
<td>$2,000 deposit</td>
</tr>
<tr>
<td>Zoning Clearance</td>
<td>$30 fee</td>
</tr>
</tbody>
</table>

Source: Planning Division Fee Schedule, City of Diamond Bar, July 6, 1998

5. Building Codes and Enforcement

In addition to land use controls, local building codes also affect the cost of housing. The City has adopted the Uniform Building Code (UBC) which establishes the minimum standards for new construction. While the City may impose more stringent standards, it cannot adopt any which are below those of the UBC. No standard has been adopted above the minimum standards of the UBC.

6. Local Processing and Permit Procedures

The processing time needed to obtain development permits and required approvals is often cited as a prime contributor to the high cost of housing. Additional time may be necessary for environmental review, depending on the location and nature of a project. Table II-30 identifies the City official or body responsible for reviewing and making decisions on each type of application, land use permit and other entitlements, and estimated processing time. Permits which typically involve environmental clearance (e.g. Development Agreement, General Plan Amendment, Specific Plan, Variance) are subject to the Permit Streamlining Act, California Government Code Section 69520 which was effective January 1, 1999. The City has prepared a summary chart which outlines time requirements for permit processing.
Table II-30: Review Authority for Residential Development

<table>
<thead>
<tr>
<th>Type of Decision or Permit (*)</th>
<th>Est. Time</th>
<th>Director</th>
<th>Hearing Officer</th>
<th>Planning Commission</th>
<th>City Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative Development Review (1-3 units)</td>
<td>6-8 weeks</td>
<td>Final Appeal</td>
<td>Final Appeal</td>
<td>Final Appeal</td>
<td></td>
</tr>
<tr>
<td>Conditional Use Permit</td>
<td>8 weeks</td>
<td>Final Appeal</td>
<td>Final Appeal</td>
<td>Final Appeal</td>
<td></td>
</tr>
<tr>
<td>Development Agreement **</td>
<td>8 weeks</td>
<td>Final Appeal</td>
<td>Final Appeal</td>
<td>Final Appeal</td>
<td></td>
</tr>
<tr>
<td>Development Review (4+ units or 10,000 sq. ft.)</td>
<td>8 weeks</td>
<td>Final Appeal</td>
<td>Final Appeal</td>
<td>Final Appeal</td>
<td></td>
</tr>
<tr>
<td>General Plan Amendment **</td>
<td>8 weeks</td>
<td>Final Appeal</td>
<td>Final Appeal</td>
<td>Final Appeal</td>
<td></td>
</tr>
<tr>
<td>Minor Conditional Use Permit</td>
<td>4-6 weeks</td>
<td>Final Appeal</td>
<td>Final Appeal</td>
<td>Final Appeal</td>
<td></td>
</tr>
<tr>
<td>Minor Variance</td>
<td>2-4 weeks</td>
<td>Final Appeal</td>
<td>Final Appeal</td>
<td>Final Appeal</td>
<td></td>
</tr>
<tr>
<td>Specific Plan **</td>
<td>2-4 weeks</td>
<td>Final Appeal</td>
<td>Final Appeal</td>
<td>Final Appeal</td>
<td></td>
</tr>
<tr>
<td>Variance **</td>
<td>2-4 weeks</td>
<td>Final Appeal</td>
<td>Final Appeal</td>
<td>Final Appeal</td>
<td></td>
</tr>
<tr>
<td>Zoning Clearance (over the counter)</td>
<td>1 week</td>
<td>Final Appeal</td>
<td>Final Appeal</td>
<td>Final Appeal</td>
<td></td>
</tr>
<tr>
<td>Zoning Map Amendment</td>
<td>1 week</td>
<td>Final Appeal</td>
<td>Final Appeal</td>
<td>Final Appeal</td>
<td></td>
</tr>
</tbody>
</table>


Note: * The Director and Hearing Officer may defer action on permit applications and refer the item(s) to the Commission for the final decision.
** Permit typically involves environmental clearance pursuant to CEQA and is subject to the Permit Streamlining Act.

The following describes the five-step development review process in Diamond Bar:

1. **Application Submittal**

   Applications for land use permits and other matters pertaining to the Development Code must be filed on a City application form, together with all necessary fees and/or deposits, exhibits, maps, materials, plans, reports and other information required by the Department before submitting an application to verify which materials are necessary for application filing.

   A prospective applicant is strongly encouraged to request a pre-application conference with the Department before formal submittal of a permit application. The purpose of this conference is to inform the applicant of city requirements as they apply to the proposed development project, review the procedures outlined in the Development Code, explore possible alternatives or modifications, and identify necessary technical studies and required information relating to future environmental review.

2. **Initial Application Review.**

   **Completeness Review.** The Director reviews all applications for completeness and accuracy before they are accepted as being complete and officially filed. Processing of applications does not commence until all required fees/deposits have been paid. Without the application fee, or a deposit if applicable, the application is not deemed complete.

   The applicant is informed in writing within 30 days of submittal, either that the application is complete and has been accepted for processing, or that the application is incomplete and that additional information, specified in the letter, is required.
If a pending application is not deemed complete within six months after the first filing with the Department, the application expires and is deemed withdrawn, and any remaining deposit amount is refunded, subject to administrative processing fees.

3. Environmental Assessment

After acceptance of a complete application, the project is reviewed in compliance with the California Environmental Quality Act (CEQA), to determine whether the proposed project is exempt from the requirements of CEQA or is not a project as defined by CEQA, whether a negative declaration may be issued, or whether an environmental impact report (EIR) is required.

4. Staff Report and Recommendations

A staff report is prepared by the Director that describes the conclusions/ findings about the proposed land use and development. The report includes recommendations on the approval, approval with conditions, or disapproval of the application, based on the evaluation and consideration of information provided by an initial study or environmental impact report. Staff reports are furnished to applicants at the same time as they are provided to the Hearing Officer, or members of the Commission and/or Council, before a hearing on the application.

Development Review. An application for Development Review is required for residential projects that propose four dwelling units or more (detached or attached) and that involve the issuance of a Building Permit for construction or reconstruction of a structure(s) meeting the following criteria:

- New construction on a vacant parcel and new structures, additions to structures, and reconstruction projects which are equal to 50 percent or greater of the floor area of existing structures on the site, or have a minimum 10,000 square feet of combined gross floor area;
- Projects involving a substantial change or intensification of land use (e.g. the conversion of an existing structure to a restaurant, or the conversion of a residential structure to an office or commercial use); or
- Residential, commercial, industrial, or institutional projects proposed upon a descending slope abutting a public street.

Administrative Development Review. An application for Administrative Development Review is required for residential, industrial, and institutional developments that involve the issuance of a Building Permit for construction or reconstruction of a structure(s) meeting the following thresholds of review:

- Residential projects that propose up to three dwelling units (detached or attached);
- Commercial, industrial, and institutional developments that propose up to 10,000 square feet of combined gross floor area; or
- Projects that do not meet the specific criteria for Development Review.

5. Application, Processing and Review

Review with Other Permits. Development Review and Administrative Development Review applications for projects that also require the approval of another discretionary permit (e.g. Conditional Use Permit, Variance, etc.) shall be acted upon concurrently with the discretionary permit and the final determination shall be made by the highest level of review authority in compliance with Table II-30.
Notice and Hearings. An application for Development Review or Administrative Development Review is scheduled for a public hearing once the Department has determined the application complete.

Record of Decision. Upon completion of the public hearing, the review authority announces and records the decision within 21 days following the conclusion of the public hearing. A copy of the resolution is mailed to the applicant.

C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Most of the level, easily developable land in Diamond Bar has already been developed, and much of the remaining land is exposed to a variety of geotechnical and topographic conditions which may constrain the development of lower priced residential units. In addition, inadequate infrastructure may also act as a constraint to residential development. Environmental and infrastructure constraints to development in Diamond Bar are described in greater detail below, and are mapped in Figure II-9.

Slope Stability - Landslides and Subsidence

Large portions of Diamond Bar are covered with major hillsides which serve as a significant constraint to development; Figure II-9 illustrates those areas of the city with slopes greater than 25 percent. Development on such severely sloped parcels requires modification to the natural terrain which significantly adds to the cost of development.

In addition to slope constraints, many of the hillsides in Diamond Bar have a potential for landslides. The stability of a slope is attributed to such factors as the soil type, gradient of the slope (particularly those greater than 25 percent), underlying geologic structure, and local drainage patterns. The rolling topography and composition of local soils throughout Diamond Bar create numerous areas for potential landslide hazards. Although many historic landslide locations have since been stabilized, there still exist a number of potential landslide areas along the eastern third of the City, as well as in Tonner Canyon (Sphere of Influence), as illustrated in Figure II-9.

Infrastructure

Presently, there are no sewer lines in place in the developed southeastern end of the 1,250-acre development known as The Country Estates. The 800-acre Tres Hermanos parcel will also require installation of infrastructure. Tres Hermanos Ranch has moderate slopes and sufficient area to permit construction of affordable housing.

While the City's commercial areas are typically less affected by the physical constraints described above, the major commercial intersections in Diamond Bar are already severely congested and cannot support trip-intensive land uses such as multi-family residential. Eight intersections in the city currently operate at Level of Service E or F and experience very poor operating conditions and significant delay; these intersections are illustrated in Figure II-9. In addition, Diamond Bar is a “housing rich/jobs poor” community, and needs the limited amount of commercial land designated in the General Plan to maintain its tax base and serve its resident population.

D. CONTRACTUAL CONSTRAINTS

Many open space areas in Diamond Bar were precluded from development as a condition of approval for the tract. Often, these areas were calculated as the open space requirement for the adjacent development, and additional densities may have been granted in exchange for retaining these areas as open space.

Some residential development in Diamond Bar have formed private homeowner's associations, and have placed Covenants, Conditions and Restrictions (CC&Rs) on open space areas in their tracts, thereby limiting permitted development. In many instances, the deed restrictions on development in open space areas were a result of trade-offs to allow greater density in the flatter portions of the residential tract.
Major vacant land areas subject to development restrictions are mapped in Figure II-10.

E. FAIR HOUSING CONSTRAINTS

As a participating city in the Los Angeles County Community Development Block Grant (CDBG) program, the City has access to services of the Long Beach Fair Housing Foundation for fair housing outreach and education, and counseling on housing discrimination complaints.

The Fair Housing Foundation received 143 general housing inquiries from residents of Diamond Bar during the period FY1994/1995 through FY1999/2000. Most of these inquiries were from low income households (90 inquiries) and from female heads of households (110 inquiries). Most of the inquiries were resolved while 12 cases were referred to the discrimination department. Among discrimination inquiries, four were resolved and eight were opened as discrimination cases. Seven of the eight discrimination cases were filed for low income households and six of the cases involved female head of household.

The City receives an annual summary report of the nature of inquiries received by the Fair Housing Foundation, but was never contacted regarding past discrimination cases. Given the apparent magnitude of fair housing issues, the City will develop an open and ongoing dialogue with the Fair Housing Foundation to keep informed of discrimination cases and issues. In addition, the City will continue to promote fair housing practices, provide educational information on fair housing to the public, and specifically sponsor a Fair Housing seminar in Diamond Bar in conjunction with the Greater Los Angeles Apartment Association.
Figure II-9
Environmental and Topographic Analysis

SOURCE: City of Diamond Bar Master Environmental Assessment, 1992

- **CONTAINS HISTORIC LANDSLIDE**
  (some slides may have been removed by development)
- **CONTAINS SLOPE: GREATER THAN 25%**
- **SIGNALIZED AND UNSIGNALIZED INTERSECTIONS OPERATING AT LEVEL OF SERVICE E OR F**

Diamond Bar General Plan
July 25, 1995

Housing Element
II-3-15
Figure II-10
General Locations of Vacant Lands Subject to Development Restrictions
II-4. HOUSING RESOURCES

Various resources available for the development, rehabilitation, and preservation of housing are available in Diamond Bar. The section begins with an overview of the availability of land resources or residential sites for future housing development, and an evaluation of the City's ability to provide adequate sites to address the its identified share of future housing needs. This section also presents the financial resources available to support the provision of affordable housing in the community, and specifically identifies funding amounts for redevelopment set aside, CDBG and HOME funds available during the five year planning period.

A. AVAILABILITY OF SITES FOR HOUSING

An important component of the Housing Element is the identification of sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs (as determined by SCAG). Table II-31 shows the City's residential development potential by General Plan land use category. With adoption of the City's new Development Code in 1998, the City's zoning categories now correspond directly to the General Plan. Residential densities are presented as the maximum density per acre, with lower density uses permitted in all zones. However, given the limited remaining land for high density development, the City has now added a policy to its Housing Element to limit development of RMH and RH-zoned parcels to multifamily use. Figure II-11 identifies the general location of vacant sites available for residential development.

<table>
<thead>
<tr>
<th>Land Use District</th>
<th>Maximum Residential Density (DU/ac)</th>
<th>Vacant Acreage</th>
<th>Unit Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Residential (RR)</td>
<td>1 DU/ac</td>
<td>440</td>
<td>223</td>
</tr>
<tr>
<td>Low Density Residential (RL)</td>
<td>3 DU/ac</td>
<td>40</td>
<td>46</td>
</tr>
<tr>
<td>Low-Medium Density Residential (RLM)</td>
<td>5 DU/ac</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Medium Density (RM)</td>
<td>12 DU/ac</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Medium-High Density (RMH)</td>
<td>16 DU/ac</td>
<td>1.5</td>
<td>24</td>
</tr>
<tr>
<td>High Density (RH)</td>
<td>20 DU/ac</td>
<td>14.9</td>
<td>298</td>
</tr>
<tr>
<td>Planning Area 1/ Specific Plan Overlay¹</td>
<td>720 DU/ac</td>
<td>1,216.4</td>
<td>735</td>
</tr>
</tbody>
</table>

Source: Development Services Department, City of Diamond Bar, September 2000.

¹ Not anticipated to be developed during this planning period.
Figure II-11
Housing Opportunity Areas
There are two High Density (RH) residential sites located on Diamond Bar Boulevard: 1.43 acres with potential for approximately 28 units, located near 1101 S. Diamond Bar Boulevard; and a 28.7-acre site with approximately 13.5 acres of buildable area at 1850 S. Diamond Bar Boulevard supporting development of 270 units. Development of these high density sites with apartments or condominiums would be compatible with adjacent multifamily uses. In addition, there is a vacant 1.5-acre Medium High Density (RMH) residential site located at 2249 Morning Canyon, just west of Diamond Bar Boulevard; this site has a development potential of approximately 24 units. Although earlier discussion of development constraints noted that certain key intersections on Diamond Bar Boulevard have severe traffic congestion, none of these multifamily sites is located at a congested intersection. Further, traffic mitigation issues are considered for every project and appropriate measures are specified as a condition of development approval. There are no known environmental constraints for the higher density multifamily residential sites.

As shown in Table II-31, the City can accommodate up to 735 net new dwelling units based on existing zoning, General Plan, and Specific Plan designations. The 269 units in the “Rural” and “Low Density” districts will most likely be single-family homes, and the 24 units in the Medium High Density (RMH) and 298 units in the High Density (RH) zone will be multi-family housing developments. A new policy added to the 2000-2005 Housing Element will limit development of vacant RMH and RH designated properties to multi-family use (Policy 3.2). Policy 3.3 has been added to the Housing Element to provide specific direction for integration of multi-family uses within the Tres Hermanos Specific Plan. Planning Area 1 is comprised of a portion (720 acres) of the 2,700-acre Tres Hermanos Ranch which straddles the City of Diamond Bar and Chino Hills. The property is owned by the City of Industry Redevelopment Agency. The City is participating in the Tres Hermanos Conservation Authority to develop a long range plan for the area, to be defined in a joint Specific Plan. The Diamond Bar General Plan currently provides for up to 144 residential units on this site, with the Specific Plan to define the precise mix of unit types. While residential development in Tres Hermanos could tie into existing infrastructure lines at Diamond Ranch High School, it is premature to determine whether development will occur during the five year planning horizon. Therefore, Tres Hermanos is not being counted towards fulfillment of the City's regional housing needs.

Comparison of Site Inventory with RHNA

Diamond Bar has a regional housing growth need (RHNA) of 144 new units for the 1998-2005 period. Given that the City can accommodate residential growth of up to 735 units, it can certainly accommodate 144 units in this period. The more important issue, however, is whether the City has adequate sites for the provision of units for very low-, low-, and moderate-income households. In general, the following general affordability and development density guidelines can be used to evaluate the adequacy of available sites to fulfill the City's share of regional housing needs:

- Very Low-Income - 25 du/ac
- Low-Income - 18 du/ac
- Moderate-Income - 8 du/ac

Housing units built in Diamond Bar since January 1998 can be subtracted from the City's RHNA. Since January 1998, a total of 153 housing units have been constructed in the City. “Diamond Ranch” in Planning Area 2 is currently starting construction; the 127 new homes in Diamond Ranch will all have 5 to 7 bedrooms to address a market need for large housing for extended families. All new construction has been custom homes selling for $500,000 or more and would therefore count only as “above moderate income” units. The 1998-2005 RHNA had called for 23 very low income units, 17 low income units, 27 moderate income units and 76 units for households above moderate income. Thus, Diamond Bar has a remaining need of 67 units within very low, low and moderate income categories.

Given the City's zoning designations and the maximum allowable densities compared to the density thresholds defined above, units affordable to very low-income and low-income would need to be located in the High Density
(RH) zone. As displayed in Table II-31, a total of 298 units can be accommodated in areas designated High Density, with additional units achievable through density bonuses. Available high density development-potential adequately fulfills the remaining need for 40 very low- and low-income units. The City's housing need for moderate-income household is for 27 units which could also be accommodated on High Density sites through multifamily condominium or townhouse development, as well as on a vacant 1.5 acre Medium High Density site.

Availability of Public Facilities and Services

All land currently designated for residential use is served by sewer and water lines, streets, storm drains, and telephone, electrical, and gas lines. One exception is the 720-acre Tres Hermanos Ranch in Planning Area 1 which will require additional infrastructure development. However, the portion of Tres Hermanos proposed for residential development is on the upper portion of the site near Diamond Ranch High School, allowing new development to tie into existing water, sewer and roadway infrastructure. The City collects various impact fees from developers to cover the costs of providing necessary services and infrastructure. These fees apply to new developments in the City and annexed portions of the Sphere of Influence.

B. FINANCIAL RESOURCES

The City has access to a variety of existing and potential funding sources available for affordable housing activities. They include programs from local, state, federal and private resources. The following section describes the two most significant housing funding sources currently available in Diamond Bar. Community Development Block Grants (CDBG), and HOME funds.

For many cities, redevelopment housing set-aside funds are one of the primary sources of financing used for the preservation, improvement, and development of affordable housing. The City of Diamond Bar had established a Redevelopment Project Area in 1997. However, on August 14, 2000, the California State Supreme Court announced that it will not review a previous appellate court's decision which invalidates Diamond Bar's redevelopment area. The City of Diamond Bar had asked for a review of the decision after the appellate court ruled that the City did not show sufficient evidence of blight, a requirement for establishing a redevelopment project area. From the beginning, the City has disputed claims that blight does not exist in the community, and has charged that the definition of blight, as characterized under previous case law, should also apply to Diamond Bar's redevelopment project area.

The appellate court's ruling reversed a 1997 Superior Court decision which found in favor of the City and its redevelopment agency. The Superior Court's decision was then appealed on behalf of the approximately one dozen residents who initiated the original lawsuit against the city's redevelopment project area.

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Program Name</th>
<th>Description</th>
<th>Eligible Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Federal Programs</td>
<td>Community Development Block Grant (CDBG)</td>
<td>Grants awarded to the City on a formula basis for housing and community development activities.</td>
<td>• Acquisition</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Rehabilitation</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Homebuyer assistance</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Economic development</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Homeless assistance</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Public services</td>
</tr>
<tr>
<td></td>
<td>Home Investment Partnership Act (HOME)</td>
<td>Grants available for various housing activities. Funds must be used to assist low-income households.</td>
<td>• New construction</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Acquisition and Rehabilitation</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Homebuyer assistance</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Tenant-based assistance</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Planning</td>
</tr>
<tr>
<td></td>
<td>Section 8 Rental Assistance Program</td>
<td>Rental assistance payments to owners of private market rate units on behalf of very low income tenants.</td>
<td>• Rental assistance</td>
</tr>
<tr>
<td>Program Type</td>
<td>Program Name</td>
<td>Description</td>
<td>Eligible Activities</td>
</tr>
<tr>
<td>--------------</td>
<td>--------------</td>
<td>-------------</td>
<td>---------------------</td>
</tr>
</tbody>
</table>
| 1. Federal Programs | Emergency Shelter Grants (ESG) | Grants used to improve the quality of existing emergency shelters and to increase sites for shelter development. | • Renovation  
• Conversion of buildings  
• Rehabilitation  
• Operating costs |
| | Section 202 | Grants to non-profit developers of supportive housing for the elderly. | • Acquisition  
• Rehabilitation  
• New construction  
• Rental assistance  
• Support services |
| 2. State Programs | Mortgage Credit Certificate (MCC) Program | Income tax credits available to first-time home buyers for the purchase of new or existing single family housing. Local agencies make certificates available. | • Home Buyer Assistance |
| | California Housing Finance Agency (CHFA) Home Mortgage Purchase Program | CHFA sells tax exempt bonds for below market rate loans to first-time homebuyers. Program operates through participating lenders who originate loans for CHFA purchase. | • Home Buyer Assistance |
| | California Housing Finance Agency (CHFA) Multiple Rental Housing Programs | Below market rate financing offered to builders and developers of multi-family and elderly rental housing. Tax exempt bonds provide below-market mortgage money. | • New Construction  
• Rehabilitation  
• Acquisition |
| | Low Income Housing Tax Credit (LIHTC) | Tax credits available to individuals and corporations that invest in low-income rental housing. Tax credits sold to people with high tax liability, and proceeds are used to create housing. | • New Construction  
• Rehabilitation  
• Acquisition of properties from 20 to 150 units |
| 3. Local Programs | City of Industry Redevelopment Housing Set-Aside Funds | 20 percent of Agency tax increment funds are set-aside for affordable housing activities. City of Industry set-aside is administered by LA County CDC and can be expended within 15-mile radius. | • New Construction  
• Rehabilitation  
• Acquisition |
| 4. Private Resources/Financing Programs | Federal National Mortgage Association (Fannie Mae) | Loan applicants apply to participating lenders for the following programs: fixed rate mortgages issued by private mortgage insurers; mortgages which fund the purchase and rehabilitation of a home; low down-payment mortgages for single-family homes in underserved low-income and minority communities. | • Homebuyer assistance  
• Rehabilitation |
Table II-32: Financial Resources Available for Housing Activities

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Program Name</th>
<th>Description</th>
<th>Eligible Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. Private Resources/Financing Programs (Continued)</td>
<td>California Community Reinvestment Corporation (CCRC)</td>
<td>Non-profit mortgage banking consortium designed to provide long term debt financing for affordable multi-family rental housing. Non-profit and for profit developers contact member banks.</td>
<td>• New Construction • Rehabilitation • Acquisition</td>
</tr>
<tr>
<td></td>
<td>Federal Home Loan Bank Affordable Housing Program</td>
<td>Direct subsidies to non-profit and for-profit developers and public agencies for affordable low income ownership and rental projects</td>
<td>• New Construction</td>
</tr>
<tr>
<td></td>
<td>Low Income Housing Fund (LIHF)</td>
<td>Non-profit lender offering below market interest, short term loans for affordable housing in both urban and rural areas. Eligible applicants include non-profits and government agencies.</td>
<td>• Redevelopment costs • Site Acquisition • Construction • Rehabilitation</td>
</tr>
<tr>
<td></td>
<td>Private Lenders</td>
<td>The Community Reinvestment Act (CRA) requires certain regulated financial institutions to achieve goals for lending in low- and moderate-income neighborhoods. As a result, most of the larger private lenders offer one or more affordable housing programs, including first-time homebuyer, housing rehabilitation or new construction assistance.</td>
<td>• Varies, depending on individual program offered by bank</td>
</tr>
</tbody>
</table>

1. Community Development Block Grant (CDBG) Funds

Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of community development activities for low-income persons. The CDBG program provides formula funding to larger cities and counties, while smaller cities (less than 50,000 population) generally compete for funding that is allocated to and administered by the state or county. Although Diamond Bar's population is large enough to be considered a “larger city”, Diamond Bar receives its allocation of CDBG funds through the Los Angeles County Housing and Community Development Department.

The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include, but not limited to acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, homeownership assistance, and clearance activities. The City currently allocates most of its CDBG funds to programs and services with less than 10 percent designated for housing activities.
2. HOME Investment Partnership Program

Established by the Federal government in 1990, the HOME program is designed to improve and/or expand a jurisdiction's affordable housing stock. Unlike the CDBG program, HOME funds can only be used for affordable housing activities. Specifically, HOME funds can be used for the following activities which promote affordable rental housing and lower-income homeownership: building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based assistance.

There are fairly strict requirements governing the use of the funds. Two major requirements are that HOME funds must be: (1) used for activities that target certain income groups (lower income families in particular) and (2) matched 25 percent by non-federal sources (such as City redevelopment funds).

The City anticipates receiving approximately $1.85 million in CDBG and HOME funds from the County during the 2000-2005 period, averaging $370,000 per year.

3. City of Industry Redevelopment Housing Set-Aside Funds

As a predominantly industrial community, the City of Industry is permitted under Senate Bill 1718 to expend its housing set-aside funds on affordable housing within a 15 mile radius from the corporate limits of the City of Industry. The City of Industry Housing Fund is administered by the Los Angeles County Community Development Commission. A high priority for the use of City of Industry Housing Funds is housing for special needs populations. Funds may also be used to produce and preserve affordable housing for family and senior households earning less than 80 percent AMI. For the period 1998 through 2001, approximately $8.0 - $10.0 million will be contributed to the housing fund on an annual basis. Housing developers can apply to the County for competitive funding, with two funding rounds per year.

4. Tax Exempt Multi-family Revenue Bonds

The construction, acquisition, and rehabilitation of multi-family rental housing developments can be funded by tax exempt bonds which provide a lower interest rate than is available through conventional financing. Projects financed through these bonds are required to set aside 20 percent of the units for occupancy by very low-income households or 40 percent of the units to be set aside from households at 60 percent of the area median income. Tax exempt bonds for multi-family housing may also be issued to refinance existing tax exempt debt, which are referred to as a refunding bond issue.

The Seasons, Diamond Bar Senior Apartments, was refinanced in November, 1999 under the California Community Development Authority's Multifamily Housing Re-funding Bond. According to the terms of the new bond agreement, income restrictions for residents and corresponding rent limits were set. For the duration of the bond which expires 12/1/2034, all units will be affordable: 30 units (20%) will be very low income at 50% AMI, 82 units (25%) will be low income at 80% AMI, and 37 units will be moderate income defined as 100% AMI. The Seasons Apartments are owned by the Corporate Fund for Housing, a non-profit organization. Long-term affordability of the project is assured for the life of the bond, until December 2034.

5. Housing Agreements

The City can assist in the development of new affordable housing units by entering into Disposition Development Agreements (DDA) or Owner Participation Agreements (OPA) with developers. DDAs or OPAs may provide for the disposition of Agency-owned land at a price which can support the development of units at an affordable housing cost for low- and moderate-income households. These agreements may also provide for development assistance, usually in the form of a density bonus or the payment of specified development fees or other development costs which cannot be supported by the proposed development. There have not yet been any land disposition projects or development assistance projects.
6. Low Income Housing Tax Credit (LIHTC)

Created by the 1986 Tax Reform Act, the LIHTC program has been used to encourage the construction and rehabilitation of low-income rental housing. It allows investors an annual tax-credit over a ten-year period, provided that the housing meets the low-income occupancy requirements: a minimum of 20 percent of the units must be affordable to households at 50 percent of area median income (AMI), or 40 percent affordable to those at 60 percent of AMI. The total credit over the ten-year period has a present value equal to 70 percent of the qualified construction and rehabilitation expenditures. This program has limitations which affect the amount of tax credits received, such as a ten-year requirement for housing being purchased, a minimum rehabilitation expenditure for rehabilitation projects. The tax credit is typically sold to large investors at a syndication value.

7. Mortgage Credit Certificates (MCC)

The MCC program is designed to help low- and moderate-income first-time homebuyers qualify for conventional first mortgage loans by increasing the homebuyer's after-tax income. The MCC is a direct tax credit for eligible homebuyers equal to 20 percent of the mortgage interest paid during the year. The other 80 percent of mortgage interest can still be taken as an income deduction. Diamond Bar is a participating city in the County-run MCC program and has issued 20 MCCs to date.

8. Section 8 Rental Assistance

The federal Section 8 program provides rental assistance to low-income persons in need of affordable housing. There are two types of subsidies under Section 8: certificates and vouchers. A certificate pays the difference between the fair market rent and 30 percent of the tenants' monthly income, while a voucher allows a tenant to choose housing that may cost above the fair market rent figure, with the tenant paying the extra cost. The voucher also allows the tenant to rent a unit below the fair market rent figure with the tenant keeping the savings.

The Housing Authority of the County of Los Angeles (HACLA) coordinates and administers Section 8 rental assistance on behalf of the unincorporated areas and the cities that do not have their own housing authorities. In July 2000, 46 households in Diamond Bar were receiving Section 8 rental assistance; 26 of the households were seniors, most of whom resided at the “Seasons” Diamond Bar Senior Apartments. HACLA's current waiting list includes six additional Diamond Bar households requesting Section 8 assistance and 25 households awaiting conventional public housing.

9. Southern California Home Financing Authority (SCHFA) Programs

CHFA administers a number of ownership and rental housing programs funded with the proceeds from tax-exempt bonds. The single-family is offered by the County of Los Angeles for the purpose of assisting first time homebuyers in purchasing homes by offering below-market interest rate loans to qualified borrowers. The program offers two options: 1) a Low Rate option and 2) a Rebate option which gives the homebuyer a gift of 3.5 percent of the loan amount to be applied toward down payment, closing costs, or prepaid items. The County does not make home loans; applicants must go through the normal process of finding a home and arranging financing with Participating Lender. The purchase price limit for new homes outside Target Areas is $230,563; purchase price limit for existing homes outside Target Areas is $213,500. The rental programs provide financing for the construction of apartment units, including second mortgages from CHFA's Housing Trust Fund.

10. Fannie Mae Downpayment Assistance Program

The Federal National Mortgage Association, better known as “Fannie Mae,” offers a program that provides second mortgages to homeowners. This second mortgage can serve as the downpayment and closing costs on home purchases. Under this program, a city or county is required to post a reserve fund equal to 20 percent of an amount that Fannie Mae then makes available for such second mortgages. Resources are leveraged at a minimum ratio of 5:1.
C. OPPORTUNITIES FOR ENERGY CONSERVATION

Utility-related costs can directly impact the affordability of housing in Southern California. To help control utility costs, Title 24 of the California Administrative Code sets forth mandatory energy standards for new development, and requires adoption of an “energy budget”. In turn, the home building industry must comply with these energy standards while localities are responsible for enforcing the energy conservation regulations.

The following are among the alternative ways to meet these energy standards. Alternative 1: The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels. Alternative 2: Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements. Alternative 3: Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Additional opportunities for energy conservation include the following techniques: (1) locating the structure on the northern portion of the sunniest portion of the site; (2) designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions; (3) locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face; (4) making the main entrance a small enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from prevailing winds; or using a windbreak to reduce the wind velocity against the entrance.

Southern California Edison Customer Assistance Program

Southern California Edison (SCE) offers a variety of energy conservation services under Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. All CAP participants must meet the federally-established income guidelines. Most of the services offered are available free of charge.

Southern California Gas Company Involvement Program

The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). Provided free of charge, this service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines.
II-5. HOUSING PLAN

Sections II-2 through II-4 of the Housing Element establish the housing needs, opportunities and constraints in the City of Diamond Bar. The following Housing Plan section first, evaluates the accomplishments of the last adopted housing element and then presents the City's five-year Housing Plan. This Plan sets forth Diamond Bar's goals, policies, and programs to address the identified housing needs of the City.

A. SUMMARY OF HOUSING ACCOMPLISHMENTS

Diamond Bar's prior Housing Element was adopted in 1995, and sets forth a series of housing objectives and specific housing program strategies to address the community's needs. A detailed review of the City's accomplishments under each of these strategies is presented in Appendix A. The following highlights some of the City's primary accomplishments under the 1995 Element:

- Established the Homebuyer Assistance Program in 1994 and provided assistance to 32 households through the MCC Program and HOP;
- Initiated a “Paint the Town” program which combines volunteer labor with CDBG funding for supplies in order to perform residential cleanup and repairs;
- Participation in the Los Angeles County Rehabilitation Loan Program which provides home improvement grants and loans to low- and moderate income single-family homeowners;
- Established a proactive code enforcement program which conducts inspections of all areas of the City on a regular basis; homeowners with code violations may be referred to the rehabilitation loan program or to the “Paint-the-Town” program.
- Adoption of local Development Code which provides improved development processing procedures. Also includes provisions for affordable housing, including density bonuses, second units, and condominium conversion regulations.
- Refinanced The Seasons Apartments, extending affordability controls and expanding number of assisted units from 20% to 100%.


According to the 1995 Housing Element, the City had a total regional housing need (RHNA) of 781 units to be produced between 1989 and 1994, including 117 very low-, 182 low-, 144 moderate- and 338 upper-income units. While the RHNA originally covered the 1989 to 1994 planning period, the RHNA has been extended through December 1997 based on direction from the State Department of Housing and Community Development to reflect the revised housing element cycle. Housing developed as of January 1998 is applied to the City's future RHNA for the 1998-2005 period.

Table II-33 summarizes the City's 1989-1994 RHNA and Housing Element objectives, and provides a comparison with actual levels of production.

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td>117 (15%)</td>
<td>0 (0%)</td>
</tr>
<tr>
<td>Low</td>
<td>182 (23%)</td>
<td>0 (0%)</td>
</tr>
<tr>
<td>Moderate</td>
<td>144 (19%)</td>
<td>96 (41%)</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>338 (43%)</td>
<td>141 (59%)</td>
</tr>
<tr>
<td>Total</td>
<td>781</td>
<td>237</td>
</tr>
</tbody>
</table>

Source: Development Services Department, City of Diamond Bar, September 2000.

Based on a review of Building Department records, a total of 237 units were developed in the City between 1989 and 1997. While the majority of units developed were single-family homes with sales prices targeted to upper income households, two condominium projects were built with sales prices at levels affordable to moderate income households. No multi-family rental units were produced, not because of any local site or development constraints, but due to a lack of development interest and downturn in apartment construction Statewide.

The City's overall shortfall in housing production in contrast to the RHNA is primarily the result of the economic recession of the early to mid 1990s. The RHNA was developed prior to the recession and assumed that the economic prosperity experienced in the late 1980s would continue in the 1990s. In actuality, housing construction activities were significantly lower than the levels projected by SCAG throughout the region.

B. GOALS AND POLICIES

IT IS THE OVERALL GOAL OF THE PLAN THAT THERE BE ADEQUATE HOUSING IN THE CITY, BOTH IN QUALITY AND QUANTITY, TO PROVIDE APPROPRIATE SHELTER FOR ALL WITHOUT DISCRIMINATION.

The goals and policies of the Housing Element presented in the following section address Diamond Bar's identified housing needs and are implemented through a series of housing programs offered through the Planning and Environmental Services Department. Within this overarching goal, the city has established discrete goals and policies to address the development, maintenance and improvement of housing.

GOAL 1

Consistent with the Vision Statement, preserve and conserve the existing housing stock and maintain property values and residents' Quality of Life.

Policy 1.1

Continue to offer home improvement and rehabilitation assistance to lower and moderate-income households, including seniors and the disabled.

Policy 1.2

Continue to use the code enforcement program to bring substandard units into compliance with City codes and improve overall housing conditions in Diamond Bar.

Policy 1.3

Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.

GOAL 2

Consistent with the Vision Statement, provide opportunities for development of suitable housing to meet the diverse needs of existing and future residents.
<table>
<thead>
<tr>
<th>Income Category</th>
<th>Units</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td>23</td>
<td>16%</td>
</tr>
<tr>
<td>Low</td>
<td>17</td>
<td>12%</td>
</tr>
<tr>
<td>Moderate</td>
<td>27</td>
<td>19%</td>
</tr>
<tr>
<td>Upper</td>
<td>76</td>
<td>53%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>143</td>
<td>100%</td>
</tr>
</tbody>
</table>

**Policy 2.1** Provide favorable home purchasing options to lower and moderate-income households through City and other homebuyer assistance programs.

**Policy 2.2** Develop additional outreach and advertising to make more residents aware of homebuyer assistance programs and to enhance program utilization.

**Policy 2.3** Maintain affordability controls on government-assisted housing units in the City.

**Policy 2.4** Facilitate the development of second units as a means to provide affordable housing opportunities in existing neighborhoods.

**GOAL 3** Provide adequate sites through appropriate land use and zoning designations to accommodate future housing growth.

**Policy 3.1** Maintain an inventory of potential sites available for future housing development.

**Policy 3.2** Limit development of vacant Medium High Density (RMH) and High Density (RH) designated properties to multi-family use.

**Policy 3.3** Integrate multi-family residential uses within the *Tres Hermanos* Specific Plan.

**Policy 3.4** Coordinate with local colleges and universities in provision of housing for faculty and staff.

**GOAL 4** Mitigate potential governmental constraints which may hinder or discourage housing development in Diamond Bar.

**Policy 4.1** Continue to provide regulatory incentives and concessions to facilitate affordable housing development in the City.

**Policy 4.2** Promote the expeditious processing and approval of residential projects that meet General Plan policies and City regulatory requirements.
Policy 4.3  Consider granting parking exceptions, on a case by case basis, for multi family projects. Pursuant to the City's Affordable Housing Incentives Ordinance, provide parking reductions for projects with an affordable housing component.

Policy 4.4  Periodically review City regulations, ordinances, departmental processing procedures and residential fees related to rehabilitation and/or construction to assess their impact on housing costs, and revise as appropriate.

GOAL 5

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

Policy 5.1  Continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, religion, family status, national origin, physical handicap or other such circumstances.

Policy 5.2  Direct persons with fair housing complaints to the appropriate Agency for investigation and resolution.

Policy 5.3  Encourage apartment managers and owners to attend fair housing seminars offered by the Apartment Association of Greater Los Angeles.

C. HOUSING PROGRAMS

The goals and policies contained in the Housing Element address Diamond Bar's identified housing needs, and are implemented through a series of housing programs offered through the Development Services Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. According to Section 65583 of the State Government Code, a city's housing programs must address the following five major areas:

- Conserving the existing supply of affordable housing;
- Assisting in the provision of housing;
- Providing adequate sites to achieve a variety and diversity of housing;
- Removing governmental constraints as necessary; and
- Promoting equal housing opportunity

Diamond Bar's housing plan, for addressing unmet needs, removing constraints, and achieving quantitative and qualitative objectives is described in this section according to the above five areas. The housing programs described on the following pages include existing programs as well as several new programs which have been added to address the City's unmet housing needs. The program summary (Table II-34) included at the end of this section specifies for each program the following: five-year objective(s), funding source(s), and agency responsible for implementation of the program.

CONSERVING THE EXISTING SUPPLY OF AFFORDABLE HOUSING

Conserving and improving the housing stock is an important goal for Diamond Bar. Although the majority of the City's housing stock is in good condition, nearly 20 percent of the housing stock is 30 years or older, the age when most homes begin to require major rehabilitation improvements. By identifying older residential neighborhoods for potential housing rehabilitation, the City has taken a pro-active approach to maintaining the quality of its current
housing stock. The focus neighborhoods identified by this Plan as evidencing physical problem conditions can be specifically targeted for City housing improvement assistance.

1. Residential Code Enforcement Program

The City implements a pro-active Code Enforcement Program. Neighborhood inspections are conducted on a regular basis throughout the entire city. The checklist for residential violations includes inoperable vehicles, trash storage, parking on paved areas only, structure maintenance, landscape maintenance, and fence and wall maintenance. After the neighborhood inspection, letters are sent out to all property owners in areas where violations have been observed. A follow-up inspection will be conducted, at which time, any noticed properties found to be in violation of the Municipal Code are subject to a $100 citation.

When problems are observed, inspectors may refer the residents to the Single Family Rehabilitation loan program, or to civic organizations which assist elderly householders with minor paint and repair, yard cleanup and junk cars through the “Paint the Town” minor repair and rehabilitation program.

Five-year Objective: Continue to implement the code enforcement program, and direct eligible households to available rehabilitation assistance in order to correct code violations. Provide focused code enforcement and rehabilitation assistance in neighborhoods evidencing concentrations of deteriorating units.

2. Minor Home Repair Program (“Paint the Town”)

The City supports the “Paint the Town” minor repair and rehabilitation program which uses volunteer labor and CDBG funds to purchase supplies. Through this annual event organized by the Homeowners Association, civic organizations assist elderly, low/moderate income householders with minor paint and repair, yard cleanup and junk cars. Applicants are selected by income verification as well as needs assessment.

Five-year Objective: Minor repair and rehabilitation for ten (10) units annually.

3. Single-Family Rehabilitation Program

Diamond Bar participates in the Los Angeles County Single Family Rehabilitation Program which assists low/moderate income (120 percent MFI) single-family homeowners who need property rehabilitation. The maximum loan amount is $25,000, although loan amounts typically vary from $15,000 to $25,000. Code Enforcement Officers have identified four older neighborhoods for focused marketing of available County housing rehabilitation programs.

Five-year Objective: The City will continue to advertise the County program which provides rehabilitation loans to qualified lower and moderate income homeowners.

4. Section 8 Rental Assistance Program

The Section 8 Rental Assistance Program extends rental subsidies to very low-income households who spend more than 30 percent of their gross income on housing. Rental assistance not only addresses housing affordability, but also overcrowding by allowing families that may be “doubling up” in order to afford their housing. The Los Angeles County Housing Authority coordinates Section 8 rental assistance on behalf of the City, with 46 households (July 2000) currently participating in the program.

Five-year Objective: The City's objective is to continue current levels of Section 8 rental assistance, and to direct eligible households to the County program.
5. Preservation of Assisted Housing

Diamond Bar contains only one assisted housing project, the 149-unit Seasons Apartments (formerly “Heritage Park”), for senior citizens. This project was constructed in 1988 and was originally financed under the Los Angeles County Multi-family Mortgage Revenue Bond program. The project was refinanced in November, 1999 under the California Community Development Authority's Multifamily Housing Re-funding Bond, and was transferred to non-profit ownership. According to the terms of the new bond agreement, income restrictions for residents and corresponding rent limits were set. For the duration of the bond which expires December 2, 2034, all units will be affordable: 30 units (20%) will be very low income, 82 units (25%) will be low income and 37 units will be moderate income (defined as 100% AMI). The Seasons Apartments are owned by the Corporate Fund for Housing, a non-profit organization.

Five-year Objective: Preserve 149 low and moderate income units in the Seasons Apartments.

6. Mobilehome Park Preservation

There are two mobile home parks in Diamond Bar, both located in the western portion of the City: Diamond Bar Estates and Walnut Creek Estates. These mobile home parks had been developed before incorporation of the City on land previously designated as Industrial under the County's jurisdiction. The Diamond Bar General Plan Land Use Map adopted in July, 1995 designated both mobile home parks “residential” in order to preserve their status and prevent future inconsistencies. Any proposed land use change to the mobile home parks would now require an amendment to the City's General Plan and Zoning Ordinance, as well as adherence to State mobile home park closure requirements.

Five-year Objective: The City will continue to support preservation of its two mobilehome parks as important affordable housing resources.

ASSISTING IN THE PROVISION OF HOUSING

To enable more households to attain homeownership in Diamond Bar, the City participates in two mortgage assistance programs: the Homebuyer Assistance Program and the Mortgage Credit Certificate (MCC). These programs are very important given that housing prices in Diamond Bar rank among the highest in eastern Los Angeles County and northern Orange County. The city is also supportive of the development of senior housing to meet the needs of its growing senior population.

7. First-Time Homebuyer Assistance Programs

In partnership with Los Angeles County, Diamond Bar offers a first-time homebuyer assistance program and Mortgage Credit Certificates. To be eligible, families must meet the specified income requirements and be able to pay a 5-percent downpayment on their home. The maximum sales price for a home through the program in 1999 is $248,000. The maximum price of a home purchased in conjunction with the Mortgage Credit Certificate program (described below) is $239,790 for an existing home and $281,800 for a new home.

a. Home Ownership Program (HOP)

The City participates in the Los Angeles County Home Ownership Program (HOP) which provides zero-interest loans with no repayment due until the home is sold, transferred, or refinanced. Maximum loan amount is $15,000 or 25 percent of the purchase price, whichever is the least. The loan is secured by a second trust deed and a promissory note. The home must be owner-occupied for the 20-year life of the loan.

b. Mortgage Credit Certificate (MCC)

The Mortgage Credit Certificate (MCC) program is a federal program that allows qualified first-time homebuyers to take an annual credit against federal income taxes of up to 15 percent of the annual interest paid on the applicant's mortgage. This enables homebuyers to have more income available to qualify for a
mortgage loan and make the monthly mortgage payments. The value of the MCC must be taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower's federal income tax withholding. The MCC program has covenant restrictions to ensure the affordability of the participating homes for a period of 15 years. MCCs can be used in conjunction with the Home Ownership Program (HOP).

**Five-year Objective:** The City will advertise these programs and provide brochures to interested homebuyers. In addition, the City will work with realtors to make them aware of these programs. Through the County, the City will continue to provide HOP loans and MCCs to qualified first-time home buyers. The objective is to provide six (6) HOP and six (6) MCCs loans per year depending on availability.

8. Development of Senior and Workforce Housing

With an estimated ten percent of the City's population 65 years of age and above, and another 13 percent turning this age over the coming decade, Diamond Bar will begin to experience a significant increase in the need for senior housing and services. Particularly those seniors 75 years+ begin to require housing with a supportive service component. The city currently has only one senior housing facility, the 149 unit Seasons Apartments.

Based on 1990 Census Data, CHAS estimated that 43 percent of all renter households had a cost burden greater than 30% of household income, and that 18 percent of renters had a cost burden greater than 50%. The current countywide shortage of rental apartments, rising rents and decreasing vacancies, has increased the need for rental housing affordable to the local workforce. Workforce occupations for which high housing-costs make it difficult to live in the community where the householder is employed include teachers, police and firefighters.

The City will assist in establishing a second senior facility and developing workforce housing in several ways. First, the City will identify suitable sites for development. Second, the City will offer regulatory incentives, and/or direct financial assistance appropriate to the project. The following are among the types of incentives which may be provided:

- Contributions to off-site improvements (e.g. traffic mitigation, infrastructure upgrades, etc)
- Flexible development standards (reduced parking, reduced open space, modified setbacks, etc)
- Density bonuses
- City support in affordable housing funding applications
- Reduction in development fees
- Direct financial assistance

Pursuant to the City's Affordable Housing Incentives Ordinance, the City provides modified development standards, including parking reductions, for senior and affordable projects. (In addition, Policy 4.3 has been added to the element to provide parking reductions for market rate multi-family projects). A portion of the City's CDBG funds can be used to help finance senior and workforce housing projects. New housing developments in Diamond Bar may also be eligible for City of Industry funds, as well as other funding sources identified in the Resources chapter of the Element (Table II-32). Typically, local government assistance can serve as gap financing to bridge the difference between the total project cost and the equity investment plus market-rate debt. Alternatively, the City may acquire a site and provide it to the developer at no or low cost.

**Five-year Objective:** The City will identify and evaluate sites suitable for new senior and workforce housing. Within one year, the City will contact land/property owners regarding the City's interest in assisting in the development of senior and workforce housing, provide information on available regulatory and financial incentives, and assist developers in applying for funds.
PROVIDING ADEQUATE HOUSING SITES

A major element in meeting the housing needs of all segments of the community is the provision of adequate sites of all types, sizes and prices of housing. The City's General Plan, Development Code, and specific plans dictate where housing may locate, thereby affecting the supply of land available for residential development. Specific locations for housing sites are depicted in the map presented as Figure II-11.

9. Land Use Element

The Land Use Element of the General Plan, as discussed earlier in Section 3, provides for a variety of housing types in Diamond Bar, with densities ranging from one unit per acre to 20 dwelling units per acre. Higher densities can be achieved through the City's density bonus provisions, and through development agreements. The Land Use Plan provides for a net increase of 735 units, including 298 high density units. This residential development potential is more than adequate to address the City's share of regional housing needs, which are identified as 144 dwelling units between 1998 and 2005. The City will limit development of vacant Medium High Density (RMH) and High Density (RH) designated properties to multi-family use, and will encourage development at the high end of the permitted density range to accommodate the maximum number of units.

Five-year Objective: The City will continue to provide appropriate land use designations and maintain an inventory of sites suitable for residential development, coupled with incentives for the development of affordable housing, to address its share of regional housing needs. The City will also identify sites suitable for senior and workforce housing development.

10. Mixed Use Development

The City is supportive of mixed-use development which would provide housing close to places of employment. The Specific Plan (SP) overlay designation can facilitate large scale development areas in which residential, commercial, recreational, public facilities, and other land uses may be permitted.

The Tres Hermanos Conservation Authority has been established with the City of Chino Hills to cooperatively plan for the future use of the 2,700-acre area known as Tres Hermanos. At the present time, planning efforts are focused primarily on the Transportation Corridor. Portions of this property (720 acres) are included within Diamond Bar's corporate limits in Planning Area 1. The City's General Plan currently provides for up to 144 residential units on this site, with no further definition of the unit type. Policy 3.3 has now been added to the Housing Element to provide specific direction for inclusion of multifamily units in this area. In addition to this residential component, facilities which may be developed in Tres Hermanos include educational institutions, reservoir for practical and aesthetic purposes, commercial developments, and churches, institutional and other uses which are complimentary to the overall objective of having a master planned area. The upper portions of this site adjacent Diamond Ranch High School can readily tie into infrastructure and could support multifamily as well as single family development within the five year planning period. The Tres Hermanos property is currently owned by the City of Industry Redevelopment Agency whose housing set aside funds, administered by the County of Los Angeles Community Development Commission, could assist the development of affordable units.

Five-year Objective: The City will work in cooperation with Tres Hermanos Conservation Authority to realize mixed residential development in Tres Hermanos. The following milestones are anticipated: 1) Define the land use concept in cooperation with the Conservation Authority; 2) Develop Specific Plan; 3) Complete environmental clearance; 4) Site preparation; 5) Development. While the City is moving forward to begin planning Tres Hermanos, it is premature to conclude whether the residential development component will be completed during this planning period.

11. Second Units

The City's Development Code permits second dwelling units by right in all residential zone districts, subject to Minor Conditional Use Permit approval by the City's hearing officer and a noticed public hearing. Minimum lot size
is 10,000 square feet and there must be a minimum buildable pad size of 400 square feet exclusively for the secondary unit. A secondary dwelling unit may be rented. Although the City's revised Development Code was adopted in November 1998, to date there have been no requests for planning approval of second units.

**Five-year Objective:** While the City is not reliant on second units to address its regional housing needs, second units can contribute to the provision of lower cost rental housing, particularly for seniors. The City will continue to encourage construction of second dwelling units pursuant to the provisions of its Second Unit Ordinance and will develop an informational handout in 2001 for distribution at the public counter.

**REMOVING GOVERNMENTAL CONSTRAINTS**

Under current State law, the Housing Element must address, and where legally possible, remove governmental constraints affecting the, maintenance, improvement, and development of housing. The following programs are designed to mitigate government constraints on residential development and facilitate the development of a variety of housing.

**12. Affordable Housing Incentives/Density Bonus**

In order to specifically facilitate the development of affordable housing, the City Utilizes Affordable Housing Incentives/ Density Bonus Provisions (Development Code Chapter 22.18). Incentives provided for in Chapter 22.18 apply to developments of five or more dwelling units. If a density bonus and/or other incentives cannot be accommodated on a parcel due to strict compliance with the provisions of the Development Code, the Council is authorized to waive or modify the development standards as necessary to accommodate all bonus units and other incentives to which the development is entitled.

The density bonus consists of up to 25-percent increase in the number of dwelling units normally allowed by the zoning district. A qualifying project is entitled to at least one of the following incentives identified by State law (government code Section 65915(h)):

- A reduction in the parcel development standards of the Development Code (e.g., coverage, setback, zero lot line and/or reduced parcel sizes, and/or parking requirements).
- Approval of mixed-use zoning in conjunction with the housing project if non-residential land uses will reduce the cost of the housing project, and the non-residential land uses are compatible with the housing project and surrounding development; and
- Other regulatory incentives or concessions proposed by the developer or the City that will result in identifiable cost reductions.

Affordable housing developments adjacent to public transportation, such as the multi-family sites on Diamond Bar Boulevard, may be particularly appropriate for a reduction in the required number of parking spaces.

**Five-year Objectives:** The City will develop a handout summarizing the benefits and requirements of its affordable housing incentives/density bonus provisions. The summary handout will be prepared and distributed to the development community in 2001. These incentives and provisions will be particularly important to potential developers of affordable senior housing.
13. Efficient Project Processing

The City is committed to a streamlined development process, and has adopted procedures to facilitate project processing. A prospective applicant or agent proposing development is strongly encouraged to request a preapplication conference with the Development Services Department before formal submittal of a building permit application.

The purpose of this conference is to inform the applicant of City requirements as they apply to the proposed development project, review the procedures outlined in the Development Code, explore possible alternatives or modifications, and identify necessary technical studies and required information relating to future entitlement review.

**Five-year Objective:** The City will continue to offer streamlined development processing, and will periodically review departmental processing procedures to ensure efficient project processing.

**PROMOTING EQUAL-HOUSING OPPORTUNITIES**

To adequately meet the housing needs of all segments of the community, the housing plan must include program(s) that promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability.

14. Fair Housing Program

As a participating city in the Los Angeles County CDBG program, the City has access to services of the Long Beach Fair Housing Foundation for fair housing outreach and education, and counseling on housing discrimination complaints. Diamond Bar will actively advertise the fair housing program through placement of fair housing service brochures at the public counter, at the Senior Center, through the City's newsletter, and on the City website. Apartment owners and managers are one of the most important groups to educate about fair housing issues, rights and responsibilities. The Apartment Association of Greater Los Angeles conducts seminars on State, Federal and Local Fair Housing Laws and problems of housing. In order to bring up these issues in the local community, the City will sponsor a seminar at which the Apartment Association makes a presentation and initiates discussion of fair housing issues with local apartment owners and managers.

**Five-year Objective:** The City will continue to promote fair housing practices, provide educational information on fair housing to the public, and specifically sponsor a Fair Housing seminar in the community in conjunction with the Greater Los Angeles Apartment Association. Fair Housing information will be disseminated at libraries, senior centers, recreation centers, and social security and employment offices. The City will continue to refer fair housing complaints to the Long Beach Fair Housing Foundation, and maintain an open dialogue with the Foundation regarding the nature of complaints received.
Table II-34: Housing Implementation Program Summary

<table>
<thead>
<tr>
<th>Housing Program</th>
<th>Program Goal</th>
<th>Five-Year Objective(s)/ Time Frame</th>
<th>Funding Source(s)</th>
<th>Responsible Department or Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conserving the Existing Supply of Affordable Housing</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Residential Code Enforcement Program</td>
<td>Proactive program conducts neighborhood inspections on a regular basis throughout entire city.</td>
<td>Provide citywide focused code enforcement linked with rehabilitation assistance. Implementation ongoing.</td>
<td>CDBG</td>
<td>Development Services Dept.</td>
</tr>
<tr>
<td>3. Single-Family Rehabilitation Program</td>
<td>Provide loans to lower income homeowners to help them rehabilitate their homes.</td>
<td>Provide ongoing advertisement of loans available through the County for qualified homeowners. Implementation ongoing.</td>
<td>CDBG, HOME</td>
<td>Development Services Dept., County Comm. Development Commission</td>
</tr>
<tr>
<td>4. Section 8 Rental Assistance Program</td>
<td>Provide rental subsidies to very low-income households.</td>
<td>Continue current levels of rental assistance and direct eligible households to the County program. Implementation ongoing.</td>
<td>HUD</td>
<td>Los Angeles County Housing Authority</td>
</tr>
<tr>
<td>6. Mobilehome Park Preservation</td>
<td>Support preservation of City’s two mobilehome parks as affordable housing.</td>
<td>Maintain residential zoning, and enforce State closure requirements as necessary. Implementation ongoing.</td>
<td>None required</td>
<td>Development Services Dept.</td>
</tr>
<tr>
<td>Assisting in the Provision of Housing</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Diamond Bar General Plan  Housing Element
July 25, 1995  II-5-11
<table>
<thead>
<tr>
<th>Housing Program</th>
<th>Program Goal</th>
<th>Five-Year Objective(s)/Time Frame.</th>
<th>Funding Source(s)</th>
<th>Responsible Department or Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>8. Senior and Workforce Housing Development</td>
<td>Provide additional senior and affordable rental housing to address City's growing senior population, and housing overpayment among renters.</td>
<td>Evaluate sites, contact property owners within one year. Once project is proposed, provide financial/regulatory incentives and assist developers in applying for funds.</td>
<td>CDBG, Industry Set-Aside, Tax Credits, other</td>
<td>Development Services Dept, County Community Development Commission</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Providing Adequate Residential Sites</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Removing Governmental Constraints</th>
</tr>
</thead>
<tbody>
<tr>
<td>13. Efficient Project Processing</td>
</tr>
</tbody>
</table>

Diamond Bar General Plan  Housing Element
July 25, 1995  II-5-12
<table>
<thead>
<tr>
<th>Housing Program</th>
<th>Program Goal</th>
<th>Five-Year Objective(s)/Time Frame</th>
<th>Funding Source(s)</th>
<th>Responsible Department or Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Promoting Equal Housing Opportunities</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14. Fair Housing Program</td>
<td>Further fair housing practices in the community.</td>
<td>Provide educational information on fair housing to the public, and sponsor seminar in 2001. Refer fair housing complaints to the Long Beach Fair Housing Foundation, and develop ongoing dialogue regarding nature of complaints received. Implementation ongoing.</td>
<td>General Fund, CDBG</td>
<td>Development Services Dept.; Long Beach Fair Housing Foundation</td>
</tr>
</tbody>
</table>

**Five-Year Goals Summary:**

- **TOTAL UNITS TO BE CONSTRUCTED:** 143 (23 Very Low, 17 Low, 27 Moderate, 76 Upper)
- **TOTAL UNITS TO BE REHABILITATED:** 50 (25 Low, 25 Moderate)
- **TOTAL UNITS TO BE CONSERVED:** Conserve 46 very low-income (Section 8) rent subsidies and 149 assisted units for seniors in "The Seasons Apartments".
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APPENDIX II-A:
EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the five-year update to their housing elements. These results should be quantified where possible (e.g. the number of units that were rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

Diamond Bar's prior Housing Element was adopted in 1995, and sets forth a series of housing programs with related objectives for the following topic areas; conservation and improvement of the housing stock; provision of adequate affordable housing; provision of adequate housing sites; removal of governmental constraints; and promotion of equal housing opportunities. This section reviews the current appropriateness of these programs, the effectiveness of the Element, and the progress in implementation since 1995.

| GOAL 1 | “Consistent with the Vision Statement, the City should provide opportunities for development of suitable housing to meet the diverse needs of existing and future residents.” |

Objective 1.1 Development of an adequate supply of housing to meet Diamond Bar's housing growth needs as follows:

<table>
<thead>
<tr>
<th>Income Category</th>
<th>1989-1994 Housing Need</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Units</td>
</tr>
<tr>
<td>Very Low</td>
<td>117</td>
</tr>
<tr>
<td>Low</td>
<td>182</td>
</tr>
<tr>
<td>Moderate</td>
<td>144</td>
</tr>
<tr>
<td>Upper</td>
<td>338</td>
</tr>
<tr>
<td>Total</td>
<td>781</td>
</tr>
</tbody>
</table>

Strategies:

1.1.1 Where feasible, consider commercial/office developments which propose a residential component as part of an overall mixed use concept.

Although there have not been any specific development proposals, the City has identified a portion of the Tres Hermanos site which would be suitable for commercial and office development with supportive housing.

1.1.2 Ensure the City's development standards do not unduly constrain the creation of affordable housing.

The City adopted a new municipal Development Code in November, 1998. The new Code includes provisions for affordable housing density bonuses and second units which can be used as rentals. Previously, development had been governed by the Los Angeles County Zoning Code.

1.1.3 Prepare a public information packet summarizing the City's zoning and development requirements for residential construction.
The City's Development Code will be available on the internet in the future. The City has also prepared a printed summary of residential development standards, this summary is available from the Development Services Department.

Under a new program, the Development Services Department provides a preapplication conference with prospective developers before formal submittal of a building permit application. The purpose of this conference is to inform the applicant of City requirements as they apply to the proposed development project, review the procedures outlined in the Development Code, explore possible alternatives or modifications, and identify necessary technical studies and required information relating to future entitlement review.

1.1.4 Establish a monitoring program which identifies the type and cost of housing being produced within Diamond Bar, as well as the availability of vacant land which can be used to accommodate a variety of housing types; produce required reports to accomplish the programs outlined in this plan for housing that is affordable to “very low”, “low”, and “moderate” income households.

The Building and Safety Department prepares an annual report of new development. Although there is no formal database of vacant sites, staff is aware of their location through the annual reports of new development activity and can provide information on sites to interested developers.

1.1.5 To ensure well planned residential growth while meeting the City's housing responsibilities, review proposed residential projects, General Plan amendments, and changes of zone for their effects on the neighborhood, the City, and regional housing needs.

The City consistently evaluates development proposals to ensure compatibility with the surrounding neighborhood and community context. As for regional housing needs, the City has numerous sites designated for multi-family use, but has had only two multi-family projects development during the past Housing Element cycle.

1.1.6 Provide timely review of development requests with fees sufficient only to cover the (direct and overhead) incurred by the City. In order to do so, consider actual costs changes in case processing.

The Public Works Department currently has an automated case tracking system. As a result of recent reorganization to create the Development Services Department which includes Planning, Community Services, Building and Safety as well as Public Works, the City will acquire a new software program to provide consistent tracking of all computerized case records.

Schedule case processing timetables to provide reasonable expectations in processing applications based upon available resources.

The City has developed a summary chart of time requirements for development processing, pursuant to the Permit Streamlining Act of 1999.

Maintain timely review of EIR's as required by law.

The summary chart of the Permit Streamlining Act states that EIR's must be certified no later than one year after the date on which the application is deemed complete. Project approval/disapproval must be decided within 180 days of EIR Certification.

1.1.7 Encourage use of innovative site development and construction materials and techniques consistent with City ordinances and the UBC to reduce the cost of site preparation and/or construction and to provide a mix of dwelling unit types.
City Building Codes were revised and adopted in 1999. The City continues to encourage use of innovative site development and construction materials.

1.1.8 Comply with California Government Code Section 65915 by providing a minimum 25 percent density bonus, or equivalent financial incentive, to residential developers who agree to make a minimum of 20 percent of the units within the project affordable to households with an income of 80 percent of the County median income, or make 10 percent of the units within the project affordable to households with an income of 50 percent of the County median income, or make 50 percent of the units available exclusively to senior citizens.

The new Development Code adopted November 1998 includes a density bonus provision (Ch. 22.18 - Affordable Housing Incentives/Density Bonus Provisions.)

1.1.9 Investigate the feasibility of establishing a requirement that ten percent (10%) of all new housing within proposed housing developments be affordable to very low, low, or moderate income households or pay an “in lieu” fee to be used by the City for the provision of housing affordable to very low, low, or moderate income households. If determined to be feasible, implement the program.

The City has not pursued adoption of an inclusionary housing program. Tres Hermanos remains the only significant site for inclusion of affordable housing. Instead of developing an ordinance for this site, the City will utilize Development Agreements as a tool to deed-restrict affordable housing units.

1.1.10 Where the City assists in the development of affordable housing, such as through density bonuses or other development incentives, provide priority for occupancy by existing Diamond Bar residents or employees in the community.

The City has not assisted in the development of affordable housing.

1.1.11 Facilitate the provision of single and multiple family dwelling units available to very low, low, and moderate income households through participation in the County's Mortgage Revenue Bond Program, issuance of Mortgage Credit Certificates, and use of other viable economic resources.

For the period 1995-2000, twenty Diamond Bar households were assisted through the County's MCC Program; an additional 12 households were assisted through the County HOP Program. Additional program advertising may be appropriate to enhance program utilization.

GOAL 2

“Consistent with the Vision Statement, encourage adequate housing opportunities for all economic segments of the community, regardless of age, race, ethnic background, national origin, religion, family size, sex, marital status, physical conditions, or any other arbitrary factors.

Objective 2.1 Ensure that the existing supply of low and moderate cost housing within Diamond Bar does not diminish. Conserve the existing stock of assisted housing:

30 Low Income (“Seasons” Apartments)
18 Very Low Income (Rent Subsidies)
Strategies:

2.1.1 Where proposed development projects or other discretionary actions of the City of Diamond Bar would reduce the number of existing subsidized dwelling units, ensure that appropriate offsets are provided as part of the proposed action.

(a) To avoid potential reduction in the supply of rental housing, prepare a condominium conversion ordinance which would limit the conversion of rental apartments to condominiums or cooperatives.

As a means of protecting the existing stock of apartment units from conversion to condominiums, the Condominium Conversion Ordinance adopted in February, 1999 now provides specific criteria for the conversion of existing multi-family housing to condominiums.

(b) Require that all successful conversion applicants provide a relocation assistance program for displaced tenants, encouraging relocation within the community.

The Condominium Conversion Ordinance requires a relocation assistance program to assist tenants displaced through the conversion in relocating to equivalent or better housing, in compliance with the General Plan.

(c) Based on the provisions of Government Code Section 65863.7, consider requiring the submission of a report detailing the impacts of any proposed mobilehome park conversion to a non-residential use concurrent with the filing of any discretionary permit on such property.

The General Plan Land Use Map adopted in July 1995 redesignated the City's two existing mobilehome parks from industrial to residential use.

(d) Annually assess all affordable or assisted housing, units that are considered “at risk” as delineated in the “Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion (1989)” or other appropriate Federal or State documents.

The City of Diamond Bar has one assisted housing project for seniors, the 149-unit Seasons Apartments constructed in 1988 and refinanced in November, 1999. According to the terms of the new bond agreement, all units will be affordable for the duration of the bond which expires in December 2034. Whereas only 20 percent of the units had been designated affordable under the previous financing agreement, the following income targets were established in December 1999:

- 30 units - Very Low Income (20%)
- 82 units - Low Income (55%)
- 37 units - Moderate Income (25%)

There are no assisted housing units in the City of Diamond Bar at risk of conversion.

(e) Investigate the feasibility of programs to ensure that “for sale” housing which is subsidized so as to be affordable to very low, low, and moderate income households remains affordable to those income groups after sale to the first buyer.

The Los Angeles County Community Development Commission (CDC) Home Ownership Program (HOP) provides 20-year, 0% interest home loans of up to $15,000 for first-time homebuyers whose household income does not exceed 80% AMI. (These loans may be used in conjunction with the MCC and SCHFA
programs.) The CDC reserves the right of shared equity and the First Right of Refusals in the event that the home is sold.

Objective 2.2 Prevent housing discrimination in Diamond Bar.

Strategies:

2.2.1 Continue to distribute information regarding the activities of the City to assist in the resolution of housing discrimination cases through placement of fair housing brochures at public places throughout the City and provide referrals to the Long Beach Fair Housing Foundation.

Persons with housing discrimination complaints are referred to the Long Beach Fair Housing Foundation. Under terms of the County contract, the Foundation investigates only cases from unincorporated county areas; cases from incorporated areas such as Diamond Bar are referred to the State Department of Fair Employment and Housing (DFEH). Additional program advertising may be appropriate to enhance program utilization. Promote housing accessibility for elderly, handicapped, and disabled persons. The City enforces ADA compliance in all new development.

2.2.2 Continue to contract with and participate in the activities of the Long Beach Fair Housing Council as they affect the City of Diamond Bar.

Diamond Bar is included under the Los Angeles County contract with the Long Beach Fair Housing Council. Services include limited education and outreach, counseling on discrimination, and referral to the State DFEH.

Objective 2.3 Cooperate with regional agencies to provide housing for the elderly, handicapped, homeless, and other special needs groups.

Strategies:

2.3.1 Promote housing accessibility for elderly, handicapped, and disabled persons.

The City enforces ADA compliance in all new development.

2.3.2 Specifically encourage development of assisted rental housing for the elderly, handicapped, and disabled. Specifically encourage development of such housing through the use of density bonuses, tax-exempt bonds, and land write-downs, combined with Federal and State housing subsidies.

No new senior or disabled housing has been constructed in Diamond Bar. However under the terms of a new financing agreement, all 149 units of the “Seasons Apartments”, Diamond Bar Senior Housing, have been designated as affordable. Given the City's growing senior population, this program remains important for the updated Housing Element.

2.3.3 Contact Inland Mediation, and other social service providers to pursue senior home sharing services for Diamond Bar.

A variety of services are offered through the Diamond Bar Senior Center. However, no local Shared Housing Program is available.

2.3.4 Provide information regarding the availability of emergency shelter.

Although the City does not have a homeless population, any persons needing shelter would be referred to appropriate facilities and services in the San Gabriel and Pomona Valley areas.
2.3.5 Pursue State, Federal, and private programs designed to expand housing opportunities for all segments of society including the elderly and the handicapped. Determine the extent to which such programs are consistent with the goals and objectives of the Diamond Bar General Plan, and the extent to which such programs can be incorporated into future development within the City. A priority will be to pursue entitlement status through HUD and secure permanent CDBG funding.

_The City has entered into a contract with a private consultant to coordinate programming and carry out limited administration of the CDBG programs._

2.3.6 Following acquisition of Federal Community Development Block Grant funds by 1994, designate a Housing Coordinator in the Planning Department to make applications for various State and Federal Programs. Earmark at least $25,000 annually from various sources toward meeting the housing needs of Diamond Bar residents.

_The City has entered into a contract with a private consultant to coordinate programming and carry out limited administration of CDBG programs, including housing._

2.3.7 Work with the Los Angeles County Housing Authority and nearby cities to establish a continuous emergency shelter program serving the eastern portion of the County.

_While Diamond Bar does not currently have a homeless population, the City will continue to coordinate with and direct any homeless persons to local social service providers. A variety of facilities in the San Gabriel Valley and the Pomona Valley region provide services to the homeless or to persons who are at risk of becoming homeless, including battered women and low income families._

2.3.8 As appropriate, encourage the development of child care facilities in conjunction with new development.

_One of the City's largest employers, the South Coast Air Quality Management District (AQMD) has developed a major child care facility which is open to the public at large as well as employees._

| GOAL 3 | “Consistent with the Vision Statement, preserve and conserve the existing housing stock and maintain property values and residents' Quality of Life.” |

Objective 3.1  
_Maintain and encourage the improvement of the quality and integrity of existing residential neighborhoods._

Strategies:

3.1.1 Adopt a housing/neighborhood preservation program, including incentive programs to ensure ongoing maintenance.

_The City's Code Enforcement Office has identified four older neighborhoods characterized by housing which is beginning to exhibit signs of deferred maintenance. These areas are targeted for home improvement loans as well as the "Paint-the-Town" program which uses volunteer labor for minor cleanup and repairs._

3.1.2 Ensure that group housing preserves the quiet, suburban or rural character of the existing residential neighborhood in which it is located.
In accordance with State Law, the City allows group homes for six or fewer persons in all residential zones. For facilities with seven or more occupants, the City requires a CUP to ensure compatibility with the surrounding neighborhood.

3.1.3 Enact Development Code provisions to provide for the development of second units on a single family parcel. Ensure the single family character of the neighborhood is protected, and that road, water, and sewer systems are capable of supporting such development.

Subsection 22.42.120 of the 1998 City Development Code provides standards for the establishment of secondary residential units. Conditions for approval include finding that the unit will not cause disturbances to the existing residential neighborhood or result in significantly adverse effects on public services and resources.

3.1.4 Determine the feasibility of establishing a Craftsman and Tool Lending Program, utilizing State funding if necessary.

The City provides rehabilitation assistance through the County. Single Family Rehabilitation Program, and through its own “Paint-the-Town” program. Given the limited number of City Staff, a tool lending program is not viewed as viable. This program is no longer appropriate for the Housing Element.

3.1.5 Enforce City's Property Maintenance Ordinance to maintain the quality of existing neighborhoods.

The City conducts a proactive code enforcement program whereby all neighborhoods of the City are inspected on a regular basis. Letters are sent out to residents of all areas where code violations are observed. A follow-up inspection is conducted whereby any noticed properties still in violation of the Municipal Code are subject to a $100 citation. Inspectors may refer property owners to housing rehabilitation loan programs or to the “Paint-the-Town” assistance program.

Objective 3.2 Eliminate substandard housing by establishing a program to investigate and encourage the rehabilitation of substandard housing units within Diamond Bar. Achieve the rehabilitation of 5 very low, 5 low, and 15 moderate income households through the County's rehabilitation program.

Strategies:

3.2.1 Investigate the availability of funds, including City “in lieu” funds for establishing a City housing rehabilitation program. Offer priority for rehabilitation assistance to disabled homeowners for unit modifications to improve accessibility.

The City provides rehabilitation assistance through the County Single Family Rehabilitation Program, and through its own “Paint-the-Town” program. The latter program is specially designed to provide volunteer assistance for senior and disabled homeowners. Unit modifications to provide ADA access could be included under the County Single Family Rehabilitation Program.

3.2.2 Establish a program of public information and technical assistance to encourage the continued maintenance of currently sound housing as neighborhoods age within the City of Diamond Bar.

The City's monthly newsletter “Windmill” provides public information regarding the County Rehabilitation Program and the “Paint-the-Town” volunteer cleanup and moderate rehabilitation program. The City's website (www.cityofdiamondbar.com) also includes information on housing
programs including rehabilitation. The City's Code Enforcement officers also refer some homeowners to these programs.

3.2.3 Utilize available housing rehabilitation/conservation funds to establish a fund to assist low and moderate households with painting, minor repairs, and general maintenance.

The “Paint-the-Town” program combines volunteer labor and CDBG funds to purchase supplies for an annual event organized by the Homeowner Association to provide minor exterior repairs for low and moderate income homeowners. Assistance include landscape cleanup, minor woodwork, general cleanup and exterior painting. Applicants are selected by income verification as well as needs.

3.2.4 Work with the State Franchise Tax Board in order to enforce the provisions of California Revenue and Taxation Code Sections 17299 and 24436.5 which prohibit owners of substandard housing from claiming depreciation, amortization, mortgage interest, and property tax deductions on State income tax.

It has not been necessary for the City to implement this program.
APPENDIX II-B
HOUSING ELEMENT GLOSSARY

Acre: a unit of land measure equal to 43,560 square feet.

Acreage, Net: The portion of a site exclusive of existing or planned public or private road rights-of-way.

Affordability Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Annexation: The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

At-Risk Housing: Multi-family rental housing that is at risk of losing its status as housing affordable for low and moderate income tenants due to the expiration of federal, state or local agreements.

California Department of Housing and Community Development - HCD: The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

Census: The official United States decennial enumeration of the population conducted by the federal government.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allocates money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Density: The number of dwelling units per unit of land. Density usually is expressed “per acre,” e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density Bonus: The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction’s infrastructure provision to the development site.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.
Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a household.

Elderly Household: As defined by HUD, elderly households are one- or two-member (family or non-family) households in which the head or spouse is age 62 or older.

Element: A division or chapter of the General Plan.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Emergency Shelter Grants (ESG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Entitlement City: A city, which based on its population; is entitled to receive funding directly from HUD. Examples of entitlement programs include CDBG, HOME and ESG.

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental Program and many other HUD programs and are published annually by HUD.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 10,000 square feet of gross floor area located on a lot of 5,000 square feet in area has a floor area ratio of 2:1).

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

Group Quarters: A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

Growth Management: Techniques used by a government to regulate the rate, amount, location and type of development.

HCD: The State Department of Housing and Community Development.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.
**HOME Program:** The HOME investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

**Homeless:** Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

**Household:** The US Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person, living in an apartment as well as a family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

**Household Income:** The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and upper income based upon household size, and income, relative to the regional median income.

**Housing Problems:** Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

**Housing Subsidy:** Housing subsidies refer to government assistance aimed at reducing housing costs for low-income families. There are several types of housing subsidies which are need-based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be “tenant based.”

**Housing Unit:** A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

**HUD:** See U. S. Department of Housing and Urban Development

**Income Category:** Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Very Low (0-50% of County median); Low (50-80% of County median); Moderate (80-120% of County median); and Upper (over 120% of County median).

**Large Household:** A household with 5 or more members.

**Manufactured Housing:** Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

**Market Rate Housing:** Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

**Median Income:** The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

**Mobile Home:** A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

**Mortgage Revenue Bond (MRB):** A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.
**Overcrowding:** As defined by the U.S Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

**Overpayment:** The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S Census Bureau. Severe overpayment, or cost burden, exists if gross housing costs exceed 50 percent of gross income.

**Parcel:** The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

**Physical Defects:** A housing unit lacking complete kitchen or bathroom facilities (U.S. Census definition). Jurisdictions may expand the Census definition in defining units with physical defects:

**Project-Based Rental Assistance:** Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

**Public Housing:** A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

**Redevelopment Agency:** California Community Redevelopment Law provides authority to establish a Redevelopment Agency with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The law provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. Redevelopment law requires an Agency to set aside 20 percent of all tax increment dollars generated from each redevelopment project area for the purpose of increasing and improving the community's supply of housing for low and moderate income households.

**Regional Housing Needs Assessment (RHNA):** The Regional Housing Needs Assessment (RHNA) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the SCAG (Southern California Association of Governments) region. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

**Rehabilitation:** The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

**Section 8 Rental Voucher/Certificate Program:** A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

**Service Needs:** The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

**Small Household:** Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

**Southern California Association of Governments (SCAG):** The Southern California Association of Governments is a regional planning agency which encompasses six counties: Imperial, Riverside, San Bernardino, Orange, Los Angeles, and Ventura. SCAG is responsible for preparation of the Regional Housing Needs Assessment (RHNA).
**Special Needs Groups**: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances include elderly persons, disabled persons, large households, female-headed households, farmworkers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

**Subdivision**: The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

**Substandard Housing**: Housing which does not meet the minimum standards contained in the State Housing Code (i.e. does not provide shelter, endangers the health, safety or well-being of occupants). Jurisdictions may adopt more stringent local definitions of substandard housing.

**Substandard, Suitable for Rehabilitation**: Substandard units which are structurally sound and for which the cost of rehabilitation is considered economically warranted.

**Substandard, Needs Replacement**: Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

**Supportive Housing**: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

**Supportive Services**: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

**Tenant-Based Rental Assistance**: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

**Transitional Housing**: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

**U.S. Department of Housing and Urban Development (HUD)**: The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

**Zoning**: A land use regulatory measure enacted by local government. Zoning district regulations governing lot size, building bulk, placement, and other development standards vary from district to district, but must be uniform within the same district. Each city and county adopts a zoning ordinance specifying these regulations.
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III. RESOURCE MANAGEMENT ELEMENT
RESOURCE MANAGEMENT ELEMENT

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<th>TABLE</th>
<th>PAGE</th>
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III. RESOURCE MANAGEMENT ELEMENT

A. INTRODUCTION

Open Space Elements and Conservation Elements were first required to be a part of city and county General Plans in 1970. Within Diamond Bar, many issues dealing with conservation also overlap issues related to open space, such as “open space for the preservation of natural resources” and “open space for the managed production of resources” (State of California General Plan Guidelines). As a result of this overlap and interdependency, these two General Plan requirements have been combined into a Resource Management Element, which is permitted under State law.

Diamond Bar recognizes its role as a responsible steward of all lands within its jurisdiction. The Resource Management Element deals with open-space land issues, defined by Section 65560(b) of the Government Code as “any parcel or area of land or water which is essentially unimproved and devoted to open space use…”. Open space uses encompass four, principal categories: Natural resources; managed production of resources; outdoor recreation; and public health and safety. The first part of this Element addresses open space and visual resources, biological resources, and parks and recreation.

The Resource Management Element also establishes strategies for effectively managing local natural resources to prevent waste, destruction, or neglect. This portion of the General Plan is concerned with the conservation, development, and utilization of natural resources such as water (including reclaimed water), energy, and the disposal and reuse of solid wastes. As recommended in state law, agriculture and mineral resources are two other natural resources that are analyzed.

It is the intent of the Resource Management Element to:

- Create and retain an open space system which will conserve natural resources, preserve scenic beauty, promote a healthy community atmosphere, provide open space for outdoor recreation, and protect the public safety.
- Identify limits on the natural resources needed to support urban and rural development within the City and its Sphere of Influence, and ensure that those resources are used wisely and not abused.
- Provide a park, recreation and open space system which enhances the livability of urban and suburban areas by providing parks for residential neighborhoods; preserving significant natural, scenic, and other open space resources; and meeting the open space and recreational needs of Diamond Bar residents.

The Resource Management Element is closely related to the Land Use Element since areas designated for open space must be consistent with designations on the Land Use map. Areas designated as open space for public health and safety reasons in the Resource Management Element are similarly addressed in the Public Health and Safety Element.
B. EXISTING CONDITIONS

1. Open Space and Visual Resources

Diamond Bar is well known as a hillside residential community with outstanding views of natural slopes and ridgelines. There are a number of undeveloped areas in the City that constitute potential open space resources. The portion of Tonner Canyon that is within the City's Sphere of Influence offers tremendous open space opportunities and visual resources.

The natural slopes and ridges have provided a distinctive visual identity to the community’s natural and developed areas.

2. Biological Resources

While Diamond Bar still contains several areas that support native plants and animals, these resources have undergone considerable transition over the years. The native flora and fauna which once inhabited the City have been largely eliminated in developed areas. Historical agricultural and recent urban development have removed large areas of natural vegetative cover. Animals that once inhabited the valley floor have largely been forced into nearly undisturbed areas to the southwest, south, southeast, and east of the City limits.

The City’s Sphere of Influence encompasses the middle, 3,600 acres of Tonner Canyon, a portion of which considered a “Significant Ecological Area” (SEA) by Los Angeles County due to its wealth of biological resources. This portion of the canyon contains extensive stands of riparian, oak, and walnut woodland plants, which are considered sensitive and important native plant habitats by the California Department of Fish and Game. Tonner Canyon supports a diverse population of native animals, including the California ground squirrel, cottontail rabbit, coyote, and deer. The canyon habitat may also support other animals such as the endangered Stephen's kangaroo rat, several, species of mice, and possibly the California gnatcatcher. Numerous birds also utilize this area, including several species of hawks and owls, which are all protected under California Fish and Game laws. A sensitive species of pond turtle was also observed in the upper portion of the canyon, although it was just outside the City limits and Sphere of Influence.

3. Parks and Recreation

There are several existing park and recreation facilities within the City's boundaries that provide active and passive recreational opportunities to City residents. The City has seven developed parks ranging in size from 2 acres to 26 acres. The City also has two undeveloped parks and one joint park facility with Walnut Valley Unified School District. Small athletic fields and playgrounds exist at the eight elementary and two intermediate schools in the City. More extensive fields and a gymnasium exist at Diamond Bar High School. These facilities are made available on a limited basis for use by City recreational programs and by local athletic organizations through short term agreements with the Walnut Valley Unified School District and the Pomona Unified School District. There are also several quasi-public and private recreational facilities, including the Diamond Bar golf course, “The Country Estates” park, YMCA and Little League fields on Sunset Crossing Road. Table III-1 describes local recreational facilities.

The State and National recreation agencies recommend a minimum of 2 acres of developed active public parkland and 0.5 acres of undeveloped or passive parklands per 1,000 residents. The City ratio of 1.0
### Table III-1
Local Recreational Facilities

<table>
<thead>
<tr>
<th>Facility</th>
<th>Address</th>
<th>Acres - Developed</th>
<th>Acres - Undeveloped</th>
<th>Baseball Fields - Unlit/ed</th>
<th>Baseball Fields - Lit/ed</th>
<th>Basketball Courts</th>
<th>Tennis Courts - Lit/ed</th>
<th>Picnic Tables - Covered</th>
<th>Picnic Tables</th>
<th>Bar-B-Q</th>
<th>Fitness Center</th>
<th>Total Lot</th>
<th>Restrooms</th>
<th>Parking Spaces</th>
<th>Office/Storage</th>
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<td>1. Heritage</td>
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<td>3. Starshine</td>
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<td>4. Maple Hill</td>
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<td>7. Sycamore Canyon</td>
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<td>8. Carlton Peterson</td>
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<td>9. Pantera</td>
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### Table III-1
Local Recreational Facilities
(Continued)

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<th>Facility</th>
<th>Address</th>
<th>Acres - Developed</th>
<th>Acres - Undeveloped</th>
<th>Baseball Fields - Unlighted</th>
<th>Baseball Fields - Lighted</th>
<th>Basketball Courts</th>
<th>Tennis Courts - Lighted</th>
<th>Picnic Tables - Covered</th>
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<th>Bar &amp; Q</th>
<th>RESTROOMS</th>
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<td><strong>Other Facilities</strong></td>
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<td>11. Diamond Bar Golf Course</td>
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<td>12. Little League Park**</td>
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Source: Diamond Bar Community Services Department 1995

**Privately Owned**
### Table III-1
Local Recreational Facilities (Continued)

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<tr>
<th>Local Schools</th>
<th>Address</th>
<th>Area Developed</th>
<th>Area - Undeveloped</th>
<th>Baseball Fields - Lighted</th>
<th>Baseball Fields - Unlighted</th>
<th>Multi-purpose Field</th>
<th>Tennis Courts - Unlighted</th>
<th>Picnic Tables - Covered</th>
<th>Picnic Tables</th>
<th>Bar &amp; F.C.</th>
<th>Fitness Course</th>
<th>Tot. Lan</th>
<th>Restrooms</th>
<th>Parking Space</th>
<th>Office/Storage</th>
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<tr>
<td>1. Armstrong School</td>
<td>22750 Beaverhead Drive</td>
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<td>2. Castle Rock School</td>
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<td>4. Diamond Bar High School</td>
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<td>5. Diamond Point School</td>
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<td>6. Evergreen School</td>
<td>12450 Evergreen Springs</td>
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<td>7. Golden Springs School</td>
<td>245 Ballena Drive</td>
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<td>9. Maple Hill School</td>
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**SOURCE:** Walnut Valley Unified School District and Pomona Valley Unified School District - May 1995
acres of developed public parkland per 1,000 residents\(^1\) is under the State and National recreation agencies recommendation, which will need to be addressed. The City will need to provide adequate park acreage and recreation facilities to serve the need of present and future residents.

Currently, within the City there is a total of 478.3 acres of recreational facilities, including 45.4 acres of developed parkland and 97 acres of undeveloped parkland for a total of 142.4 acres of City owned parkland. Within the City there are quasi-public parkland and/or facilities that may require user fees; these include the Diamond Bar Golf Course, YMCA and Little League fields.

There is also a private parkland and facility which consists of “The Country Estates” park. Only residents of “The Country Estates” can use the park which consists of 16.4 developed acres and 133.5 undeveloped acres.

The City is located within an hour of several regional recreation and national forest areas such as the Chino Hills State Park, as well as San Gabriel and San Bernardino National Forests to the north and northeast, which include the summer and winter resort areas of Big Bear Lake and Lake Arrowhead. The forests provide outdoor activities as diverse as swimming, boating, hiking, camping, downhill skiing, and cross country skiing. There are also county recreation facilities available at Schabarum Regional Park to the west and Bonelli Regional Park to the north (which contains Puddingstone Lake).

Within the City, the 57 Freeway is designated as a proposed State Scenic Highway. It extends from the southwest to the northeast City limits, and includes views of trees, rolling hills, grazing cattle, and snow-capped mountains.

4. Water Resources

One of the fundamental long-term constraints for both urban and rural development is the availability and quality of water. As throughout Southern California, water availability has become, and will remain, a major resource constraint facing Diamond Bar. The strategies for this section focus on the actions which must be taken to ensure the continuing supply of water needed to support Diamond Bar's future. A complete discussion of water resources is in the Master Environmental Assessment.

Water is provided to the area by the Three Valleys Municipal Water District but locally distributed through the Walnut Valley, Municipal Water District. Ultimately, almost all local water districts receive most of their imported water (other than groundwater) from the Metropolitan Water District (MWD). As a result of the recent six-year Statewide drought, the MWD has restricted local water supplies by 25 percent through the imposition of surcharges on water that was supplied in excess of these levels. A complete discussion of peak demand water supply requirements is in the Master Environmental Assessment. A Master Plan of Water is being prepared by the Walnut Valley Water Municipal District which estimates a buildout population for Diamond Bar of approximately 75,000 residents, which is higher than the estimated buildout of the City. The degree to which the modest amount of growth projected by the General Plan can be accommodated by the local water districts will depend on the regional availability of water.

\(^1\) Only developed public parks are included in this figure. The 1.0 acres per 1,000 population ratio does not include privately owned recreation facilities or the Diamond Bar Golf Course, and thus includes only the 45.4 acres of publicly owned parks.
5. Energy Resources

The availability of energy resources is a growing societal concern. Urban and suburban land uses within the City all rely on the availability of a continuing supply of affordable energy resources. However, recent experience has been that unless society's awareness of the critical nature of energy availability is increased, significant dislocations in the economy and local quality of life can result. Energy conservation is not only necessary to the continued functioning of modern society, but provides immediate benefits to individuals and businesses in utility bill savings and improved air quality. The strategies provided in this section propose energy efficient building and land use practices. Many other actions needed to conserve energy require cooperation with Federal and State agencies, as well as with public utilities, which have indicated their interest in promoting energy conservation.

6. Solid Waste

Landfill disposal of solid wastes and the conservation of recyclable materials have become important public concerns by reason of the diminishing capacity of landfill space and growing environmental problems facing our State. For this reason, the State Legislature passed the California Integrated Waste Management Act of 1989 (AB939). The Act, also known as Public Resources Code Section 41000 et. seq., requires each city to prepare, adopt, and implement a Source Reduction and Recycling Element (SRRE) which identifies how that jurisdiction will divert, through a combination of source reduction, recycling, and composting programs, 25 percent of solid wastes from landfill disposal by 1995, and 50 percent or the maximum amount feasible by the year 2000.

Since the improper disposal of hazardous wastes poses a more serious risk to the public's health and threatens the environment in which we live, the Legislature passed AB 2707 (Public Resource Code Section 47500 et. seq.) which requires each city to prepare a Household Hazardous Waste Element (HHWE). The HHWE describes how the City will dispose of hazardous substances like household cleaners, paints, pesticides, and motor oil.

7. Agriculture

The City of Diamond Bar presently has no important agricultural farmlands according to the California Department of Conservation, Division of Land Resources Protection, and the Soil Conservation Service of the U.S. Department of Agriculture. These agencies classify important farmland into six categories according to soil type: Prime; potential prime; statewide important; locally important; and unique farmlands. While none of these classifications have been applied to soils in Diamond Bar, the area did at one time support extensive walnut groves and cattle ranches.

Over the last 30 years, the farm and ranchlands that once typified Diamond Bar have been converted to urban and suburban uses. Prior to 1900, the production of walnuts and cattle grazing were the primary agricultural activities within the City. Today, only scattered grazing remains, primarily on the Tres Hermanos property in the northeastern corner of the City. This area contains the “headwaters” of Tonner Canyon, and the upper portions of this canyon, just south of Tres Hermanos and west of Diamond Bar, are also grazed periodically. The middle portion of Tonner Canyon, within the City's Sphere of Influence, supports oil production, as well as the Firestone Boy Scout Reservation, and is not grazed on a regular basis.
8. Mineral Resources

The City of Diamond Bar does not contain any identified (significant) mineral resources. The State of California has established four categories of Mineral Resource Zones (MRZs). Most of Diamond Bar is considered in MRZ-1, which identifies areas where adequate information, indicates no significant aggregate deposits are present. However, a particular bedrock formation (Puente) underlies scattered portions of the City. This formation is classified as MRZ-3, which identifies, areas that may contain aggregate mineral deposits but whose significance cannot be evaluated from available data. Based on available data, development in Diamond Bar will have to import substantial quantities of aggregate materials anyway, since none of the surrounding areas contain extensive deposits.

C. RESOURCE MANAGEMENT ISSUES

1. Open Space and Visual Resources

There are several major vacant side or open space areas remaining in the City, which are under various pressures to develop. The City needs to determine which areas will be preserved and what means to use to best assure their protection. Portions of these areas should be preserved for parks.

**ISSUE ANALYSIS:** There is a need to preserve open space within the City and the Sphere of Influence and to utilize portions of these preserved open spaces for parks and recreational uses, where feasible and safe.

2. Biological Resources

The City and its Sphere of Influence contain several areas with significant biological resources. These areas should be considered for preservation in conjunction with important open space and visual resource areas. This includes wildlife corridors to prevent isolation, loss of diversity biological “islands” if they are cut off from larger and more diverse areas, and to maintain a sustainable quality (food, water, shelter, nesting) habitat.

**ISSUE ANALYSIS:** There is a need to protect areas with important biological resources, both within the City and the Sphere of Influence.

3. Parks and Recreation

The City has a variety of recreational facilities presently available for local residents. While there are numerous facilities in the area, some local parks are small or isolated. There are few additional parks planned for the future. As the City grows, there will be additional demands placed on existing facilities.

**ISSUE ANALYSIS:** There is a need to plan for additional parks and recreational facilities to serve the growing needs of local residents through full utilization of existing facilities within City boundaries and within the surrounding area, additional recreation parklands are necessary to meet the community needs.

Water is a scarce and expensive natural resource. The City already makes use of reclaimed water, and this source will be depended on more in the future to “free up” potable water for additional domestic use. The level of additional population growth in the City will be modest, but water may continue to be a limiting factor in long-range planning.
ISSUE ANALYSIS: The City must work with local water purveyors and landowners to establish high water quality standards, to encourage water conservation, preservation of natural springs, increase the use of reclaimed water and develop additional water resources.

5. Energy

While water is the current resource shortage, there have also been short-term energy (fossil fuel) shortages. In times of increasing population, consumption, and environmental awareness; the efficient use of energy will continue to be an important aspect of responsible community life. There are many educational, governmental, and private institutions nearby that are on the cutting edge of energy technology. The City should avail itself of environmentally safe methods of resource conservation and encourage testing of new technologies.

ISSUE ANALYSIS: The City should encourage energy conservation and innovation in energy systems.

6. Solid waste

While the disposal of solid waste is a significant problem, recent legislation has several immediate and specific implications for Diamond Bar. Cities are now required to reduce their production of solid waste and implement recycling programs, as well as arrange for the disposal of hazardous household materials.

ISSUE ANALYSIS: The City should outline an integrated waste management strategy and identify programs that will assist the City in minimizing the environmental impacts of landfill disposal of solid wastes as mandated by State law.

7. Agriculture

Although Diamond Bar began as an agricultural community, it has become a residential suburban community. Cattle grazing is the only agricultural activity that remains as a reminder of this heritage and should be left as such.

ISSUE ANALYSIS: The City needs to develop a policy dealing with the preservation of agricultural land to the greatest extent possible.

8. Mineral Resources

There are no significant, concentrated mineral resources in Diamond Bar, with the possible exceptions of oil and hydrocarbons.

ISSUE ANALYSIS: There is no identified issue at this time.

D. GOALS, OBJECTIVES, AND IMPLEMENTATION STRATEGIES

“IT IS THE OVERALL GOAL OF THE RESOURCE MANAGEMENT ELEMENT TO PROVIDE AND MAINTAIN ADEQUATE OPEN SPACES IN THE CITY TO SERVE THE DIVERSE
RECREATIONAL NEEDS OF ITS RESIDENTS, WHILE FOSTERING THE WISE USE OF LIMITED NATURAL RESOURCES."

GOAL 1

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

Objective 1.1  Preserve significant visual features which are within, or are visible from the City of Diamond Bar, with an emphasis on the preservation of remaining natural hillside areas.

Strategies:  

1.1.1 Develop regulations for the protection of ridgelines, slope areas, canyons, and hilltops. Require contour or landform grading, clustering of development, or other means to minimize visual and environmental impacts to ridgelines or prominent slopes.

1.1.2 Require that all excess excavated and waste materials be properly removed and disposed of, or otherwise placed so as to become an integral part of the site development.

1.1.3 Require that dwelling units and structures within hillside areas be sited in such a manner as to utilize ridgelines and landscape plant materials as a backdrop for the structures and the structures, themselves to provide maximum concealment of cut slopes.

1.1.4 Preserve to the maximum extent feasible existing vegetation within undeveloped hillside areas.

1.1.5 When deemed necessary by the City, require that significant vegetation be preserved or transplanted as determined by a qualified biota report approved by the City.

1.1.6 Pursue the preservation of areas within Diamond Bar and its Sphere of Influence, of outstanding scenic, historic, and cultural value.

1.1.7 To the greatest extent possible, require that dwelling units, structures and landscaping be sited in a manner which:

- Protects views for existing development,
- Retains opportunities for views from dwellings,
- Preserves or enhances vistas, particularly those seen from public places,
- Preserves mature trees, natural hydrology, native plant materials, and areas of visual interest, and
• Permits removal of vegetation as part of a City or Fire District approved fuel modification program.

1.1.8 Utilize grading permit procedures to ensure that site designs for development proposals for hillside areas conform to the natural terrain, and consider the visual aspects.

1.1.9 Work with the appropriate jurisdictions to protect remaining prominent ridges, slopes, and hilltops in and adjacent to the City and its Sphere of Influence, such as SEA 15, Tonner Canyon, the hills in the City of Industry, west of the 57 Freeway at Grand Avenue, the hills within the County of Los Angeles (Rowland Heights), west of the 57 Freeway, south of Brea Canyon Cutoff Road along Crestline Drive and above the Diamond Canyon area, the portion of Tonner Canyon within the Chino Hills Specific Plan, and the portion of Tonner Canyon within the City of Brea (Orange County).

1.1.10 Enact provisions and techniques that enhance groundwater recharge and local water recovery.

1.1.11 Prepare a tree preservation ordinance that requires preservation of native trees, such as the oak and walnut. In addition, the ordinance should emphasize retention of mature sycamore, pepper, arroyo willow and significant trees of cultural or historical value. The ordinance should provide a replacement and relocation mechanism for trees when their removal is necessary.

1.1.12 New development should include the preservation of significant trees of cultural or historical value.

1.1.13 Develop a plan to provide a mechanism for, and to pursue the preservation of designated open space.

Objective 1.2 Maintain, protect, and preserve biologically significant areas, including SEA 15, riparian areas, oak and walnut woodlands, and other areas of natural significance, providing only such recreational and cultural opportunities as can be developed in a manner sensitive to the environment.

Strategies:

1.2.1 Recognizing the significance of SEA 15 ecological resources, support further definition of the extent and intensity of such resources to provide needed additional information for the purpose and intent of preservation of this area.

1.2.2 Ensure that all development, including roads, proposed adjacent to riparian and other biologically sensitive habitats avoid significant impacts to such areas. Require that new development proposed in such locations be designed to:

• Minimize or eliminate impacts on environmentally sensitive areas,

• Protect the visual seclusion of forage areas from road intrusion by providing vegetative buffering,

• Provide wildlife movement linkages to water, food, shelter and nesting,
• Provide vegetation that can be used by wildlife for cover along roadsides,

• Avoid intrusion of night lighting into identified areas through properly designed lighting systems,

• Allow wildlife and migration access by use of tunnels or other practical means,

• Replace fresh drinking water for wildlife when natural water areas are removed or blocked, and

• To the greatest extent possible, prevent street water runoff from flowing into natural or blueline streams.

1.2.3 In conjunction with local schools, environmental groups and volunteers, the City may participate in environmental education programs.

1.2.4 Take an active role in pursuing the preservation of environmentally sensitive canyon areas in their natural state.

1.2.5 To the greatest extent possible, provide for preservation of flora and fauna.

Objective 1.3 *Maintain a system of recreation facilities and open space preservation which meet the active and passive recreational needs of Diamond Bar residents of all ages.*

Strategies:

1.3.1 As quickly as possible, complete a Recreational Needs Analysis to determine the present and future recreation and park needs and update this analysis at intervals of not more than 5 years.

1.3.2 As quickly as possible, complete and adopt a comprehensive Master Plan of Parks which analyzes present and future recreation, park and open space preservation needs.

1.3.3 Through the Master Plan of Parks, strive to provide neighborhood and community park facilities, such that a rate of 5.0 acres per 1000 residents is ultimately achieved.

1.3.4 Maintain an inventory of open lands which were set aside for open space uses as part of previous development approvals through the County, and require verification as to the existence of any potential open space restrictions previously approved on the subject property, prior to accepting development proposals.

1.3.5 Recreational Open Space shall be preserved as recreational open space unless and until said recreational open spaces are replaced with equivalent open space properties and facilities.

1.3.6 Pursue the development of a system of greenbelts within the community.
1.3.7 Develop recreation facilities, emphasizing active and passive recreation areas. The development of a community center, the acquisition of traditional neighborhood parkland including community athletic fields should be pursued.

- Improve and enhance existing recreation areas,
- Pursue joint public/private development of recreation facilities,
- Develop and maintain a comprehensive inventory of recreation facilities and update the facilities to ensure that the City's needs are being met,
- Actively pursue land acquisition for parks,
- Pursue acquisition of various hillside areas for natural parks,
- Initiate a program of identifying environmentally significant areas in the City and the Sphere of Influence, and analyze the possibility of protecting any unique or significant environmental features of such areas,
- Pursue protection of environmentally significant areas, and
- Pursue development of an integrated trails system within the community,

1.3.8 Work with property owners and neighboring jurisdictions to plan and locate an untreated potable water reservoir in the upper Tonner Canyon/Tres Hermanos Ranch area. Planning should encourage and emphasize recreational uses and facilities that could be developed on lands surrounding the reservoir.

GOAL 2 “Consistent with the Vision Statement, identify limits on the resources needed to support existing and future uses within the City of Diamond Bar and its Sphere of Influence, and ensure that resources are used wisely.”

Objective 2.1 Minimize the consumption of water through a combination of water conservation and use of reclaimed water.

Strategies: 2.1.1 Coordinate with the local water agencies to encourage and expand the use of reclaimed water, stored rainwater, or household gray water for irrigation.

(a) In cooperation with adjacent communities and area water purveyors, encourage the use of reclaimed water; consider construction of dual water systems, where feasible, for development.

(b) Work with the local water agencies and schools to promote public education regarding conservation and advantages for reuse of water.
Where feasible, direct storm waters collected in streets and drainage systems to settling basins or small lakes within parks or open space areas, as long as it benefits and does not adversely disrupt local plants or wildlife.

2.1.2 Prepare ordinances that allow for the implementation of feasible water conservation technologies into new developments such as, but not limited to, self-closing valves, installation of hot water lines, or other technology.

2.1.3 Consistent with State law, encourage the use of primarily drought-tolerant plants, efficient design in landscape application, and the use of reclaimed water systems.

(a) As part of the City development review of landscaping plans, discourage installation of large areas of lawn or turf, or limit installations to areas that require the use of grass, where feasible.

(b) Where domestic water supplies are used in the irrigation of turf areas, encourage the use of drought tolerant vegetation.

(c) To the extent possible, encourage the preservation of existing native trees and shrubs, as established plants are often adapted to low water consumption.

(d) Require residential builders to provide information to prospective buyers of new homes within the City of Diamond Bar regarding drought-tolerant planting concepts.

(e) Require non-residential builders to provide information to prospective buyers or tenants within the City of Diamond Bar regarding drought-tolerant planting concepts.

(f) Where possible, require, the extensive use of mulch in landscape areas to improve the water-holding capacity of the soil by reducing evaporation and soil compaction.

2.1.4 Require irrigation efficiency within the City. Encourage and upgrade irrigation systems to the most efficient system available.

2.1.5 Establish the City as a leader in the implementation of water conservation measures through expeditious implementation of the measures outlined above.

Objective 2.2 Encourage efficient use of energy by minimizing the consumption of energy resources to the minimal amount needed to support existing and planned land uses, through a combination of efficient land use patterns and passive and active energy conservation systems.

Strategies: 2.2.1 As a general principle, replace total dependence on nonrenewable, imported energy resources with a greater reliance on locally available renewable resources to a degree which is feasible and in accord with current technology.
2.2.2 In conjunction with review of development applications, encourage the incorporation of the following:

- Provide for clusters of buildings with protected indoor or plaza/open areas within multiple family residential, commercial, and office project to promote protection from the wind and sun

- Orient the maximum amount of glass possible toward the south, the side with the greatest amount of solar collection (heat gain potential), in combination with other measures for shading to mitigate against summer heat

- Use appropriate building shapes and locations in order to promote maximum feasible solar access of individual units

- Design individual buildings to maximize natural internal lighting through interior court wells interior court areas, skylights, clerestory windows, and energy efficient building shapes.

- Use canopies and overhangs to provide shade to windows during summer months, while allowing for reflection of direct sunlight through the windows during winter months (care should be taken to assure that overhangs and canopies do not prevent sufficient light for daytime purposes).

- Incorporate the use of drought tolerant deciduous trees in landscaping plans, especially near buildings and around expanses of paved areas

- Incorporate drought tolerant deciduous vines, trellises, and canopies to shade south and westward facing walls, to cool them in summer months

- Locate trees and hedges planted close to buildings so as to channel beneficial cooling breezes through openings

2.2.3 Where possible, minimize reflective surfaces (i.e. parking lots) on the north and east side of buildings; alternatively, where parking areas must be located to the south or west of buildings, provide additional landscaping to reduce heat gain.

2.2.4 Investigate the feasibility of adopting an Energy Ordinance that will incorporate retrofit provisions for the installation of energy conservation measures on existing structures, solar pool and hot tub provisions that will discourage natural gas-heaters as the primary energy source.

2.2.5 Implement, through the subdivision ordinance or through other appropriate mechanisms, the Solar Rights Act of 1978 which addresses structural orientation for solar access, and includes such concepts as solar easements, functional landscaping, street layout, and architectural designs that reduce energy costs.
2.2.6 Encourage, through the use of financial incentives, solar energy systems for the heating of swimming pools.

2.2.7 Take full advantage of the CEQA process as a tool for evaluating energy use and potential energy impacts, and for implementing appropriate energy conservation measures.

2.2.8 Require the inclusion, where feasible, of provisions for energy efficient modes of transportation and fixed facilities which establish public mass transit, bicycle, equestrian, and pedestrian modes as desirable alternatives.

2.2.9 Work with appropriate Federal, State and private utility agencies to identify and facilitate appropriate legislation for utility rate revisions that would provide incentives for the conservation of energy by the shifting of energy usage to non-peak hours.

2.2.10 Increase public awareness of energy conservation technology and practices by the dissemination of information that describes energy conservation practices for community members. This will encourage ongoing communication and the generation of ideas, plans, and programs for the future development of Diamond Bar as an energy efficient City.

Objective 2.3 Reduce overall local energy consumption by promoting efficient land use patterns which reduce the amount of vehicular travel.

Strategies: 2.3.1 Land uses in the City will be planned to reduce vehicle miles traveled between compatible and related uses, such as home-shopping, home-office, home-school, etc.

(a) This will apply to mixed-use Planned Developments in particular when planning and reviewing new land uses.

2.3.2 Design and implement a Citywide system of bikeways and pedestrian trails as non-polluting circulation alternatives.

Objective 2.4 Cooperate with and encourage local education, governmental, and private organizations in the development and use of new energy technologies that are deemed environmentally safe.

Strategies: 2.4.1 Maintain open communication with other local, regional, State or Federal agencies regarding the evaluation of current energy problems and state-of-the-art technologies and practices.

2.4.2 Emphasize fuel efficiency and the use of alternative fuels in the acquisition and use of City-owned vehicles and fleet vehicles of City franchisees; support programs which would serve to enhance or encourage the use of public transit systems.
(a)  Cooperate with the South Coast Air Quality Management Agency in the development and local testing of new alternative fuels or other energy programs.

2.4.3 Participate with local organizations on research and/or the development of alternate energy sources, including cogeneration, photovoltaic, biomass, waste to energy, wind, etc.

2.4.4 Investigate the potential for adding provisions in the Development Code to require industrial and/or commercial projects to be sited to facilitate photovoltaic and/or cogeneration units.

**Objective 2.5** Minimize the environmental impacts of landfill disposal of solid wastes through an aggressive public education and information campaign designed to promote a comprehensive program of source reduction, recycling, composting, and household hazardous waste reduction activities.

**Strategies:**

2.5.1 Continue to implement the Source Reduction and Recycling Element adopted according to the guidelines established by State law and the California Integrated Waste Management Board.

2.5.2 Develop and implement a Household Hazardous Waste Element according to the guidelines of the California Integrated Waste Management Board. Incorporate this element into the Resource Management Element of the General Plan.

2.5.3 Reduce wasteful packaging of products sold in the City through educational and technical assistance which emphasizes the reduction of non-recyclable products, replacement of disposable materials with reusable materials, and the purchase of repairable products.

2.5.4 Implement a mandatory Citywide recycling program including residential curbside collection and voluntary on-site programs serving multi-family, commercial and industrial generators.

2.5.5 Educate residential, commercial and industrial generators about source reduction and recycling programs and encourage their participation by developing a promotional campaign which informs them about diversion programs, identifies opportunities for participation in such programs, and provides motivational incentives to increase participation.

2.5.6 Require commercial and industrial generators to develop and implement a source reduction and recycling plan tailored to their individual waste streams.

2.5.7 Promote the reduction of the amount of yard waste generated by public and private residences through ongoing promotion of greenwaste by on-site composting of leaves and other organic materials in a manner that is safe and clean.
2.5.8 Designate City held open space and public facilities as “green zones” and conduct an aggressive pursuit of existing and potential City uses for compost produced from locally generated yard waste such as park and median sites.

2.5.9 Increase public understanding of methods to reuse materials in their everyday lives. Encourage the provision of educational materials on the environmental damage of disposable products and materials.

2.5.10 Reduce the disposal of household hazardous wastes in landfills through continued cooperation with the County Sanitation Districts and the Los Angeles County Department of Public Works on implementation of a Countywide household hazardous waste management program.

Objective 2.6 Pursuant to Government Code 65302 (d) and (e), the Conservation Element and the Open Space Element will be prepared.

Strategies: 2.6.1 The Resource Management Plan will be developed in coordination with any Countywide water agency plans in conjunction with County, District or City agencies. This Resource Management Plan will cover:

- Reclamation of land and water
- Prevention control of pollution in stream and other waters
- Regulation of the use of land in stream channels
- Protection of watersheds
- Flood control

2.6.2 An Open Space Plan will be prepared to identify areas which will comply with Government Code Section 65560 that encompasses the four principal categories: Natural resources; managed production of resources; outdoor recreation; and public health and safety.

- Identify open space land necessary to guarantee the availability of land for preservation of plant and animal life, production of food, scenic beauty, outdoor recreation and natural resources
- Discourage premature and unnecessary conversion of open space land to urban uses
- Assure that the interests of all people are met in an orderly growth and development of resources for the promotion of the general welfare and protection of the public interest in open space land
IV. PUBLIC HEALTH and SAFETY ELEMENT
PUBLIC HEALTH AND SAFETY ELEMENT

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IV. PUBLIC HEALTH AND SAFETY ELEMENT

A. INTRODUCTION

The Public Health and Safety Element contains provisions that relate to the protection of life, health, and property from natural hazards and man-made hazards. It is designed to identify areas where public and private decisions on land use need to be sensitive to hazardous conditions caused by slope instability, seismic activity, flood, fire, and wind.

State planning law requires cities and counties to identify hazardous conditions and to prepare and implement policies to assure public health and safety. Section 65302(g) of the Government Code describes these requirements (Safety Element) in the following terms:

“A safety element is for the protection of the community from any unreasonable risks associated - with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides, subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include, mapping of known seismic and other geologic hazards. It shall also address: evacuation routes, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.”

In addition, adoption of a Noise Element has been a requirement of local General Plans since 1971. Section 65302(h) of the California Government Code requires:

“A noise element which shall identify and appraise noise, problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels...”

The Public Health and Safety Element provides the goals and strategies necessary to protect Diamond Bar residents from the hazards associated with natural and man-made environments. The purpose of these goals and strategies in this section is to incorporate safety considerations into the City's planning and decision making process to reduce identifiable risks.

The City of Diamond Bar and its citizens must decide the degree of risk that is acceptable for various natural and man-made hazards. Risks identified in existing development may be lowered to an acceptable level by physical alteration, relocation or demolition, or a change in the use altogether. For new development, the emphasis is to regulate construction so as to minimize identifiable risks to the extent possible.

The Public Health and Safety Element addresses the following issues:

- Geology and Seismicity
- Flooding
• Fire Protection Services
• Crime and Protection Services
• Emergency Services and Facilities
• Hazardous Materials
• Air Quality
• Noise

B. EXISTING CONDITIONS

The following summarizes information presented in the City of Diamond Bar Master Environmental Assessment.

1. Geology and Seismicity

Diamond Bar is located in a dynamic geological region, which is underlain by several thousand feet of sediments which were laid down over the last 25 million years. Bedrock materials are not well consolidated and consist of various sandstones, shales, and siltstones of the Puente formation, which is represented by three major components or members: La Vida; Soquel; and Yorba. Stream-carried (alluvial) materials are present in natural canyons while man-made fill is found in previously developed areas. Local soils are mainly derived from weathering of the bedrock units.

There are existing historical and potential, unstable hillside areas in Diamond Bar.

Diamond Bar is also located in a part of Southern California which is a highly seismically active region and where there are a number of major active faults. A discussion and map of regional geological hazards are contained in the Master Environmental Assessment. The San Andreas Fault Zone, located 26 miles northeast of the City, is considered to have the greatest potential to cause regional damage. However, the Los Angeles County Engineer has estimated that four potentially active local faults (Whittier, San Jose, Sierra Madre, and San Gabriel) have a higher potential for causing local damage. Several major faults are located adjacent to the City. The Whittier Fault Zone passes just south of the City's Sphere of Influence, while the Chino Fault passes within a mile of the City's eastern boundary. In addition, there are three small inactive local faults within Diamond Bar: The Arnold Reservoir Fault, near Grand Avenue in the northeast portion of the City; the Spadra Fault, located in the far portion of the City; and the Diamond Bar Fault, located in the south-central portion of the City. A small inactive fault, the Tonner Canyon Fault is located in the City's Sphere of Influence. Figure IV-1 identifies known faults and other local geologic hazards.

2. Flooding

Runoff in the City is accommodated by three major natural drainages: San Jose Creek to the west; Diamond Bar Creek to the southwest, and Brea Canyon Creek to the southwest. The only area of the City with flooding problems, as identified by the Federal Emergency Management Agency Flood Insurance Program, is along the Reed Canyon Channel at Brea Canyon Road and Lycoming Street. However, the
Figure IV-1
Local Geologic and Seismic Hazards

Source: Geologic-Seismic study for the Diamond Bar General Plan, Department of the Los Angeles County Engineer, 1989, and Diamond Bar Community General Plan EIR, Los Angeles County Department of Regional Planning, 1986.
lands within the City of Industry adjacent to Diamond Bar, generally located west of the 57 Freeway from Temple Avenue to Lemon Avenue, also have potential flooding problems. While most of the backbone drainage system has already been installed by the County of Los Angeles, there are still a few links and improvements that have not been constructed. The City presently lacks a master plan of drainage. The Sphere of Influence is drained by Tonner Canyon Creek. This area presently has no major flood control improvements and flooding can occur along the entire length of this natural stream channel. Figure IV-2 indicates areas where flooding poses potential problems.

3. Fire Protection Services

Diamond Bar faces a significant potential threat from wildland fires for the following reasons: It is adjacent to large undisturbed natural areas to the east and south; it has many undeveloped hillsides and canyons covered with native vegetation; many older homes have wood shingle or shake roofs; the statewide drought has killed, damaged or dried out much of the otherwise healthy natural, as well as introduced, vegetation, and the area periodically experiences strong dry “Santa Ana” winds when other fire conditions are high. Despite these conditions, the Insurance Service Organization (ISO) gives the developed portions of the City a rating of 3, which is considered good for urbanized areas. The Sphere of Influence area adjacent to Tonner Canyon does not presently have (or need), these same levels of protection.

Fire protection services for the area are presently provided by the Los Angeles County Consolidated Fire Protection District, which maintains three stations in or adjacent to the City. County stations 119, 120, and 121 are fully equipped and staffed. Analysis of available service level data indicates that the City will probably not need an additional fire station, although any significant development in the Sphere of Influence area might require additional protection.

4. Crime and Protection Services

The level of major crime in Diamond Bar is presently half of that experienced in communities of comparable size. The types of local crimes are typical of suburban communities in the Los Angeles region, including vandalism, traffic accidents, and theft. Protection services are provided under contract to the City by the Los Angeles County Sheriff’s Department out of the Walnut/Diamond Bar Regional Station. If emergency situations arise in which Diamond Bar units need assistance, additional units are readily available from the San Dimas and Industry Station units. The City is presently served by 30 deputies and 18 patrol vehicles. The County maintains an average emergency response time of 4.5 minutes within the City: Diamond Bar will need additional protective services as it grows, although it may not need additional facilities within the City limits. The Firestone Boy Scout Ranch within the Sphere of Influence presently has private security.

5. Emergency Services and Facilities

The Diamond Bar area is served by a number of hospitals and related medical facilities within Los Angeles, San Bernardino, and Orange counties. Although there is no Major treatment facility within Diamond Bar, there are seventeen hospitals or major treatment centers within a 15 mile radius. The Los Angeles County Consolidated Fire Protection District maintains paramedic service at station 119 just west of the City, as well as at stations 61 and 118 in nearby Walnut. The county also contracts with several local companies for ambulance service, and can also provide airborne evacuation. The region could also face major emergencies or disasters, such as earthquakes, hazardous material spills, train accidents, high winds, etc. The City has recently developed a response plan for major emergencies. Minimum road
Figure IV-2
Areas of Potential Flooding

widths and clearances around structures as related to emergency access and fire prevention are specified in City Code. Emergency evacuation routes are identified in the City's Multi-Hazard Functional Plan, with the SR57 and SR60 Freeways identified as the major routes and major surface streets as additional routes.

6. Hazardous Materials

Hazardous materials presently create a potential threat to the City. The primary threat facing the City would come from a major traffic or train accident involving spillage of hazardous or toxic materials. There are industrial or other businesses within the City or in the nearby City of Industry that treat, handle, or store hazardous materials. As the area continues to grow, the likelihood of an accident or the potential for illegal dumping increases. The Los Angeles County consolidated Fire Protection District maintains “Hazmat” Response Teams to handle emergencies involving these materials, but the City must deal with the local implications of hazardous wastes. As per State law, the City has developed a “Household Hazardous Waste Element”.

7. Air Quality

The entire south coast air basin, within which Diamond Bar is located, suffers from some of the worst air quality in the nation. Pollutants are not only generated locally within the east San Gabriel Valley, but are also transported downwind from the Los Angeles basin. The primary pollutants of concern are ozone (oxidants) and nitrogen dioxide, which are mostly generated by vehicular exhaust. The number of first stage smog alerts has decreased dramatically from the early part of the decade. However, local ozone levels have still exceeded state standards on over 100 days during each of the past three years. Local topography, climate, wind, and air movement patterns tend to concentrate air pollutants along the freeway corridors and especially in the Diamond Bar area. Several local intersections, including Grand Avenue/Diamond Bar Boulevard and Grand Avenue/Golden Springs Drive, experience significantly elevated levels of air pollutants during peak driving hours.

8. Noise

The City of Diamond Bar is relatively quiet except for noise corridors created by traffic on major roadways and freeways. Noise is typically measured in decibels on the A-weighted scale db(A) which most closely resembles the range of human hearing. Community noise levels are often measured on the Community Noise Equivalent Level, (CNEL) scale. Noise levels have been estimated along major roadways within Diamond Bar based on traffic volumes and the physical configuration of streets. The combined 57/60 Freeway corridor generates the most noise, producing a 65 CNEL contour onto adjacent land uses approximately 1,379 feet wide. The 57 Freeway by itself, north of the 60 Freeway, has a much smaller 65 CNEL corridor of only 759 feet. However, the 60 Freeway alone, both east and west of the 57 Freeway, generates a 65 CNEL noise corridor 1,015 feet wide. These figures mean that daily outdoor noise levels in areas adjacent or proximate to the local freeways reach or exceed acceptable planning noise standards.

In addition to noise produced by the freeways there are: several local roadways generating 65 CNEL levels beyond the right-of-way. These include sections of Brea Canyon Road north of the 60 Freeway, Golden Springs Drive east of Lemon Avenue and west of Prospectors Road, Diamond Bar Boulevard north of Golden Springs Drive, Grand Avenue west of Golden Springs Drive, Pathfinder Road east of the 57 Freeway, and Sunset Crossing Road west of the 57 Freeway.

Finally, the Union Pacific Railroad line along the westerly boundary of the City is a major contributor of local noise as are infrequent urban sources such as dogs barking and aircraft overflights.
C. PUBLIC HEALTH AND SAFETY ISSUES

1. Geology and Seismicity

Because of the high seismic and diverse geological conditions, there are moderate to high geological constraints for development in Diamond Bar, especially in hillside areas.

**ISSUE ANALYSIS:** The City needs policies to protect existing and future residents from local geologic and seismic-related hazards.

2. Flooding

There are no major identified threats from flooding within the City. However, there is no schedule at present for the remaining improvements needed to complete the local drainage and flood control network. In addition, the existing planned improvements are based on County plans for the area, and may not reflect current projects or timing on the development of open land.

**ISSUE ANALYSIS:** The City needs policies to minimize the threat to its citizens from flooding, and establish a schedule of improvements based on an updated master plan of drainage. As part of these policies, spec standards for protection from various size storms (10-, 25-, 50-, 100-, and 500-year) are needed.

3. Fire Protection Services

A major fire represents a significant potential threat to local residents. In addition to the loss of structures and life, a major fire could destroy valuable biological resources within the City or its Sphere of Influence. As development continues in the interface between natural and developed areas, the threat of fire also increases. The Los Angeles County Consolidated Fire Protection District currently provides adequate service to the residents of Diamond Bar in terms of protection from the threat of fire. However, the City may wish to pursue other administrative arrangements for financial or other reasons. As the City grows, it may be necessary to provide additional equipment, personnel, or stations to continue adequate service levels.

**ISSUE ANALYSIS:** The City needs policies emphasizing the importance of fire prevention, protection, and public safety.

4. Crime and Protection Services

Although crime rates in the City are presently low, the threat of gang or other criminal activity creeping into the community from neighboring urban areas could become a major issue. The City should take appropriate action now to reduce and/or avoid the increase in local crime, such as urban design concepts which help protect property and residents. The Los Angeles County Sheriff's Department presently provides an adequate level of service to the community, as evidenced by the currently low crime rate.

As the City's population increases, there will be an increased need, for protective services. Additional services may also be needed as urban crime may continue to spread to suburban areas. To combat this, local community and neighborhood involvement will be needed to help prevent or observe and report
various criminal activities. Any significant development in the Sphere of Influence would also require additional protective services.

**ISSUE ANALYSIS:** The City needs policies to emphasize the importance of careful design and community action to minimize criminal activity.

5. **Emergency Services and Facilities**

At present, there appears to be an adequate number and variety of medical facilities and programs available to City residents. However, as a new City, Diamond Bar must assess its own desires regarding the convenience of medical services and determine if or how it will encourage certain medical uses into the City. Paramedic and ambulance services likewise appear to be adequate, although additional services may be needed as the community grows. Development in the Sphere of Influence may require additional medical or other emergency facilities. The provision of daily emergency services must also be coordinated with a local plan for responding to regional disasters.

**ISSUE ANALYSIS:** The City needs to decide if any additional medical facilities are needed, and if so, where and how should they be located to best serve local residents. The City needs to implement the disaster preparedness plan to respond to regional or local emergencies.

6. **Hazardous Materials**

Hazardous wastes will continue to be an important community concern. The potential for accidents involving hazardous materials is of concern to local residents.

**ISSUE ANALYSIS:** The City should develop policies to clearly identify potential sources of hazardous materials and how accidents or emergencies involving such materials will be handled.

7. **Air Quality**

Air quality is still considered a major detractor to the quality of life in Diamond Bar; even though the vast majority of it is generated elsewhere. While the City has little control over regional pollutants, it can take a proactive position on this issue by stating its intent to minimize the generation of local air pollution. It can also take advantage of the location of the South Coast Air Quality Management District (SCAQMD) office in Diamond Bar to offer itself as a “testing laboratory” for programs to reduce air pollution, where such programs could be safely undertaken, thus establishing Diamond Bar as a model City for innovation in Southern California.

**ISSUE ANALYSIS:** The City should work cooperatively with local agencies to develop innovative policies for reducing regional air pollution, in addition to implementing the current programs of the South Coast Air Quality Management Plan.

8. **Noise**

Noise is presently a problem for local residents along freeways and major roadways, generally only during peak hours. However, noise problems will increase as traffic and population increase, especially where development is built in areas that previously acted as buffers or barriers to local noise. As the
population of the City and region increases, there will also be an increase in infrequent urban noise sources. While noise may not be a significant problem compared to other cities, a quiet environment is typically a major factor in rural living, and more than likely contributes to the quality of life perceived in Diamond Bar.

**ISSUE ANALYSIS:** Emphasizing its importance on quality of life, the City needs clear policies on how it will keep noise, primarily from major roadways from impacting existing, as well as future residents.

9. **Urban Runoff Stormwater Discharge Permits**

In recent years, the U.S. Environmental Protection Agency has recognized the potential for groundwater damage to occur as the result of pollutants carried in runoff from urban areas. These pollutants include oil, grease, and heavy metals that generally accumulate in roadways and parking areas, and are the result of motor vehicle use. To resolve the problem, the EPA requires that municipal agencies acquire discharge permits for urban areas similar to the permits issued for wastewater treatment plants. Los Angeles County has received a discharge permit for urban runoff from the EPA. The City of Diamond Bar is a “co-permittee”

**ISSUE ANALYSIS:** Development within the City of Diamond Bar will need to comply with the provisions of the EPA urban stormwater discharge permit.

D. **PUBLIC HEALTH AND SAFETY GOALS, OBJECTIVES, AND STRATEGIES**

“IT IS THE OVERALL GOAL OF THE PLAN TO PROVIDE A SAFE AND HEALTHY ENVIRONMENT FOR THE RESIDENTS OF DIAMOND BAR. “

<table>
<thead>
<tr>
<th>GOAL 1</th>
<th>“Consistent with the Vision Statement, create a secure public environment which minimizes potential loss of life and property damage as well as social, economic, or environmental disruption resulting from natural and manmade disasters.”</th>
</tr>
</thead>
</table>

**Objective 1.1** Minimize the potential loss of life, physical injury, and property damage from seismic groundshaking and other geologic hazards.

**Strategies:**

1.1.1 Require the new emergency facilities including but not limited to fire stations, paramedic services, police stations, hospitals, ambulance services, and emergency operations centers be designed to withstand and remain in operation following the maximum credible earthquake event.

1.1.2 As required by the Uniform Building Code, require site-specific geotechnical investigation be performed to determine appropriate design parameters for construction of public and private facilities in order minimize the effects of any geologic and seismic hazard on such development.

1.1.3 Adopt a grading manual to supplement the City of Diamond Bar Grading Code with detailed information regarding rules, interpretations, standard specifications, procedures requirements, forms, and other information applicable to control excavation, grading, and earthwork construction and provide guidelines for preparation of geotechnical reports in the City.
Objective 1.2 Minimize the potential for loss of life, physical injury, property damage, public health hazards, and nuisances from the effects of a 100-year storm and associated flooding.

Strategies:

1.2.1 Where applicable, as a prerequisite to new development or the intensification of existing development, ensure that a drainage study has been completed by a qualified engineer, certifying that the proposed development will be adequately protected, and that implementation of the development proposal will not create new downstream flood hazards.

1.2.2 In coordination with the Los Angeles County Public Works Department, develop and maintain a master plan of drainage, including an inventory of existing facilities, and present development plans, to adequately assess existing and future flood control needs and improvements within Diamond Bar.

1.2.3 Prepare a capital improvement program for flood control improvements needed to complete a master plan of drainage. This schedule will be coordinated with improvement plans by the County and address funding and timing of prioritized improvements.

Objective 1.3 Require that properties in and adjacent to wildland areas are reasonably protected from wildland fire hazards without degrading the viability of natural ecosystems, providing a balance between removal of flammable vegetation, introduction of fire resistant vegetation, and preservation of natural vegetation.

Strategies:

1.3.1 Where development is proposed within areas potentially subject to wildland fire hazards, ensure that the Consolidated Fire District has the opportunities to review the proposal in terms of its vulnerability to fire hazard and its potential as a source of fire. Ensure that Fire Department recommendations regarding mitigation of fire hazard risks are addressed.

1.3.2 Require new development in areas subject to wildland fire to be adequately protected in a manner which minimizes the destruction of natural vegetation. Prioritize this balance as follows:

- Protection of existing developed areas, and areas currently approved for development.

- Preservation of significant biological resources to the extent feasible

Objective 1.4 Require an adequate distribution of fire stations equipment, and manpower, and maintain a maximum five minute response time to all urban areas.

Strategies:

1.4.1 Work with the Los Angeles County Consolidated Fire District to establish a funding mechanism which would ensure that cost of providing new facilities and equipment, including paramedic services, to support new development is assessed against the developments creating that need.
1.4.2 Where appropriate, support increased protection levels from that provided by the minimum fire standards included in the Uniform Building and Fire Codes (UBC and UFC).

Objective 1.5 Minimize the risk and fear of crime through physical planning strategies. Create a high level of public awareness and support for crime prevention.

Strategies: 1.5.1 Refer proposals for new development, where appropriate, and for the intensification of existing development to the Sheriff's Department for review.

1.5.2 Promote the establishment of neighborhood watch and business watch programs to encourage community participation in the patrol of neighborhood and business areas, and to facilitate increased awareness of potential criminal activities.

Objective 1.6 Promote the provision of adequate medical and emergency services to Diamond Bar residents.

Strategies: 1.6.1 Coordinate with appropriate agencies for the provision of evacuation and ambulance services within acceptable service levels and response times.

1.6.2 Investigate the need and feasibility of locating a major medical facility within the City of Diamond Bar.

Objective 1.7 Implement effective emergency preparedness and response programs.

Strategies: 1.7.1 Coordinate the City's disaster preparedness plans with the State Office of Emergency Management, County, schools, and other neighboring jurisdictions, and participate in the development of a regional system to respond to daily emergencies and major catastrophies.

1.7.2 The City's disaster plan shall integrate community resources into municipal emergency management, including a list of local resources such as personnel, equipment, material, specialized medical and other training, and auxiliary communications.

1.7.3 Provide areawide mutual aid agreements and communication links with adjacent governmental authorities and other participating jurisdictions.

1.7.4 Disseminate public information regarding actions which residents and businesses should take to minimize damage in a natural disaster, as well as actions which would be taken to facilitate recovery from a natural disaster.

Objective 1.8 Protect life and property from the potential detrimental effects (short and long term) of the transportation, storage, treatment, and disposal of hazardous materials and wastes in the City.

Strategies: 1.8.1 Coordinate with the established Los Angeles County program for household hazardous waste collection according to the provision of Section 41500 of the Public Resources Code (see also the solid waste section of the Plan for Resource Management for additional policies).
1.8.2 Coordinate emergency response personnel to respond to hazardous materials incidents.

1.8.3 Require development to meet the requirements of the County's urban stormwater discharge permit.

**Objective 1.9** The City should seek to improve local and regional air quality by encouraging ride, sharing, use of public transit, and other transportation demand management techniques.

**Strategies:**

1.9.1 Promote the provision of non-polluting transportation alternatives such as a Citywide system of bikeways and pedestrian sidewalks.

1.9.2 Work with the South Coast Air Quality Management District to establish a program of District review and comment on major proposed development projects within the City.

1.9.3 Implement the provisions of the South Coast Air Quality Management Plan; review projects for consistency with the South Coast Air Quality Management Plan.

1.9.4 Include trip reduction requirements consistent with SCAQMD Regulation XV and the requirements of the Los Angeles County Congestion Management Plan in the development code with the goal of reducing home-to-work trips by facilitating and participating in the following programs:

- Incorporate design measures into new development and, where feasible, into existing developments proposed for intensification, including preferential parking areas for car and van pools, employee drop off areas, secure bicycle parking areas, bus turnout areas, etc.

- Disseminate information to Diamond Bar residents regarding the advantages of, and procedures involved in, ride sharing and public transit

1.9.5 Ensure that site designs facilitate rather than discourage pedestrian movement between nearby uses.

1.9.6 Require grading plans to include appropriate and feasible measures to minimize fugitive dust.

1.9.7 The City will cooperate with the South Coast Air Quality Management District to be a “test facility” or a laboratory for testing new air pollution control programs where such programs can be safely conducted at no expense to the City or its residents.

1.9.8 The City will offer to local governmental agencies, education institutions, and businesses the opportunity to test new technologies and/or programs designed to reduce air pollution, either directly or indirectly.
**Objective 1.10** Consider noise issues in land use planning and development permit processing to require that noise generated by one use or facility does not adversely affect adjacent uses or facilities.

**Strategies:**

1.10.1 Within identified 65dB CNEL noise contours, require that site-specific noise studies be prepared to verify site-specific noise conditions and to ensure that noise considerations are included in project review.

1.10.2 Within identified 65dB CNEL noise corridors, ensure that necessary reduction measures are applied to meet adopted interior and exterior noise standards.

1.10.3 New construction, including additions and remodels exceeding 25% of original floor area, shall not be permitted to cause the exterior CNEL level of surrounding residential neighborhoods to exceed those limits stated in Table IV-1, or to significantly, adversely affect the existing CNEL of those neighborhoods.

1.10.4 Natural noise barriers, such as hillsides, shall not be modified or removed without evaluating noise impacts to surrounding residential neighborhoods.

1.10.5 Through the CEQA process, analyze new projects which might have a significant impact on noise sensitive uses (projects are defined as actions having the potential to unreasonably increase projected CNEL noise levels). Require demonstrated empirical mitigation measures to ensure that adopted noise standards within sensitive land use areas are not exceeded as the result of the proposed project. Mitigation measures shall be verified by field measurements after construction. Prior to occupancy, if the required level of mitigation is not achieved, further corrective action will be required.

1.10.6 As part of the Development Code, adopt noise-related development standards.

1.10.7 Where possible, encourage reduction of existing noise problems within existing development where adopted noise standards are being reached or exceeded. The City shall demand that the State of California install noise attenuation facilities in all noise sensitive areas impacted by County, State or Federal highways.

1.10.8 As part of future General Plan review, or every five years, the noise contour map shall be updated.

1.10.9 Apply mitigation measures as needed to noise generators and receptors to ensure that adopted noise standards are met and to protect land uses from excessive noise impacts.

1.10.10 Locate land uses to buffer residential uses from noise and activity caused by non-residential uses or streets or highways and site buildings to serve as a noise buffer. Refer to the Land Use section to insure a smooth transition between residential and non-residential uses.

1.10.11 Ensure that land uses are located so as to meet the following standards: (see Table IV-1 Noise Standards). If new construction does proceed, a detailed
analysis of noise reduction requirements must be made and needed noise insulation features included in design.

1.10.12 Where new development exceeds the standards outlined within Table IV-1, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in design.
### Table IV-1
Noise Standards

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Maximum Exterior Community Noise Equivalent Level (CNEL) or Day-Night Level (Ldn), dB</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>55 60 65 70 75 80 85</td>
</tr>
<tr>
<td>Rural, Single-Family, Multiple-Family Residential</td>
<td>40</td>
</tr>
<tr>
<td>School Classrooms</td>
<td>40</td>
</tr>
<tr>
<td>School Playgrounds</td>
<td>40</td>
</tr>
<tr>
<td>Libraries</td>
<td>40</td>
</tr>
<tr>
<td>Hospitals, Convalescent Facilities Living Areas</td>
<td>40</td>
</tr>
<tr>
<td>Hospitals, Convalescent Facilities Sleeping Areas</td>
<td>40</td>
</tr>
<tr>
<td>Recreation: Quiet, Passive Areas</td>
<td>40</td>
</tr>
<tr>
<td>Recreation: Noisy, Active Areas</td>
<td>40</td>
</tr>
<tr>
<td>Commercial and Industrial</td>
<td>40</td>
</tr>
<tr>
<td>Office Areas</td>
<td>40</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Nature of the noise environment where the CNEL or Ldn level is:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Below 55 dB: Relatively quiet suburban or urban areas, no arterial streets within 1 block, no freeways within 1/4 mile.</td>
</tr>
<tr>
<td>55-65 dB: Most somewhat noisy urban areas, near but not directly adjacent to high volumes of traffic.</td>
</tr>
<tr>
<td>65-75 dB: Very noisy urban areas near arterials, freeways or airports.</td>
</tr>
<tr>
<td>75+ dB: Extremely noisy urban areas adjacent to freeways or under airport traffic patterns. Hearing damage with constant exposure outdoors.</td>
</tr>
</tbody>
</table>

- **Normally Acceptable**: Specified land use is satisfactory, based on the assumption that any buildings are of normal conventional construction, without any special noise insulation requirements. Outdoor areas are suitable for normal outdoor activities for this land use.
- **Conditionally Acceptable**: New construction or development should be undertaken only after a detailed analysis of noise reduction requirements is made and needed noise insulation features included in design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.
- **Mailly Unacceptable**: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in design.
- **Clearly Unacceptable**: New construction or development should generally not be undertaken.

The Community Noise Equivalent Level (CNEL) and Day-Night Noise Level (Ldn) are measures of the 24-hour noise environment. They represent the constant A-weighted noise level that would be measured if all the sound energy received over the day were averaged. In order to account for the greater sensitivity of people to noise at night, the CNEL weighting includes a 5-decibel penalty on noise between 7:00 p.m. and 10:00 p.m. and a 10-decibel penalty on noise between 10:00 p.m. and 7:00 a.m. of the next day. The Ldn includes only the 10-decibel weighting for late-night noise events. For practical purposes, the two measures are equivalent for typical urban noise environments.
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V. CIRCULATION ELEMENT
CIRCULATION ELEMENT

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V. CIRCULATION ELEMENT

A. INTRODUCTION

The purpose of the Circulation Element is to define the transportation needs of the City and present a comprehensive transportation plan to accommodate those needs. The focus of this plan element is the identification and evaluation of local circulation needs of the City of Diamond Bar, balancing those needs with regional demands and mandates. It has been developed to guide the orderly improvement of the circulation system within the City in a manner which will protect the quality of life which is Diamond Bar and in direct response to the City's Land Use Element.

The overall intent of the Circulation Element is to provide safe and efficient movement between homes and jobs, stores, schools or parks within the City. Under State planning law, each city must develop and adopt a comprehensive long-term general plan for the physical development of that city. The following is a mandatory requirement relating to city transportation planning.

**Government Code Section 65302(b):** A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan.

This is the first Circulation Element prepared for the City of Diamond Bar. Although it is a new city, it is not a newly developing city, but rather one that is largely built out. Many strategic decisions related to transportation facilities (e.g., locations of roadways) were made at the County level prior to City incorporation. This Circulation Element provides the first opportunity to evaluate how best to utilize these facilities, from the perspective of the City of Diamond Bar, its residents, businesses and other users of City services.

Five basic steps were involved in developing the Circulation Element. The first step consisted of documenting existing conditions and assembling a factual database. The second step involved the development and validation of a transportation model used to forecast future travel demand and travel patterns within the City and the surrounding area. Step three entailed identification of problems, opportunities and issues. The fourth step was the evaluation of alternative improvement scenarios. The fifth and final step comprised the definition and refinement of the Circulation Element.

The resulting document is organized into the following sections with each of the above components of the circulation system being discussed, where appropriate, therein.

- Circulation System
- Major Circulation Issues
- Goals, Objectives and Strategies
Technical Appendices to the Master Environmental Assessment document support this section and contain additional details and analysis of existing and future conditions, travel forecast model documentation, and the Congestion Management Plan.

The Circulation Element also has direct relationship with the Housing, Resource Management, Public Management, Public Health and Safety and Public Services and Facilities Elements.

B. CIRCULATION SYSTEM

The components of the circulation system in the City of Diamond Bar include the following:

- Streets and Highways
- Transit and Paratransit Services
- Railroads
- Bicycle, Hiking and Equestrian Facilities
- Aviation
- Goods Movement

This section describes each of the components, discusses operating conditions and evaluates the adequacy of the component.

1. Streets and Highways

   a. Functional Classification, definitions and terms

The two major considerations in classifying the City's street network functionally are access to adjacent properties and movement of persons and goods into and through the City. City streets are classified by the relative importance of these two functions assigned to them. The classification of streets is essentially a determination of the degree to which access functions are to be emphasized at the cost of the efficiency of movement or discouraged to improve the movement function. The design and operation of each street, therefore, depends upon the importance placed on each of these functions. For example, streets designed to carry large volumes of vehicles into and through the City have more lanes, higher speed limits, and fewer driveways, while residential streets have fewer lanes, lower speed limits, and more driveways to provide access to fronting properties.

The functional classification system allows the residents and elected officials to identify preferred characteristics of each street. If observed characteristics of any street change from the functional classification, then actions can be taken to return the street to its originally intended use or to change the designation classification. For example, if traffic volumes and speeds on a residential street exceed expected levels, then measures can be implemented which are designed to lower traffic volumes and reduce speeds.

Under the Circulation Element of the County of Los Angeles, roadways within Diamond Bar were categorized into four functional classification types:
Freeways

Arterial Streets (Major and Secondary)

Collector Streets (Business and Residential)

Local Residential Streets

The City has adopted these functional classifications for its roadway network. Figure V-1 depicts the regional roadway system as it presently exists in the City.

Freeways generally provide inter-regional access. Their primary function is to move vehicles through or around the City, thus, there is not access to adjacent land, and limited access to arterial streets. Freeways contain anywhere from 4 to 12 lanes with recommended design volumes from 80,000 to 210,000 vehicles per day.

Arterial streets carry the majority of traffic entering or traveling through the City. A “major” arterial has either four or six lanes for through traffic and may contain additional lanes to accommodate turning movements, parking and bicycle traffic, all within a right-of-way of 100-120 feet. A “secondary” arterial serves the same function as a major arterial, but has four lanes for through traffic and may contain additional lanes to accommodate turning movements, parking and bicycle traffic, all within a right-of-way of 60-100 feet. The desired maximum roadway capacity on arterial averages from 30,000 to 45,000 vehicles per day depending on number of lanes, type and width of directional separation, presence of on-street parking, configuration and frequency of access to adjacent land uses, and intersection configurations.

Arterials serve two primary functions: To move vehicles into and through the City, and to serve adjacent commercial land uses. Driveways and other curb cuts along arterial are generally designed to minimize disruption to traffic flow.

Collector Streets are intended to carry traffic between the arterial street network and local streets or directly from the access drives of higher intensity land uses.

Collector Streets serve business or residential land and are generally two or four lane roadways. The desired roadway capacity on a collector street can average up to 20,000 vehicles per day while providing Level of Service (LOS) C.

Local residential streets are designed to serve adjacent residential land uses only. They allow access to residential driveways and often provide parking for the neighborhood. They are not intended to serve through traffic traveling from one street to another, but solely local traffic. The desired roadway capacity on a residential street should not exceed about 2,500 vehicles per day and 200-300 vehicles per hour. The maximum residential traffic volume which is acceptable to persons living along a street may vary from one street to another depending upon roadway width, type of dwelling units (i.e., high density apartments versus single-family homes), presence of schools and other factors. The maximum volume of 2,500 is, therefore, to be used as a guide only, and sensitivity to the neighborhood and its impact needs to be carefully considered.
Figure V-1
Regional Circulation
Figure V-2
Circulation Element Roadway System
Local residential streets include those streets predominantly residential in terms of adjacent property use, and are intended to retain a residential character. They are typically not designated in the General Plan Circulation Element.

Table V-1 identifies roadway classifications for key roadways in the City along with right-of-way guidelines. Typical street sections are maintained as part of the City's design guidelines. Current typical street sections are included in the technical appendices.

b. Level of Service Standards

Level of service standards define the desirable traffic volumes on City streets in relation to the capacity of those streets. The City has utilized level of service standards in the traffic analysis work for the General Plan, and these are summarized in the EIR. The City should continue to use such standards, maintaining and updating them when necessary to be consistent with current prevailing standards in the region and requirement such as the statewide Congestion Management Program. Table V-2 presents the average daily volumes of various roadway configurations for different levels of service.

c. Roadway Systems

The efficiency of a roadway's operation is generally evaluated in the industry by volume-to-capacity ratios. This ratio compares the Average Daily Traffic volume to the roadway's capacity. Levels of Service (LOS) are identified based on the calculated ratio. Table V-3 provides a description of the various levels of service to be used as the City's guidelines for analyzing the efficiency of street operation.

Specific information regarding:

- Current levels of service
- Estimated existing and future average daily volumes by street segment
- AM/PM peak hour traffic levels of service by street segment
- Map of signalized intersections
- A description of the methodology and data used to establish baseline information and current conditions is contained in the Master Environmental Assessment and technical attachments.

A major concern of the City of Diamond Bar is the operating efficiency of its streets. Based upon an analysis performed in 1991, traffic projections for the future (year 2010) indicate that up to 26 local street segments may experience a level of service of E or F. This undesirable condition is the result of the intrusion of regional traffic through Diamond Bar.

The City proposes to proactively pursue activities which will enhance the use of its infrastructure for Diamond Bar residents. In addition, the City will work with neighboring jurisdictions to mitigate their effects on the local street system due to the intrusion of regional traffic.
### City of Diamond Bar Roadway Classification

<table>
<thead>
<tr>
<th>Roadway</th>
<th>Diamond Bar Classification</th>
<th>Width (ft.)</th>
<th>Right-of-Way Dedication Stds (ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brea Canyon Rd. (a/of Golden Springs Dr.)</td>
<td>Major</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Chino Hills Pkwy.</td>
<td>Major</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Diamond Bar Blvd.</td>
<td>Major</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Golden Springs Dr. (w/of Brea Canyon Rd.)</td>
<td>Major</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Grand Ave.</td>
<td>Major</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Pathfinder Rd. (e/of Brea Canyon Rd.-west leg)</td>
<td>Major</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Pathfinder Rd. (w/of Brea Canyon Rd.-west leg)</td>
<td>Major</td>
<td>80</td>
<td>80</td>
</tr>
<tr>
<td>Brea Canyon Cut-Off Rd.</td>
<td>Secondary</td>
<td>64-80</td>
<td>64-80</td>
</tr>
<tr>
<td>Brea Canyon Rd. (e/of Golden Springs Dr.)</td>
<td>Secondary</td>
<td>80</td>
<td>80</td>
</tr>
<tr>
<td>Chino Avenue</td>
<td>Secondary</td>
<td>80</td>
<td>80</td>
</tr>
<tr>
<td>Golden Springs Dr. (e/of Brea Canyon Rd.)</td>
<td>Secondary</td>
<td>80</td>
<td>80</td>
</tr>
<tr>
<td>Lemon Ave. (a/of Golden Springs Dr.)</td>
<td>Secondary</td>
<td>80</td>
<td>80</td>
</tr>
<tr>
<td>Lemon Ave. (e/of Golden Springs Dr.)</td>
<td>Collector</td>
<td>60</td>
<td>64</td>
</tr>
<tr>
<td>Sunset Crossing Rd. (e/of SR57)</td>
<td>Collector</td>
<td>60</td>
<td>60</td>
</tr>
<tr>
<td>Beaverhead Dr.</td>
<td>Residential</td>
<td>64</td>
<td>80</td>
</tr>
<tr>
<td>Lycoming St.</td>
<td>Residential</td>
<td>64</td>
<td>80</td>
</tr>
<tr>
<td>Sunset Crossing Rd. (w/of SR57)</td>
<td>Residential</td>
<td>80</td>
<td>80</td>
</tr>
<tr>
<td>Washington St.</td>
<td>Residential</td>
<td>80</td>
<td>80</td>
</tr>
</tbody>
</table>

### Roadway Classification Right-of-Way Widths

- **Major**: 100 - 120 feet
- **Secondary**: 60 - 100 feet
- **Collector**: 60 - 80 feet
- **Residential**: 44 - 60 feet
d. Transportation Corridors

A key issue related to traffic circulation is how current street infrastructures will be used and what future improvements may be considered to mitigate traffic congestion.

To this end, the City of Diamond Bar intends to:

- Monitor, coordinate, identify and advocate improvements or modifications to the existing infrastructure which will provide for the best use of our roadway-system for the movement of traffic.
- Encourage and initiate ongoing efforts to work with neighboring cities to analyze, assess and evaluate alternate by-pass corridors through such areas as Carbon, Soquel and Tonner Canyon.

The City also believes that if a by-pass corridor is identified for a roadway, it should be considered using environmentally sensitive methods of evaluation.

e. Environmentally Sensitive Transportation Corridor

An environmentally sensitive transportation corridor is a transportation facility defined by characteristics that cause the facility to have minimal impact to the environment and adjacent ecosystem. It also meets the general prerequisites of being able to allow for movements of people and goods in a safe and efficient manner. These characteristics should include but not be limits to the following:

- **topographic** — the corridor should blend with the natural terrain as much as possible to reduce grading and movement of earth. Curves and contours of the natural terrain should be reflected in design of the corridor. This goal must necessarily be balanced with providing safe corridor geometry for the modes of travel that will use it.

- **hydrology** — positive drainage control will be developed as part of the corridor design to provide for capture and transmission of runoff from the facility to an appropriate storm drainage facility. This goal is to control foreign and potentially incompatible fluids and particles from entering the adjacent ecosystem.

- **air quality** — street sweeping/cleaning shall be programmed into maintenance operations to prevent buildup of dirt and dust on the corridor travel surface. This goal will serve to reduce the amount of airborne particulates which could otherwise enter the adjacent ecosystem. Alternative fuel vehicles and small vehicles should be encouraged rather than trucks to further improve air quality along the corridor.

- **noise** — to the extent possible, modes of travel should be encouraged which have reduced sound characteristics. In addition, natural barriers to sound created by the corridor should be developed and implemented to reduce sound intrusion into the adjacent ecosystem. Consider controlled speed limits to reduce noise impacts.

- **corridor** — a corridor should be defined as a route that encourages movement of people in a manner that encourages multimodal uses such as buses, trolleys and shuttles; discourages single occupant vehicle trips. Movement of goods within this corridor should be evaluated in terms of not detracting from the basic goal of maximizing movement of people in high occupancy vehicles. Restriction on vehicle type and weight may be considered as part of the corridor.
Creative traffic management techniques should be encouraged (such as reversible lane operation) to take best advantage of roadway cross section and minimize impacts to the corridor area.

*biological habitat* — replant and maintain natural plant species to the extent possible along the corridor where grading has altered the natural landscape. Similarly, provide frequent game crossings to permit natural migratory paths to be maintained. Consider designation of the corridor for daylight use only.

*aesthetic* — views from the corridor should reinforce the feeling in the traveler that they are in an environmentally sensitive area. Similarly, views of the corridor from adjacent properties should reinforce the feeling that the corridor is a natural part of the landscape. Corridor structures, as necessary, should be a natural part of the terrain.

By nature of the location of the by-pass corridor around the SEA 15, the corridor should be for regional traffic and should not encourage local access for adjacent development except as required by safety and emergency access requirements. Construction activity should be limited to the right-of-way envelope. End points of the corridor would incorporate value criteria.

An environmentally sensitive transportation corridor does not presume to specify the type of vehicles that will utilize the facility. Rather, it should encourage and foster high occupancy, clean operation, modes that are integrated with the corridor. Planning efforts should look to the future and anticipate technologies that will emerge and contribute to development of a corridor that meets the growing travel demands of the region and maintains precious natural resources.

<table>
<thead>
<tr>
<th>Type of Roadway</th>
<th>Functional Classification</th>
<th>LOS A</th>
<th>LOS B</th>
<th>LOS C</th>
<th>LOS D</th>
<th>LOS E</th>
</tr>
</thead>
<tbody>
<tr>
<td>6 Lanes Divided</td>
<td>Major Arterial</td>
<td>33,900</td>
<td>39,400</td>
<td>45,000</td>
<td>50,600</td>
<td>56,300</td>
</tr>
<tr>
<td>4 Lanes Divided</td>
<td>Secondary Arterial</td>
<td>22,500</td>
<td>26,300</td>
<td>30,000</td>
<td>33,800</td>
<td>37,500</td>
</tr>
<tr>
<td>4 Lanes (Undivided)</td>
<td>Collector</td>
<td>15,000</td>
<td>17,500</td>
<td>20,000</td>
<td>22,500</td>
<td>25,000</td>
</tr>
<tr>
<td>2 Lanes (Undivided)</td>
<td>Collector</td>
<td>7,500</td>
<td>8,800</td>
<td>10,000</td>
<td>11,300</td>
<td>12,500</td>
</tr>
<tr>
<td>2 Lanes (Undivided)</td>
<td>Local Residential</td>
<td>1,875</td>
<td>2,190</td>
<td>2,500</td>
<td>2,810</td>
<td>3,125</td>
</tr>
</tbody>
</table>

*Source: Based on latest revised Highway Capacity Manual.*
<table>
<thead>
<tr>
<th>LOS</th>
<th>Description</th>
<th>Volume-to-Capacity Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Excellent operation. All approaches to the intersection appear quite open, turning movements are easily made, and nearly all drivers find freedom of operation.</td>
<td>0 - 0.60</td>
</tr>
<tr>
<td>B</td>
<td>Very good operation. Many drivers begin to feel somewhat restricted within platoons of vehicles. This represents stable flow. An approach to an intersection may occasionally be fully utilized and traffic queues start to form.</td>
<td>0.61 - 0.70</td>
</tr>
<tr>
<td>C</td>
<td>Good operation. Occasionally drivers may have to wait more than 60 seconds, and back-ups may develop behind turning vehicles. Most drivers feel somewhat restricted.</td>
<td>0.71 - 0.80</td>
</tr>
<tr>
<td>D</td>
<td>Fair operation. Cars are sometimes required to wait more than 60 seconds during short peaks. There are no long-standing traffic queues. This level is typically associated with design practice for peak period.</td>
<td>0.81 - 0.90</td>
</tr>
<tr>
<td>E</td>
<td>Poor operation. Some long-standing vehicular queues develop on critical approaches to intersections. Delays may be up to several minutes.</td>
<td>0.91 - 1.00</td>
</tr>
<tr>
<td>E</td>
<td>Forced Flow. Represents jammed conditions. Backups from locations downstream or on the cross street may restrict or prevent movement of vehicles out of the intersection approach lanes; therefore, volumes carried are not predictable. Potential for stop and to type traffic flow.</td>
<td>Over 1.00</td>
</tr>
</tbody>
</table>
2. Transit and Paratransit Services

Both fixed route transit and Paratransit service operate within the City of Diamond Bar. Fixed route transit services are typically buslines, which operate on regular schedules along a set route, stopping at predefined bus stops. Fixed route service can be either local (intracity) or regional (intercity). Paratransit services, more commonly referred to as Dial-a-Cab, are demand responsive services which provide rides to passengers upon an individual request basis. Although they operate within a defined service area, they do not operate on fixed routes or schedules. Paratransit service typically serve transit dependent persons such as the elderly and handicapped. They often serve major destinations such as hospitals and medical facilities but may also take passengers to local destinations such as neighborhood shopping centers.

a. Transit Services:

Public bus transit service is provided to the City of Diamond Bar by the Metropolitan Transportation Authority and Foothill Transit and Orange County Transportation Authority (OCTA).

Four fixed route transit lines serve the City of Diamond Bar. Foothill Transit Route 482 and MTA Route 490 originate and terminate outside the city limits. Two express routes originating at the Park and Ride lot at Diamond Bar Boulevard/60 Freeway interchange operate during peak hours Monday through Friday. Foothill Transit Express Route 495 picks up passengers on Golden Springs Drive/Colima Road to the Puente Hills Mall, then travels the freeways to downtown Los Angeles. OCTA operates an express route from the same Park and Ride via Cal State Fullerton, City Drive and the Orange County Court House in Santa Ana.

Additionally, three Foothill Transit lines provide intermodal connections at the Industry Metrolink Station just north of the City's boundary on Brea Canyon Road. They are Route 482 (Colima Road), Route 276 (Gale Avenue) and Route 179 (Amar Road).

b. Paratransit Services:

Demand responsive transit service is provided to the City of Diamond Bar by the jointly sponsored Los Angeles County and City of Diamond Bar Paratransit Service. This Dial-a-Cab service provides transportation to handicapped persons and senior citizens within not only the City of Diamond Bar, but portions of the surrounding area. Transportation is provided within ten miles of the city limits at a reduced rate.

3. Railroad Lines

There are currently no passenger rail facilities in operation within the City of Diamond Bar. The nearest Amtrak-facilities are located in Pomona and Fullerton. The Pomona Amtrak stop, which serves the Sunset Limited Route, is located at 156 W. Commercial St. and is approximately nine miles northeast of Diamond Bar. The Fullerton Amtrak station, which serves the Southwest Chief and San Diegan lines, with intermodal (bus) connections to other Amtrak lines, is located at the corner of Santa Fe and Harbor Boulevard and is approximately 13 miles to the southwest.

Diamond Bar is served by a Metrolink commuter rail station recently implemented along the Union Pacific Railroad at Brea Canyon Road, just north of State Route 60.
The Union Pacific Railroad is the only freight rail line which serves the City of Diamond Bar. The line lies along the City’s northwestern boundary with the City of Industry, and serves the industrial areas north of Walnut Drive and Lycoming Street.

4. Bicycle, Hiking and Equestrian Trails

a. Bicycle Routes

There are three different classes of bikeways which are commonly recognized. A definition of each bikeway class is presented below:

**Class I Bikeway (Bike Path)** - A completely separated right-of-way for the exclusive use of bicycles (and sometimes pedestrians). Cross-flow is minimized by limiting access to designated points.

**Class II Bikeway (Bike Lane)** - Routes designated by separately striped lanes and signs along streets or highways. They provide restricted one-way travel for bicycles, although motor vehicles are sometimes permitted to use the bike lane to make turns and to park.

**Class III Bikeway (Bike Route)** - Roadways in which the travel lanes are shared by motor vehicles and bicycles whose route is designated by signs only. This type of bikeway does not provide cyclists with increased privileges, but rather, informs motorists of the cycling route.

Figure V-4 shows Existing Designated Bicycle Routes in the City of Diamond Bar.

The City currently has two designated bikeways along the length of Diamond Bar Boulevard and along the length of Golden Springs Drive from Brea Canyon Road to the northerly city limit. Diamond Bar Boulevard and Golden Springs Drive west of Diamond Bar Boulevard contain Class II bike lanes. The width of the bike lanes vary from 12 feet throughout most of the roadway to three feet at a few locations with narrower curb-to-curb widths. Most signalized intersection bike lane approaches are striped to permit right turns by motor vehicles. Parking is not permitted within the bike lanes except on Golden Springs Drive near Brea Canyon Road, and on the northbound lane of Diamond Bar Boulevard between Montefino Avenue and Grand Avenue. Golden Springs Drive north of Diamond Bar Boulevard is designated a Class III bike route on both sides of the roadway. An additional bikeway is marked, though not designated by City Resolution, along both sides of Brea Canyon Road between Pathfinder Road and Golden Springs Drive.

There are currently no Class I bikeways within the City of Diamond Bar.

The County plans to have bicycle routes serving the region that will connect with local bicycle trails. The county system proposes bicycle trails to enter Diamond Bar at the eastern end of Grand Avenue, and north into the Tres Hermanos property along Tonner Canyon. Surrounding cities have also planned bicycle routes to connect from Diamond Bar north along Mission Boulevard (City of Pomona), west along Grand Avenue and Brea Canyon Road (the Cities of Walnut and Industry), and west along Golden Springs Drive (into Rowland Heights), east along Grand Avenue (City of Chino Hills), and south along Chino Hills Parkway (City of Chino Hills).
Figure V-4
Existing Designated Bicycle Routes
b. **Equestrian and Hiking Trails**

There is currently one official equestrian and hiking trail available to the public within the City of Diamond Bar. This trail, through the City, is part of a more extensive trail system owned and maintained by the County of Los Angeles.

The Skyline Trails Extension, unofficially called the Schabarum Trail roughly parallels the City's southern and eastern boundaries with unincorporated sections of Los Angeles and San Bernardino Counties as it winds through the hills from Brea Canyon Road to Grand Avenue. The trail originates at Schabarum Park to the west, where it interconnects with the Skyline Trail. The Skyline Trail, in turn, interconnects with a vast system of equestrian trails to the north and west spreading throughout most of Los Angeles County. To the east of Schabarum Park, the trail traverses Rowland Heights, then exits under Brea Canyon Road and the Orange Freeway where it approaches the southern City limits of Diamond Bar to the east of Brea Canyon Road. The trail then travels near the edge of the Firestone Boy Scout Reservation near the northern slopes of Tonner Canyon. As the trail turns northeast, it roughly follows the City boundary, just inside of the City limits. The trail turns east and follows the City boundary just outside the City limits, and again turning northerly, portions of the trail are within and portions are outside the City. The trail terminates at Grand Avenue, where the Summit Ridge Park Connector Trail will allow access to, Summit Ridge Parks to the north of Grand Avenue within Diamond Bar. There are also a series of three spur trails which the County has planned to connect with the Skyline Trails Extension Trail. These three trails, collectively known as the Skyline Trails Connections, all lie outside of the City of Diamond Bar.

Figure V-5 shows hiking and equestrian trails in the City of Diamond Bar.

5. **Aviation**

There are no aviation facilities located within the City of Diamond Bar. Passenger air carrier and air cargo facilities are located at Ontario International Airport located 15 miles to the east. The closest general aviation airports are Brackett Field in La Verne, approximately nine miles to the north; and Chino Airport in the City of Chino, approximately 11 miles to the east.

Because Diamond Bar is under flight paths from both Ontario and Los Angeles International Airports, and proximity to major freeways tends to increase the number of helicopter overflights, the City should remain vigilant to air traffic increases and seek regulations to relieve noise and air pollution.

6. **Goods Movement**

Goods movement within the City of Diamond Bar occurs primarily through the use of trucks. The City has established a designated truck route plan. Truck routes direct heavy truck traffic onto arterial and collector facilities and away from local (residential) streets. This plan helps control noise and air pollution in residential areas of the City and protects local streets' from significant surface damage that might result from heavy truck traffic.

North of the combined section of the Orange (57)/Pomona (60) Freeway it is necessary for freeway traffic to exit onto Diamond Bar Boulevard when traveling southbound on the Orange Freeway en route to the eastbound Pomona Freeway; and westbound Pomona Freeway traffic bound for the northbound Orange Freeway. The section of Diamond Bar Boulevard between the eastbound Pomona Freeway ramps and the northbound Orange Freeway ramps to the north, and Sunset Crossing Road between Diamond Bar Boulevard and the southbound Orange Freeway ramps are designated truck routes.
Figure V-5
Hiking and Equestrian Trails
To enable access to the heavy industrial areas of the City of Industry and the City of Diamond Bar north of Lycoming Street, truck routes are designated in western Diamond Bar along Golden Springs Drive between Lemon Avenue and Brea Canyon Road, along both Brea Canyon Road and Lemon Avenue north of Golden Springs Drive, and along Walnut Drive.

Entrances into the City notify drivers of a five-ton weight restriction for trucks within the City (except for designated truck routes), in addition to parking restrictions which limit commercial vehicles over five tons to 30 minutes.

The General Plan Designated Truck Routes are illustrated in Figure V-6.

C. CIRCULATION ISSUES

The following significant issues concerning circulation are not necessarily listed in order of priority.

1. Future Development in Diamond Bar

The Diamond Bar General Plan provides for an additional 1,115 dwelling units, as well as additional commercial office and business park uses.

   ISSUE ANALYSIS: The City needs policies to address impacts to all streets in Diamond Bar and to maintain or improve roadway level-of-service standards.

2. Projected Growth in the Region

In addition to increases in traffic attributable to growth and development within the City of Diamond Bar itself, the City will be impacted by future growth and development in surrounding communities and the region. Increased traffic in the region will impact Diamond Bar through increased traffic volumes along the regional transportation facilities including Routes 57 and 60 and Grande Avenue.

   ISSUE ANALYSIS: The City needs policies to address impacts to all streets in Diamond Bar and to maintain or improve roadway level-of-service standards.

3. Future Roadway System Within Diamond Bar

Many of the roadway facilities within Diamond Bare are projected to carry volumes of traffic at or in excess of recommended daily capacity by the year 2010. At present, a significant amount of the traffic is regional traffic with neither origin nor destination within the City. Examples are as follows:

Diamond Bar Boulevard - Average daily traffic volumes along Diamond Bar Boulevard immediately south of Grand Avenue are projected to be double the desirable volumes for a four-lane roadway. South of Grand Avenue to Brea Canyon Road, forecast daily volume along Diamond Bar Boulevard exceed recommended carrying capacity. North of Sunset Crossing, traffic volumes along Diamond Bar Boulevard are projected to be within the carrying capacity of a four-lane roadway.

Golden Springs Drive - Year 2010 traffic volumes along Golden Springs Drive west of Brea Canyon Road are projected to exceed the desirable maximum volumes for this four-lane roadway. From east of Lemon Avenue to the City of Diamond Bar boundary, Golden Springs Drive is forecast to carry traffic at or slightly below the recommended carrying capacity for a four-lane roadway.
The portion of Golden Springs Drive east of Grand Avenue is not a divided roadway and forecast traffic volumes along this segment would exceed capacity.

Grand Avenue - Year 2010 traffic volume forecasts along the entire length of Grand Avenue within the City of Diamond Bar are estimated to be in excess of the desirable maximum volumes for a four-lane divided roadway.

Brea Canyon Road - The section of Brea Canyon Road from Golden Springs Drive to Washington Street is projected to carry traffic volumes requiring arterial capacity.

Routes 57 and 60 - Both the Pomona Freeway (SR60) and the Orange Freeway (SR57) are forecast to carry traffic volumes significantly in excess of their capacity. This will result in continued congestion along these facilities with spillover onto City streets as motorists seek less congested alternatives.

**ISSUE ANALYSIS:** The City needs to establish roadway classifications and standards for dedication and roadway improvement for the principal streets in the City.

4. **The Development of an Alternative Travel Corridor Around the City of Diamond Bar**

With significant development planned for the Chino Hills area, both Diamond Bar Boulevard and Grand Avenue are expected to carry larger through traffic volumes from SR57 than at present into San Bernardino County. Alternative routes to the south would help relieve future congestion along these and other Arterials within the City of Diamond Bar. However, the location of an alternative travel corridor must consider its potential environmental and growth-inducing impacts. Under these circumstances, it will be prudent for the City to consider the option of a by-pass corridor. Studies of such a facility indicate that should forecasted development and freeway improvements occur, a by-pass corridor will provide substantial relief to the key streets in Diamond Bar. Therefore, it will be the policy of the City to:

- not wait until need for the by-pass Corridor is demonstrated, but proactively monitor signs for the need so that timely planning and environmental steps can be taken;
- explore regional options for transportation improvements prior to initiating development of a regional by-pass corridor;
- seek cooperation of adjoining jurisdictions in managing growth and assigning responsibility for infrastructure improvements to support that growth; and
- establish criteria under which a by-pass corridor would be considered, designed, constructed, and utilized.

**ISSUE ANALYSIS:** There is a need to consider a by-pass roadway around the City of Diamond Bar to discourage regional traffic from using the City's local streets for cut-through purposes only. This is of regional concern and involves multiple jurisdictions. It is important for the City to take the lead in assuring that any proposed project directly benefits Diamond Bar residents and achieves the goals of this General Plan.
5. Maintaining Grand Avenue's Current Traffic Carrying Capacity

Grand Avenue is a major arterial and provides a convenient alternative as a regional arterial, carrying traffic to and from Route 57/60.

**ISSUE ANALYSIS:** The City will continue to monitor the effectiveness of Grand Avenue in serving its local needs while maintaining its current traffic-carrying capacity within the existing right-of-way. Ongoing efforts include:

- Optimizing signal synchronization;
- Encouraging projects to improve interchange at Route 57/60; and
- Providing turnout lanes, where beneficial.

6. Increase the Effectiveness of State Routes 57 and 60 to Discourage Through Regional Traffic Use of Diamond Bar Streets

It is desirable to reduce the use of Diamond Bar streets by regional traffic.

**ISSUE ANALYSIS:** One of the most feasible approaches the City can take to reduce regional traffic on Diamond Bar Boulevard is to work with Caltrans to improve conditions on State Route 57 and 60. Possible improvements include:

- Upgrade the SR57/60 interchange to eliminate undue at-grade conflicts weaving maneuvers and adding lanes or frontage roads between key interchanges;
- Provide HOV and connector lanes on both SR57 and SR60; and
- Provide truck climbing lanes where appropriate.

7. Surrounding Roadway Systems Impacting the City

It is also recognized that various roadway and street improvements are proposed or presently under construction in neighboring communities or by other agencies which may impact the City of Diamond Bar's transportation plans.

**ISSUE ANALYSIS:** Certain projects either planned or under construction have been identified which may impact traffic circulation in the City.

These projects include but are not limited to:

- Completion of Route 30
- Upgrade of SR71 to freeway standards
- Improve the capacity of Interstate 10 (San Bernardino Freeway), State Route 60 (Pomona Freeway) and State route 142 (Carbon Canyon Road)
• Completion of the High Occupancy Vehicle (HOV) System on Interstate 10, Route 60, and State route 57 from the San Bernardino and Orange County lines to Highway 101.

8. Maintain the Cul-de-Sacs of Sunset Crossing Road, Beaverhead Drive, Washington Street and Lycoming Street at the City's Boundaries.

Sunset Crossing Road is presently a four-lane roadway providing access to/from a residential area of northwest Diamond Bar. Sunset Crossing Road west of Route 57 has an interchange with southbound Route 57, extends westerly and terminates east of the City limits adjacent to a park and Little League field. The County of Los Angeles Highway Plan assumes Sunset Crossing Road is to be extended southwesterly, through the City of Industry to a connection with Washington Street or in the vicinity. The City of Industry is considering the development of the area beyond the westerly terminous of Sunset Crossing Road, Beaverhead Drive, Washington Street and Lycoming Street with industrial uses and a waste-to-rail materials recovery facility. The proposed development of industrial uses would significantly increase the volume of traffic along these residential streets and introduce a significant number of trucks into these residential neighborhoods.

ISSUE ANALYSIS: The City should implement strong measures to maintain the integrity of residential neighborhoods.

D. GOALS, OBJECTIVES AND STRATEGIES

“IT IS THE OVERALL GOAL OF THE PLAN TO PROVIDE A SAFE, ADEQUATE AND ENVIRONMENTALLY SENSITIVE TRANSPORTATION SYSTEM TO MEET THE CIRCULATION NEEDS OF THE CITIZENS OF DIAMOND BAR.”

| GOAL 1 | “Consistent with the Vision Statement, enhance the environment of the City’s street network. Work toward improving the problems presented by the intrusion of regionally oriented commuter traffic through the City and into residential neighborhoods. Consider programs to reinforce the regional transportation and circulation system to adequately accommodate regional needs.” |

Objective 1.1 Participate in local and regional transportation related planning and decision-making.

Strategies: 1.1.1 Preclude the connection of roadways from adjacent jurisdictions into the City unless demonstrable benefits to Diamond Bar residents and businesses are indicated.

1.1.2 In reviewing transportation improvements, maintain a clear distinction between local and regional objectives.

1.1.3 Ensure the opportunity for public comment on major changes in operational characteristics of the circulation system.

1.1.4 Initiate regional traffic mitigation efforts with the cities of Brea and Chino Hills by forming a task force, assisted by technical personnel to evaluate alternative
travel corridors through the easterly portion of the Sphere of Influence. Efforts will generally include:

(a) Recognition of environmentally sensitive areas;
(b) Identification of the types of environmentally sensitive roadways which will be considered;
(c) Avoid any roadway within the Significant Ecological Area -(SEA15).
(d) Land use constraints and development limitations which may be in place or imposed;
(e) Contribution to congestion based on development and anticipated growth projections;
(f) Prioritization of alternatives based on available documentation, studies, reports, etc.;
(g) Identification of alternative funding sources for studies, design, construction and maintenance such as, but not limited to:
   (1) Los Angeles; Orange and San Bernardino Counties;
   (2) State of California;
   (3) Federal Government;
   (4) Local funding such as Prop C or redevelopment funds;
   (5) Development; and
   (6) Private.
(h) Identification and formulation of a short and long range plan of action to address the by-pass issue.

1.1.5 Work with neighboring communities to encourage the ongoing efforts to complete existing projects and possible improvements to existing infrastructures such as:

(a) Completion of SR30;
(b) Upgrade of SR71 to freeway standards;
(c) Additional lanes on SR60; and
(d) Increasing the roadway capacity of SR142, Carbon Canyon Road.

1.1.6 Continue to seek support for Regional State Transportation Improvement Program (RSTIP) projects as proposed by the City of Diamond Bar such as:

(a) Encourage modification of the SR57/SR60 interchange;
(b) Support construction of HOV lanes on SR60, from SR57 north to San Bernardino County;
(c) Support construction of HOV lanes on SR60, from Brea Canyon Road to SR57 north;
(d) Support construction of HOV lanes on SR57, from Orange County to SR60; and
(e) Pursue additional Park and Ride facilities east of the City.
1.1.7 Encourage Orange and San Bernardino Counties to fund and construct an environmentally sensitive transportation corridor through Soquel Canyon and/or Carbon Canyon.

1.1.8 Coordinate the use of land use policies from neighboring communities and incorporate all existing traffic data including improvements and proposal for the regional circulation system.

1.1.9 Encourage improvements to regional routes and arterial streets to be sensitive to environmentally, aesthetic and noise concerns and provide adequate buffers to adjacent land uses.

1.1.10 Through the use of the provisions of the California Health and Safety Code, Division 24, Parts 1, 1.5 and 1.7, pursue a comprehensive and, if possible, coordinated effort with the City of Industry and the State of California to upgrade the one mile stretch of freeway carrying the SR57 and SR60; and upgrade the interchanges of Brea Canyon Road and the SR60; Grand Avenue and the SR57/60; and Diamond Bar Boulevard at the SR57 north and south; and the widening of Golden Springs Drive.

Objective 1.2 Balance the need for optimum traffic flow on City Arterials within economic realities, environmental, and aesthetic considerations.

Strategies: 1.2.1 Prepare programs for traffic control measures including, but not limited to, additional stop signs at problem intersections, timing of signals and regulation of speed limits.

1.2.2 Maintain flexibility in the cross sections and configuration of streets within topographically rugged or environmentally sensitive areas.

1.2.3 Pursue other traffic measures to enhance circulation and transient traffic movements.

Objective 1.3 Maintain the integrity of residential neighborhoods. Discourage through traffic.

Strategies: 1.3.1 Prevent the creation of new roadway connections which adversely impact existing neighborhoods.

1.3.2 Implement traffic control programs in 1.2.1 to reduce and divert through traffic.

1.3.3 Design new developments and their access points in such a way that the capacity, of local residential streets is not exceeded.

1.3.4 Minimize impacts of roadways serving the proposed future Diamond Ranch High School site on surrounding residential neighborhoods.

1.3.5 The City should implement strong measures to maintain the integrity of the Sunset Crossing Road and other residential areas at the western City limits by cul-de-sacing Sunset Crossing Road and retaining the cul-de-sacing of Lycoming, Washington and Beaverhead Streets.
GOAL 2  “Consistent with the Vision Statement, provide a balanced transportation system for the safe and efficient movement of people, goods and services through the City.”

Objective 2.1  Maximize the use of alternative transportation modes within and through the City to decrease reliance on single-passenger automobiles.

Strategies: 2.1.1 Maximize the availability and use of public transit service.

2.1.2 Investigate the feasibility of establishing a local transit system. Support privately funded local transit systems for seniors and youths.

2.1.3 Support mixed-use developments to maximize transportation efficiency.

2.1.4 Pursue a cooperative effort with Caltrans and regional transit providers to develop a major intermodal transportation facility at the Metrolink Station near Brea Canyon Road and SR60.

2.1.5 Encourage participation in carpools through the use of City publications and public displays.

2.1.6 Coordinate to the extent possible with neighboring cities in the development of a Transportation Demand Management (TDM) plan.

2.1.7 Work with Caltrans to build new Park and Ride sites and expand existing Park and Ride facilities.

2.1.8 Maintain, expand and upgrade the system of bicycle routes connecting residential areas to major community attractions utilizing current City design guidelines. Upgrades of the current system will include investigative means to improve signing and marking of bikeways. The City shall develop a master plan of bikeways.

2.1.9 Pursue a cooperative joint agencies program to provide access for Diamond Bar residents to a regional light rail system.

2.1.10 Lobby Caltrans to provide HOV lanes on local freeways.

2.1.11 Explore the feasibility of interconnected public equestrian trails.

2.1.12 Explore the feasibility of interconnected public hiking trails.

Objective 2.2  Maximize connection of all areas within the City through the circulation system.

Strategies: 2.2.1 Work to ensure that any new development is provided with adequate access from within the City of Diamond Bar.

2.2.2 Through the roadway system, ensure that new development within the Tres Hermanos Ranch property is integrated into the community of Diamond Bar.
2.2.3 Work with Pomona Unified School District to provide secondary access to the future Diamond Ranch High School.

2.2.4 Coordinate with Pomona Unified School District and City of Industry & Urban Development to insure timely design and construction of secondary access to the future Diamond Ranch High School.

**GOAL 3**  
“Consistent with the Vision Statement, maintain an adequate level of service on area roadways.”

**Objective 3.1** Improve the safety and efficiency of existing transportation facilities.

**Strategies:**

3.1.1 Maintain Level of Service “C” or better at arterial mid-block segments (average daily) and “D” or better during peak hours at signalized intersections to the extent possible. (See Level of Service descriptions in Table V-1)

3.1.2 Improve arterial mid-block segments to provide average daily service levels of “G” or better to prevent use of local and collector streets as alternate routes.

3.1.3 Improve intersections in the City which have peak hour traffic service levels worse than “D”. Where feasible, these improvements should be made within existing right-of-way.

3.1.4 Maintain a pavement management system and maintenance program for all public roadways throughout the City.

3.1.5 Develop a signal system management system and maintenance program for all traffic signals throughout the City.

3.1.6 Consider all opportunities to expand and maintain pedestrian access routes throughout the City.

3.1.7 Synchronize signals on all major roads throughout the City of Diamond Bar (see Circulation Element Figure V-2) and adjacent communities.

**Objective 3.2** Explore all available opportunities and mechanisms for funding transportation improvements.
Strategies: 3.2.1 All new development shall be required to provide mitigation measures. Such measures could include improvements or traffic impact fees.

3.2.2 Solicit State and Federal funds to improve area freeways to eliminate use of local streets as part of the freeway system.

3.2.3 Consider implementing a traffic impact fee system.

3.2.4 Develop a regional financing mechanism(s) to assess new development for the cost of mitigating traffic impacts.

3.2.5 Consider the use of a “toll road” to finance and maintain the environmentally sensitive transportation corridor.

3.2.6 Continue to solicit State, Federal and other funds to improve local streets.

GOAL 4 “Consistent with the Vision Statement, provide or regulate the provision of the supply of parking to meeting the needs for both residents and commercial businesses.”

Objective 4.1 Ensure compliance with the Southern California Air Quality Management District Regulation 15 trip reduction requirements.

Strategies: 4.1.1 Regulate the provision of preferential parking for high occupancy vehicles wherever possible.

4.1.2 Consider reductions in parking in exchange for transportation demand management programs.

Objective 4.2 Provide adequate parking for all types of land use within the City of Diamond Bar.

Strategies: 4.2.1 Use existing parking demand data sources to update City Code requirements pertaining to parking, particularly the provision of sufficient parking for land uses generating a high demand for parking.

4.2.2 Encourage school districts to improve parking and loading facilities for public schools to minimize the impact on the circulation system.

4.2.3 Establish parking requirements for housing to a level consistent with the occupants transportation needs.

4.2.4 Strengthen off-street parking codes for new residential development in order to increase the number of off-street parking spaces.
VI. PUBLIC SERVICES and FACILITIES ELEMENT
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VI. PUBLIC SERVICES AND FACILITIES ELEMENT

A. INTRODUCTION

State law does not require the preparation of a general plan element dealing specifically with public services and facilities. However, it does state that...

“The general plan may include any other elements or address any other subjects which, in the judgement of the legislative body, relate to the physical development of the county or city” (Government Code Section 65303).

Diamond Bar, as a new City, faces many decisions as how to best provide services to the public, and what types of facilities it needs to build to support those services. Therefore, a local General Plan element dealing with the long-term provision of municipal services and facilities is appropriate for Diamond Bar.

The actual provision of various public services has already been addressed in the following sections of the Diamond Bar General Plan:

Section
I. Land Use Element Land Use (for all services & utilities)
III. Resource Management Element Parks and Recreation
       Water (and Reclaimed Wastewater)
       Energy System
       Solid Waste
IV. Public Health and Safety Element Flood Control
       Police
       Fire
       Emergency Services
       Disaster Preparedness

The Public Services and Facilities Element seeks to tie the provision of these various services and facilities together into an integrated strategy for municipal management. The Element focuses on:

- Identifying City facilities and services needed to sustain the community's quality of life
- Long-range planning to fund City services and buildings
- Coordinating and cooperating with various local agencies to provide those services not provided by the City
B. EXISTING CONDITIONS

The City presently has a minimum of in-house staff, and contracts out much of the actual service provision to local public and private agencies. In-house City services include administration, engineering, planning, parks and recreation, and maintenance of public facilities. The City has established a system for local collection of solid waste. These daily functions are housed in City Hall, which currently consists of office space leased in the Gateway Corporate Center.

The major physical assets of the City are its streets and parks, which were originally built by the County. The existing street system is also in good condition at present. Park maintenance is presently handled by City staff, although maintenance of the local landscape districts is contracted to private firms.

The County of Los Angeles provides a number of services under contract to the City. Wastewater conveyance and treatment is provided by County Sanitation District, No. 21. Although much of the physical sewage infrastructure (pipelines) appear in generally good condition, there have been repeated failures of the pump stations needed to lift flows to the regional collectors. Currently, there are approximately 140 lots located within “The Country Estates” that are utilizing on-site waste water disposal systems.

Flood control is provided by the County Flood Control District. Its facilities are in fairly good condition with a small amount of seasonal flooding near the intersection of Brea Canyon Road and Diamond Bar Boulevard.

Solid waste disposal is handled by the County Solid Waste Management Department using several regional landfills. However, landfill space could run out before the end of the decade.

Law enforcement is handled by the County Sheriff's Department out of the Walnut-San Dimas Station. Fire protection, emergency evacuation, and response to accidents involving hazardous materials are all accommodated by the County Fire Department with three stations in and around Diamond Bar.

The Los Angeles County Library System also maintains a very small community library on Grand Avenue near Diamond Bar Boulevard.

Other services and facilities are provided within Diamond Bar by a variety of public and private agencies. Domestic water service is provided by the Walnut Valley Water District, which is in turn supplied by Three Valleys Municipal Water District and ultimately by the Metropolitan Water District of Southern California. Water facilities are generally adequate.

In terms of energy utilities, electricity is supplied by the Southern California Edison Company, while natural gas is supplied by the Southern California Gas Company. Energy facilities are generally adequate to accommodate existing and planned uses.

Comprehensive K-12 educational facilities and programs are provided by the Walnut Valley Unified School District and the Pomona Unified School District.

Other services within Diamond Bar include branch office postal services administered in Pomona, MTA, Foothill Transit and OCTA bus systems, Walnut-Diamond Bar YMCA, and Seniors organization.
C. PUBLIC SERVICES AND FACILITIES ISSUES

If the City decides to provide more local services that are now contracted out, or decides to increase the levels of existing services, there may be a future need for a larger civic center in a more centralized location. This long-term facility need would have to be balanced against a community desire for no increases in local costs. The most cost effective way to provide such a facility would be through a joint public/private arrangement to build a civic center for the City, most likely in exchange for some kind of development arrangement. This facility could also house a number of other social programs for City residents, such as a senior center or a community center.

The City may wish to plan its own long-range program of wastewater conveyance and treatment separate from Los Angeles County plans. Discussions with Orange County would be needed to determine if a separate sewage system were feasible. A larger problem would likely be the funding and timing of construction for some type of new system. Although most of the backbone system is already in place and designed to flow toward the Los Angeles system, a detailed alternative service plan could be prepared to address a change in flow direction. The costs and timing of such a new system would have to be weighed against potential failures of the existing system.

The existing flood control system is presently adequate, but the City should establish if or how any local costs might accrue as the system ages, so that there are no “surprises” in future budgets. A master drainage plan will need to be developed for the City and its Sphere of Influence. The City should consider its responsibility under the National Pollution Discharge Elimination System (NPDES), including to the maximum extent possible, reasonable measures to minimize the impacts of urban stormwater pollution as it is collected, conveyed and discharged through the City's flood control system.

The City may decide it wants to take a proactive role in developing long-term solutions to regional solid waste problems. At a minimum, the City will participate in the mandated planning requirements for source reduction, recycling, and hazardous waste issues.

Police and fire services are presently adequate. However, the City may wish to study providing its own protective services, or joining a more local association (non-County) to provide them. In the future, the Sphere of Influence may require additional police and fire protection as development occurs.

The County's library is not presently adequate for local residents, although there are many other community libraries in the area that can provide additional resources. The City may want to consider providing for its own library, or explore joint usage agreements possibly as part of a centralized civic center complex in the future.

Although local water purveyors can adequately serve the area in terms of facilities, a Statewide drought could put severe restrictions on the availability of water. The City may wish to take a proactive stance on securing additional water supplies for itself, or at least keeping current on potential new sources or limitations.

Energy facilities and systems presently appear adequate, although there may be supply shortages in the future. The City should take a more active role in energy conservation and the implementation of new energy technologies. There are numerous governmental and private organizations in the area that might wish to use City resources to test new programs or devices. The City may wish to take a more proactive role in planning for its energy future.
Local schools are presently experiencing overcrowding at some locations at different levels. The State funding mechanism for constructing new schools will probably not be sufficient to build local schools. Year-round school or other programs or building modifications may be necessary to continue providing quality education to local students. The City may choose to work closely with the local districts on site selection, funding mechanisms and joint use of facilities.

D. GOALS, OBJECTIVES, AND IMPLEMENTATION STRATEGIES

“IT IS THE OVERALL GOAL OF THE PLAN THAT THE CITY ACQUIRE AND MAINTAIN ADEQUATE RESOURCES TO MEET THE NEEDS OF ITS RESIDENT.”

<table>
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**Objective 1.1** Maintain adequate systems for water supply and distribution; Wastewater/sewage collection, treatment, and disposal; solid waste collection and disposal; and energy distribution which are capable of meeting the needs of the residents of Diamond Bar

**Strategies:**

1.1.1 Prior to permitting a major extension of services or utilities to facilitate changes in land use, conduct a thorough review of all social, economic, and environmental factors associated with that extension; require the implementation of appropriate mitigation measures.

1.1.2 Protect existing residents and businesses from the cost of financing infrastructure aimed at supporting new development or the intensification of development.

1.1.3 Require the construction of water, sewer, drainage and other necessary public facilities prior to or concurrent with each new development.

1.1.4 Require the project sponsor to provide all necessary infrastructure improvements (including the pro rata share of system-wide improvements).

1.1.5 Coordinate the long-term provision of utility services, including water, wastewater, sewage, electricity, natural gas, solid waste, etc. to assure adequate future levels of services for City residents.

   (a) Monitor plans by the Metropolitan Water District and City of Industry to locate a water reservoir in upper Tonner Canyon.

   (b) Support development of appropriately sited, environmentally sensitive, solid waste treatment facilities which do not impact resident's quality of life.

1.1.6 Require all new housing subdivisions be connected to a public sewage system.
Objective 1.2 Establish and implement solutions to the financing of public facilities and services which best protect the interests of the taxpayer.

Strategies: 1.2.1 Establish a development fee structure which best assures that costs for new capital facilities and expansion of existing facilities necessitated by the approval of new development or intensification of existing development are funded by the proponents or beneficiaries of projects, in proportion to the demand created by the development.

1.2.2 Investigate and, if feasible, initiate the establishment of a redevelopment agency in the City of Diamond Bar to facilitate the mitigation of traffic and circulation deficiencies, the financing of public improvements and other similar tasks.

Objective 1.3 Provide residents with access to high quality local educational facilities.

Strategies: 1.3:1 Continue a cooperative program with the Pomona Unified School District to construct a high school in the City of Diamond Bar on Tres Hermanos Ranch. As part of high school development, pursue development of a major joint use recreational facility (e.g. auditorium pool, ball fields, tennis, football/soccer courts, stadium, gymnasium).

1.3.2 Work closely with the Walnut Valley and Pomona Unified School Districts on an ongoing basis to resolve issues such as joint use of facilities, location of new facilities, and alternative use of vacant or unused sites.

1.3.3 Encourage joint development of recreational facilities with the local school districts.

1.3.4 Enable, through appropriate zoning and development regulations or with a Conditional Use Permit, the construction and operation of private school facilities.

Objective 1.4 Enable, through appropriate zoning and development regulations, the provision of cultural facilities, such as educational institutions, museums, and performing arts facilities, to meet the needs of Diamond Bar residents.

Strategies: 1.4.1 Pursue the acquisition of a site and development of a civic center, including a multi-use community center.

1.4.2 Monitor plans of the University of California to locate new campuses in Diamond Bar.

1.4.3 Work with Los Angeles County to insure adequate library services are provided.

Objective 1.5 Stimulate opportunities for a population which is diverse in terms of age, occupation, income, race, interests, and religion to interact, exchange ideas, and establish and realize common goals.
Strategies: 1.5.1 Retain and provide community social gathering places, including active and natural park lands and one or more community centers. In private commercial and office complexes encourage the development of plaza areas.

1.5.2 Maintain a public information program to inform residents of community events.

(a) Whenever possible, establish permanent locations and regular dates for community events to improve attendance.

(b) Encourage a “Community Calendar” as part of the local cable television programming to inform residents about the times and locations of upcoming community events.

1.5.3 Within new residential developments, encourage organization of individual neighborhoods and discourage through traffic on local streets while maintaining pedestrian and bicycle continuity and encourage neighborhood parks, improvement programs and social events.

GOAL 2 “Consistent with the Vision Statement, achieve a fiscally solvent, financially table community.”

Objective 2.1 Provide sufficient, opportunities for retail and other, non-residential commercial and office uses as necessary to maximize municipal income to finance desired community amenities.

Strategies: 2.1.1 Promote the intensification of the sales tax generating potential of existing and future commercial areas within the City.

2.1.2 Work with State officials and local elected representatives to make a determined effort to promote statewide legislation that would secure guaranteed long-term stable financing of local government based primarily upon property tax revenues. Alternatively, support legislation that would redistribute sales tax revenues to local agencies based upon an equitable formula that would include both the location where the sales tax revenue was collected and the population of each local agency involved.

2.1.3 Pursue the expansion of municipal boundaries to areas which can be utilized to assist in the provision of sufficient municipal income to provide the high level of services and facilities demanded by Diamond Bar residents.

2.1.4 Utilize public cost/benefit and/or fiscal impact analysis in the review of new development proposals and in determining acceptability.

Objective 2.2 Promote efficiency in the provision of public services and facilities.

Strategies: 2.2.1 Conduct periodic review of user charges, development fees, and public facilities impact mitigation fees in accordance with California Government Code Section 66000 et al, (AB1600) to ensure that the charges are consistent with the costs of
improvement and maintenance, and that public services and facilities are being expanded in a cost-efficient manner.

**Objective 2.3** Promote public and private services and amenities to the community.

**Strategies:**

2.3.1 Identify and pursue opportunities for private provision of services and facilities within the City of Diamond Bar, including joint public/private efforts.

2.3.2 Explore joint or cooperative use of facilities owned or constructed by other public agencies. Potential locations include, but are not limited to, the Pomona Unified School District High School site in the Tres Hermanos area; Site “D” owned by the Walnut Valley Unified School District off of Diamond Bar Boulevard east of the SR57; South Pointe Middle School; and the Walnut Valley Unified School District school/office site on Lemon Avenue just north of the SR60.

2.3.3 Provide regular information to citizens regarding current issues, public safety information, resource management information, city services, public meeting schedules, hazardous material collection programs, etc.