

contaminated sites requiring further investigation, and facilities permitted to treat, store, or dispose of hazardous waste. The EnviroStor database includes lists of the following site types: federal Superfund sites; State Response, including military facilities and State Superfund; voluntary cleanup; and school sites.

- GeoTracker.** The SWRCB GeoTracker database tracks sites that impact groundwater or have the potential to impact groundwater. It includes sites that require groundwater cleanup such as Leaking Underground Storage Tanks (LUSTs), Department of Defense, and Site Cleanup Program sites; as well as permitted facilities that could impact groundwater such as operating Underground Storage Tanks (USTs), irrigated lands, oil and gas production sites, and land disposal sites.

Sites in the Planning Area listed by either SWRCB or DTSC as of May

2019 are shown on Figure 7-8. In general, contaminated sites are largely found along the city's major local roadways (e.g., Diamond Bar Boulevard, Grand Avenue, Golden Springs Drive). The majority of listed sites listed by the SWRCB are LUST cleanup sites, most of which are automobile-related uses such as gas stations. As of 2019, most of those cases had been closed. Also present in the Planning Area are a number of sites enrolled in the Regional Water Quality Control Board (RWQCB) Waste Discharge Requirements (WDR) program to regulate discharges into receiving waters. The program typically regulates discharges of domestic or municipal wastewater, food processing related wastewater, and industrial wastewater. As of 2019, there were 17 permitted underground storage tanks, one open LUST Cleanup Program case, one open SWRCB Cleanup Program case, nine WDR program sites, one open DTSC Voluntary Cleanup program case, and one open DTSC evaluation within the Planning Area.

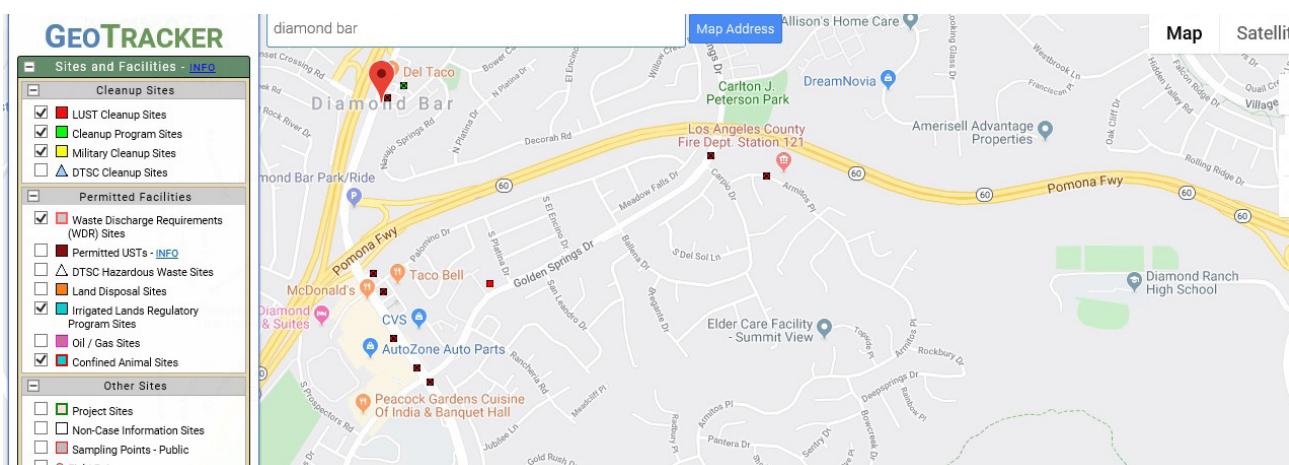
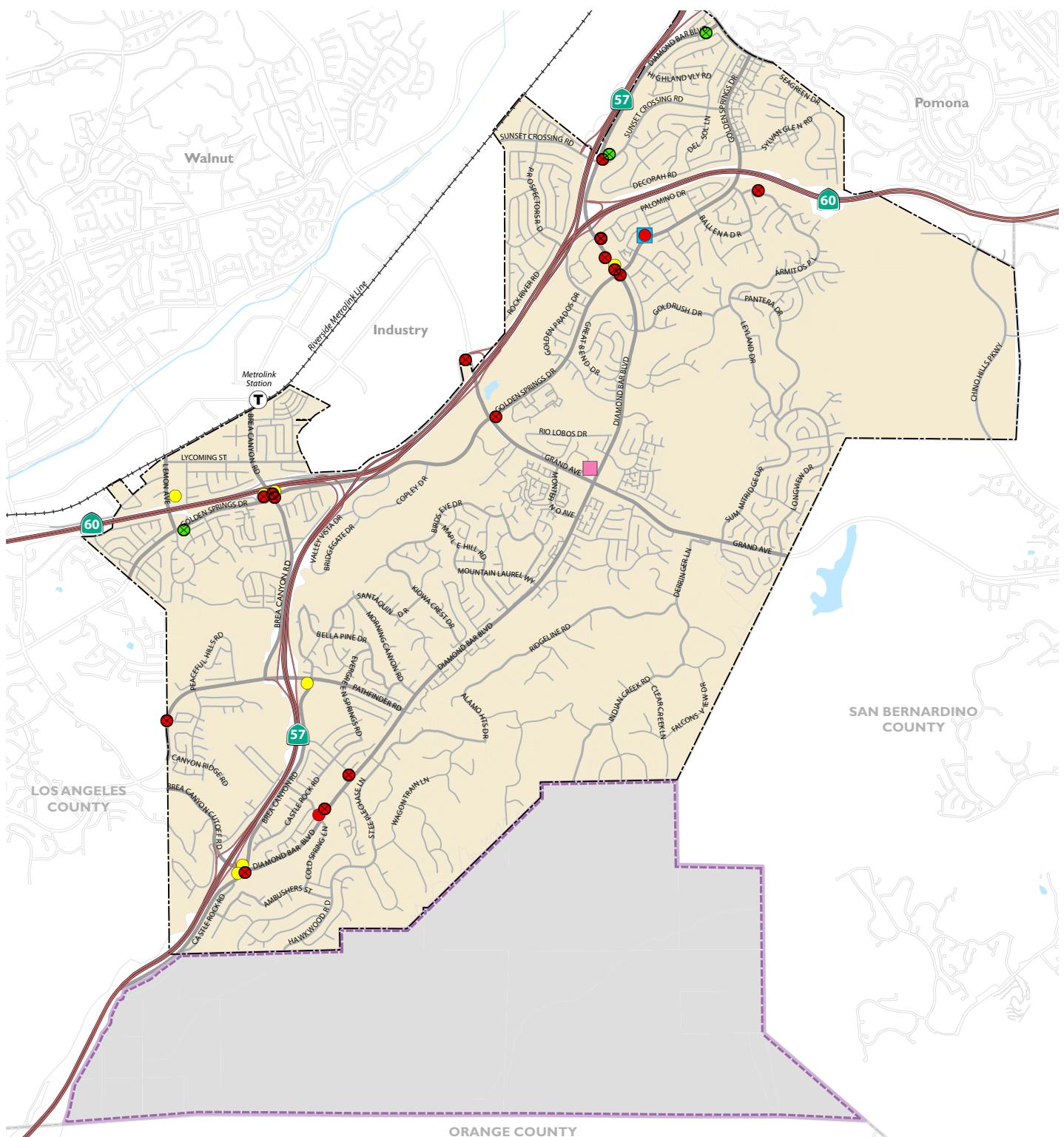


Figure 7-8 Hazardous Materials and Sites



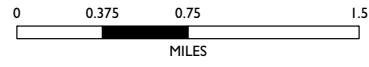
- | | |
|--|--|
| <ul style="list-style-type: none"> — Highways — Ramps — Major Roads — Local Roads - - - Railroads | Hazardous Sites (SWRCB) <ul style="list-style-type: none"> ● LUST Cleanup Site ● Cleanup Program Site ● Permitted Underground Storage Tank (UST) ⊗ Closed Sites |
|--|--|

Hazardous Sites (DTSC)

- Evaluation
- Voluntary Cleanup

- | | |
|---|---|
| <ul style="list-style-type: none"> ■ Water Features | <ul style="list-style-type: none"> ■ City of Diamond Bar |
| <ul style="list-style-type: none"> ■ Sphere of Influence | <ul style="list-style-type: none"> ■ County Boundary |

Source: GeoTracker, State Water Resources Control Board (SWRCB), 2019; Envirostor, Department of Toxic Substances Control (DTSC), 2019; City of Diamond Bar, 2019



HAZARDOUS MATERIALS AND OPERATIONS

GOALS

- PS-G-4** Support the enforcement of applicable local, County, State, and federal regulations pertaining to the manufacture, use, transportation, storage and disposal of hazardous materials and wastes in the City with the primary focus on preventing injury, loss of life, and damage to property resulting from the potential detrimental effects (short- and long-term) associated with the release of such substances.

POLICIES

- PS-P-24** Work with the County of Los Angeles Fire Department to maintain and enforce State regulations that require proper storage and disposal of hazardous materials to reduce the likelihood of leakage, explosions, or fire, and to properly contain potential spills from leaving the site.

- PS-P-25** On sites with known contamination of soil and groundwater, work with State and local agencies to continue to identify and compel cleanup of such sites to ensure that construction workers, future occupants, the public, and the environment are adequately protected from hazards associated with contamination.

The City may reference the State Water Resources Control Board's Geotracker database and the California Department of Toxic Substances Control's Envirostor database to identify potentially hazardous sites. Figure 7-7 shows sites identified through these databases in 2019.



• • • • • • • •

PS-P-26 Prohibit (or oppose when outside of the City's jurisdiction) the development of projects that would reasonably be anticipated to emit hazardous air emissions or handle extremely hazardous substances within a quarter-mile of a school.

PS-P-27 Work with the County of Los Angeles Fire Department and other State and federal agencies to ensure adequate emergency response for hazardous materials incidents.

PS-P-28 Promote public awareness and participation in household hazardous waste management, solid waste, and recycling programs.

For additional policies related to household hazardous waste management, solid waste, and recycling programs, see Chapter 8: Community Health and Sustainability Element.



7.6 PUBLIC SAFETY SERVICES

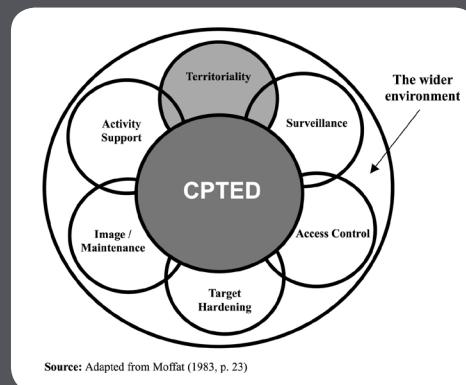
LAW ENFORCEMENT

Law enforcement in the Planning Area are provided by the Los Angeles County Sheriff's Department (LASD). The Walnut/Diamond Bar Station, located at 21695 East Valley Boulevard in Walnut (Figure 7-9), services Diamond Bar, Walnut and the unincorporated area of Rowland Heights. In the case of emergency, the San Dimas and Industry Stations can provide additional assistance. The LASD also provides general-service law enforcement to unincorporated areas of Los Angeles County, including areas south of Diamond Bar's city limits that are within its SOI.

As of 2019, the LASD's contract with Diamond Bar includes the purchase of a full-time equivalent of 22.5 deputies, or nearly four deputies per 10,000 residents. Moreoever, Additional resources that can deployed to Diamond Bar from LASD's 22 other stations and four Bureaus (Transit Service Bureau, Parks Bureau, County Services Bureau and Community Colleges Bureau). , According to the Sheriff's Department, the major obstacles to meeting response time standards are traffic during peak rush hour, and traffic in and around the schools during the beginning and ending of business hours.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

In addition to Sheriff's Department services, additional preventative measures can reduce crime rates and the sense of danger in an area. Crime Prevention Through Environmental Design (CPTED) is a multi-disciplinary approach to deterring criminal behavior through environmental design. CPTED principles include natural surveillance or "eyes on the street," clear delineation and access to public and private spaces, and continued upkeep and maintenance of spaces. Cities often consider crime prevention through environmental design principles in the location and design of new development in order to complement law enforcement services and contribute to public safety.



Source: Adapted from Moffat (1983, p. 23)

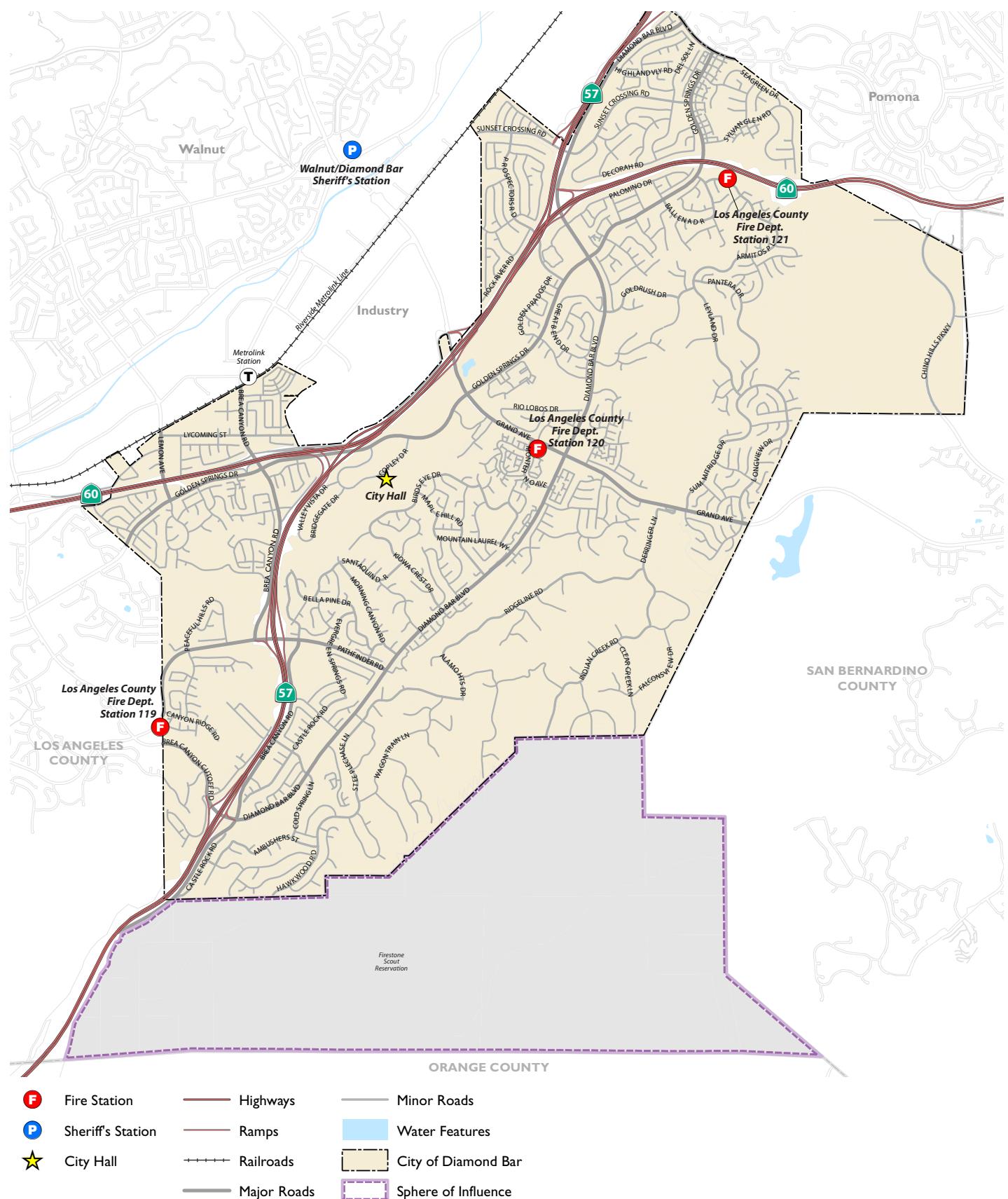
FIRE SERVICE

Fire protection and emergency medical services are provided by the Los Angeles County Fire Department (LACFD), which operates three stations within Diamond Bar city limits, as shown in Figure 7-9. In addition to fire protection service and emergency medical services, the LACFD provides personnel to serve on specialized rescue teams, offer special training programs, and inspect businesses for fire safety.

The LACFD follows national guidelines that require a five-minute response time for first-arriving fire and EMS units and eight minutes for paramedic units in urban areas, as well as an eight-minute response time for first-arriving fire and EMS units and 12 minutes for paramedic units in suburban areas. In 2015, the average response time for fire and emergency calls in the City of Diamond Bar was 5:38 minutes, slightly above the target response time.



Figure 7-9 Public Safety Facilities



Source: City of Diamond Bar 2019; Dyett & Bhatia, 2019

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MILES



SHERIFF, FIRE, AND EMERGENCY SERVICES

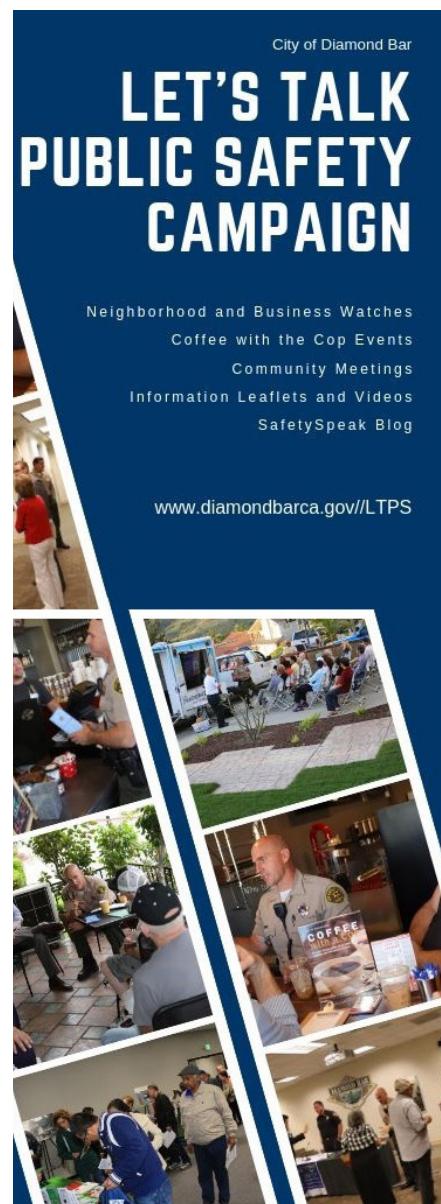
See Chapter 4: Circulation Element for additional policies regarding traffic management.

GOALS

- PS-G-5** Maintain safety services that are responsive to citizens' needs to ensure a safe and secure environment for people and property in the community.
- PS-G-6** Support community-based policing partnerships to enhance public awareness of crime prevention and strengthen the relationship between the Los Angeles County Sheriff's Department and neighborhoods throughout the city.
- PS-G-7** Provide effective emergency preparedness and response programs.

POLICIES

- PS-P-29** Coordinate with the Los Angeles County Sheriff's Department for review of applications for new development and for the intensification of existing development, ensuring that review is consistent with Crime Prevention Through Environmental Design (CPTED) principles.
- PS-P-30** Continue to promote the establishment of neighborhood watch and business watch programs to encourage community participation in the patrol of neighborhoods.
- PS-P-31** Continue to utilize the contract model of government with Los Angeles County Fire and Sheriff's Departments and provide facilities, staffing, and equipment to attain the shortest possible response times as set forth by the adopted standards of those public safety organizations.



PS-P-32 Support the achievement of police and fire response times through the implementation of traffic management measures that mitigate congestion during peak rush hour and during school drop-off and pick-up times.

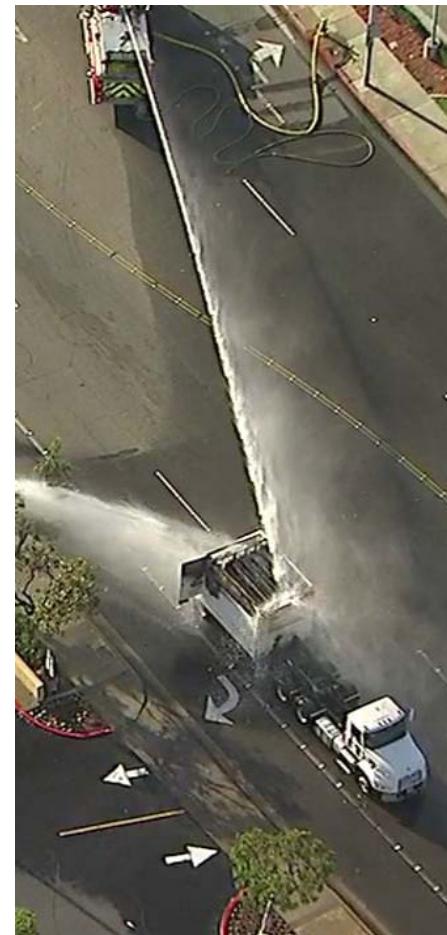
PS-P-33 Monitor fire-flow capability throughout the Planning Area and improve water availability and redundancy for any locations that have flows considered inadequate for fire protection. Continue to work with various water purveyors to maintain adequate water supply and require on-site water storage for areas where municipal water service is not available.

PS-P-34 Coordinate with the County of Los Angeles Fire Department to review new development applications for consistency with applicable Fire Codes.

PS-P-35 Work cooperatively with the Los Angeles County Fire Department, CAL FIRE, and fire protection agencies of neighboring jurisdictions to ensure that all portions of the Planning Area are served and accessible within an effective response time.

PS-P-36 Work with the Los Angeles County Sheriff's Department and County of Los Angeles Fire Department to ensure that the cost of providing new staffing, facilities, and equipment, including paramedic services, to support new development is assessed against the developments creating that need.

PS-P-37 Maintain area-wide mutual aid agreements and communication links with adjacent governmental authorities and other participating jurisdictions.



7.7 EMERGENCY AND DISASTER MANAGEMENT

Due to the prevalence of unpredictable and unavoidable hazards in and near the Planning Area, the City must plan to address the safety of residents in times of disaster. The City of Diamond Bar

strives to keep its citizens informed and prepared for any emergency. Being prepared can save lives, protect property and minimize losses to businesses.

LOCAL HAZARD MITIGATION AND EMERGENCY OPERATIONS PLANNING

The purpose of emergency preparedness is to protect the health, safety and welfare of the general public during and after natural, man-made (technological), or attack-related emergencies. To handle such events effectively requires the coordination of a number of public and private agencies as well as the public safety agencies such as the Diamond Bar Public Works Department, the Los Angeles County Fire and Sheriff's departments, and State agencies including the California Emergency Management Agency (CEMA) and the California Highway Patrol (CHP). The City of Diamond Bar recognizes the importance of emergency preparedness through the implementation of the Diamond Bar Emergency Operations plan and through collaboration on the implementation of the County of Los Angeles All-Hazard Mitigation Plan. These plans are based on the functions and principles of the Standard Emergency Management System (SEMS), which follows the FIRESCOPE Incident Command System (ICS) identifying how the City fits into the overall SEMS structure. The City of Diamond Bar also works with the National Incident



Management System (NIMS), which provides a consistent nationwide framework to enable government, nongovernmental organizations, and the private sector to prevent, mitigate, and recover from incidents.

The California Emergency Services Act requires the City to manage and coordinate the overall emergency and recovery activities within its jurisdictional boundaries. Under SEMS, the City is responsible at two levels, the field response and local government levels. At the field response level, the City and all other agencies use ICS to aid in a standardized emergency response. At the local government level, a designated Emergency Operations Center (EOC) is used as the central location for gathering and disseminating information

and coordinating all jurisdictional emergency operations within the area. During disasters, the City of Diamond Bar is required to coordinate emergency operations with the County of Los Angeles Operational Area and, in some instances, other local governments. Local agencies are a part of a broader Emergency Management Systems, overseen by the State of California's Southern Region Emergency Operations Center.

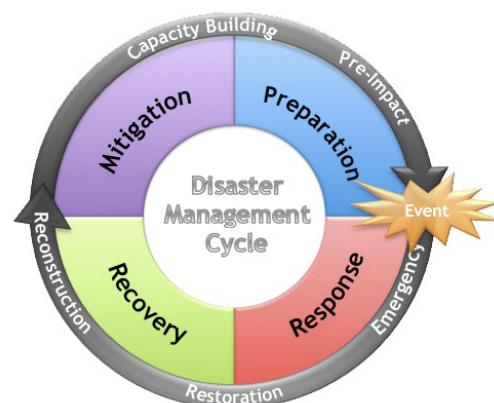
The State of California Multi-Hazard Mitigation Plan, also known as the State Hazard Mitigation Plan (SHMP), was approved by FEMA in 2013. The SHMP outlines present and planned

activities to address natural hazards. The adoption of the SHMP qualifies the State of California for federal funds in the event of a disaster. Locally, the County of Los Angeles adopted an All-Hazard Mitigation Plan in 2014. The plan has been approved by California Governor's Office of Emergency Services (Cal OES) and by FEMA. The purpose of the HMP is to demonstrate the plan for reducing and/or eliminating risk in the County. The HMP assesses risks associated with flooding, earthquake, wildfire, hazardous material, and drought hazards, and identifies mitigation strategies to reduce the risk.

DISASTER RESPONSE TRAINING

The City of Diamond Bar conducts frequent staff training so that City employees are equipped to conduct the necessary decision-making and coordination efforts in the event of an emergency or disaster. The City also relies on local disaster volunteer programs, including the following:

- **Community Emergency Response Team (CERT).** The County of Los Angeles provides emergency preparedness information and disaster training for use by individuals in their own neighborhoods in times of an emergency, as well as continuing training for Affiliated CERT volunteers to assist the City before, during, and after a disaster or emergency.
- **Los Angeles County Sheriff's Department Volunteer on Patrol Program.** The County of Los Angeles Volunteer program offers

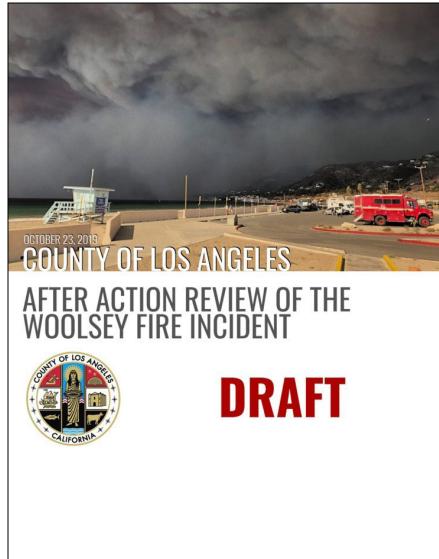


volunteers an opportunity to be involved with nearly every aspect of a station, including search and rescue, clerical duties, and youth volunteer opportunities.

- **FEMA Independent Study Program.** The Emergency Management Institute (EMI) of the Federal Emergency Management Agency (FEMA) offers self-paced courses designed for people who have emergency management responsibilities and the general public.



EMERGENCY AND DISASTER MANAGEMENT



GOALS

- PS-G-8** Use the Local Hazard Mitigation Plan and Emergency Operations Plan to address mitigation and response for local hazards, including seismic hazards, flood hazards, fire hazards, hazardous materials incidents, and hazardous sites, and to plan for the protection of critical facilities (i.e., schools, hospitals), disaster and emergency response preparedness and recovery, evacuation routes, peak load water supply requirements, and minimum road width and clearance around structures.
- PS-G-9** Conduct emergency and disaster management planning in a collaborative manner with State and local agencies and neighboring jurisdictions, while striving for self-sufficiency in City-level emergency response.

POLICIES

- PS-P-38** Maintain, review, and update Diamond Bar's Local Hazard Mitigation Plan as needed to take into account new hazard conditions in the Planning Area and new emergency management techniques.
- PS-P-39** Adopt, implement and update as necessary the Local Hazard Mitigation Plan to develop strategies to address changing risks from flood, drought, fire, landslides, seismic activity, hazardous materials, and other potential hazards, including strategies related to monitoring, emergency preparedness, development policies, conservation, vulnerable populations, and community resilience.

- PS-P-40** Continue to coordinate the City's emergency preparedness and response plans and operations with the State Office of Emergency Management, Los Angeles County, schools, and other neighboring jurisdictions.
- PS-P-41** Maintain and expand as necessary community emergency preparedness resources including personnel, equipment, material, specialized medical and other training, and auxiliary communications.
- PS-P-42** Continue to disseminate public information and alerts regarding the nature and extent of possible natural and man-made hazards, resources identifying measures residents and businesses can take to prepare for and minimize damage resulting from these hazards, citywide response plans, and evacuation routes.
- PS-P-43** Require all City staff to be adequately trained to respond to emergency situations, and conduct regular emergency preparedness drills with local organizations including the Los Angeles County fire and Sheriff's departments.
- PS-P-44** Leverage pre- and post-disaster assistance programs to support resilient planning, mitigation, and reconstruction strategies that consider future climate conditions, such as the California Governor's Office of Emergency Services' Hazard Mitigation Grant Program and California Disaster Assistance Act.



National Incident Management System
Guideline for Mutual Aid

November 2017



SEMS
Standardized
Emergency
Management
System

7.8 NOISE

Noise is generally defined as unwanted sound and can consist of any sound that may produce physiological or psychological damage and/or interfere with

communication, work, rest, recreation, and sleep. The classification of sound as noise is subjective and relies heavily on the quality and context of the sound.

NOISE MEASUREMENT

The following noise measurement scales are used to describe noise in a particular location:

- **Frequency.** Frequency is the composition or spectrum of the sound. Frequency is a measure of the pressure fluctuations per second of a sound wave.
- **Level.** The decibel (dB) system of measuring sound gives a rough connection between the physical intensity of sound and its perceived loudness to the human ear. A 10 dB increase in sound level is perceived by the human ear as only a doubling of the loudness of the sound. Decibel measurement may also be "A-weighted" to de-emphasize the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear in a manner that correlates well with subjective reactions to noise. Ambient sounds generally range from 30 A-weighted decibels (dBA) (very quiet) to 100 dBA (very loud).

- **Variation.** Variation is the sound level over time. Predominant rating scales for human communities in the State of California are Equivalent Noise Level (Leq) and the Community Noise Equivalent Level (CNEL) or the day-night average level (Ldn) based on A-weighted decibels. CNEL is the time-varying noise over a 24-hour period, with a 5-dBA weighting factor applied to the hourly Leq for noises occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and a 10 dBA weighting factor applied to noise occurring from 10:00 p.m. to 7:00 a.m. (defined as sleeping hours). Ldn is similar to the CNEL scale but without the adjustment for events occurring during the evening hours. CNEL and Ldn are within 1 dBA of each other and are normally interchangeable. The noise adjustments are added to the noise events occurring during the more sensitive hours.

NOISE IMPACTS

Noise impacts can be described in three categories. The first includes audible impacts, which refer to increases in noise levels noticeable to humans. Audible increases in noise levels generally refer to a change of 3 dB or greater, since this level has been found to be barely perceptible in exterior environments. The second category, potentially audible, refers to a change in the noise level between 1 and 3 dB. This range of noise levels has been found to be noticeable only in laboratory environments. The last category includes changes in noise level of less than 1 dB, which are inaudible to the human ear. Only audible changes in existing ambient or background noise levels are considered potentially significant.

Physiological Effects of Noise

Physical damage to human hearing begins at prolonged exposure to noise levels higher than 85 dBA. Exposure to high noise levels affects the entire system, with prolonged noise exposure in excess of 75 dBA increasing body tensions and thereby affecting blood pressure and functions of the heart and the nervous system. In comparison, extended periods of noise exposure above 90 dBA would result in permanent cell damage. When

the noise level reaches 120 dBA, a tickling sensation occurs in the human ear, even with short-term exposure. This level of noise is called the threshold of feeling. As the sound reaches 140 dBA, the tickling sensation is replaced by the feeling of pain in the ear. This is called the threshold of pain. A sound level of 160 to 165 dBA will potentially result in dizziness or loss of equilibrium. The ambient or background noise problem is widespread and generally more concentrated in urban areas than in outlying, less-developed areas. Figure 7-10 shows common sound levels and their noise sources.

Noise-Sensitive Receptors

Noise-sensitive receptors are land uses associated with indoor and/or outdoor activities where the presence of unwanted sound could adversely affect the use of the land. Examples may include residential areas, senior and child care facilities, schools, hospitals, and religious facilities. Special Status species and their habitats are also considered noise-sensitive. Noise-sensitive receptors within the city include single- and multi-family residential housing, schools, parks, libraries, hospitals, churches and other religious facilities, wildlife habitat, and open space.

SOURCES OF NOISE

Diamond Bar is an urbanized area with pockets of open space. The major sources of noise within the city include typical urban noise generators such as vehicle traffic along roadways, industrial

and commercial processes, and residential noises such as people talking, sports events in parks, and vocalizations from domesticated animals.

Figure 7-10 Typical Noise Levels in the Environment

Common Noise Source	Noise Level (dBA)	Effect
Thunderclap (near)	120 dBA	Threshold of pain begins ~ 125 dB
Symphony Orchestra	110 dBA	Regular exposure to sound over 100 dB of more than one-minute risks permanent hearing loss
Powersaw (chainsaw)	100dBA	No more than 15 minutes of unprotected exposure recommended for sounds between 90-100 dB
Stereo (over 100 watts)	90dBA	
Garbage Truck / Cement Mixer	80 dBA	Very annoying (88dB)
Motorcycle	70 dBA	Where hearing damage begins (85 dB, 8 hrs.)
Average City Traffic	60 dBA	Intrusive; interferes with telephone conversation
Garbage Disposal	50 dBA	
Vacuum Cleaner, Hair Dryer	40 dBA	Comfortable hearing levels (< 60 dB)
Normal Conversation	30dBA	
Quiet Office	20 dBA	Very quiet (30 dB)
Refrigerator	10 dBA	Just audible (20 dB)
Whisper		
Rustling Leaves		
Normal Breathing		

Source: U.S. Department of Health and Human Services, National Institute on Deafness and Other Communication Disorders 2010; American Medical Association and the Canadian Hearing Society of Ontario; and National Institute on Deafness and Other Communication Disorders, National Institutes of Health, 1990.

Traffic

Vehicular traffic is the predominant noise source within Diamond Bar. The level of vehicular traffic noise varies with many factors, including traffic volume, vehicle mix (including percentage of trucks), traffic speed, and distance from the roadway. Major traffic noise sources in Diamond Bar include freeways (SR-57 and SR-60) and arterial roadways such as Brea Canyon Road, Diamond Bar Boulevard, Golden Springs Drive, Grand Avenue, and Pathfinder Road. Figure 7-11 shows the contours of existing noise levels (2019) along roadways in the Planning Area, and Figure 7-12 shows projected noise level contours at buildout of General Plan land uses in 2040.

Railway

The noise impacts associated with rail activities depend on a number of factors, including the type of train, the length of train, the use of a horn, the physical track conditions, the geometry and intervening structures between the rail line and its receptor, the number of trains operating, and the speed of the train. While no rail lines pass through Diamond Bar, the Union Pacific rail line runs adjacent to the western portions of the city, including a Metrolink stop at Diamond Bar's border with the City of Industry. Noise impacts from the railway will need to be considered as the Transit-Oriented Mixed-Use area is developed, particularly with regards to sensitive receptors.

One potential railway noise mitigation measure that the City could consider would be to

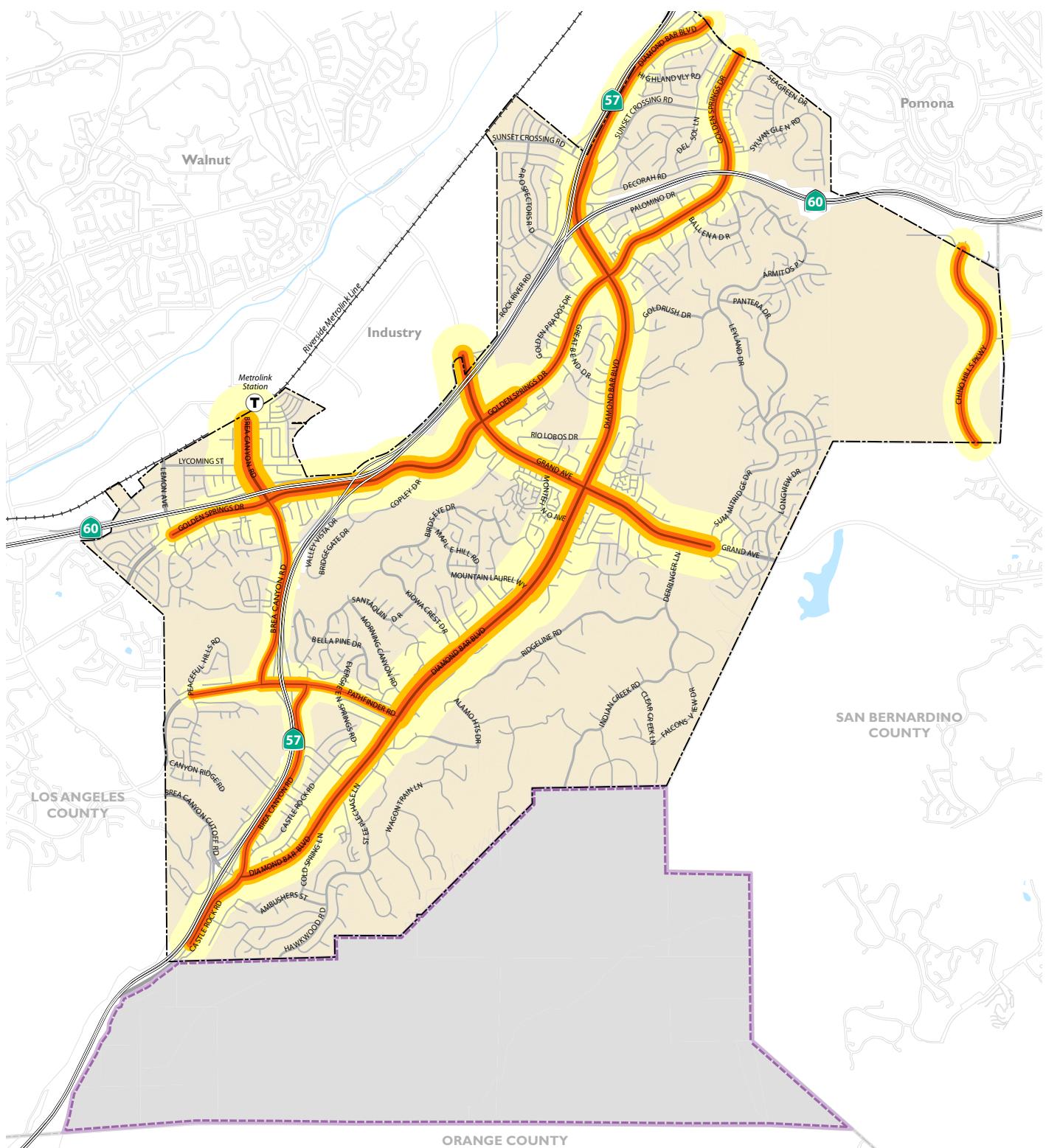
coordinate with relevant agencies and private entities to implement a railroad quiet zone. A quiet zone is an exemption granted by the Federal Railroad Administration (FRA) to the rule requiring trains to sound their horns when approaching public highway-rail grade crossings, such as the railroad crossing at South Lemon Avenue. Given that trains sound their horns upon the approach to a crossing for safety reasons, to alert vehicles and people that the train is approaching, grade crossings within quiet zones are typically required to include additional safety measures such as upgraded warning devices.

Stationary Noise Sources

Commercial-industrial and light-industrial land uses in the city have the potential to generate high noise levels and impact surrounding land uses with their equipment operation. Noise sources from these land uses include: air conditioning or refrigeration units, power tools, lawn equipment, generators, and other powered mechanical equipment.

Other Noise Sources

Other sources of noise can include construction and the use of portable or small-scale pieces of equipment. Construction can be a substantial, though short-term, source of noise, and is most disruptive when it takes place near sensitive uses or during night or early morning hours. Power equipment, such as leaf blowers and drills, can produce high noise levels at the location of work. Other amplified sounds, such as audio equipment at either a sanctioned event or residential property, can also create noise exposure.

Figure 7-11**Existing Noise Contours (2016)****Existing Noise Levels**

75 dB Contour	Highways
70 dB Contour	Ramps
65 dB Contour	Major Roads
60 dB Contour	Local Roads

Water Features

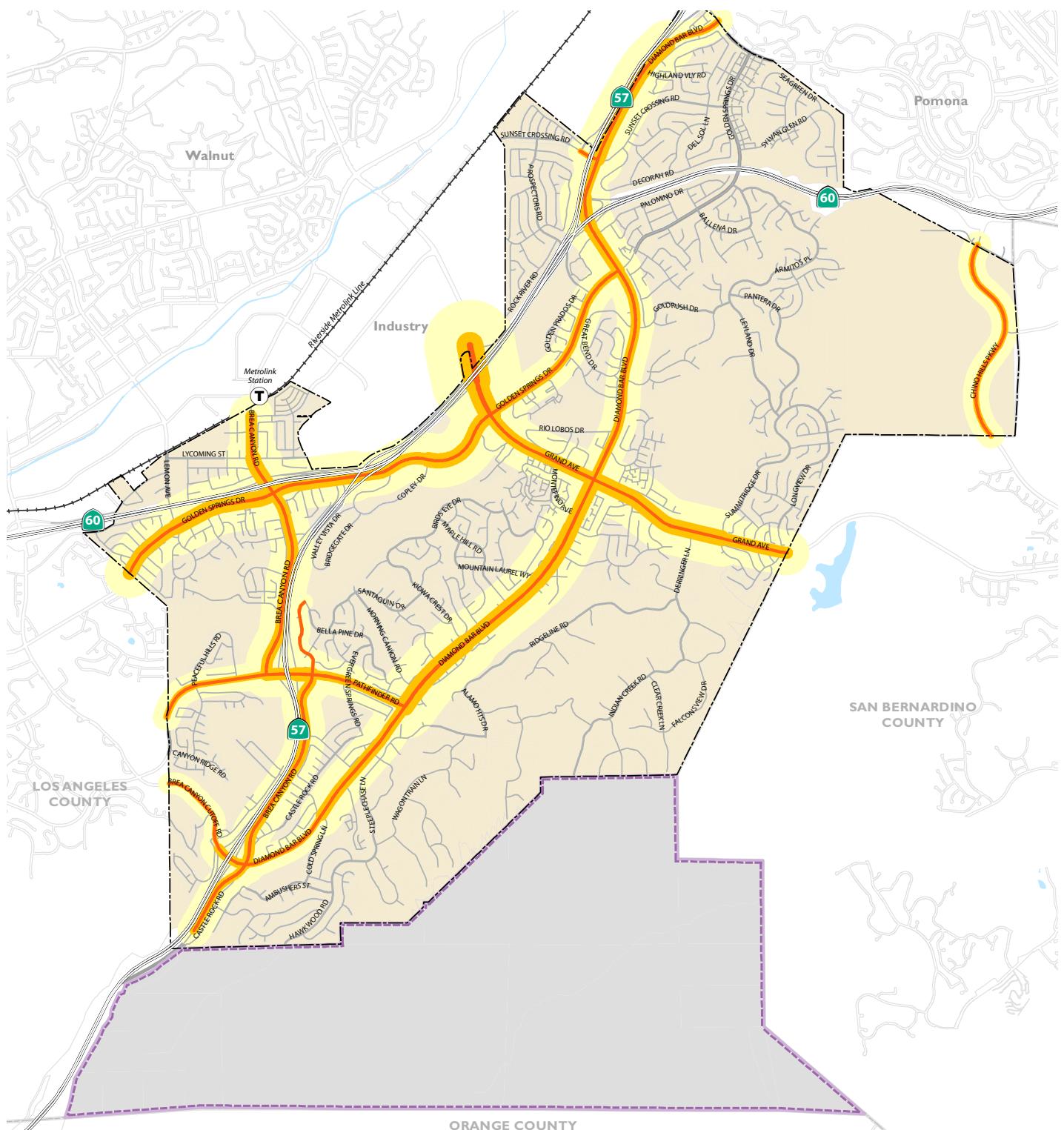
City of Diamond Bar
Sphere of Influence
County Boundary

Source: ESA PCR, 2016; City of Diamond Bar 2019;
Dyett & Bhatia, 2019

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MILES



Figure 7-12 Projected Noise Contours (2040)



Existing Noise Levels

70 dB Contour	Highways
65 dB Contour	Ramps
60 dB Contour	Major Roads
	Local Roads
	Railroads

Source: ESA, 2016; City of Diamond Bar 2019;
Dyett & Bhatia, 2019

0 0.35 0.7 1.4
MILES



Table 7-1: Community Noise Compatibility Matrix

Land Use Categories	Maximum Exterior Community Noise Equivalent Level (CNEL) or Day-Night Level (Ldn), dB ¹						Maximum Interior CNEL
	55	60	65	70	75	80	
Rural, Single-Family, Multiple-Family Residential							40
School Classrooms							40
School Playgrounds							
Libraries							40
Hospitals, Convalescent Facilities Living Areas							45
Hospitals, Convalescent Facilities Sleeping Areas							35
Recreation: Quiet, Passive Areas							40
Recreation: Noisy, Active Areas							
Commercial and Industrial							
Office Areas							45

Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved 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 the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air-conditioning, will normally suffice.

Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Clearly Unacceptable: New construction or development should generally not be undertaken.

Nature of the Noise environment where the CNEL or Ldn level is:

- Below 55 dB: relatively quiet suburban or urban areas, no arterial streets within 1 block, no freeways within ¼ mile.
- 55-65 dB: most somewhat noisy urban areas, near but not directly adjacent to high volumes of traffic.
- 65-75 dB: very noisy urban areas near arterials, freeways or airports.
- 75+ dB: extremely noisy urban areas adjacent to freeways or under airport traffic patterns. Hearing damage with constant exposure outdoors.

Notes:

- I. 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 was 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 pm and 10:00 pm and a 10-decibel penalty on noise between 10:00 pm and 7:00 am 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.

NOISE

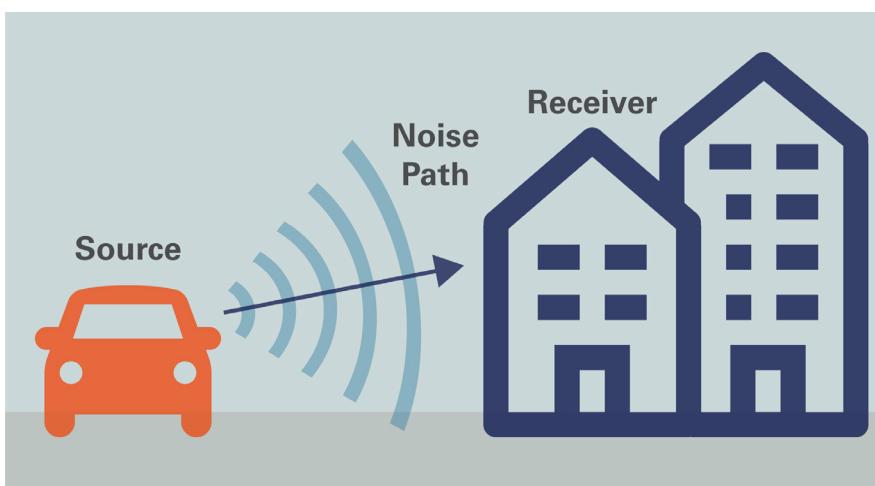
GOALS

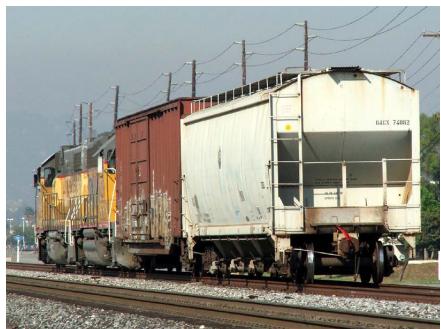
- PS-G-10** Protect public health and welfare by enforcing the City's noise ordinance, and impose mitigation measures on future development and uses to prevent significant degradation of the future acoustic environment.
- PS-G-11** The location and design of transportation facilities, industrial uses, and other potential noise generators shall not adversely affect adjacent uses or facilities.
- PS-G-12** Support measures to reduce noise emissions by motor vehicles, aircraft, and trains.



POLICIES

- PS-P-45** Use the noise and land use compatibility matrix (Table 7-1) and Projected Noise Contours map (Figure 7-12) as criteria to determine the acceptability of a given proposed land use, including the improvement/construction of streets, railroads, freeways, and highways.
- PS-P-46** Locate new noise sensitive uses—including schools, hospitals, places of worship, and homes—away from sources of excessive noise unless proper mitigation measures are in place.





- PS-P-47** As feasible, locate land uses to buffer residential uses from potential noise generators and site buildings to serve as noise buffers.
- PS-P-48** Maintain interior and exterior noise-related development standards through the Diamond Bar Noise Control Ordinance.
- PS-P-49** Ensure that detailed site-specific noise analysis, including the identification of noise mitigation measures, be prepared for all development proposals located where project noise exposure would be other than normally or conditionally acceptable as specified in Table 7-1. With mitigation, development should meet the allowable exterior and interior noise exposure standards established in the Noise Control Ordinance.
- PS-P-50** Evaluate the land use compatibility of any proposed development project prior to approval to avoid locating loud developments near noise sensitive receptors. When walls over six feet in height are necessary to mitigate noise, a berm/wall combination with heavy landscaping, a terraced wall heavily landscaped, or other similar innovative wall design technique shall be used to minimize visual impacts.
- PS-P-51** Coordinate with the Union Pacific Railroad and other agencies and private entities to consider the implementation of a railroad quiet zone and other methods of reducing railroad noise impacts on surrounding noise-sensitive uses along the Union Pacific Railroad line adjacent to the city.
- PS-P-52** Ensure that noise attenuation facilities are installed as feasible in all noise-sensitive areas impacted by County, State, or federal highways through coordination with Caltrans and the Federal Highway Administration.

COMMUNITY HEALTH & SUSTAINABILITY

A wide range of health outcomes and risks are influenced by the social and physical environments we inhabit – the places we live, work, learn and play – as well as access to opportunities such as jobs and resources such as services and recreational facilities.

8.0



8.1 INTRODUCTION

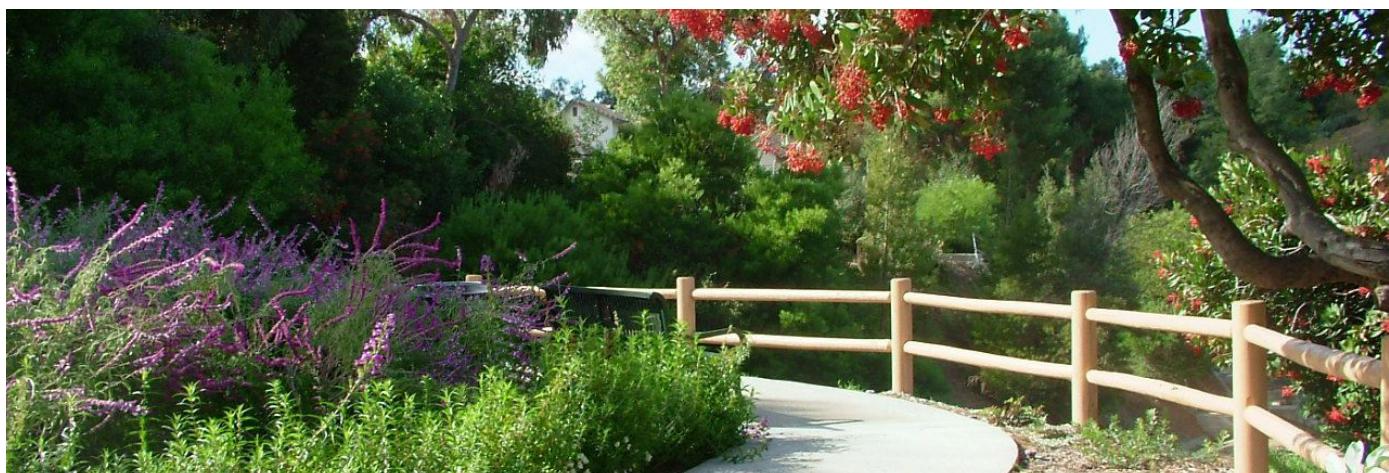
Health and wellbeing are shared goals of all residents of Diamond Bar, and the City is committed to promoting the welfare of all its residents by improving public health through policies and programs that contribute to a sustainable environment, safe and convenient multi-modal transportation options, access to healthy food, and a strong community. Additionally, the City is focused on building resiliency to adapt to the impacts of climate change, which pose an immediate and growing threat to the health and welfare of Diamond Bar residents, and promoting the reduction of greenhouse gas (GHG) emissions to reduce potential impacts. This Chapter addresses

the ways in which the physical environment can influence the long-term health and sustainability of the community, including the topics of environmental justice, active lifestyles, social connection, public health and human services, and climate change in order to strengthen the community's overall long-term resilience. The Climate Action Plan (CAP) associated with the General Plan provides an in-depth discussion of climate change impacts, an inventory of existing and projected GHG emissions, and additional optional strategies to complement policies included in this chapter focused on reducing GHG emissions, resiliency, and adaptation.

RELATIONSHIP TO STATE LAW

Government Code Section 65302 requires that general plans include either an environmental justice element or related goals, policies, and objectives integrated into other elements, that identify any

disadvantaged communities within the Planning Area, and provide policies to reduce the unique or compounded health risks facing those communities.



The additional health-related sections of this chapter are not required by State law, but address issues that are important to Diamond Bar. Government Code Section 65303 enables the City to adopt “any other elements or address any other subjects, which, in the judgment of the legislative body, relate to the physical development of the... city.” Once adopted, an optional element has

the same force and effect as the mandatory elements. Accordingly, zoning, subdivisions, public works, specific plans, and other actions that must be consistent with the general plan must be consistent with any optional elements. Over the past decade, optional elements addressing health, wellness and sustainability have become more common.

RELATIONSHIP TO OTHER ELEMENTS

Given that health and sustainability are influenced by a wide range of issues related to the physical environment, this chapter is closely linked to policies in each of the other chapters. Chapter 2, Land Use and Economic Development, and Chapter 3, Community Character and Placemaking outline desired land use patterns affect health by ensuring that neighboring uses are compatible and encourage walkable development patterns to support active lifestyles and greenhouse gas (GHG) emissions reduction.

Chapter 4, Circulation similarly addresses expanded opportunities for active transportation. Chapter 5, Resource Conservation discusses public-health related issues such as air quality and water quality; air pollutant emissions are also closely tied to GHG emissions. Chapter 6, Public Facilities and Services includes policies related to public programs and services, including the provision of parks and schools. Chapter 7, Public Safety discusses hazards in the Planning Area, including those that impact public health.



8.2 PUBLIC HEALTH AND ENVIRONMENTAL JUSTICE

PUBLIC HEALTH

Public health encompasses a variety of health considerations that address the physical, mental, and social well-being of a community. A well-rounded public health system will consider a wide range of factors including environmental health, active lifestyles, social connections, and access to health and human services and healthy food.

Environmental Health

On a basic level, ensuring adequate environmental health means making sure that a community's fundamental environmental health needs, such as clean water and clean air, can be safely met, and that people are not at risk of exposure to hazardous materials in their surroundings. As discussed in Chapter 5, Resource Conservation, air quality in the Planning Area is compromised by high levels of pollutants, the majority of which are generated by vehicle traffic. Air contaminants can produce lung irritation and exacerbate existing respiratory conditions, and have been tied to increased rates of asthma hospitalization for youth and mortality among seniors. Air contaminants can also contribute to risk of lung cancer and cardiovascular disease. Vehicle traffic is also the main source of noise in the Planning Area, as discussed in Chapter 7, Public Safety. High levels of noise can also lead to physiological or psychological damage and/or interfere with communication, work,



rest, recreation, and sleep. Just as maintaining environmental quality is essential to ecological health in the area, it is essential to promoting health among community members.

Active Lifestyle

Active living refers to incorporating physical activity into one's daily life. Examples of active living include walking to transit to commute to work and walking or biking to school or social activities. Daily physical activity is a crucial aspect of reducing risk of a host of chronic diseases. Lack of physical activity is a risk factor for heart disease, cancer, stroke, diabetes, and Alzheimer's; and a primary risk factor for obesity. Conversely, active living is associated with improved mental health, longer lifespans, and better quality of life. In addition to the benefits of active living on an individual level, increased levels of physical activity also have the potential to reduce public health and medical costs associated with chronic diseases.

Certain environments, such as those where the only commute option is to drive or where public facilities and other destinations are located far from residences, make it difficult for people to lead active lives. As is discussed in Chapter 4, Circulation, vehicular mode share, or the percentage of residents who drive to get to work, is high as a result of the City's layout and distribution of land uses. The ability to reduce reliance on single-occupant vehicles and promote active living through the provision of pedestrian and bicycle facilities and improvements and the incorporation of new mixed-use centers that expand access to nearby shops, entertainment and services within walking or cycling distance from their homes create opportunities for more active lifestyles. Policies in Chapter 6, Public Facilities and Services also support the provision of parks and trails where Diamond Bar residents can go to exercise outdoors.

Social Connections

In addition to the physical environment, the strength of social networks and how the community engages with physical space has a strong impact on health and welfare at both the individual and community-wide level. Social interactions can contribute to both physical and mental health, and strong social networks can improve the resiliency of residents in the face of natural disasters and emergencies.

Diamond Bar has a network of community facilities designed to host community programs and events. The City offers a variety of recreational, artistic and educational programs, and special events that allow the community to come together. Members of the community have voiced a desire for more facilities and programming that will engage more youth and seniors, and reinforce the community's reputation as a "small town" where neighbors know and support each other. As the population becomes more ethnically diverse, spaces and opportunities for the community to come together to celebrate cultural differences and shared values will be increasingly valuable. In addition, the growing population of seniors will benefit from activities and programs that help them maintain social connections and networks despite changes in their ability or mobility. Chapter 6 includes policies that address



AGING IN PLACE

Aging in Place is a term used to refer to policies, services and structures related to the physical and social environment that allow older people to remain in their communities and “age actively,” or continue to participate fully in society without compromising safety or security. Communities that support ageing in place typically feature accessible pedestrian infrastructure, supportive housing options that feature design that allows older people to remain in their homes longer, and access to key social services.



community facilities, and Chapter 3 includes policies that address increasing gathering spaces and encouraging public interaction through good design.

Healthcare and Human Services

Access to health care services is a crucial determinant of overall community health given that medical monitoring, advice, and care is often essential to preventing disease and improving health outcomes. While Diamond Bar does not have any public health centers or hospitals within its jurisdictional boundaries, residents may visit hospitals in neighboring jurisdictions. Hospitals such as Pomona Valley Hospital Medical Center and St. Jude Hospital/Medical Center in Fullerton include Diamond Bar in their primary service areas or catchment areas. The Diamond Bar community also has access to two nearby Los Angeles County-run public health centers located in

Pomona and Monrovia. These health centers provide health services for free or on a sliding scale to low-income individuals and those without access to health insurance.

Diamond Bar's Diamond Ride program, a subsidized curb-to-curb cab service program, helps to support access to health and human services for persons with disabilities and those age 60 and older residing in Diamond Bar.

Healthy Food

An individual's access to healthy food options is another significant determinant of health. The County of Los Angeles Public Health 2015 survey data indicates that an overwhelming majority of parents and guardians in the Pomona Health District, which comprises Diamond Bar and neighboring jurisdictions, rated community access to fresh fruits and vegetables as excellent or good. The same

dataset simultaneously reveals, however, that more than 20 percent of children in grades 5, 7, and 9 and adults are obese. Many studies have found associations between quality of retail food environment and rates of obesity and diabetes. For example, when fast food restaurants are located adjacent to high schools, it is convenient for students to choose unhealthy food options.

Encouraging healthy eating can include actions such as increasing a community's knowledge of healthy food choices and behaviors, as well as promoting alternative healthy food options such as farmer's markets, community gardens and community-supported agriculture services (CSAs), which have the added benefit of providing opportunities for social interaction and community engagement and supporting local food producers.

ENVIRONMENTAL JUSTICE

Environmental justice refers to the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation and enforcement of environmental laws, regulations and policies. While environmental justice has traditionally focused on pollution burdens and their relationship to health, which are discussed in the context of Diamond Bar below, the concept of environmental justice has broadened to include environmental and social vulnerabilities that determine health such as access to services, healthy food, and opportunities, thus overlapping with other community health topics addressed in this Chapter.

Disadvantaged Communities

Environmental justice is typically examined in the context of disadvantaged communities. The term "disadvantaged community"

(DAC) is defined by the California Health and Safety Code, Section 39711, and refers to areas disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects, exposure to hazards, or environmental degradation, and socio-economic vulnerability, determined by concentrations of people that are of low income, high unemployment, low levels of homeownership, high rent burden, sensitive populations, or low levels of educational attainment.

Identifying DACs is the responsibility of local jurisdictions. SB 1000 specifies several ways for local jurisdictions to identify DACs, including the "off-the-shelf" method of using public maps published by the California Environmental Protection Agency (CalEPA), which is responsible for identifying disadvantaged communities pursuant to Health and Safety Code Section 39711. Each census tract in

the state is quantitatively evaluated for environmental pollution and vulnerability to the pollution.

CalEPA identifies the census tracts that score in the top 25 percent in terms of pollution burden and socioeconomic vulnerability as "disadvantaged communities."

As of 2019 no disadvantaged communities have been identified by CalEPA in Diamond Bar or its Sphere of Influence, however this doesn't preclude the City of Diamond Bar from incorporating the principles of environmental justice into its planning and policies, principles that are consistent with values shared by Diamond Bar residents such as inclusivity, fairness and equity and an understanding that a community is only as resilient as its most vulnerable populations. Incorporating these principles into the City's planning and policies will also help to ensure that Diamond Bar continues to aspire toward being among the most inclusive

communities to be found. The City can tackle procedural inequities, for instance, or inequities that occur when the planning process is not conducted in a uniform manner, by meeting community members where they are, at times that allow for broader participation, and by translating documents or providing interpretation services to those who are not comfortable providing input in English. Providing materials and outreach opportunities in other languages is and will continue to be particularly important in Diamond Bar, where levels of limited English speaking, also referred to as linguistic isolation, are high according to CalEPA and US Census Bureau data.

Pollution Burdens in Diamond Bar

The data provided by CalEPA in terms of pollution burden indicators is useful in terms of evaluating environmental health risks in Diamond Bar. Table 8-1 shows



the percentile rank of select pollution burden indicators used by CalEPA for census tracts in Diamond Bar. The percentile rank for a given indicator represents the percentage of census tracts in all of California with lower values of that indicator. For example, the majority of the census tracts in the Planning Area are in the 74th percentile or above for Ozone, which means that each census tract has worse Ozone pollution than 74 percent of census tracts in California. While the rankings do not necessarily reflect whether or not any given indicator is in non-compliance with existing standards for safety (for example, a high ranking for water contamination does not necessarily indicate that the water is unsafe to drink by State standards), they do illustrate clear geographical disparities in environmental quality.

Census tracts within the Planning Area are burdened with particularly high levels of fine particulate matter (PM 2.5), diesel particulate matter (diesel PM), and ozone. Fine particulate matter can originate from a variety of sources, including cars and trucks, industrial processes, wood burning, or other activities involving combustion, and wildfires. Because the particles are microscopic in size, they can be inhaled and affect both the lungs and heart, causing heart attacks, aggravated asthma, decreased lung function, and other complications. Ozone is a



Air Quality: Ozone

Air Quality: PM_{2.5}

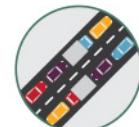
Diesel Particulate Matter



Pesticide Use



Toxic Releases from Facilities



Traffic Density

common air pollutant in the region that is produced in the atmosphere by chemical reactions between oxygen-containing compounds and other air pollutants in the presence of sunlight. Emissions from industrial facilities and electric utilities, motor vehicle exhaust, gasoline vapors, and chemical solvents are some of the major sources of these substances. Breathing ozone can trigger a variety of health problems, particularly for children, the elderly, and people of all ages who have lung diseases such as asthma.

Drinking water and hazardous waste are two other pollution burden indicators where census tracts in Diamond Bar tend to score high relative to other census tracts in California. It is important to note that both drinking water and hazardous waste are regulated by standards at the State level. These indicators do not, therefore, necessarily point to major threats to human health.

Strategies available to the City to address these pollution burdens include collaborating with neighboring jurisdictions and regional bodies such as the South Coast Air Quality Management

District (SCAQMD) (see Chapter 5 for further discussion and policies related to air quality and water quality); protecting sensitive populations such as young people and aging adults from environmental risks through appropriate land use planning and mitigation requirements such as

adherence to SCAQMD's air quality buffers as is referenced in Chapter 5; and ensuring that hazardous waste does not pose a threat to human health through appropriate land use and hazardous waste regulations, as outlined in Chapter 7: Public Safety.

Table 8-1: Percentile Ranks for Select Pollution Burden Indicators in Diamond Bar Disadvantaged Communities

Census Tract	Ozone ³	PM2.5 ⁴	Diesel ⁵	Drinking ⁶ Water	Traffic ⁷	Hazardous Waste ⁸	Total Pollution Burden ⁹
403303	74	69	95	28	82	77	83
403304	69	69	79	28	84	19	57
403305	69	34	0	90	38	8	25
403312	78	82	97	54	96	47	93
403316	82	71	0	94	48	49	38
403319	78	96	0	95	49	26	26
403320	78	21	0	41	40	69	18
403321	82	23	0	95	45	50	15
403322	74	90	0	96	48	42	28
403323	74	98	0	94	50	78	31
403324	74	30	0	43	40	13	22
403325	69	34	0	91	38	41	18
408703	65	69	25	52	82	18	56

Notes:

1. The percentile represents a relative score for the indicators, in comparison to all census tracts in California.
2. Percentile values are rounded to the nearest one percent.
3. Based on amount of daily maximum 8-hour ozone concentration.
4. Based on annual mean of fine particulate matter concentrations.
5. Based on County-wide estimates for a July weekday.
6. Based on drinking water contaminant index for selected contaminants. The drinking water contaminant index is a combination of contaminant data that takes into account the relative concentrations of different contaminants and whether multiple contaminants are present. The drinking water contaminant index is not a measure of compliance with drinking water standards and does not indicate whether water is safe to drink.
7. Based on traffic volumes on road segments within 150 meters of the census tract boundary.
8. Based on the sum of weighted permitted hazardous waste facilities and hazardous waste generators within each census tract.
9. Based on average of percentiles from all pollution burden indicators.

Source: CalEnviroScreen 3.0, 2018

ACTIVE LIFESTYLE

See Chapter 4: Circulation for additional policies regarding the promotion of multi-modal mobility. See Chapter 6: Public Facilities and Services for additional policies regarding the provision of parks and public facilities.

GOALS

- CHS-G-1** Support healthy and active lifestyles for all members of the community by integrating opportunities for active transportation and physical activity into daily life in Diamond Bar.
- CHS-G-2** Achieve more walkable, livable neighborhoods by expanding the multi-modal transportation system and creating a safe, pedestrian-oriented environment.
- CHS-G-3** Promote the use of public parks, recreational and other spaces for healthy exercise and physical activity.

POLICIES

- CHS-P-1** Strive to ensure that all areas of the community have an equal distribution of public parks and public recreational facilities to maximize access.
- CHS-P-2** As resources become available and appropriated through the municipal budget process, improve signs directing residents and visitors to public parks and recreational facilities from all parts of the community. Integrate parks and recreation signage with bikeway and pedestrian-oriented signage systems throughout Diamond Bar.
- CHS-P-3** Promote physical activity and active transportation programs through events sponsored by the City, particularly the Parks & Recreation Department.





CHS-P-4 Remove barriers and improve multi-modal mobility throughout the City for all community members by supporting transit, pedestrian, and bicycle connections between residential neighborhoods and major destinations, including parks, civic facilities, school campuses, other educational institutions, employment centers, shopping destinations, parks, and recreation areas, where appropriate.

CHS-P-5 As opportunities and resource become available, implement street design features that facilitate walking and biking in both new and established areas. Require a minimum standard of these features for all new developments.

CHS-P-6 Support efforts to improve the conditions for youth walking and bicycling in the areas surrounding schools.

SOCIAL CONNECTION

GOALS

CHS-G-4 Embrace physical, cultural, language, and social diversity, sensitively integrating and welcoming newcomers into the established community.

CHS-G-5 Enhance cultural and generational diversity and social connections through opportunities for volunteerism and civic engagement, public gathering places, public art, family-friendly activities, and events that connect residents to one another, helping them to stay socially active in the community.

CHS-G-6 Provide safe and welcoming opportunities for meeting and gathering that encourage face-to-face interactions between people.

POLICIES

CHS-P-7 Continue to support and promote citywide events that integrate families, schools, and the greater community.

CHS-P-8 Foster greater connectivity between neighborhoods and uses by reducing physical barriers and implementing strategies that improve comfort and safety, such as improved visibility, lighting, and walkability.

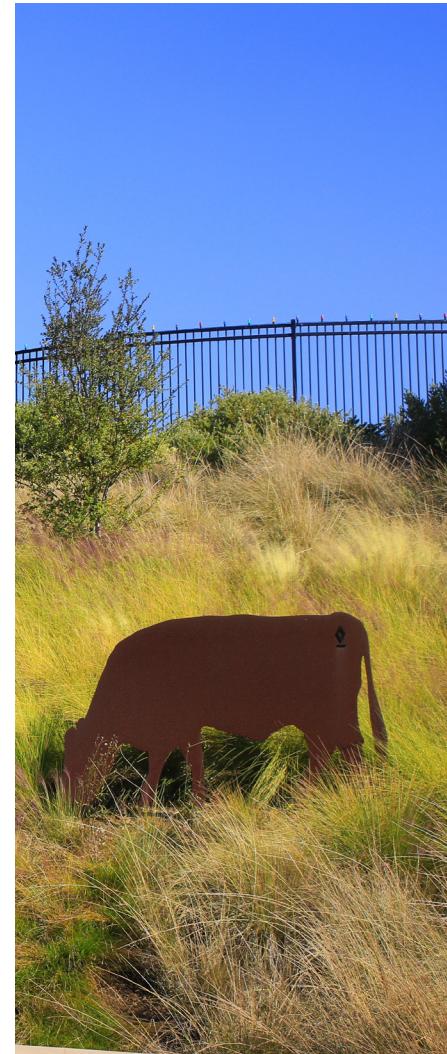
CHS-P-9 Encourage and provide volunteer opportunities for residents to engage and support a wide variety of events and activities.

CHS-P-10 Promote social engagement and healthy lifestyles for older adults by continuing to organize and offer appropriate cultural, recreational, and assistance programs, activities, and services.

CHS-P-11 Encourage and facilitate incorporation of universal lifecycle design principles (design that promotes the ability to remain in one's house as one ages) in new residential development, allowing community members to stay in their homes and neighborhoods longer.

CHS-P-12 Encourage public art installations that are diverse in content, media, and siting that help to create and reinforce the uniqueness of Diamond Bar and reflect an array of cultural influences.

CHS-P-13 Support the provisions of spaces, programs and facilities across the community to provide opportunities for artistic and cultural engagement and expression for all members of the Diamond Bar community.





CHS-P-14 Encourage the development of “destinations”—such as the clusters of commercial uses that draw residents from the entire community into the Neighborhood Mixed Use, the Transit-Oriented Mixed Use, and the Town Center focus areas.

CHS-P-15 Encourage the establishment of gathering areas in new neighborhoods.

CHS-P-16 Create safe public spaces through implementation of Crime Prevention Through Environmental Design (CPTED) strategies.

HEALTHCARE AND HUMAN SERVICES

See Chapter 2: Land Use and Economic Development for additional policies regarding the development of employment opportunities.

GOALS

CHS-G-7 Promote health equity, including equal access to health facilities, clinics, goods, services, and economic and educational opportunities, helping to ensure wellbeing for residents of all ages, abilities, and incomes.

POLICIES

CHS-P-17 Support the managed growth of complementary health services and medical facilities in Diamond Bar, including clinics, hospitals, medical offices, and medical laboratories. Work with hospitals, medical practices, and other health care providers to ensure widespread access to these services.

CHS-P-18 Publicize existing health programs and assist residents in connecting with County and community-based health services and medical facilities.

CHS-P-19 Encourage the use of schools as community and neighborhood centers to provide a range of services and programs, such as evening courses related to healthy living, job-training and retraining programs, and other services for the community at large.

HEALTHY FOOD

GOALS

CHS-G-8 Promote a healthy, balanced, functional, and equitable food system for the entire Diamond Bar community by reducing barriers and increasing access to locally-grown fruits and vegetables and increasing community-wide knowledge of healthy food choices and behaviors.

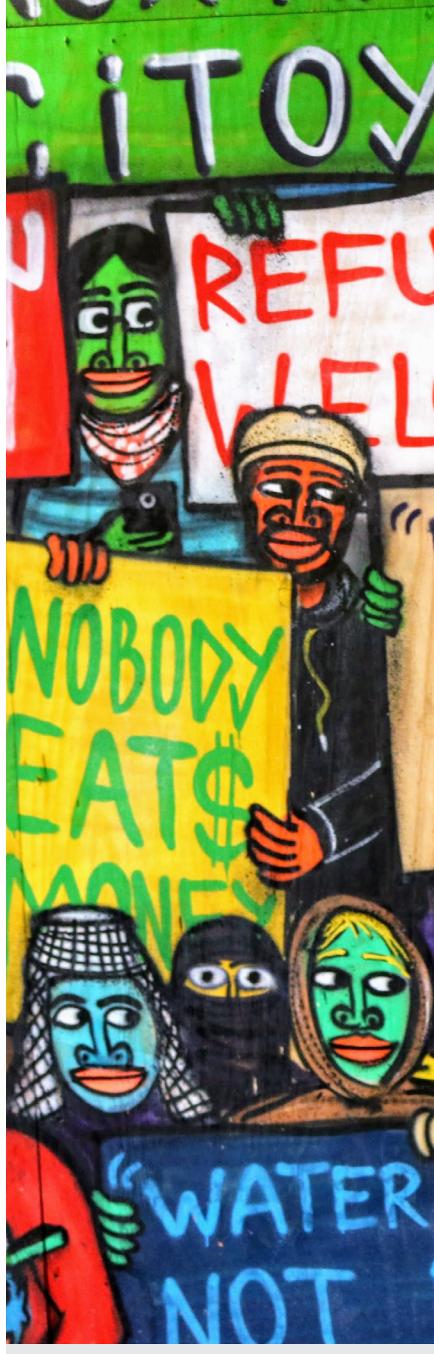
POLICIES

CHS-P-20 Continue to support and collaborate with local non-profit organization (such as the Greater La Puente Valley Meals on Wheels) to promote and provide food delivery to Diamond Bar residents who have difficulty preparing food or obtaining meals for themselves due to physical, mental, financial, or other conditions.

CHS-P-21 Promote healthy food and beverages at City-sponsored events, programs, and recreation activities. Ensure that safe, clean drinking water is available for the public at all City-owned buildings where public programs occur.

CHS-P-22 Seek opportunities to partner with regional Community Supported Agriculture (CSA) as an alternative source of fresh and healthy fruits and vegetables for Diamond Bar residents, particularly those with limited mobility or income, or those farthest from existing grocery stores.





CHS-P-23 Support home gardening efforts by adopting a Home Gardening and Urban Agriculture Ordinance or otherwise ensuring that zoning does not prevent or restrict the use of residential properties as vegetable gardens.

CHS-P-24 Explore opportunities as they arise to incorporate community gardens into City parks and open space areas, and encourage the Diamond Bar Community Garden and other organizations to facilitate the development, administration, and operation of additional community gardens in the City.

PUBLIC HEALTH AND ENVIRONMENTAL JUSTICE

GOALS

CHS-G-9 Promote health equity and environmental justice in Diamond Bar to ensure the well-being of residents with the greatest vulnerability to health risks.

CHS-P-10 As opportunities avail themselves, involve environmental groups, the business community, and the general public in the formulation and implementation of programs that enhance public health in the City and the region.

POLICIES

CHS-P-25 Cooperate with the Los Angeles County Department of Public Health and other agencies to monitor and maintain data related to Diamond Bar health outcomes and risk factors, and use this data to consider development or expansion of County and City programs to best serve and protect the Diamond Bar community.

CHS-P-26 At such time that City staffing resources are available, monitor and maintain data from CalEPA related to pollution burdens and socioeconomic vulnerabilities in Diamond Bar, and use the data to consider development or expansion of programs and investments to reduce the risks of disadvantaged communities.

CHS-P-27 Recognizing the adverse health impacts associated with compromised air quality, ensure the protection of sensitive receptors from exposure to hazardous concentrations of air pollutants when reviewing development proposals.

CHS-P-28 To the extent feasible, manage, enhance, and improve the City's tree canopy as a valuable ecological and public health resource, particularly adjacent to and within sensitive use areas located in the Air Quality Management District (AQMD) 500-foot air quality buffer.

CHS-P-29 Incorporate noise mitigation measures, which could include buffers, noise barriers, or natural open space, and vegetation, between new sensitive uses such as residential units and schools, and major noise polluters such as SR-57 and SR-60, the Metrolink Riverside rail line, and heavy industry.

CHS-P-30 Support a better informed and civically engaged community by making information available both in print and electronic format, and, to the extent possible, provide this information in the languages predominantly spoken in the community.

CHS-P-31 Encourage all segments of the Diamond Bar community, including residents, businesses, and organizations, to be involved in the development, adoption, and implementation of community health programs and activities.



8.3 CLIMATE CHANGE AND GREENHOUSE GASES

Climate change impacts pose an immediate and growing threat to California's economy, environment and public health. The effects of climate change in the San Gabriel Valley include increased temperatures, reduced precipitation, flooding, and

reduced water supply. It is thus important that the Diamond Bar community build resilience to be able to adapt to these effects, and also promote the reduction of greenhouse gas (GHG) emissions to mitigate, or reduce their impacts.

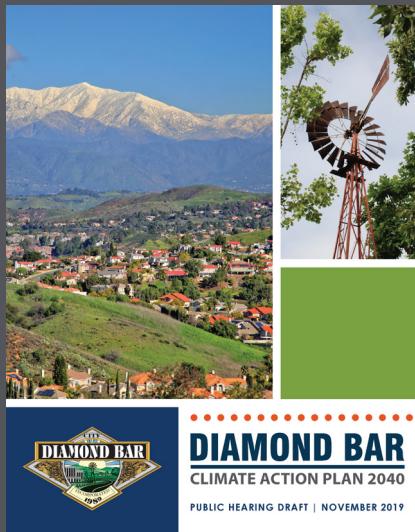
CLIMATE CHANGE MITIGATION

In California, about 40 percent of greenhouse gas emissions come from the transportation sector. For example, the proximity between housing and job centers and the design of transportation networks determines the distance needed to travel between destinations and the transportation mode choices available. These factors directly influence the amount of greenhouse gas emissions from the transportation sector. Reducing vehicle miles traveled will help Diamond Bar reduce its greenhouse gas emissions and mitigate potential impacts of climate change, with the added benefit of reducing pollutants that affect public health issues related to air quality in the city and broader region.

Climate change mitigation refers to the actions taken to limit the magnitude or rate of climate change and its corresponding effects, and focuses primarily on the reduction of GHG emissions. Given the relationship between transportation and greenhouse gas emissions in California

and the dominance of single occupant vehicles in Diamond Bar, the most promising mitigation measures available to the City of Diamond Bar are those related to the reduction of vehicle miles traveled (VMT) through land use and transportation planning that promotes compact growth and alternative modes of transportation. This General Plan provides a land use plan and corresponding land use and circulation policies that act as a framework for VMT reduction through compact, mixed-use development that provides greater access to shopping, employment and recreational destinations that do not require travelling long distances by car (see Chapter 2: Land Use and Economic Development and Chapter 4: Circulation). Other climate change mitigation strategies include energy efficiency and conservation, waste reduction and diversion, and green building and landscapes. Additional measures to promote climate change mitigation are outlined in the City's Climate Action Plan.

CLIMATE ACTION PLAN



Diamond Bar is committed to helping reduce the effects of rapid climate change. The City's Climate Action Plan (CAP) is designed to provide discrete actions to operationalize the General Plan policies that help with GHG reduction. The CAP outlines Diamond Bar's overall strategy to reduce GHG emissions and identifies specific implementation measures the City will undertake and quantifies their impacts, in order to comply with State directives for reducing GHGs. The California Assembly Bill (AB) 32 2017 Scoping Plan seeks to bring California to a low carbon future, reducing emissions to no more than six metric tons carbon dioxide equivalent (MTCO₂e) per capita by 2030 and no more than two MTCO₂e per capita by 2050. The AB 32 Scoping Plan also directs local governments to assist the state in meeting California's emissions goals.

The GHG emission targets proposed for the Diamond Bar CAP are based on the goals established by California Executive Order (EO) S-3-05 and SB 32, following the CAP guidelines established in the 2017 Scoping Plan. The horizon year for analysis in the proposed Diamond Bar CAP is 2040, corresponding with the General Plan update horizon. Thus, the CAP will include targets of six MTCO₂e per capita per year by 2030 and four MTCO₂e per capita per year by 2040 (derived from the Scoping Plan target of two MTCO₂e per capita per year in 2050). It provides a community-based policy framework to address community-wide GHG emissions sources. Specifically, the CAP is designed to:

- *Translate high-level objectives and quantified goals into a realistic, understandable set of implementation actions;*
- *Demonstrate that significant reductions in GHG emissions are attainable through local actions;*
- *Inspire community members to work collectively to achieve these reductions;*
- *Dovetail with General Plan policies that are required to address climate change impacts and adaptation, including those for land use, transportation, building design, and infrastructure; and*
- *Provide a predictable approach to mitigation strategies for the compliance of future development projects with CEQA.*

The CAP will be the primary tool for implementing the General Plan's climate change mitigation policies.

Energy Efficiency and Conservation

Many energy efficiency and conservation measures rely on individual decisions and incentives to make these decisions. The City is positioned to act as a model of energy efficiency and conservation through the establishment of city practices that reduce energy consumption, and to disseminate information on incentives such as energy upgrading financing options that will encourage the Diamond Bar community to conserve energy.

Waste Reduction and Recycling

Diverting waste from landfills by promoting reduction, reuse, recycling, and composting of materials can substantially reduce greenhouse gas emissions. Recycling and waste prevention programs reduce energy and transportation needed to manufacture and ship resource-intensive products and packing. Composting food and yard waste reduces the amount of methane produced in landfills.

Green Building and Landscapes

The California Green Building Standards Code (CALGreen) was adopted in 2010. It was the first code of its kind to mandate green building design and construction in categories related to planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and air quality standards. The City's Building Code was amended for consistency with CALGreen Building Code. CALGreen measures thus apply to all new buildings (residential and non-residential). In addition, Diamond Bar's biological resources and ecosystems contribute to climate change mitigation through carbon storage and climate regulation. These ecosystem services will be particularly important as climate change contributes to higher temperatures and heat islands in urban areas.



GREENHOUSE GAS EMISSIONS

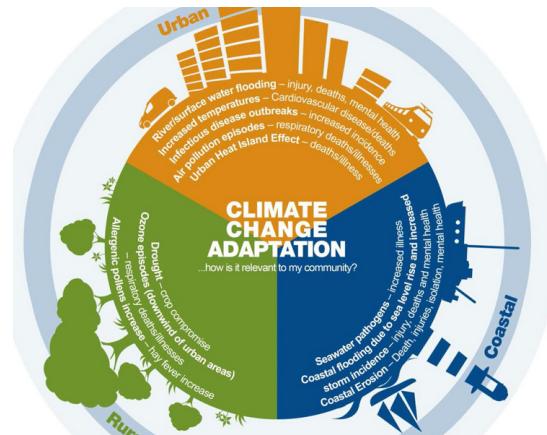
GHGs are those compounds in the Earth's atmosphere that play a critical role in determining temperature near the Earth's surface. More specifically, these gases allow high-frequency shortwave solar radiation to enter the Earth's atmosphere, but retain some of the low frequency infrared energy which is radiated back from the Earth towards space, resulting in a warming of the atmosphere. GHGs result from human activities associated with industrial manufacturing, vehicle emissions, waste, and the use of electricity generated from fossil fuels.

CLIMATE CHANGE RESILIENCE

Although reducing GHGs is necessary to avoid the most catastrophic consequences of climate change, a certain amount of climate change within the planning horizon of this General Plan is unavoidable due to existing emissions and the concentration of GHGs in the atmosphere. The Fourth California Climate Change Assessment, completed in 2018, projected that for the Los Angeles region, including Los Angeles County, changes in climate are likely to include:

- Continued warming, with average maximum temperatures to increase 4 to 5 degrees Fahrenheit (F) by 2050;
- Increases in extreme temperatures, with the hottest day of the year being up to 10 degrees F warmer for many locations by the end of the century and the number of extremely hot days also increasing;
- Increases in both dry and wet extremes, with increases in precipitation on the wettest day of the year and increased frequency and severity of atmospheric river events; and
- Increased frequency of wildfire.

In the Planning Area, some residents will be more vulnerable to the effects of climate change. For example, young residents, seniors, persons with disabilities, lower-income households, those living in social isolation, and the homeless are at a much higher risk for health



problems related to heat and wildfire smoke. Geographically, some locations in the Planning Area may be more susceptible to certain effects of climate change. Structures and residents located on hillsides and near open spaces will have greater wildfire risk. Intensively developed areas are more likely to experience "heat island" effects, in which urban development and human activities contribute to higher temperatures than those in surrounding unurbanized areas. Heat islands are typically the result of dark surfaces, building materials that absorb and radiate heat, loss of vegetation, and energy usage. In order to reduce the community's vulnerability and build resiliency, the City can prepare for and adapt to the impacts of climate change. Strategies can include the following:

- Plan for extreme weather events by incorporating the potential effects and threats of climate change into emergency management planning;
- Use urban design as a tool to reduce heat island effects by planting trees and limiting the use of pavement, other urban

- Materials, such as asphalt, concrete, and other man-made materials, and human activities that concentrate the sun's heat;
- Create a system resilient to low water supplies by managing urban and agricultural water use efficiently;
- Protect against failures of the transportation system by creating resilient transportation systems with redundant, multi-modal routes; and

- Build preparedness within the community by ensuring that community members are aware of changing risks and have access to necessary support systems.

Many policies throughout this chapter and other chapters of the General Plan are intended to increase the community's resiliency by promoting stability of different ecological, social, built, and economic systems of the City.

THE URBAN HEAT ISLAND EFFECT

Urban Heat Islands refer to developed areas that undergo higher warming of the surface and the atmosphere than surrounding rural or undeveloped areas. Research suggests that unmitigated Climate change will lead to higher temperatures and longer, more severe, and more frequent heat waves. Urban areas such as Diamond Bar already suffering from the heat island effect will bear the brunt of these harsher heat events, increasing the risk of illnesses such as heat exhaustion and heat stroke, particularly among older adults, young children, and those who work outdoors. Mitigation measures can include increasing the tree canopy, installing green roofs and cool pavements, and reducing the number of vehicles in an area.



CLIMATE CHANGE AND GREENHOUSE GASES

See Chapter 4: Circulation for additional policies regarding the reduction of VMT and promotion of multi-modal mobility. See Chapter 5: Resource Conservation for additional policies regarding hillside conservation and open space preservation

GOALS

CHS-G-11 Promote initiatives that enhance sustainability by reducing the community's greenhouse gas (GHG) emissions, protecting natural open spaces which provide CO₂ sequestration, and fostering green development patterns, buildings, sites, and landscapes.

CHS-G-12 Conserve natural open spaces by prioritizing and supporting infill development to build healthy, equitable, and sustainable communities.

CHS-G-13 Promote energy efficiency and conservation in the community.

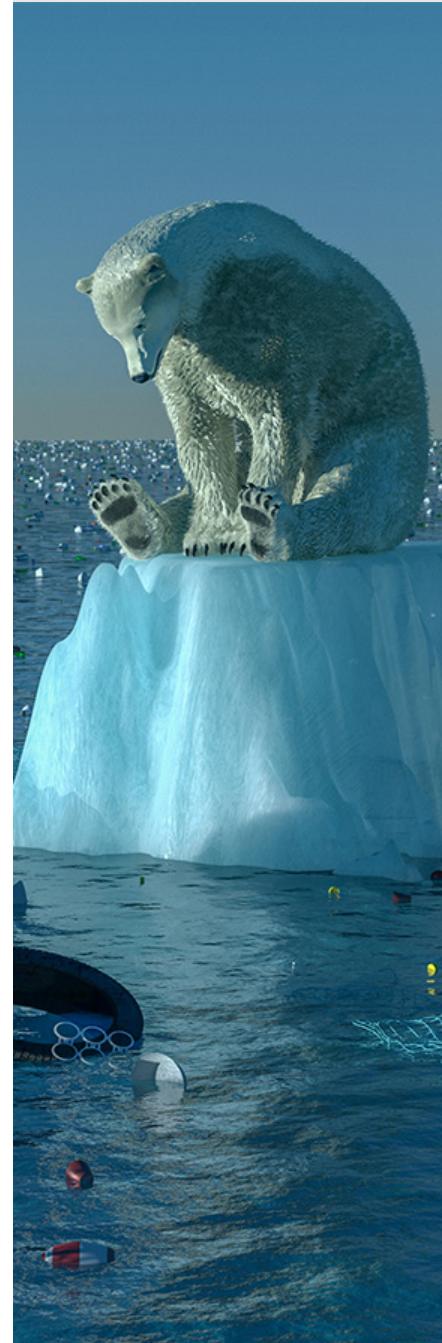
CHS-G-14 Encourage waste reduction and diversion practices to meet State targets and reduce GHG emissions.

CHS-G-15 Increase the community's resiliency and capacity to resist and recover from social, economic, and environmental disruption from climate change impacts.

POLICIES

Greenhouse Gas Emissions

CHS-P-32 Continue to monitor the City's compliance with State-mandate GHG emissions, as provided for in the CAP. Make timely adjustments to City policies as required to continue meeting State GHG targets, and as changes in technology, federal and State programs, or other circumstances warrant.





CHS-P-33 Encourage land uses to reduce vehicle miles traveled (VMT), prioritizing infill development and incorporating vertical and horizontal mixed-use development, public transit, and active transportation facilities where appropriate, recognizing that the transportation sector is the largest source of GHG emissions in Diamond Bar and in California more broadly.

CHS-P-34 Demonstrate City leadership in GHG emission reduction activities by promoting incentives for proposals that reduce or minimize GHG production, or provide incentives for selecting climate friendly, or lower and/or non-emission producing alternatives.

Energy Efficiency and Conservation

CHS-P-35 Use the City's CAP as the platform when outlining and implementing measures to improve energy conservation and increase renewable energy use in existing and new development.

CHS-P-36 Support and cooperate with local, regional, State, and federal agencies on the monitoring and evaluation of energy resources as well as the identification of energy-efficient and alternative energy technologies and practices.

CHS-P-37 As opportunities arise, work with appropriate federal, State, and private utility agencies to identify and facilitate utility rate revisions that would provide incentives for the conservation of energy.

CHS-P-38 Promote the adoption of rooftop and parking lot solar power and/or other alternative energy usage on developed sites in Diamond Bar through actions such as:

- a. Establishing incremental growth goals for solar power/alternative energy systems in Diamond Bar;
- b. Developing guidelines, recommendations, and examples for cost-effective solar and/or other

alternative energy-based installation; and

- c. Installing solar/alternative energy technology on existing City facilities.

CHS-P-39 Support Southern California Edison (SCE) and Southern California Gas Company's (SoCalGas) efforts to increase public awareness of energy conservation technology and best practices.

CHS-P-40 Require the inclusion, where feasible, of provisions for energy-efficient modes of transportation and fixed facilities that establish public transit, bicycle, and pedestrian modes as safe, efficient, and desirable alternatives.

CHS-P-41 Support the use of clean fuel and "climate friendly" vehicles in order to reduce energy use, energy cost, and greenhouse gas emissions by residents, businesses, and City government activities.

CHS-P-42 Seek funding and other assistance from the South Coast Air Quality Management District for installation of electric vehicle charging stations at appropriate locations throughout the City.

CHS-P-43 Explore participating in new high efficiency technology programs such as LED lighting for City facilities, safety lighting in parks and other public spaces, and LED street lighting conversion for all City-owned street lights.

CHS-P-44 Promote energy conservation and retrofitting of existing buildings through the implementation of the Green Building Codes.

CHS-P-45 Support and cooperate with the Walnut Valley Water District, the Los Angeles County Public Works Department, and the Los Angeles County Sanitation District in community education efforts to reduce the consumption of carbon-based fuels for conveyance and treatment of water and wastewater.



Waste Reduction and Recycling

RECYCLABLE MATERIALS



WASTE REDUCTION



WASTE SORTING



RECYCLING FACTORY



CHS-P-46 In order to achieve compliance with the source reduction goals set forth under Assembly Bill (AB) 939 amendments thereto, incorporate solid waste diversion goal performance standards into the contracts with the City's franchise waste haulers, and enforce the City's Construction and Demolition Waste Ordinance.

CHS-P-47 Reduce the disposal of household hazardous wastes in landfills through continued cooperation with waste pick-up service providers, the County Sanitation Districts, and the Los Angeles County Department of Public Works in the provision of curbside pick-up and annual household waste round up events.

CHS-P-48 Continue to promote the safe disposal of household hazardous waste through public education and incentives.

CHS-P-49 Continue to educate residential, commercial, and industrial generators about source reduction and recycling programs and encourage their participation in these programs through promotional campaigns and incentives.

CHS-P-50 Encourage generators of edible food to have contracts or agreements with food rescue organizations to minimize edible food from being disposed of or destroyed.

CHS-P-51 Encourage residents and businesses to compost leaves, grass clippings, food waste, and other organic materials by promoting existing food waste pickup services, residential waste hauler rate composting discounts, and residential backyard composting.

CHS-P-52 Collaborate with the City's contract waste haulers to educate and encourage residents and businesses about waste reduction strategies.

CHS-P-53 Support and cooperate with County and State regulatory agency efforts to require commercial and industrial generators to develop and implement a source reduction and recycling plan tailored to their individual waste streams.

Climate Change Resiliency

CHS-P-54 Incorporate updated information about future climate change hazards, particularly those related to extreme weather such as drought, storms, heat waves, and wildfires, into the City's hazard mitigation and emergency planning processes.

CHS-P-55 Encourage the protection and enhancement of areas identified as healthy functioning ecosystems that provide the ecological, cultural, public health and safety, and economic value of ecosystem services, or benefits.

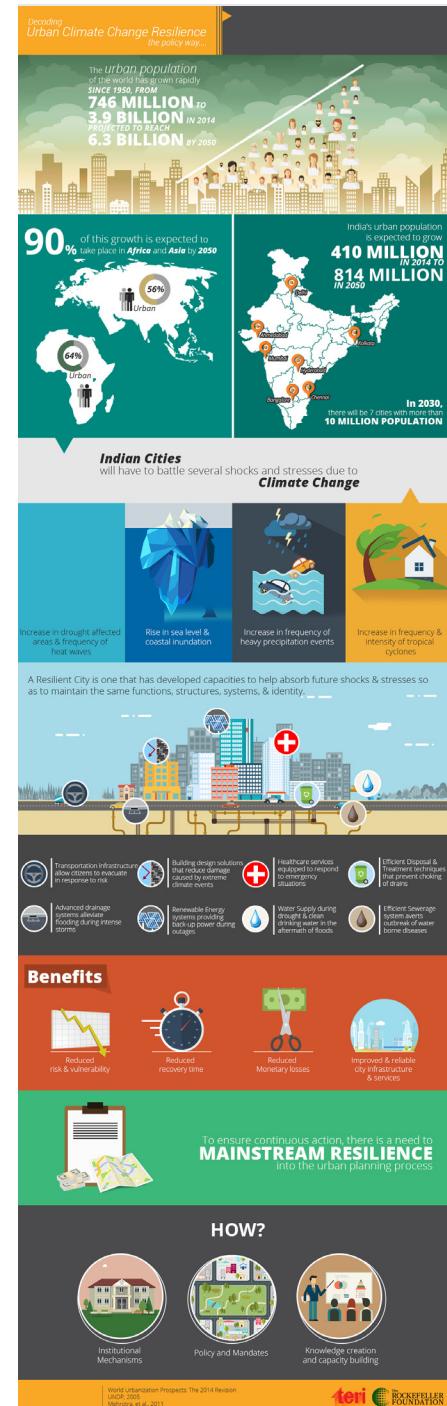
CHS-P-56 Prepare a Landscape Manual or otherwise incorporate landscape standards in the Municipal Code to mitigate urban heat island effects and contribute to long-term carbon storage through maximum tree canopy coverage and minimum asphalt and paving coverage particularly for denser areas like the planned Town Center and mixed-use neighborhoods, existing shopping centers, and industrial and other areas with expansive surface parking. Consider the reflectance of stone and rock ground cover in heat generation.

CHS-P-57 Encourage water conservation, drought-tolerant landscaping and the use of greywater and reclaimed and recycled water, where appropriate, with a view to reducing water use.

CHS-P-58 Encourage the installation of green roofs and cool (reflective) roofs to reduce temperatures of roof surfaces and the surrounding air.

CHS-P-59 As resources become available, increase the efficiency of water usage in public places, such as irrigation in public parks, and utilize drought-tolerant landscaping in City parks and streetscapes.

CHS-P-60 Promote a resilient transportation system that offers connectivity for multiple transportation modes in the face of extreme events related to climate change, such as storms and wildfires.



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HOUSING ELEMENT

2021-2029

Adopted by City Council
November 2, 2021

9.0



Contents

9.1	Introduction	9-1
	Community Context	9-1
	Role of Housing Element	9-1
	Public Participation	9-3
	Relationship to Other General Plan Elements	9-3
9.2	Housing Needs Assessment	9-4
	Population Characteristics.....	9-4
	Household Characteristics	9-5
	Employment.....	9-10
	Housing Stock Characteristics	9-11
	Special Needs.....	9-14
	Assisted Housing at Risk of Conversion	9-20
	Future Growth Needs.....	9-21
9.3	Resources and Opportunities.....	9-23
	Land Resources	9-23
	Financial and Administrative Resources	9-23
	Energy Conservation Opportunities.....	9-26
9.4	Constraints	9-28
	Governmental Constraints.....	9-28
	Development Processing Procedures	9-40
	Non-Governmental Constraints	9-45
	Affirmatively Furthering Fair Housing	9-47
9.5	Housing Action Plan	9-58
	Goals and Policies.....	9-58
	Housing Programs	9-60
	Appendix A – Evaluation of the Prior Housing Element	
	Appendix B – Residential Sites Inventory	
	Appendix C – Public Participation Summary	

List of Tables

Table 9-1 : Population Trends, 2000-2020, Diamond Bar vs. SCAG Region	9-4
Table 9-2 : Population by Age and Sex, Diamond Bar.....	9-5
Table 9-3 : Overcrowding by Tenure, Diamond Bar and SCAG Region	9-5
Table 9-4 : Extremely-Low-Income Households, Diamond Bar	9-6
Table 9-5 : Income Categories and Affordable Housing Costs, Los Angeles County	9-7
Table 9-6 : Percentage of Income Spent on Rent, Diamond Bar	9-7
Table 9-7 : Percentage of Income Spent on Rent by Income Category, Diamond Bar	9-8
Table 9-8 : Median Home Sales Price for Existing Homes, Diamond Bar and SCAG Region ..	9-8
Table 9-9 : Monthly Mortgage Cost, Diamond Bar and SCAG Region	9-9
Table 9-10 : Monthly Mortgage Cost by Income Category, Diamond Bar	9-9
Table 9-11 : Overpayment by Income Category, Diamond Bar	9-10
Table 9-12 : Employment by Industry, Diamond Bar	9-10
Table 9-13 : Employment by Occupation – Diamond Bar vs. SCAG Region	9-11
Table 9-14 : Housing by Type, Diamond Bar and SCAG Region	9-12
Table 9-15 : Housing by Tenure, Diamond Bar and SCAG Region.....	9-12
Table 9-16 : Housing Tenure by Age of Householder, Diamond Bar.....	9-12
Table 9-17 : Vacant Units by Type, Diamond Bar and SCAG Region.....	9-13
Table 9-18 : Age of Housing Stock, Diamond Bar and SCAG Region	9-13
Table 9-19 : Disabilities by Type, Diamond Bar	9-14
Table 9-20 : Disabilities by Type for Seniors 65+, Diamond Bar and SCAG Region	9-15
Table 9-21 : Developmental Disabilities by Residence and Age, Diamond Bar	9-16
Table 9-22 : Elderly Households by Income and Tenure, Diamond Bar.....	9-17
Table 9-23 : Household Size by Tenure, Diamond Bar	9-18
Table 9-24 : Household Type by Tenure, Diamond Bar.....	9-19
Table 9-25 : Poverty Status for Female-Headed Households, Diamond Bar.....	9-19
Table 9-26 : Employment in the Agricultural Industry, Diamond Bar.....	9-20
Table 9-27 : 2021-2029 Regional Housing Growth Needs, Diamond Bar.....	9-21
Table 9-28 : Land Use Categories, Diamond Bar 2040 General Plan	9-29
Table 9-29 : Residential Development Standards	9-31
Table 9-30 : Permitted Residential Development by Zoning District	9-32
Table 9-31 : Residential Parking Requirements	9-38
Table 9-32 : Review Authority for Residential Development.....	9-40
Table 9-33 : Planning and Development Fees	9-44
Table 9-34 : Road Improvement Standards.....	9-45
Table 9-35 : Quantified Objectives 2021-2029, Diamond Bar	9-71

List of Figures

Figure 9-1 Regional Location, Diamond Bar	9-2
Figure 9-2 Seismic Hazard Zones	9-53
Figure 9-3 Fire Hazard Zones.....	9-54
Figure 9-4 Racial Demographics	9-55
Figure 9-5 Poverty Status.....	9-55
Figure 9-6 Racially or Ethnically Concentrated Areas of Poverty.....	9-56
Figure 9-7 Disability Status.....	9-56
Figure 9-8 TCAC/HCD Opportunity Map	9-57

9.1 INTRODUCTION

COMMUNITY CONTEXT

Diamond Bar is a scenic community located in the San Gabriel Valley on the eastern edge of Los Angeles County, within minutes of Orange, Riverside, and San Bernardino counties. With its origin as a center for ranching perched among a landscape of rolling hills in the East San Gabriel Valley, suburban-style growth later established Diamond Bar as a residential community known for its friendly country-living atmosphere, abundant open spaces, exceptional public facilities, well-maintained parks and hiking trails, and excellent schools.

With convenient access to State Route 57 (SR-57) and SR-60, Diamond Bar is within 30 miles driving distance of the cities of Los Angeles, Riverside, and Irvine, making it a desirable part of the region to live and work. Diamond Bar is bounded by the cities of Industry and Pomona to the north and Chino Hills to the east, and unincorporated Los Angeles County to the south and west.

The western edge of the city lies at the intersection of SR-57 and SR-60, with SR-57 connecting the city to Interstate 10 (I-10) 1½ miles to the north and SR-60 connecting to SR-71 roughly 2 miles to the east. The Industry Metrolink Station lies on Diamond Bar's northern border with the City of Industry, providing east-west transit connections to Los Angeles and Riverside. The regional setting is depicted in Figure 9-1.

Most of the easily buildable land in the City has already been developed, and much of the remaining land has a variety of geotechnical and topographic conditions that may constrain future development. As a result, a significant portion of future residential growth in Diamond Bar is expected to occur through redevelopment of commercial or light industrial properties, particularly those designated for mixed-use development in the comprehensive 2040 General Plan update.

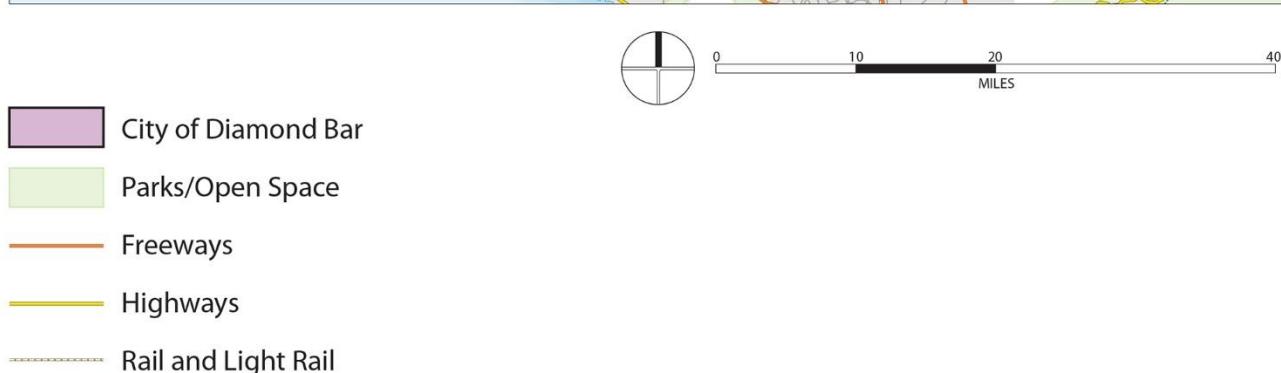
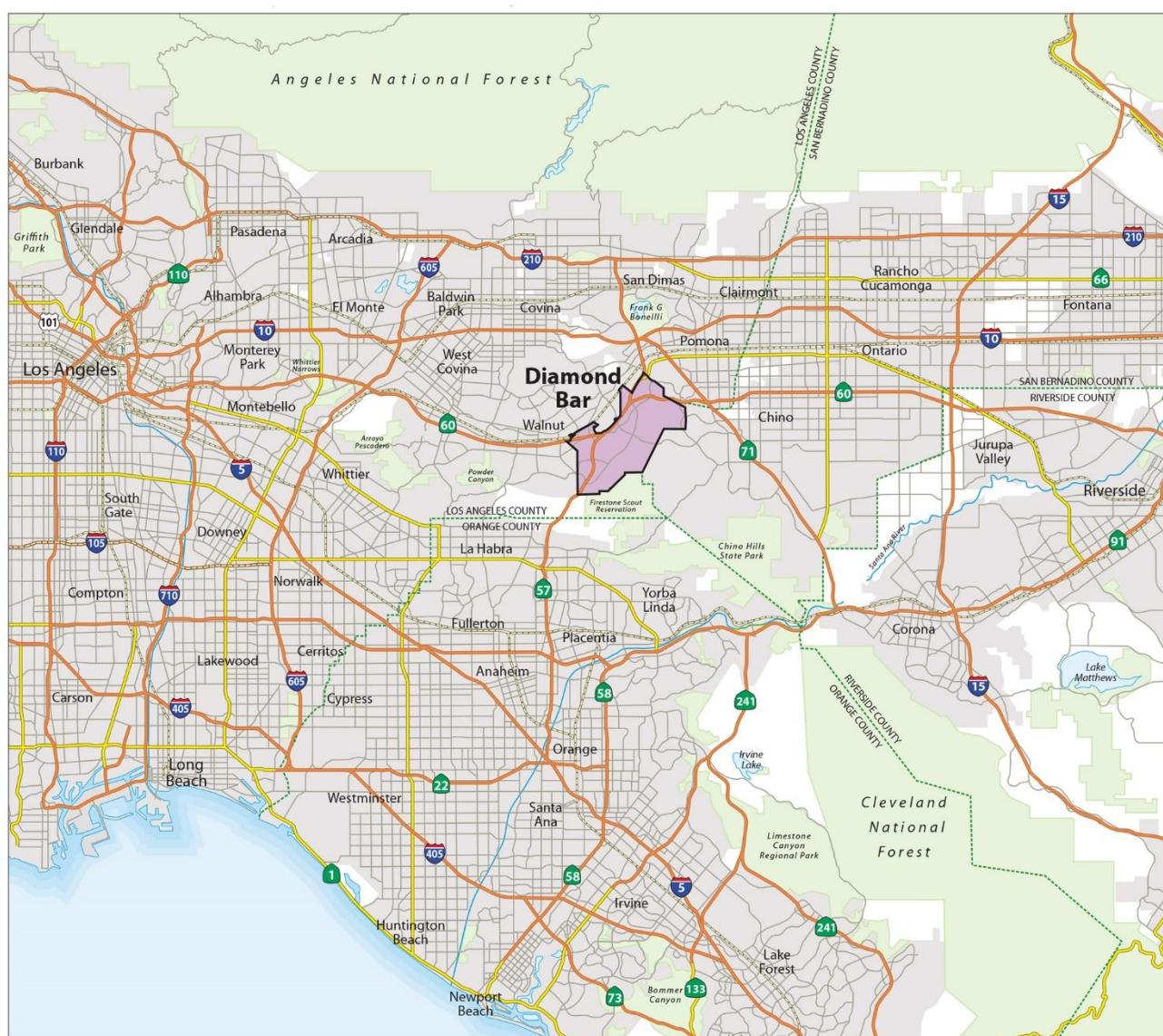
ROLE OF HOUSING ELEMENT

Diamond Bar is faced with various important housing issues that include a balance between employment and housing opportunities, a match between the supply of and demand for housing, preserving and enhancing affordability for all segments of the population, preserving the quality of the housing stock, and providing new types of housing necessary to accommodate growth and the

changing population. This Housing Element provides policies and programs to address these issues.

Diamond Bar's Housing Element is an 8-year plan for the period 2021-2029, unlike other General Plan elements which typically cover a 10- to 20-year planning horizon.

Figure 9-1 Regional Location, Diamond Bar



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

- This Introduction to the Housing Element
- An analysis of the City's demographic and housing characteristics and trends (Section 9.2)
- An evaluation of resources and opportunities available to address housing issues (Section 9.3)
- A review of potential market, governmental, and environmental constraints to meeting the City's

identified housing needs (Section 9.4)

- The Housing Action Plan for the 2021-2029 planning period (Section 9.5)
- A review of the City's accomplishments during the previous planning period (Appendix A)
- A detailed inventory of the suitable sites for housing development (Appendix B); and
- A description of opportunities for stakeholders to participate in the preparation of the Housing Element (Appendix C)

PUBLIC PARTICIPATION

Residents, businesses and interest groups were provided the opportunity to participate in the Housing Element update process and were an important component of the overall

program. Details regarding opportunities for public involvement during the preparation and adoption of this Housing Element are provided in Appendix C.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

In addition to the Housing Element, the City of Diamond Bar General Plan consists of the following Chapters:

- Land Use & Economic Development
- Community Character & Placemaking
- Circulation
- Resource Conservation
- Public Facilities & Services
- Public Safety
- Community Health & Sustainability

This Housing Element builds upon and is consistent with the other General Plan

chapters. For example, residential land use designations established in the Land Use Element and potential constraints described in the Resource Conservation and Public Facilities and Services elements are reflected in the Housing Element sites inventory (Appendix B). As the General Plan is amended from time to time, the Housing Element will be reviewed for consistency, and amended as necessary to maintain an internally consistent General Plan.

9.2 HOUSING NEEDS ASSESSMENT

This section examines Diamond Bar's general population and household characteristics and trends, such as age, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing needs based on the 2021-2029 Regional Housing Needs Assessment (RHNA) are examined.

The data presented in this section has been compiled by the Southern California Association of Governments (SCAG) based upon recent data from the U.S. Census, California Department of Finance (DOF), California Employment Development Department (EDD) and other relevant sources and has been pre-approved by the California Department of Housing and Community Development (HCD).

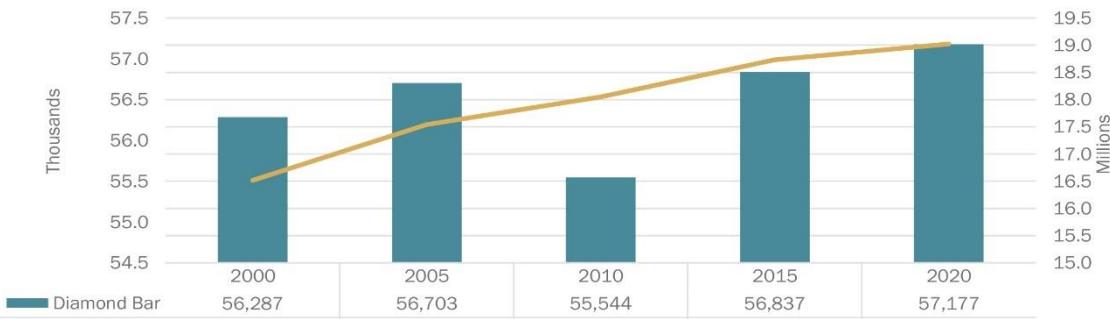
POPULATION CHARACTERISTICS

Population Growth Trends

Diamond Bar was incorporated in 1989 with much of its territory already developed. From 2000 to 2020 the City's population increased from 56,287

to an estimated population of 57,177 (see Table 9-1), an annual growth rate of 0.1% compared to 0.7% for the SCAG region as a whole.

Table 9-1: Population Trends, 2000-2020, Diamond Bar vs. SCAG Region

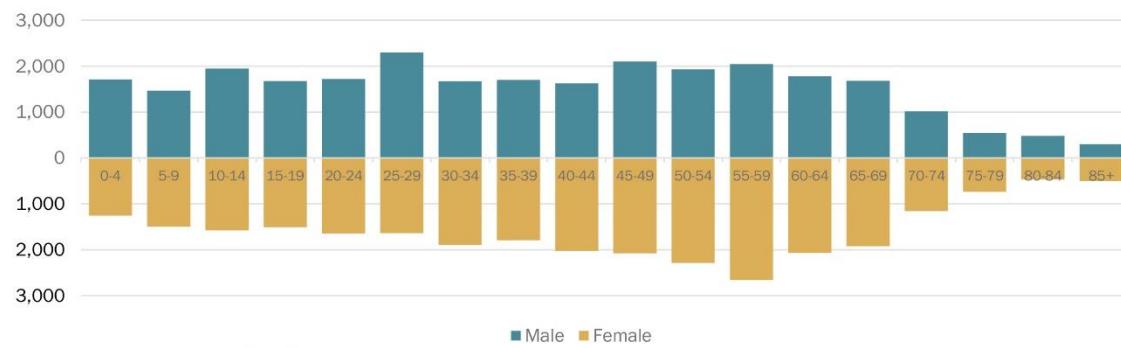


CA DOF E-5 Population and Housing Unit Estimates

Age

Housing needs are influenced by the age characteristics of the population. Different age groups require different accommodations based on lifestyle, family type, income level, and housing preference. Table 9-2 provides a comparison of the City's population by age group. The population of Diamond

Bar is 49.1% male and 50.9% female. The share of the population of Diamond Bar below 18 years of age is 20.3%, which is lower than the regional share of 23.4%. Diamond Bar's seniors (65 and above) make up 15.6% of the population, which is higher than the regional share of 13%.

Table 9-2: Population by Age and Sex, Diamond Bar

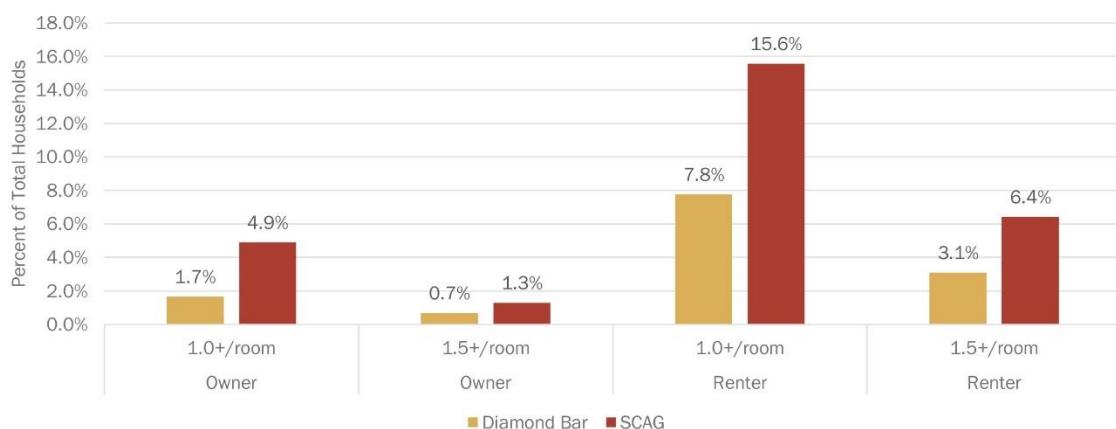
American Community Survey 2014-2018 5-year estimates

HOUSEHOLD CHARACTERISTICS

Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms

and kitchens, and severely overcrowded when there are more than 1.5 occupants per room. Table 9-3 summarizes the incidence of overcrowding for Diamond Bar as compared to the SCAG region as a whole.

Table 9-3: Overcrowding by Tenure, Diamond Bar and SCAG Region

American Community Survey 2014-2018 5-year estimates.

According to recent Census data overcrowding was more prevalent among renters than for owner-occupied units. Approximately 10.9% of the City's renter-occupied households were overcrowded compared to 2.4% of owner-occupied households. The incidence of over-

crowding in Diamond Bar was substantially lower than is typical for the SCAG region as a whole. Many of the policies and programs described in Section 9.5 - Housing Action Plan will help to address the problem of overcrowding, particularly Program H-3 (Section 8 Rental Assistance), Program

H-4 (Preservation of Assisted Housing), Program H-7 (Senior and Workforce Housing Development), Program H-9 (Mixed-Use Development), Program

H-12 (Affordable Housing Incentives/Density Bonus), and Program H-14 (Affirmatively Furthering Fair Housing).

Household Income

Household income is a primary factor affecting housing needs in a community, particularly for extremely-low-income households, defined as 30% of median income or less. According to recent Census data, approximately

7.9% of households in Diamond Bar were within the extremely-low-income (ELI) category, and renters were much more likely than owners to fall within the ELI category (Table 9-4).

Table 9-4: Extremely-Low-Income Households, Diamond Bar

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	4,260	275	6.5%
Black, non-Hispanic	860	85	9.9%
Asian and other, non-Hispanic	9,788	845	8.6%
Hispanic	2,774	199	7.2%
TOTAL	17,682	1,404	7.9%
Renter-occupied	4,175	675	16.2%
Owner-occupied	13,515	730	5.4%
TOTAL	17,690	1,405	7.9%

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Housing Affordability and Overpayment

Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (AMI): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses.

According to the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development

(HCD), housing is considered “affordable” if monthly housing cost is no more than 30% of a household's gross income. In some areas such as Los Angeles County, these income limits may be increased to adjust for high housing costs.

Table 9-5 shows affordable rent levels and estimated affordable purchase prices for housing in Diamond Bar (and Los Angeles County) by income category. Based on State-adopted standards for a 4-person family, the maximum affordable monthly rent for extremely-low-income households is \$845, while the maximum affordable

rent for very-low-income households is \$1,407. The maximum affordable rent for low-income households is \$2,252, while the maximum for moderate-income households is \$2,319. Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner

association fees, property insurance rates, etc. With this caveat, the maximum affordable home purchase price for moderate-income households has been estimated based on typical conditions. Affordable prices have not been estimated for the lower-income categories because most for-sale affordable housing is provided at the moderate-income level.

Table 9-5: Income Categories and Affordable Housing Costs, Los Angeles County

2020 County Median Income = \$77,300	Income Limits*	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$33,800	\$845	*
Very Low (31-50%)	\$56,300	\$1,407	*
Low (51-80%)	\$90,100	\$2,252	*
Moderate (81-120%)	\$92,750	\$2,319	\$375,000
Above moderate (120%+)	Over \$92,750	Over \$2,319	Over \$375,000

Assumptions:

- Based on a family of 4 and 2020 State income limits
- 30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
- 10% down payment, 3.75% interest, 1.25% taxes & insurance, \$300 HOA dues

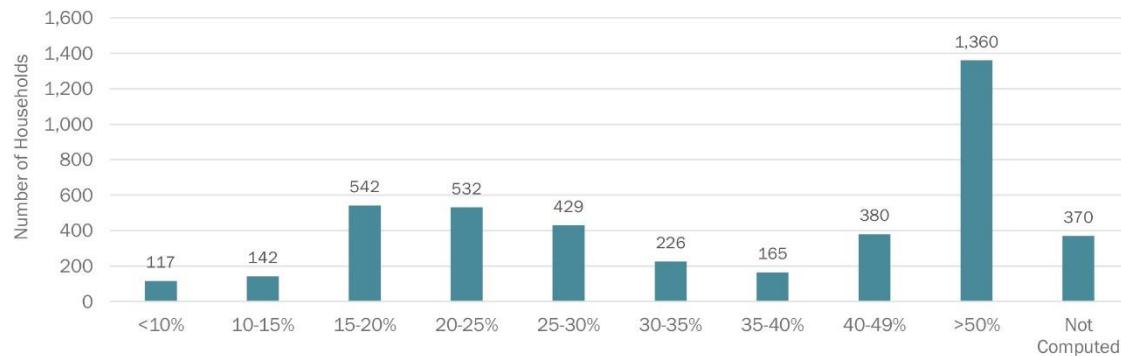
* Because of State adjustments in high housing cost areas, some of these income limits are higher than the percentages of median income
Source: Cal. HCD; JHD Planning LLC

Rental Housing

Across Diamond Bar's 4,263 renter households, 2,131 (50%) spend 30% or more of gross income on housing cost, compared to 55.3% in the SCAG region.¹ Additionally, 1,360 renter

households in Diamond Bar (31.9%) spend 50% or more of gross income on housing cost, compared to 28.9% in the SCAG region (Table 9-6).

Table 9-6: Percentage of Income Spent on Rent, Diamond Bar



Recent Census data also allows for the analysis of Diamond Bar's 3,893 renter households (for which income data are

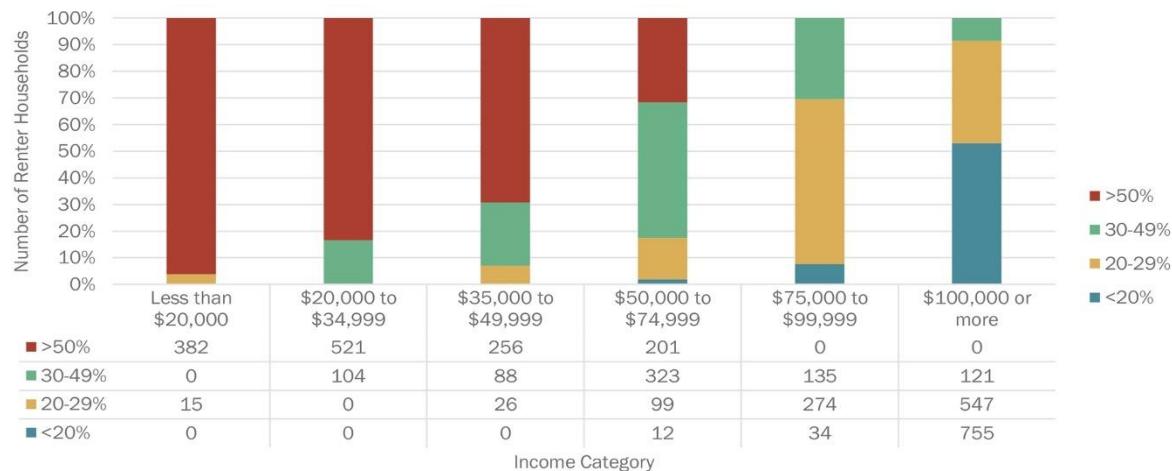
available) by spending on rent by income bracket. As one might expect, the general trend is that low-income

1 The SCAG region includes Los Angeles, Orange, Riverside, San Bernardino, Imperial and Ventura counties.

households spend a higher share of income on housing (often more than 50%) while high-income households are

more likely to spend under 20% of income on housing (Table 9-7).

Table 9-7: Percentage of Income Spent on Rent by Income Category, Diamond Bar



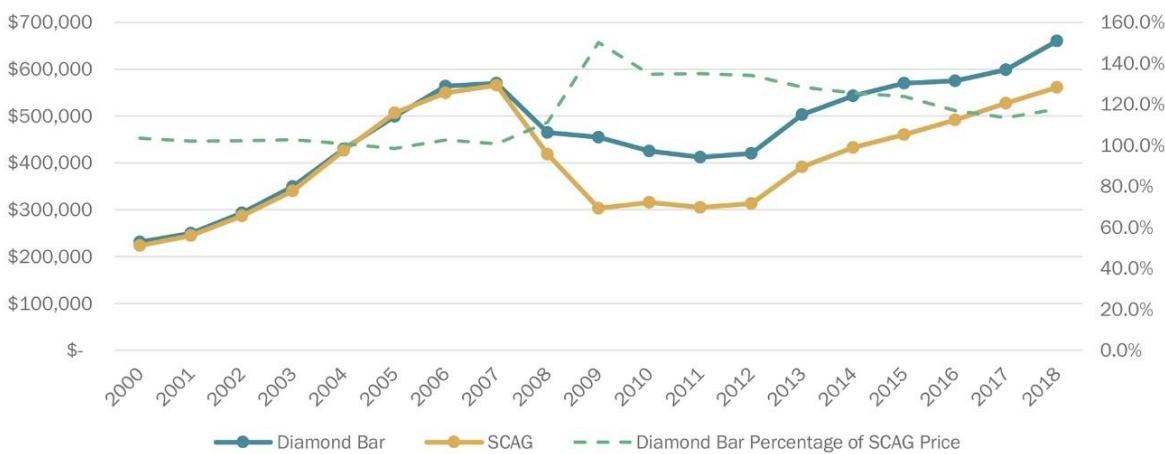
American Community Survey 2014-2018 5-year estimates.

For-Sale Housing

Median sales price trends for existing homes during 2000-2018 are shown in Table 9-8. Between 2000 and 2018, median home sales prices in Diamond Bar increased 186% while prices in the

SCAG region increased 151%. 2018 median home sales prices in Diamond Bar were \$660,000. Prices in Diamond Bar have ranged from a low of 98.5% of the SCAG region median in 2005 and a high of 150.2% in 2009.

Table 9-8: Median Home Sales Price for Existing Homes, Diamond Bar and SCAG Region



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

Table 9-9 compares typical monthly mortgage costs in Diamond Bar to the SCAG region as a whole while Table 9-10 confirms that the percentage of

income spent on mortgage payments is higher for households at the lower income levels.

Table 9-9: Monthly Mortgage Cost, Diamond Bar and SCAG Region

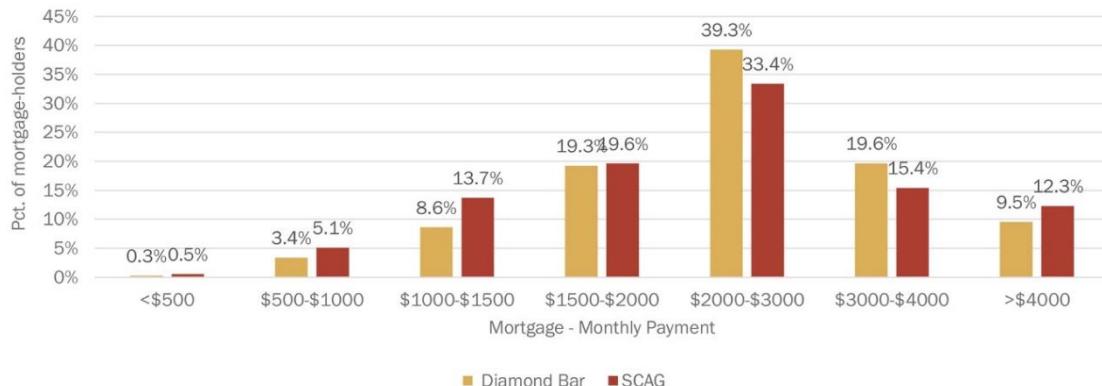
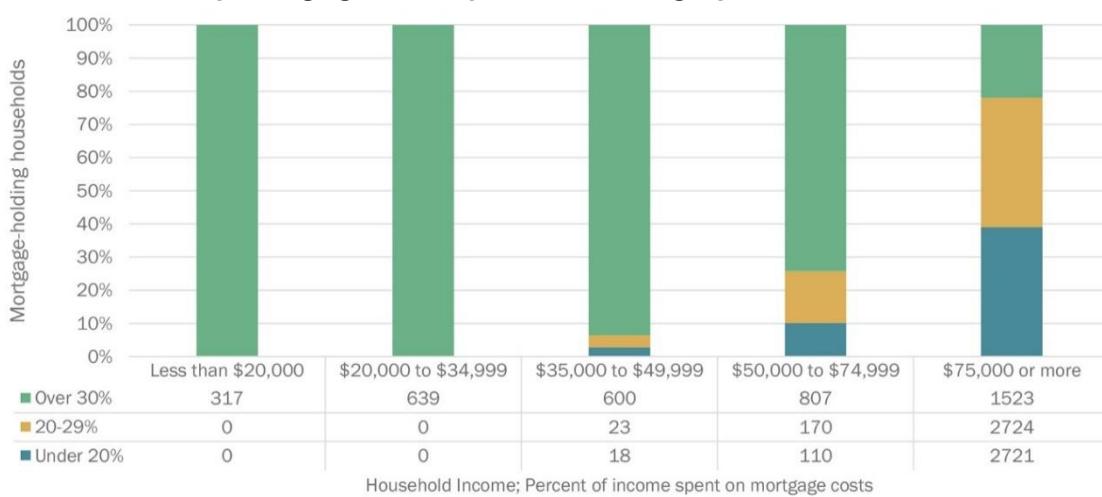


Table 9-10: Monthly Mortgage Cost by Income Category, Diamond Bar



According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table 9-11 displays recent estimates for overpayment by tenure and income category for Diamond Bar residents and shows that overpayment is much more frequent for households at the extremely-low and very-low income levels than those households in higher income categories. Many of the policies and programs described in

Section 9.5 - Housing Action Plan will help to address the problem of overpayment, including Program H-3 (Section 8 Rental Assistance), Program H-4 (Preservation of Assisted Housing), Program H-7 (Senior and Workforce Housing Development), Program H-9 (Mixed-Use Development), Program H-12 (Affordable Housing Incentives/Density Bonus), and Program H-14 (Affirmatively Furthering Fair Housing).

Table 9-11: Overpayment by Income Category, Diamond Bar

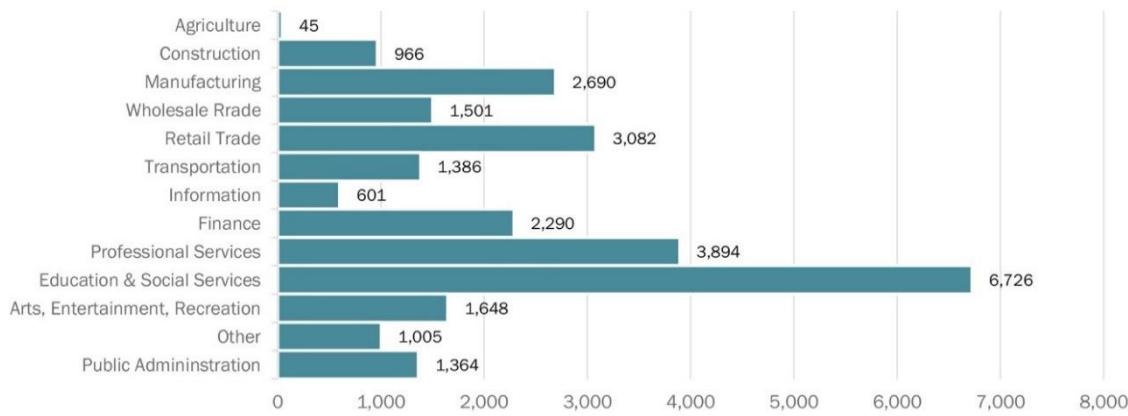
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	530	530	725
Household Income >30% to less-than or= 50% HAMFI	660	540	745
Household Income >50% to less-than or= 80% HAMFI	525	270	640
Household Income >80% to less-than or= 100% HAMFI	210	10	300
Household Income >100% HAMFI	170		1,855
Total	2,095	1,350	4,265
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	675	620	760
Household Income >30% to less-than or= 50% HAMFI	975	650	1,420
Household Income >50% to less-than or= 80% HAMFI	920	335	1,740
Household Income >80% to less-than or= 100% HAMFI	490	155	985
Household Income >100% HAMFI	1,200	110	8,480
Total	4,260	1,870	13,380

EMPLOYMENT

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

According to recent Census data, Diamond Bar had 27,198 workers living

within its borders who work across 13 major industrial sectors (Table 9-12). The most prevalent industry is Education & Social Services with 6,726 employees (24.7% of total) and the second most prevalent industry is Professional Services with 3,894 employees (14.3% of total).

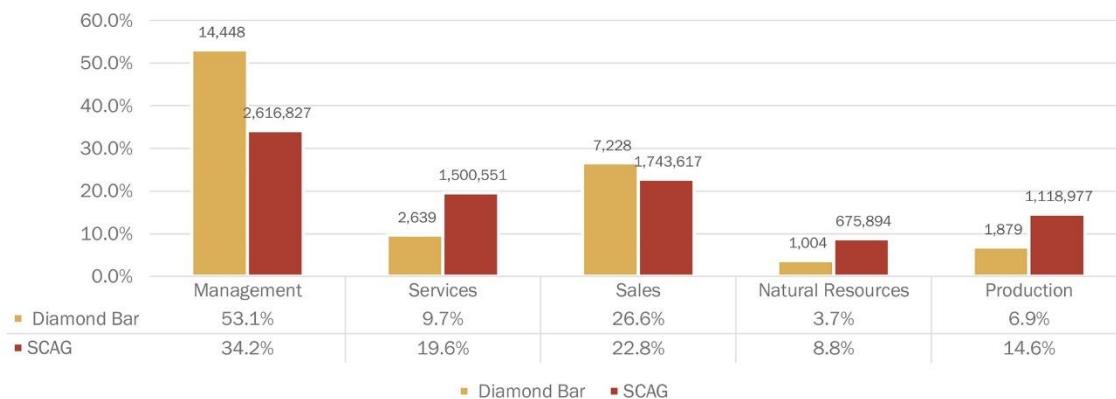
Table 9-12: Employment by Industry, Diamond Bar

American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

In addition to understanding the industries in which the residents of Diamond Bar work, it is also possible to analyze the types of jobs they hold. The most prevalent occupational category in Diamond Bar is Management, in

which 14,448 (53.1% of total) employees work. The second-most prevalent type of work is in Sales, which employs 7,228 (26.6% of total) in Diamond Bar (Table 9-13).

Table 9-13: Employment by Occupation – Diamond Bar vs. SCAG Region



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

HOUSING STOCK CHARACTERISTICS

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, tenure, vacancy,

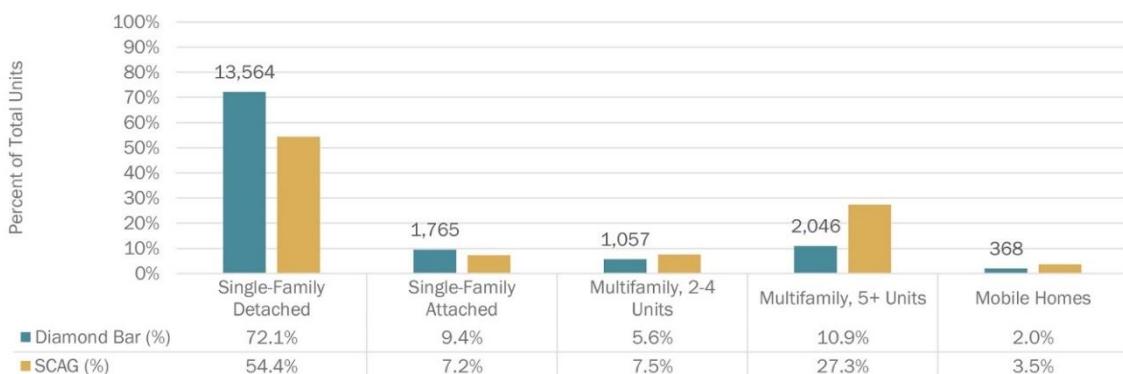
housing age and condition. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

Housing Type and Tenure

Diamond Bar's housing stock contained a total of approximately 17,645 total units in 2020, of which about 72% were single-family detached homes (Table 9-

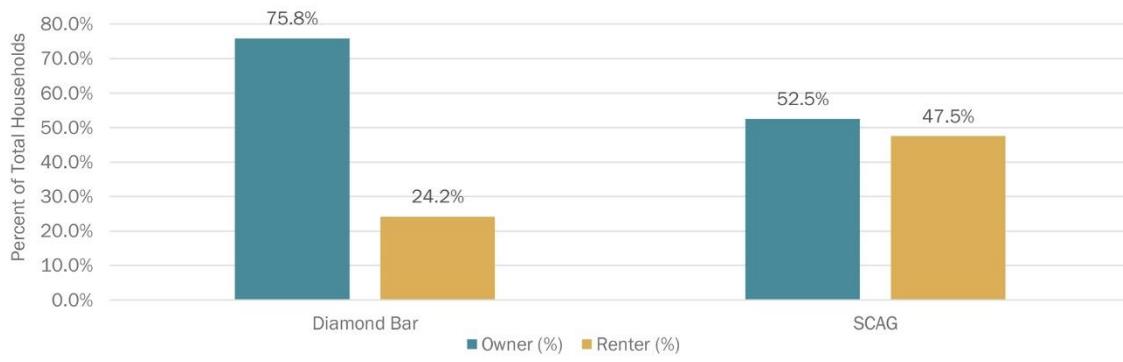
14). As seen in Table 9-15, over three-quarters of homes in Diamond Bar were owner-occupied as compared to only about 52% in the SCAG region).

Table 9-14: Housing by Type, Diamond Bar and SCAG Region



CA DOF E-5 Population and Housing Unit Estimates

Table 9-15: Housing by Tenure, Diamond Bar and SCAG Region

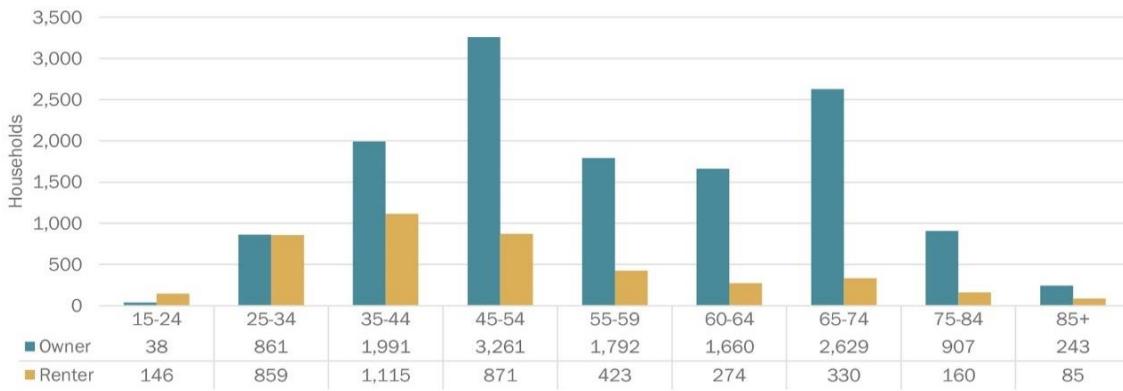


American Community Survey 2014-2018 5-year estimates.

In many places, housing tenure varies substantially based on the age of the householder. In Diamond Bar, the age group where renters outnumber owners

the most is 15-24. The age group where owners outnumber renters the most is 65-74 (Table 9-16).

Table 9-16: Housing Tenure by Age of Householder, Diamond Bar

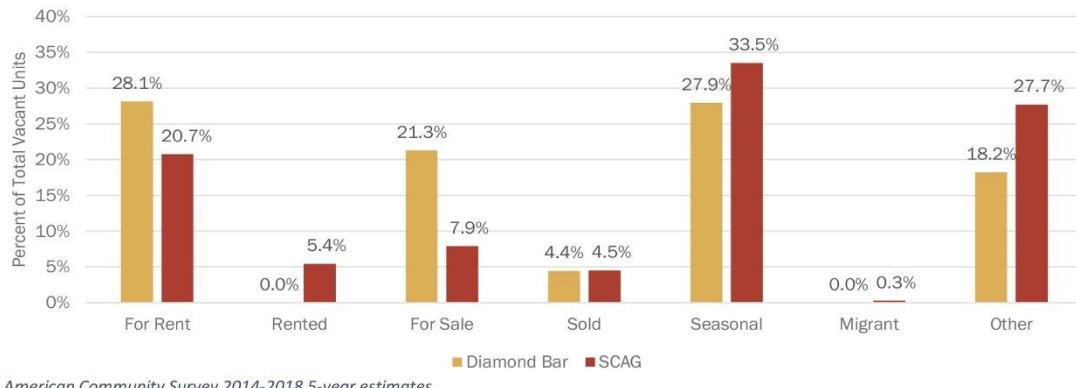


American Community Survey 2014-2018 5-year estimates.

Table 9-17 shows recent data for vacant units in Diamond Bar and the SCAG region. The largest categories of

vacant units in Diamond Bar were units for rent and units held for seasonal use.

Table 9-17: Vacant Units by Type, Diamond Bar and SCAG Region



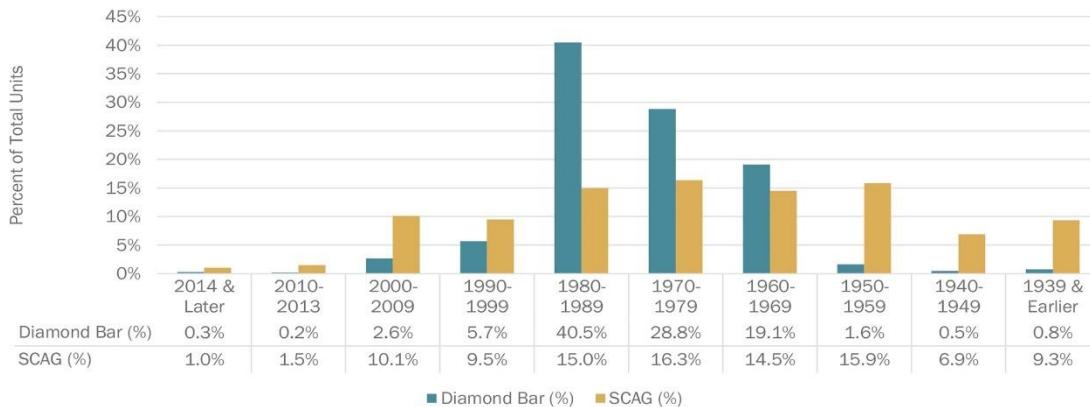
Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in a deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels

off walls or is pulverized by windows and doors opening and closing.

Table 9-18 shows the age distribution of the housing stock in Diamond Bar compared to the SCAG region as a whole. This table shows that about half of housing units in Diamond Bar were constructed before 1980. These findings suggest that there may be a need for maintenance and rehabilitation, including remediation of lead-based paint, for a substantial number of housing units.

Table 9-18: Age of Housing Stock, Diamond Bar and SCAG Region



The majority of Diamond Bar's housing stock is in good to excellent condition. However, some housing units in older neighborhoods exhibit signs of deferred maintenance such as peeling paint, worn roofs, and cracked asphalt driveways. The Housing Action Plan

(Section 9.5) establishes a program directed at improving housing stock in these areas through targeted rehabilitation assistance. Fewer than 100 units are estimated to need rehabilitation citywide, and no units require replacement.

SPECIAL NEEDS

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability, or other conditions. As a result, some Diamond Bar residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

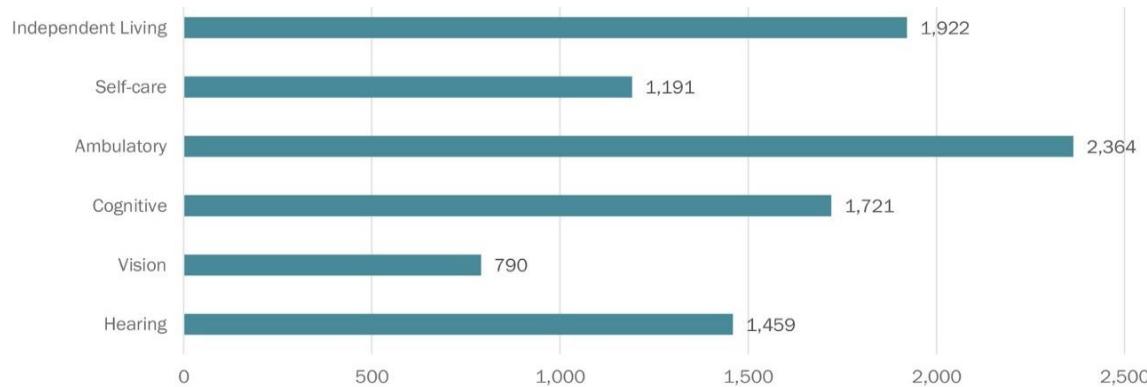
State Housing Element law defines "special needs" groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farm workers. This section contains a discussion of the housing needs facing each of these groups.

Persons with Disabilities

According to recent Census estimates, the most prevalent types of disabilities for Diamond Bar residents were ambulatory, independent living and cognitive disabilities (see Table 9-19). Housing opportunities for those with disabilities can be maximized through housing assistance programs, providing

universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units, supportive housing, residential care facilities and assisted living facilities.

Table 9-19: Disabilities by Type, Diamond Bar

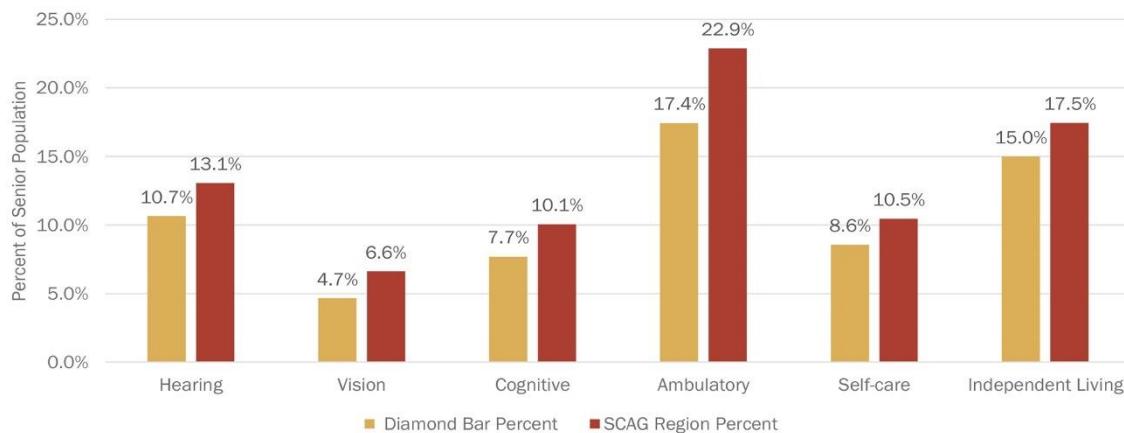


American Community Survey 2014-2018 5-year estimates.

In Diamond Bar, the most commonly occurring disability among seniors 65 and older was an ambulatory disability, experienced by 17.4% of Diamond Bar's seniors and 22.9% of seniors in the SCAG region (Table 9-20). Section 9.5 - Housing Action Plan addresses the needs of persons with disabilities

through Program H-11 (Emergency Shelters, Low Barrier Navigation Centers and Transitional/Supportive Housing), Program H-14 (Affirmatively Furthering Fair Housing) and Program H-15 (Reasonable Accommodation for Persons with Disabilities).

Table 9-20: Disabilities by Type for Seniors 65+, Diamond Bar and SCAG Region



American Community Survey 2014-2018 5-year estimates.

Developmental Disabilities

As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or

generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities as a separate category of disability. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical

therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally

disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Table 9-21: Developmental Disabilities by Residence and Age, Diamond Bar

Diamond Bar	
By Residence: Home of Parent/Family/Guardian	279
Independent/Supported Living	5
Community Care Facility	42
Intermediate Care Facility	51
Foster/Family Home	5
Other	0
By Age: 0 - 17 Years	382
18+ Years	161
TOTAL	925

CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.

The California Department of Developmental Services (DDS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Gabriel/Pomona Regional Center (SG/PRC) located in Pomona (<http://www.sgprc.org/>) provides services to approximately 925 people with developmental disabilities in Diamond Bar (Table 9-21). The SG/PRC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

There is no charge for diagnosis and assessment for eligibility. Once eligibility is determined, most services are free regardless of age or income. There is a requirement for parents to share the cost of 24-hour out-of-home

placements for children under age 18. This share depends on the parents' ability to pay. There may also be a co-payment requirement for other selected services.

Regional centers are required by law to provide services in the most cost-effective way possible. They must use all other resources, including generic resources, before using any regional center funds. A generic resource is a service provided by an agency that has a legal responsibility to provide services to the general public and receives public funds for providing those services. Some generic agencies may include the local school district, county social services department, Medi-Cal, Social Security Administration, Department of Rehabilitation and others. Other resources may include natural supports. This is help that disabled persons may get from family, friends or others at little or no cost.
Section 9.5 - Housing Action Plan

addresses the needs of persons with developmental disabilities through Program H-11 (Emergency Shelters, Low Barrier Navigation Centers and Transitional/Supportive Housing),

Program H-14 (Affirmatively Furthering Fair Housing) and Program H-15 (Reasonable Accommodation for Persons with Disabilities).

Elderly

Federal housing data define a household type as “elderly family” if it consists of two persons with either or both age 62 or over. Of Diamond Bar’s 3,985 such households, 13.8% earn less than 30% of the surrounding area income (compared to 24.2% in the SCAG region) and 34% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region) (Table 9-22). Many elderly persons are dependent on fixed incomes or have disabilities. Elderly

homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, accessory dwelling units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs. Program H-7 (Senior and Workforce Housing Development) and Program H-10 (Accessory Dwelling Units) in Section 9.3 will be helpful in addressing the housing needs of seniors.

Table 9-22: Elderly Households by Income and Tenure, Diamond Bar

Income category, relative to surrounding area:	Owner	Renter	Total	Percent of Total Elderly Households:
< 30% HAMFI	330	220	550	13.8%
30-50% HAMFI	640	165	805	20.2%
50-80% HAMFI	600	50	650	16.3%
80-100% HAMFI	250	0	250	6.3%
> 100% HAMFI	1,625	105	1,730	43.4%
TOTAL	3,445	540	3,985	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

The elderly tend to have higher rates of disabilities than younger persons; therefore, many of the programs noted in the previous section also apply to

seniors since their housing needs include both affordability and accessibility.

Large Households

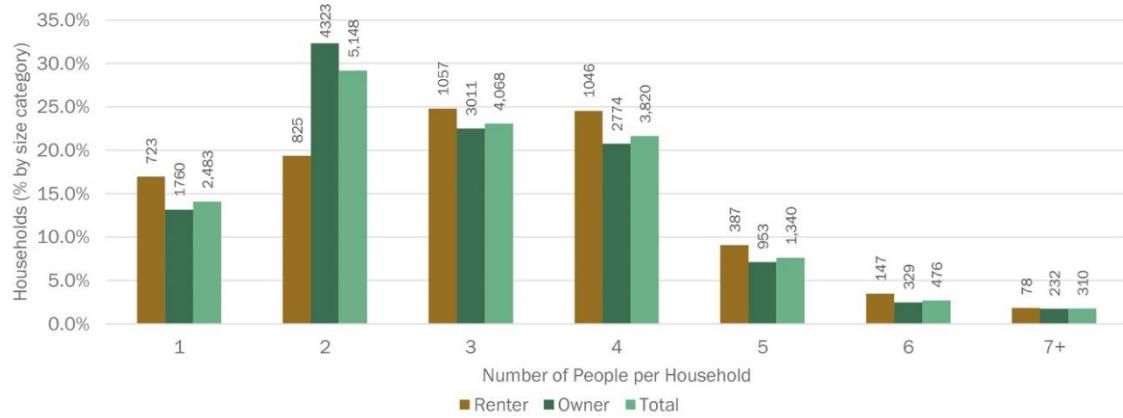
Household size is an indicator of need for large units. Large households are defined as those with five or more members. Table 9-23 illustrates the range of household sizes in Diamond Bar for owners, renters, and overall. The

most commonly occurring household size is of two persons (29.2%) and the second-most commonly occurring household is of three persons (23.1%). Diamond Bar has a lower share of single-person households than the

SCAG region overall (14.1% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (1.8% vs. 3.1%). This distribution indicates that the need for large units with four or more bedrooms is expected to be significantly less than for smaller units. However, large families needing units with more bedrooms, generally face higher housing costs, and as a result may benefit from several types of assistance. Many of the

policies and programs described in Section 9.5 - Housing Action Plan will help to address the needs of large families, including Program H-3 (Section 8 Rental Assistance), Program H-4 (Preservation of Assisted Housing), Program H-7 (Senior and Workforce Housing Development), Program H-9 (Mixed-Use Development), Program H-12 (Affordable Housing Incentives/ Density Bonus), and Program H-14 (Affirmatively Furthering Fair Housing).

Table 9-23: Household Size by Tenure, Diamond Bar

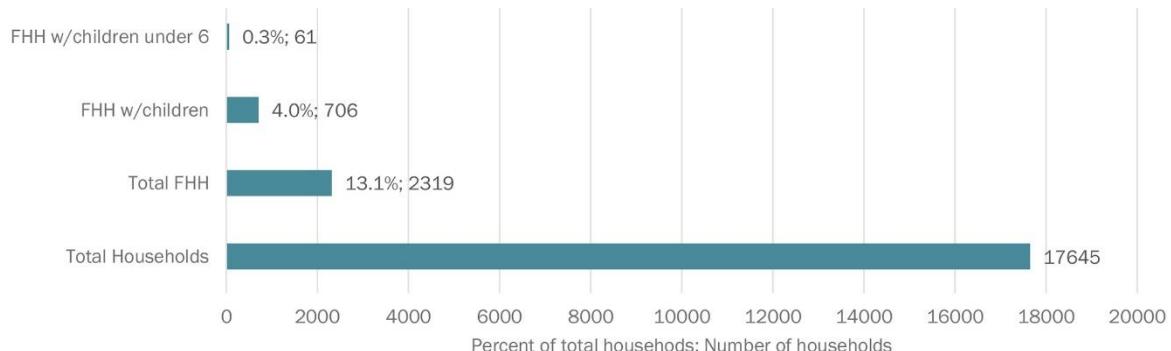


American Community Survey 2014-2018 5-year estimates.

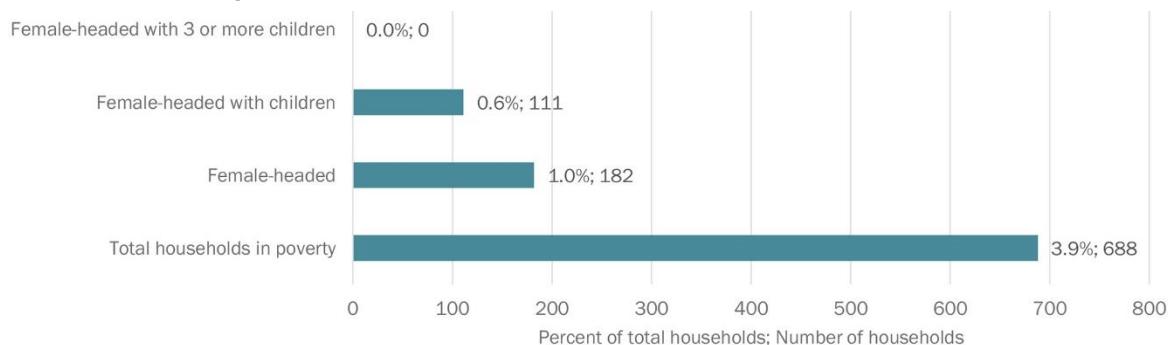
Female-Headed Households

Of Diamond Bar's 17,645 total households, 13.1% were female-headed (compared to 14.3% in the SCAG region), 4% are female-headed and with children (compared to 6.6% in the SCAG region), and 0.3% are female-headed and with children under 6 (compared to 1.0% in the SCAG region) (Table 9-24). Approximately 3.9 percent of Diamond Bar's households were experiencing poverty, compared to 7.9 percent of households in the SCAG region (Table 9-25). Poverty thresholds, as defined by the ACS, vary by household type. In 2018, a single individual under 65 was considered in poverty with an income below

\$13,064/year while the threshold for a family consisting of 2 adults and 2 children was \$25,465/year. Many of the policies and programs described in Section 9.5 - Housing Action Plan will help to address the needs of female-headed households, including Program H-3 (Section 8 Rental Assistance), Program H-4 (Preservation of Assisted Housing), Program H-7 (Senior and Workforce Housing Development), Program H-9 (Mixed-Use Development), Program H-12 (Affordable Housing Incentives/ Density Bonus), and Program H-14 (Affirmatively Furthering Fair Housing).

Table 9-24: Household Type by Tenure, Diamond Bar

American Community Survey 2014-2018 5-year estimates.

Table 9-25: Poverty Status for Female-Headed Households, Diamond Bar

American Community Survey 2014-2018 5-year estimates.

Farm Workers

Farm workers are traditionally defined as persons whose primary income is from seasonal agricultural work.

Diamond Bar was at one time one of the largest working cattle ranches in the western United States. However, urban development and shifts in the local economy have significantly curtailed agricultural production within Los Angeles County. Today, Diamond Bar is a mostly developed city, with a strong local economy that is no longer tied to an agricultural base. According to recent Census estimates, about 45 Diamond Bar residents were employed in agricultural, forestry, fishing and hunting, and only 12 of those were

employed full-time in these industries (Table 9-26).

The nearest agricultural area to Diamond Bar is in San Bernardino County to the east. Since there are no major agricultural operations within Diamond Bar and housing costs are significantly lower in the Inland Empire, there is little need for farm worker housing in the City. Many of the policies and programs described in Section 9.5 - Housing Action Plan that address other housing needs, including Program H-3 (Section 8 Rental Assistance), Program H-4 (Preservation of Assisted Housing), Program H-7 (Senior and Workforce Housing Development), Program H-9 (Mixed-Use Development), Program H-

12 (Affordable Housing Incentives/Density Bonus), and Program H-14 (Affirmatively Furthering Fair Housing)

will also be beneficial to farmworkers who may reside in Diamond Bar.

Table 9-26: Employment in the Agricultural Industry, Diamond Bar

Diamond Bar	Percent of total Diamond Bar workers:	SCAG Total	
45	0.17%	73,778	Total in agriculture, forestry, fishing, and hunting
12	0.06%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

Homeless Persons

Homelessness is a continuing problem throughout California and urban areas nationwide. A homeless count conducted by the Los Angeles Homeless Services Authority (LAHSA) in 2020 indicated that on any given day there are an estimated 63,706 homeless persons Los Angeles County. These include families that might be displaced through evictions, women and children displaced through abusive family life, persons with substance abuse problems, veterans, or persons with serious mental illness. Diamond Bar is located within the San Gabriel Valley Service Planning Area (SPA), which had a 2020 homeless estimate of 4,555 people, of which four unsheltered persons were reported in Diamond Bar.²

The City has adopted a Homelessness Response Plan that seeks to both address the needs of those who are currently unsheltered and to implement strategies that can prevent an increase in incidents of homelessness within the City. In addition, the City is a member of the San Gabriel Valley Regional Housing Trust, a joint powers authority created to finance the planning and construction of homeless housing, and extremely-low-, very-low- and low-income housing projects. Program H-11 in Section 9.3 (Emergency Shelters, Low Barrier Navigation Centers and Transitional/Supportive Housing) describes specific City actions to address the needs of the homeless.

ASSISTED HOUSING AT RISK OF CONVERSION

Assisted housing at risk of conversion are those housing projects that are at risk of losing their low-income affordability restrictions within the 10-year period from 2021 to 2031.

According to the California Housing Partnership and City records there are

no assisted housing units in the City of Diamond Bar at risk of conversion. There is one assisted affordable project for seniors, the 149-unit Seasons Apartments (formerly "Heritage Park"). Constructed in 1988, this project predates City incorporation and was

2 <https://www.lahsa.org/data?id=42-2020-homeless-count-by-service-planning-area>

originally financed under the Los Angeles County Multi-family Mortgage Revenue Bond program. The project was refinanced in 1999 under the California Community Development Authority's Multifamily Housing Refunding 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, and all units will be affordable: 30 units (20%) will be very-low-income at 50% AMI, 82 units (55%) will be low-income at 80% AMI, and 37 units (25%) will be moderate-income defined as 100% AMI. The Seasons Apartments are owned by the Corporate Fund for Housing, a non-profit organization.

FUTURE GROWTH NEEDS

Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key requirement for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 6th Housing Element cycle extending from July 2021 to October 2029.

Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The RHNA for the 6th cycle was adopted by the Southern California Association of Governments (SCAG) in March 2021. The need for housing is determined by the forecasted growth in households as well as existing need due to overcrowding and

overpayment. Each new household created by a child moving out of a parent's home or by a family moving to a community creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units lost due to demolition, natural disaster, or conversion to non-housing uses. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community. More information about the RHNA process may be found on SCAG's website at <https://scag.ca.gov/rhna>.

2021-2029 Diamond Bar Growth Needs

The total housing growth need for the City of Diamond Bar during the 2021-2029 planning period is 2,521 units. This

total is distributed by income category as shown in Table 9-27.

Table 9-27: 2021-2029 Regional Housing Growth Needs, Diamond Bar

Very Low	Low	Moderate	Above Moderate	Total
844*	434	437	806	2,521

*Per state law, half of the very-low units are assumed to be in the extremely low category
Source: SCAG 3/4/2021

It should be noted that SCAG did not identify growth needs for the extremely-low-income category in the RHNAs. As provided in Assembly Bill (AB) 2634 of 2006, jurisdictions may determine their extremely-low-income need as one-half the need in the very-low category.

The City's inventory of land to accommodate the RHNAs allocation is discussed in Section 9.3, Resources and Opportunities.

9.3 RESOURCES AND OPPORTUNITIES

A variety of resources are available for the development, rehabilitation, and preservation of housing in the City of Diamond Bar. This section provides a description of the land resources and adequate sites to address the City's regional housing need allocation, and

discusses the financial and administrative resources available to support the provision of affordable housing. Additionally, opportunities for energy conservation that can lower utility costs and increase housing affordability are addressed.

LAND RESOURCES

Section 65583(a)(3) of the *California Government Code* requires Housing Elements to include an "inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." A detailed analysis of vacant land and potential redevelopment opportunities is provided in Appendix B, Table B-1, which shows that the City's land inventory, including projects approved and the potential development of vacant and underutilized parcels, is sufficient to

accommodate the RHNA for this planning period in all income categories.

A discussion of public facilities and infrastructure needed to serve future development is contained in "Non-Governmental Constraints" in Section 9.4. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

FINANCIAL AND ADMINISTRATIVE RESOURCES

State and Federal Resources

Community Development Block Grant Program (CDBG) - Federal funding for housing programs is available through the Department of Housing and Urban Development (HUD). Diamond Bar participates in the Community Development Block Grant (CDBG) program and receives its allocation of CDBG funds through the Los Angeles County Development Authority (LACDA). The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include, but are not

limited to, acquisition and/or disposition of real estate property, public facilities and improvements, relocation, rehabilitation and construction of housing, homeownership assistance, and clearance activities. In 2002 the City Council approved the establishment of a Home Improvement Program (HIP) to provide housing rehabilitation assistance to qualified low- and moderate-income households. CDBG funds are allocated to the HIP on an annual basis. HIP funds are used for exterior property

improvements and for repairs to alleviate health and safety issues and to correct code violations. In addition, HIP funds may be used to improve home access to disabled persons and for the removal of lead-based paint hazards.

The City's CDBG allocation for the 2020-21 Program Year was \$243,522, which included an allocation for the HIP of \$100,000. Under CDBG regulations, the HIP is eligible to receive unexpended CDBG funds from the previous fiscal year that are reallocated by the LACDA. Each household that qualifies for the HIP program is eligible to receive up to \$20,000 as a no-interest, deferred loan. The City actively promotes the program and consistently exhausts its funding allocation each year.

The City anticipates receiving approximately \$232,000 in CDBG funds from LACDA during 2021-22.

Section 8 Rental Assistance – The City of Diamond Bar cooperates with the LACDA, which administers the Section 8 Voucher Program. The 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% of the tenant's monthly income, while a voucher allows a tenant to choose housing that may cost above the fair market 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.

Low-Income Housing Tax Credit

Program - The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income, for a term of 15 years.

Local Resources

Tax Exempt Multi-Family Revenue Bonds

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% of the units for occupancy by very low-income households or 40% of the units to be set aside for households at 60% of the area median income (AMI). Tax

exempt bonds for multi-family housing may also be issued to refinance existing tax-exempt debt, which is referred to as a refunding bond issue.

The Seasons Diamond Bar Senior Apartments was refinanced in 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

in December of 2034, all units will be affordable: 30 units will be very low income at 50% AMI, 82 units will be low income at 80% AMI, and 37 units will be moderate income at 100% AMI. The Seasons Apartments are owned by the Corporate Fund for Housing, a non-profit organization.

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.

Mortgage Credit Certificates – The Mortgage Credit Certificates (MCC) program³ 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% of the mortgage interest paid during the year. The other 80% of mortgage interest can still be taken as an income deduction. Diamond Bar is a participating city in the County-run MCC program.

Home Ownership Program – The Home Ownership Program (HOP) provides assistance to low-income, first-time homebuyers in purchasing a home. It is administered by the Los Angeles County Development Authority's Housing Development and Preservation Division. The program has provided hundreds of Los Angeles County residents with the means to afford to fulfill their dream of home ownership. The maximum gross annual income for eligible participants is 80% of the median income for Los Angeles County.

Southern California Home Financing Authority Programs – SCHFA⁴ is a joint powers authority between Los Angeles and Orange Counties formed in 1988 to issue tax-exempt mortgage revenue bonds for low- to moderate-income First-Time Homebuyers. SCHFA has helped thousands of individuals and families fulfill their dreams of owning a home. This program makes buying a home more affordable for qualifying homebuyers by offering a competitive 30-year fixed rate loan and a grant for down-payment and closing costs assistance. The program is administered by the Los Angeles County Development Authority and the Public Finance Division of the County of Orange. SCHFA does not lend money directly to homebuyers. Homebuyers must work directly with a participating lender. The income limit for Los Angeles County households as of 2021 is \$135,120.

³ <https://www.lacda.org/for-homeowners/homebuyer/mortgage-credit-certificate-program>

⁴ <https://www.lacda.org/for-homeowners/homebuyer/southern-california-home-financing-authority>

Fannie Mae Down Payment Assistance Program⁵ – The Federal National Mortgage Association, known as “Fannie Mae,” offers a program that provides second mortgages to homeowners. The second mortgage can serve as the down payment and closing costs on home purchases. Under this program, a city or county is required to post a reserve fund equal to 20% of an amount that Fannie Mae

then makes available for such mortgages.

Non-Profit Organizations – Non-profit organizations play a major role in the development of affordable housing in Los Angeles County. LACDA supplements its own efforts of producing affordable housing by entering into partnerships with private sector and non-profit developers and housing development corporations.

ENERGY CONSERVATION OPPORTUNITIES

As residential energy costs rise, the subsequent increasing utility costs reduce the affordability of housing. Although the City is mostly developed, new infill development and rehabilitation activities could occur, allowing the City to directly affect energy use within its jurisdiction.

State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Code of Regulations and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The most recent update to State Building Energy Efficiency Standards were adopted in 2019. Building Energy Efficiency Standards have saved Californians billions of dollars in reduced electricity bills. They conserve nonrenewable resources, such as natural gas, and

ensure renewable resources are extended as far as possible so power plants do not need to be built.⁶

Title 24 sets forth mandatory energy standards and requires the adoption of an “energy budget” for all new residential buildings and additions to residential buildings. Separate requirements are adopted for “low-rise” residential construction (i.e., no more than three stories) and non-residential buildings, which includes hotels, motels, and multi-family residential buildings with four or more habitable stories. The standards specify energy saving design for lighting, walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations

5 <https://singlefamily.fanniemae.com/originating-underwriting/mortgage-products/shared-equity-homebuyer-assistance-programs>

6 California Energy Commission (<https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards>)

through the plan check and building inspection processes.

In addition to State energy regulations, the City encourages energy efficiency through its Climate Action Plan⁷ and Home Improvement Program, which provides low- and moderate-income households funds for home improvements that may include insulation and energy-efficient windows and doors. The City also encourages mixed-use

development, which facilitates energy efficiency by reducing vehicular trip lengths. The City also publishes a monthly *Diamond Bar Connection* newsletter at <https://www.diamondbarca.gov/208/Diamond-Bar-Connection--Monthly-Newsletter>, which informs residents of energy conservation tips and cost saving programs through the various utility providers.

⁷ <https://www.diamondbarca.gov/DocumentCenter/View/7071/Diamond-Bar-Climate-Action-Plan-2040pdf?bidId=>

9.4 CONSTRAINTS

This section evaluates potential constraints to the development, maintenance and improvement of housing, and identifies appropriate steps to mitigate potential constraints,

where feasible. Potential constraints to housing are discussed below, and include both governmental and non-governmental factors.

GOVERNMENTAL CONSTRAINTS

Governmental regulations, while intended to protect the public health, safety and welfare, can also unintentionally increase the cost of housing. Potential governmental constraints include land use controls,

building codes and their enforcement, site improvements, fees and other exactions required of developers, and local development processing and permit procedures.

Land Use Plans and Regulations

General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The land use element of the General Plan establishes the basic land uses and density of development within the various areas of the City. Under State law, the General Plan elements must be internally consistent and the City's zoning and development regulations must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element.

In 2019 the City adopted a comprehensive General Plan update⁸ that provides guiding policies for land

use and development through the 2040 horizon year. The 2040 Diamond Bar General Plan Land Use Element provides for seven residential land use designations and four mixed-use designations allowing residential use, as shown in Table 9-28.

The Land Use & Economic Development Chapter designates approximately 5,148 acres (54%) of the land area within City limits for residential uses, and mixed-use designations allowing residential use comprise an additional 284 acres. These land use designations provide for a wide range of residential types and densities throughout the City.

8 <https://www.diamondbarca.gov/961/General-Plan-2040>

Table 9-28: Land Use Categories, Diamond Bar 2040 General Plan

Land Use	Density (du/ac)	Intensity (FAR)	Acreage	% of Planning Area
CITY OF DIAMOND BAR				
Residential				
Rural Residential	Up to 1.0, with lower density for sites with slopes greater than 25 percent, in accordance with the slope density standard.	-	1,409	12
Low Density Residential	Up to 3.0	-	2414	21
Low-Medium Residential	Up to 5.0	-	779	7
Medium Density Residential	Up to 12.0	-	281	2
Medium High Residential	Up to 16.0	-	199	2
High Density Residential	Up to 20.0	-	34	<1
High Density Residential-30	Min. 20.0/Max. 30.0		32	<1
Commercial, Office, and Light Industrial				
General Commercial	-	0.25 – 1.0	123	1
Office	-	0.25 – 1.0	174	2
Light Industrial			38	<1
Mixed Use				
Town Center Mixed Use	Up to 20.0	Up to 1.5	45	<1
Neighborhood Mixed Use	Up to 30.0	Up to 1.25	38	<1
Transit-Oriented Mixed Use	Min. 20.0/Max 30.0	Up to 1.5	33	<1
Community Core Overlay	Master plan required	168	1	-
Other				
Planning Area	-	-	707	6
Specific Plan	-	-	77	1
Golf Course	-	-	168	1
Park	-	-	134	1
Open Space	Up to 1 du/existing privately-owned parcel unless restricted or prohibited	-	993	9
Private Recreation	-	-	15	<1
Public Facility	-	-	63	1
Water	-	-	17	<1
School	-	-	284	2
Sphere of Influence				
Significant Ecological Area	-	-	3513	30

Source: Diamond Bar 2040 General Plan, Table 2-2

General Plan Focus Areas

The 2040 General Plan identifies four focus areas where major land use changes are planned as part of a strategy to provide walkable mixed-use activity centers. These focus areas provide opportunities for infill development that can incorporate a range of housing, employment, and recreational uses to meet the needs of families, young people, senior citizens, and residents of all incomes. These focus areas were designed in response to community priorities including a desire for expanded access to entertainment and community gathering places, and the need to accommodate the City's growing and diverse population. New land use designations were established for each of these focus areas to facilitate development, as described under Land Use Classifications, below.

In these focus areas, maximum development is expressed as dwelling units per gross site area and floor area ratio (FAR), which is the ratio between building floor area and lot area.

- The **Town Center Mixed Use** focus area, located along Diamond Bar Boulevard between SR-60 and Golden Springs Drive, is intended to build on the success of recent commercial redevelopment in that area. The Town Center is designated for mixed-use development that would serve as a center of activity for residents and provide housing, entertainment and retail opportunities and community gathering spaces in a pleasant, walkable environment. A maximum residential density of 20.0 dwelling units per acre and maximum FAR of 1.5 are permitted.
- The **Neighborhood Mixed Use** focus area is envisioned as a

combination of residential and ancillary neighborhood-serving retail and service uses to promote revitalization of the segment of North Diamond Bar Boulevard between the SR-60 interchange and Highland Valley Road. This neighborhood has potential to benefit from its proximity to Mt. San Antonio College and Cal Poly Pomona. This land use designation has an allowable residential density of up to 30.0 dwelling units per acre and a maximum FAR of 1.25.

- The **Transit-Oriented Mixed Use** focus area leverages underutilized sites adjacent to the Metrolink commuter rail station to provide for higher-density housing, offices, and supporting commercial uses close to regional transit. This focus area allows for new employment and housing development in a key location that emphasizes multi-modal transportation options. This General Plan designation allows residential development at a density of 20.0 to 30.0 dwelling units per acre and a maximum FAR of 1.5.
- The **Community Core** focus area covers the existing Diamond Bar Golf Course, which is currently operated by Los Angeles County. Should the County choose to discontinue operation of the golf course or to reduce its size, the Community Core would be the City's preferred approach to reuse of the site. The Community Core is envisioned as a master-planned mixed-use, pedestrian-oriented community and regional destination. The majority of the northern portion is envisioned to support a park or consolidated golf course along with additional community or civic uses. The

southern portion is envisioned to accommodate a mix of uses emphasizing destination and specialty retail, dining, and entertainment, including opportunities for residential, hospitality, and community and civic uses. This location benefits from proximity to the freeways and nearby commercial uses. The General Plan does not specify density or intensity standards for this focus area and a master plan will be required for the entire property to ensure its cohesive development.

Zoning Designations

The City regulates the type, location, density, and scale of residential development through the Development Code (Title 22 of the Diamond Bar Municipal Code) and Zoning Map. These regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of

residents. The Development Code and Zoning Map set forth residential development standards and review procedures for each zoning district.

The seven zoning districts that allow residential units as a permitted use are as follows:

RR	Rural Residential
RL	Low Density Residential
RLM	Low Medium Density Residential
RM	Medium Density Residential
RMH	Medium High Density Residential
RH	High Density District
RH-30	High Density District (30 units per acre)

A summary of the development standards for these zoning districts is provided in Table 9-29. These development standards provide for a range of housing types and do not create unreasonable constraints on the development of housing.

Table 9-29: Residential Development Standards

Development Standard ¹	Zoning District Designations					
	RR	RL	RLM	RM	RMH	RH/RH-30
Maximum density (units/acre)	1	3	5	12	16	20/30
Minimum Lot Area (sq. ft.)	1 acre	10,000 sf	8,000 sf	5,000 sf	5,000 sf	5,000 sf
Minimum Front Yard (ft.)	30 ft	20 ft	20 ft	20 ft	20 ft	20 ft
Minimum Side Yard (ft.)	15 ft. on one side, and 10 ft. on the other ²	10 ft. on one side, and 5 ft. on the other ³	10 ft. on one side, and 5 ft. on the other ³	5 ft.	5 ft.	5 ft. plus 1 ft. for each story over 2
Minimum Street Side Setback (ft.)	15 ft., reversed corner lot; 10 ft. otherwise	10 ft., reversed corner lot; 5 ft. otherwise	10 ft., reversed corner lot; 5 ft. otherwise	10 ft., reversed corner lot; 5 ft. otherwise	7.5 ft., reversed corner lot; 5 ft. otherwise	7.5 ft., reversed corner lot; 5 ft. otherwise
Minimum Rear Yard (ft.)	25 ft. ⁴	20 ft. ⁴	20 ft. ⁴	25 ft. ⁴	20 ft. ⁴	20 ft. ⁴
Maximum Lot Coverage (%)	30%	40%	40%	30%	30%	30%
Maximum Building Height (ft.)	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft

Source: Diamond Bar Zoning Ordinance

Notes:

1. Development standards in the planned communities are governed by a master plan, specific plan, or similar document and may vary from current zoning.
2. There cannot be less than 25 ft. between structures on adjoining parcels.
3. There cannot be less than 15 ft. between structures on adjoining parcels.
4. From the property line or building pad on a descending slope, whichever is applicable.

A summary of the types of housing permitted by the City's Development Code is provided in Table 9-30.

Table 9-30: Permitted Residential Development by Zoning District

Housing Type	RR	RL	RLM	RM	RMH	RH/RH-30
Single-Family Detached	P	P	P	P	P	P
Single-Family Attached				P	P	P
Multi-Family				P	P	P
Manufactured Housing	P	P	P	P	P	P
Mobile Home Park	CUP	CUP	CUP	CUP	CUP	CUP
Second Units	P	P				
Emergency Shelters ¹						
Transitional & Supportive Housing	2	2	2	2	2	2
Residential Care Home (6 or fewer persons) ³	P	P	P	P	P	P
Residential Care Home (7 or more persons) ³				CUP	CUP	CUP
Senior Housing	P	P	P	P	P	P
Single Room Occupancy ⁴						

Source: Diamond Bar Zoning Ordinance P = Permitted, ministerial zoning clearance required CUP = Conditional Use Permit

Notes:

1. Emergency shelters are permitted in the Light Industrial zone.
2. Transitional and supportive housing are permitted in any residential zone subject to the same standards and procedures as apply to other residential uses of the same type in the same zone.
3. Residential Care Homes are defined as facilities providing residential social and personal care for children, the elderly, and people with some limits on their ability for self-care, but where medical care is not a major element. Includes children's homes; family care homes; foster homes; group homes; halfway houses; orphanages; rehabilitation centers; and similar uses.
4. SROs are conditionally permitted in the I (light industrial) zone

The Development Code provides for a variety of housing types including single-family homes (both attached and detached), multi-family (both rental and condominiums), manufactured housing, special needs housing, and accessory dwelling units.

Effect of Zoning and Development Standards on Housing Supply and Affordability

Development standards can affect the feasibility of development projects, particularly housing that is affordable to lower- and moderate-income households. The most significant of these standards is density. Higher densities generally result in lower per-unit land costs, thereby reducing overall development cost, although this is not always the case. For example, at

some point higher density may require more expensive construction methods such as parking structures, or below-grade garages.

Pursuant to AB 2348 of 2004, the "default density" for Diamond Bar is 30 dwelling units per acre⁹. The default density refers to the density at which lower-income housing development is presumed to be feasible, although State law allows jurisdictions to propose alternative densities that are sufficient to facilitate affordable housing based on local experience and circumstances. The RH-30 district allows multi-family development at the default density of 30 units per acre. In addition, the Neighborhood Mixed Use and Transit-Oriented Mixed Use land use designations allow residential development at up to 30 units/acre. The City is

⁹ Memo of June 20, 2012 from California Department of Housing and Community Development.

currently in the process of updating the Development Code to establish regulations consistent with these new General Plan land use designations (see Program H-8 in Section 9.5).

Although appropriate development standards are necessary for affordable housing to be feasible, large public subsidies are typically necessary to reduce costs to the level that lower-income households can afford.

Special Needs Housing

Persons with special needs include those in residential care facilities, persons with disabilities, the elderly, farm workers, persons needing emergency shelter or transitional living arrangements, and single room occupancy units. The City's provisions for these housing types are discussed below.

Residential Care Facilities

Residential care facilities refer to any family home, group home, or rehabilitation facility that provides non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. The Development Code explicitly references Residential Care Homes (§ 22.80.020). In accordance with State law, residential care homes that serve six or fewer persons are permitted by-right in all residential districts with only a ministerial zoning clearance required. Residential care homes serving more than six persons are permitted by conditional use permit in the RM, RMH, and RH Districts. There are no separation requirements for residential care facilities. These provisions are consistent with State law and do not

pose a significant constraint on the establishment of such facilities.

Definition of Family

Development Code § 22.80.020 defines *family* as "one or more persons living together as a single housekeeping unit in a dwelling unit." *Single housekeeping unit* means "the functional equivalent of a traditional family, whose members are an interactive group of persons jointly occupying a single dwelling unit, including the joint use of and responsibility for common areas, and sharing household activities and responsibilities such as meals, chores, household maintenance, and expenses, and where, if the unit is rented, all adult residents have chosen to jointly occupy the entire premises of the dwelling unit, under a single written lease with joint use and responsibility for the premises, and the makeup of the household occupying the unit is determined by the residents of the unit rather than the landlord or property manager." These definitions are consistent with fair housing law and do not pose an unreasonable constraint to housing.

Housing for Persons with Disabilities

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The Building Codes adopted by the City of Diamond Bar incorporate accessibility standards contained in Title 24 of the California Administrative Code. For

example, apartment complexes of three or more units and condominium complexes of four or more units must be designed to accessibility standards.

Compliance with building codes and the Americans with Disabilities Act (ADA) may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with to ensure the development of safe and accessible housing.

Senate Bill 520 of 2001 requires cities to make reasonable accommodation in housing for persons with disabilities. The City has adopted procedures (Development Code §22.02.060) for reviewing and approving requests for reasonable accommodation for persons with disabilities consistent with State law.

The director, planning commission or city council shall approve a request for a reasonable accommodation subject to the following findings:

1. The housing, which is the subject of the request for reasonable accommodation, will be occupied as the primary residence by an individual protected under the Fair Housing Laws.
2. The request for reasonable accommodation is necessary to make specific housing available to one or more individuals protected under the Fair Housing Laws.
3. The requested reasonable accommodation will not impose an undue financial or

administrative burden on the city, as "undue financial or administrative burden" is defined in fair housing laws and interpretive case law.

4. The requested accommodation will not result in a fundamental alteration of the nature of the city's zoning or building laws, and policies and procedures, as "fundamental alteration" is defined in fair housing laws and interpretive case law.

In making a decision regarding the reasonableness of the requested accommodation, the following factors may be considered:

1. Whether the requested accommodation will affirmatively enhance the quality of life of one or more individuals with a disability.
2. Whether the individual or individuals with a disability will be denied an equal opportunity to enjoy the housing type of their choice absent the accommodation.
3. In the case of a residential care facility or sober living home or similar group home for the disabled, whether the existing supply of facilities of a similar nature and operation in the community is sufficient to provide individuals with a disability an equal opportunity to live in a residential setting.
4. Whether the requested accommodation would fundamentally alter the character of the neighborhood;
5. Whether the accommodation would result in a substantial

- increase in traffic or insufficient parking;
6. Whether granting the requested accommodation would substantially undermine any express purpose of either the city's general plan or an applicable specific plan;
 7. In the case of a residential care facility or sober living home or similar group home for the disabled, whether the requested accommodation would create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation.

Farm Worker Housing

As discussed in Section 9.2, Housing Needs Assessment, the City of Diamond Bar has no major agricultural areas and no significant need for permanent on-site farm worker housing. Commercial agriculture is not permitted in any residential zoning district. The City's overall efforts to provide and maintain affordable housing opportunities will help to support the few seasonal farm workers that may choose to reside in the City.

Housing for the Elderly

Senior housing projects are a permitted use in all residential districts. A density bonus is also permitted for the construction of senior housing pursuant to Government Code §§ 65915-65918. Development Code §22.30.040 establishes reduced parking requirements for senior housing of 1 space for each unit with half the spaces covered, plus 1 guest parking space for each 10 units. These regulations are not considered to be a constraint to the development of senior

housing because the regulations are the same as for other residential uses in the same districts.

Emergency Shelters, Transitional/Supportive Housing and Low Barrier Navigation Centers

Emergency shelters are facilities that provide a safe alternative to the streets either in a shelter facility, or through the use of motel vouchers. Emergency shelter is short-term and usually for 30 days or less. Transitional housing is longer-term, typically up to 2 years, while supportive housing may have no occupancy limit. Programs that operate transitional and supportive housing generally require that the resident participate in a structured program to work toward established goals so that they can move on to permanent housing and may include supportive services such as counseling.

SB 2 of 2007 strengthened the planning requirements for emergency shelters and transitional/supportive housing. This bill requires jurisdictions to evaluate their need for shelters compared to available facilities to address the need. If existing shelter facilities are not sufficient to accommodate the need, jurisdictions must designate at least one zone where year-round shelters can be accommodated. There are currently no emergency shelters located in the City. As noted in Section 9.2, the most recent homeless survey reported 4 homeless persons living in Diamond Bar.

To reduce constraints to the establishment of emergency shelters, the Development Code was amended to allow shelters with up to 30 beds by-right in the Light Industrial (I) zone subject to objective development standards. This zone encompasses approximately 98 acres with an

average parcel size of 1.6 acres and contains underutilized parcels and vacant buildings that could accommodate at least one emergency shelter.

In 2019 the San Gabriel Valley Council of Governments initiated a study to assess the needs of the homeless and develop a coordinated strategy to address those needs. As a member jurisdiction, Diamond Bar is cooperating in this study and is committed to a fair-share approach to providing the necessary services and facilities for the homeless persons and families identified in the community.

SB 2 also requires that transitional and supportive housing be considered a residential use that is subject only to the same requirements and procedures as other residential uses of the same type in the same zone. The Development Code establishes regulations for transitional and supportive housing in compliance with State law. In 2018 AB 2162 amended State law to require that supportive housing be a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria. Program H-11 in Section 9.5 includes a commitment to process an amendment to the Development Code in compliance with this requirement.

In 2019 the State Legislature adopted AB 101 establishing requirements related to local regulation of low barrier navigation centers, which are defined as "Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income,

public benefits, health services, shelter, and housing." Low Barrier means best practices to reduce barriers to entry, and may include, but is not limited to:

- (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- (2) Accommodation of residents' pets
- (3) The storage of possessions
- (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms"

Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in nonresidential zones permitting multi-family uses. Program H 11 in Section 9.5 includes a commitment to process an amendment to the Development Code in compliance with this requirement.

Single Room Occupancy

Single room occupancy (SRO) facilities are small studio-type units and are conditionally permitted in the Light Industrial District pursuant to Sec. 22.42.160 of the Development Code. Development standards for these uses do not pose an unreasonable constraint to SRO development.

Off-Street Parking Requirements

The City's current parking requirements for residential uses vary by residential type. Single-family dwellings and duplex housing require two parking spaces per unit in a garage. Mobile homes require two parking spaces plus guest parking. Studio units require one

space for each unit in a garage, plus guest parking. Multi-family dwellings, condos, and other attached dwellings are required to have two spaces in a garage for each unit plus 0.5 space for each bedroom over two, and guest parking. Accessory dwelling units are required to have one space in addition to that required for the single-family unit. Senior housing projects are required to provide one space for each unit with half of the spaces covered, plus one guest parking space for each ten units. Senior congregate care facilities are required to have 0.5 space for each residential unit, plus one space for each four units for guests and employees. Extended care facilities are required to provide one space for each three beds the facility is licensed to accommodate. These parking requirements are summarized in Table 9-31.

The City is currently preparing an update to the Development Code to reflect new policies contained in the 2040 General Plan. Examples of General Plan parking policies that will be implemented through revised development regulations include the following:

- LU-P-15 – Encourage mixed-use development in infill areas by providing incentives such as reduced parking requirements and/or opportunities for shared parking.
- LU-P-32 – In conjunction with new development, implement an overall parking strategy for the Transit-Oriented Mixed-Use neighborhood, including consolidation of smaller parking lots and district-wide management of parking resources.
- LU-P-33 – Consider amendments to the Development Code parking regulations as needed to allow lower parking minimums for developments with a mix of uses with different peak parking needs, as well as developments that implement enforceable residential parking demand reduction measures, such as parking permit and car share programs.
- LU-P-43 – When updating the Development Code's parking standards or preparing specific plans, evaluate parking ratios for the Town Center to balance the financial feasibility of development projects with the provision of adequate parking for visitors. Coordinate with developers and transit agencies to the extent possible to provide alternative modes of transportation to allow for reduced parking requirements.
- CC-P-26 – Establish reduced minimum commercial parking requirements for all development within new mixed-use land use designations. Reduced parking requirements should be supported by proximity to transit, shared parking, and technologies that, once mainstreamed, would reduce the need for conventional parking layouts.
- CC-P-49 – Encourage reductions in surface parking and allow for the development of consolidated parking structures, provided that they are screened

- from view from Diamond Bar Boulevard and Golden Springs Drive.
- CR-P-37 – Ensure that secure and convenient bicycle parking is available at major destinations such as the Town Center, commercial centers, transit stops, schools, parks, multi-family housing, and large employers.
 - CR-G-14 – Provide adequate parking for all land use types, while balancing this against the need to promote walkable, mixed-use districts and neighborhoods in targeted areas, and promoting ride-sharing and alternative transportation modes.
 - CR-P-53 – Update parking standards in the Development
- Code to ensure that they are reflective of the community's needs, using current data on parking demand and taking into consideration demographics and access to alternative modes of transportation.
- CR-P-54 – Incorporate criteria in the Development Code to allow reductions in parking requirements in exchange for VMT reduction measures.
- These policies will be implemented through revisions to required parking as part of the Development Code (see Program H-8) and will minimize the effect of required parking as a constraint on the production of affordable housing.

Table 9-31: Residential Parking Requirements

Type of Unit	Minimum Parking Space Required
Single Family Detached Dwellings	2 off-street parking spaces per dwelling (in a garage)
Duplex Housing Units	2 off-street parking spaces for each unit (in a garage)
Mobile Homes (in M.H. parks)	2 off-street parking spaces for each mobile home (tandem parking allowed in an attached carport), plus guest parking*
Accessory Dwelling Units	1 off-street parking space in addition to that required for a single-family unit
Multi-Family Dwellings, Condominiums, and Other Attached Dwellings*	
Studio	1.0 off-street parking space per dwelling unit (in a garage), plus guest parking*
1 or More Bedrooms	2.0 off-street parking spaces per unit (in a garage), plus 0.5 additional spaces for each bedroom over 2, plus guest parking**
Senior Housing Projects	1 off-street parking space per unit with half of the spaces covered, plus 1 guest parking space for each 10 units
Senior Congregate Care Facilities	0.5 space for each residential unit, plus 1 space for each 4 units for guests and employees
Extended Care Facilities (elderly, skilled nursing facilities and residential care homes)	1 space for each 3 beds the facility is licensed to accommodate

*Reduced parking is allowed for projects that provide affordable housing pursuant to state Density Bonus law.

** Guest parking shall be provided at a ratio of one space for each four required parking spaces.

Source: Diamond Bar Development Code, 3/2021

Accessory Dwelling Units

Accessory dwelling units (ADUs) provide an important source of affordable housing for seniors, young adults, caregivers and other low- and

moderate-income segments of the population. In recent years, the State Legislature has adopted extensive changes to ADU law to encourage housing production. Among the most

significant changes is the requirement for cities to allow one ADU plus one "junior ADU" on single-family residential lots by-right subject to limited development standards. In 2021 the City amended ADU regulations in conformance with current law, and Program H-10 in Section 9.5 includes a commitment to continue to encourage ADU production.

Density Bonus

Under Government Code §§65915-65918, a density increase over the otherwise maximum allowable residential density under the Municipal Code is available to developers who agree to construct housing developments with units affordable to low- or moderate-income households or senior citizen housing development. AB 2345 of 2019 amended State law to revise density bonus incentives that are available for affordable housing developments. Program H 12 in Section 9.5 includes a commitment to amend the Development Code to include these changes to State density bonus law.

Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

In the City of Diamond Bar, manufactured housing is allowed in all residential

zones as a permitted use provided the installation complies with the site development standards for the applicable zoning district. Mobile home parks are allowed as conditional use within all residential districts. 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.

Condominium Conversions

In order to reduce the impacts of condominium conversions on residents of rental housing, some of which provides housing for low- and moderate-income persons, the City's Municipal Code requires that in addition to complying with all of the regulations and noticing requirements of the Subdivision Map Act for condo conversions, the applicant must propose a relocation assistance program that will assist tenants displaced through the conversion in relocating to equivalent or better housing, assess the vacancy rate in multi-family housing within the City, and provide a report to all tenants of the subject property at least three days prior to the hearing.

When a condo conversion is permitted, the increase in the supply of less expensive for-sale units helps to compensate for the loss of rental units. The ordinance to regulate condominium conversions is reasonable to preserve rental housing opportunities and does not present an unreasonable constraint on the production of ownership housing.

Building Codes

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to

the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's building codes are based upon the California Building, Plumbing, Mechanical and Electrical Codes. These are considered to be the

minimum necessary to protect the public's health, safety and welfare. No additional regulations have been imposed by the City that would unnecessarily add to housing costs. Building Codes are enforced primarily through the plan check and building inspection process.

DEVELOPMENT PROCESSING PROCEDURES

Residential Permit Processing

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state requirements, the City has structured its development review process to minimize the time required to obtain permits while ensuring that projects receive careful review. All residential development is reviewed by City staff for zoning, building, and fire code compliance prior to issuance of building permits.

Processing times vary and depend on the size and complexity of the project.

Projects reviewed by the Planning Commission, such as Conditional Use Permits, typically require between 1 and 2 months to process. Tentative parcel maps and tentative tract maps typically require 3 to 6 months to process. Projects reviewed by the City Council, such as General Plan and Zoning Amendments, typically require between 3 and 6 months to process.

Table 9-32 identifies the current review authority responsible for making decisions on land use permits and other entitlements, as well as the estimated processing time for each type of application.

Table 9-32: Review Authority for Residential Development

Type of Permit or Decision (*)	Est. Processing Time	Director	Hearing Officer	Planning Commission	City Council
Administrative Development Review (SF or MF)	6-8 weeks		Final	Appeal	Appeal
Development Review (SF or MF)	8 weeks		Final	Final	Appeal
Development Agreement**	12-24 weeks			Recommend	Final
Minor Conditional Use Permit	4-6 weeks		Final	Appeal	Appeal
Conditional Use Permit	8 weeks		Final	Final	Appeal
Minor Variance	2-4 weeks			Appeal	Appeal
Variance**	4-8 weeks			Final	Appeal
General Plan Amendment**	12-24 weeks			Recommend	Final
Specific Plan**	12-24 weeks			Recommend	Final
Zoning Map or Development Code Amendment	12-24 weeks			Recommend	Final
Tentative Map**	12-24 weeks			Recommend	Final
Plot Plan	4 weeks	Final		Appeal	Appeal
Zoning Clearance (over the counter)	1 week	Final		Appeal	Appeal

Source: Diamond Bar Development Code; Community Development Department

* The Director and Hearing Officer may defer action on permit applications and refer the item(s) to the Commission for final decision.

** Permit typically involves environmental clearance pursuant to CEQA and is subject to the Permit Streamlining Act.

Certain steps of the development process are required by State rather than local laws. The State has defined processing deadlines to limit the amount of time needed for review of required reports and projects. The following describes the five-step development review process in Diamond Bar:

- **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 Development Services

Department. Prior to submitting an application, applicants are strongly encouraged to request a pre-application conference with staff. The purpose of the pre-application conference is to inform the applicant of City requirements as they pertain 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 related to the environmental review of the project.

Single-family residential uses are permitted by-right in all residential zoning districts. Multi-family residential uses are permitted by-right in the RM, RMH and RH zones. All new residential construction and some additions to existing residences are subject to "Development Review."

Development Review and Administrative Development

Review applications for projects that also require the approval of another discretionary permit (e.g. conditional use permit) 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 9-32.

Development Review. An application for Development Review is required for residential projects that propose one or more dwelling units (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 lot and new structures, additions to structures, and reconstruction projects which are equal to 50% or greater of the floor area of existing structures on site, or have 5,001 square feet or more of combined gross floor area in any commercial, industrial, and institutional development; or
- 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:

- Commercial, industrial, and institutional developments that propose up to 5,000 square feet of combined floor area; or
- Projects that do not meet the specific criteria for Development Review.

Development Review and Administrative Development Review are non-discretionary review procedures intended to address design issues such as landscaping and building massing, and do not include a review of the merits or suitability of the use itself.

- **Initial Application 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 and deposits have been paid. Without the application fee or a deposit, the application is not deemed complete.

Within 30 days of a submittal, staff reviews the application package and the applicant is informed in writing of whether or not the application is deemed complete and has been accepted for processing. If the application is incomplete, the applicant is

advised regarding what additional information is required.

If a pending application is not deemed complete within 6 months after the first filing with the Department, the application expires and is deemed withdrawn. Any remaining deposit amount is refunded, subject to administrative processing fees.

- **Environmental Review.** After acceptance of a complete application, a project is reviewed for compliance with the California Environmental Quality Act (CEQA). A determination is made regarding whether or not the proposed project is exempt from the requirements of CEQA. If the project is not exempt, a determination is made regarding whether a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report will be required based on the evaluation and consideration of information provided by an initial study. If an EIR is required, a minimum of nine months to one year is typically required to complete the process.
- **Staff Report and Recommendations.** A staff report is prepared by the Director that describes the conclusions and findings about the proposed land use development. The report includes recommendations on the approval, approval with conditions, or disapproval of the application. Staff reports are provided to the applicant at the same time they are provided to the Hearing Officer, or members of the Commission and/or Council, before a hearing on the application.

- **Notice and Hearings.** An application for a development review or administrative development review is scheduled for a public hearing once the department has determined the application complete. Administrative development reviews and minor CUPs are heard by a Hearing Officer (staff) while more significant applications are heard by the Planning Commission. Legislative acts such as General Plan amendments, zone changes, specific plans and development agreements require City Council approval. Upon completion of the public hearing, the review authority shall announce and record the decision within 21 days following the conclusion of the public hearing. The decision shall contain the required findings and a copy of the resolution shall be mailed to the applicant.

The City is currently preparing a revised Development Code, which will include streamlined permit review procedures and objective standards to ensure that the development review process does not act as a constraint to housing development (see Program 8).

The length of time between project approval and request for building permit can vary widely depending on the size and complexity of the project, the applicant's schedule for preparing building plans and any required corrections.

Due to high property values and the shortage of vacant residential land, development proposals typically seek to maximize allowable densities unlike areas further inland where more vacant land is available.

Development Fees and Improvement Requirements

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities,

recreational facilities and school sites, consistent with the Subdivision Map Act.

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Table 9-33 provides a list of fees the City of Diamond Bar charges for new, standard residential development. The City periodically evaluates the actual cost of processing development permits when revising its fee schedule. The last fee schedule update was adopted in 2020.

Table 9-33: Planning and Development Fees

Fee Category	Fee or Deposit Amount ^a
Planning and Application Fees^a	
Administrative Development Review	\$1,912.94 Application plus \$2,000 deposit (RFD)
Development Agreement	\$10,000 deposit (RFD)
General Plan Amendment	\$10,000 deposit (RFD)
Zone Change/Map Amendment	\$10,000 deposit (RFD)
Specific Plan	\$10,000 deposit (RFD)
Conditional Use Permit	\$2,174.56 Application plus \$4,000 deposit (RFD)
Minor Conditional Use Permit	\$1,738.56 Application plus \$2,000 deposit (RFD)
Tentative Tract Map	\$5,000 deposit (RFD)
Tentative Parcel Map	\$5,000 deposit (RFD)
Density Bonus	\$5,000 deposit (RFD)
Variance	\$5,000 deposit (RFD)
Minor Variance	\$1,547.80 Application
Environmental	
Environmental Analysis	(b)
Environmental Mitigation Monitoring Program	(b)
Development Impact Fees	
School Fees	\$4.08/sq.ft.
Drainage Facilities	None
Traffic Facilities	(d)
Public Facilities	None
Fire Facilities	None
Park Facilities	(e)
Water/Sewer Connection	(d)

Source: City of Diamond Bar, 2021

a Items with deposits are based on actual processing costs which may exceed initial deposit amount.

b Cost determined as part of the environmental review

c (RFD) Deposit based fees will be charged at the fully allocated hourly rates for all personnel involved plus any outside costs, with any unused portion of a deposit-based fee being refunded to the applicant at the conclusions of the project. In certain circumstances where project costs are higher than the available deposit, the applicant will be required to submit additional funds into the deposit account.

d Development impact fees are determined by the project's scope, location, and existing conditions. The developer must prepare the appropriate study and provide the report for staff to review. When applicable, public improvements may be conditioned with, or in lieu of, development impact fees.

e Park fees are determined based on 5 acres of land per 1,000 population per State law

Improvement Requirements

Throughout California, developers are required to construct on- and off-site improvements needed to serve new projects, including streets, sidewalks, and utilities. City road standards vary by roadway designation as provided in Table 9-34.

A local residential street requires a 44-to 60-foot right-of-way, with two 12-foot travel lanes. These road standards are typical for cities in Los Angeles County

and do not act as a constraint to housing development.

The City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets, bridges, overpasses and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

Table 9-34: Road Improvement Standards

Roadway Designation	Number of Lanes	Right-of-Way Width	Curb-to Curb Width
Major arterial	4	100-120	N/A
Boulevard	2-4	60-100	N/A
Collector street	2-4	60-80	N/A
Local street	2	44-60	28-36

Source: City of Diamond Bar, 2021

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such require-

ments due to the limitations on property taxes and other revenue sources needed to fund public services and improvements.

NON-GOVERNMENTAL CONSTRAINTS

Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, agricultural lands, and wildland fire hazards. In many cases, development of these areas is constrained by State and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act, the Endangered Species Act, the State Fish and Game Code and the Alquist-Priolo Act).

Most of the level, easily buildable land in Diamond Bar has already been developed, and much of the remaining land has a variety of geotechnical and topographic conditions that may constrain the development of lower-priced residential units. Large portions of the City contain steep slopes that pose a significant constraint to development.

In addition to slope constraints, many of the hillsides in Diamond Bar have a potential for landslides. Slope stability is affected by such factors as soil type,

gradient of the slope, 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 historical landslide locations have been stabilized, a number of potential landslide areas still exist in the eastern portion of the City as well as within Tonner Canyon in the Sphere of Influence. Figure 9-2 illustrates the significant areas with geological constraints.

Wildland fire hazards present another environmental constraint to housing development. As seen in Figure 9-3, significant portions of the city are within designated fire hazard zones. As the frequency and intensity of wildfires have increased in recent years, housing development becomes more difficult in these areas.

Infrastructure Constraints

As discussed under Development Fees and Improvement Requirements, the City requires developers to provide on-site and off-site improvements necessary to serve their projects. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

Additionally, the City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with development. As a result of these policies, any infrastructure constraints which currently exist must be fully mitigated and financed as growth occurs.

Water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households.

Wastewater

Wastewater conveyance and treatment in Diamond Bar is provided by the County of Los Angeles Sanitation District No. 21. Although much of the physical sewage infrastructure appears in generally good condition, there have been repeated failures of the pump stations needed to lift flows to the regional collectors. Presently, there are no sewer lines in place in the developed southeastern end of the 1,250-acre development known as the Country Estates. Approximately 144 lots

are utilizing on-site wastewater disposal systems.

Water

Water for City residents is supplied by the Walnut Valley Water District, which receives its water supply from the Three Valleys Municipal Water District and ultimately from the Metropolitan Water District (MWD) of Southern California. Almost all of the water supply is purchased from MWD, which imports water from the Colorado River Aqueduct (a small portion comes from Northern California through the State Water Project). Domestic water supply is not expected to limit development during the planning period.

Storm Water Drainage

Flood control is provided by the County Flood Control District. Flood control facilities are in fairly good condition. Development proposals are assessed for drainage impacts and required facilities. With these existing facilities and review procedures in place, the City's flood control system is not expected to limit development during the planning period.

Dry Utilities

Dry utilities such as electricity, telephone and cable are provided by private companies and are currently available in the areas where future residential development is planned. When new development is proposed the applicant coordinates with utility companies to arrange for the extension of service. There are no known service limitations that would restrict planned development during the planning period.

Land Costs

Land represents one of the most significant components of the cost of new housing. Land values fluctuate with market conditions, and changes in land prices reflect the cyclical nature of the residential real estate market.

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. Residential projects in hillside areas have large amounts of open space and only about 25-30% developable land. The estimated value of vacant residential land is approximately \$10/square foot or more, and values can vary widely depending on site conditions.

Construction Costs

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Diamond Bar are not substantially different than most other cities in Los Angeles County.

Construction costs for materials and

labor have increased at a slightly higher pace than the general rate of inflation according to the Construction Industry Research Board. The International Code Council estimated that the average construction cost for good-quality housing was approximately \$131 per square foot for single-family homes and \$119 per square foot for multi-family housing.

Cost and Availability of Financing

Diamond Bar is typical of Southern California communities with regard to private sector home financing programs. As discussed in the previous section, Diamond Bar utilizes tax exempt multi-family revenue bonds which provide a lower interest rate than is available through conventional financing. This program helps to address funding for low-income multi-family projects.

Under State law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or socio-economic conditions in the area ("redlining"). There is no evidence of redlining being practiced in any area of the City.

AFFIRMATIVELY FURTHERING FAIR HOUSING

Under State law, "affirmatively furthering fair housing" means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and

foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

There are three parts to this requirement:

1. Include a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes (applies to housing elements beginning January 1, 2019).
2. Conduct an Assessment of Fair Housing that includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and an assessment of the contributing factors for the fair housing issues.
3. Prepare the Housing Element land inventory and identification of sites through the lens of affirmatively furthering fair housing.

In compliance with AB 686, the City has completed the following outreach and analysis.

Outreach

As discussed in Appendix C, the City held a total of five public meetings during the Housing Element update in an effort to include all segments of the community. Meetings included informal workshops in addition to the standard public hearing process. Notices prior to each meeting were sent directly to persons and organizations with expertise in affordable housing, supportive services and fair housing. Interested parties had the opportunity to interact with City staff throughout the Housing Element update process and provide direct feedback regarding fair housing issues.

The City also created a dedicated web page for the Housing Element update

(www.diamondbarca.gov/963/Housing-Element-Update) where meeting notices and agenda materials, an FAQ, and background information were posted. The City also provided opportunities for interested persons to participate in public meetings remotely, which made it possible for those with disabilities limiting their mobility to participate and comment on the Housing Element regardless of their ability to attend the meetings in person.

Over the course of the Housing Element update the City received written comments from the following four organizations:

- Abundant Housing LA (10/23/2020)
- Los Angeles County Sanitation District (1/26/2021)
- Responsible Land Use, a non-profit, public benefit group (3/23/2021)
- Mitchell M. Tsai, Attorney for Southwest Regional Council of Carpenters (10/11/2021)

Only one of these four commentors – Abundant Housing LA (AHLA) – mentioned fair housing in its letter. AHLA's comments related to fair housing are summarized as follows:

Comment: The sites inventory analysis should “Prioritizing high-opportunity census tracts and well-resourced areas (e.g., near transit, jobs, schools, parks, etc.) when selecting sites for lower-income housing opportunities, in order to affirmatively further fair housing. Housing elements must prioritize high-opportunity census tracts and well-resourced areas (e.g. near transit, jobs, schools, parks, etc.) when selecting

sites for lower-income housing opportunities, in order to affirmatively further fair housing." (AHLA, p. 2 & 5)

These comments are addressed in the Diamond Bar 2040 General Plan and Housing Program H-8, which includes a commitment to amend development regulations consistent with the General Plan to allow higher densities in several Focus Areas described in Housing Element Section 9.4 and in Appendix B, the sites inventory. As recommended by AHLA, the Focus Areas are located near transit, jobs, schools and parks and provide the best opportunities for new affordable housing because existing single-family residential areas are fully developed. This rezoning strategy therefore affirmatively furthers fair housing in Diamond Bar.

Comment: "Diamond Bar's history details examples of how housing policy and land use regulations were once used to exclude members of minority groups. Redlining and restrictive covenants, which restricted where Black Americans could live, were once commonplace throughout Los Angeles County. Thankfully, Diamond Bar is more welcoming today; 18% of the city's population is Hispanic and 56% of the city's population is Asian-American⁹. However, exclusion continues on the basis of income: the median home sale price in Diamond Bar was \$660,000 in 2018¹⁰, and 51% of the city's renters are "rent-burdened" (i.e. they spend more than 30% of their income on rent). High housing costs place a disproportionate burden on lower-income communities of color, and have the effect of excluding them from the city altogether.

It is important to note that Diamond Bar incorporated in 1989 and by that time, the primarily low-density land use pattern of the city had already been established by development approved by Los Angeles County. While the City had no involvement in discriminatory real estate practices that may have occurred before its incorporation, the City's forward-looking land use initiatives such as the General Plan Focus Areas will create significant opportunities for new affordable housing and address past patterns of discrimination. ADUs also create substantial opportunities for affordable housing in high-opportunity single-family neighborhoods.

As described in Program H-14, the City will continue to support the fair housing efforts of the Housing Rights Center and through the following activities:

- Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements.
- Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the applicable development regulations.
- Work with the County to implement the regional Analysis of Impediments to Fair Housing Choice and HUD Consolidated Plan.

- Facilitate public education and outreach by posting informational flyers on fair housing at public counters, libraries, and on the City's website.
- Conduct public meetings at suitable times, accessible to persons with disabilities, and near public transit. Resources will be invested to provide interpretation and translation services when requested at public meetings when feasible.
- Encourage community and stakeholder engagement during development decisions.

Assessment of Fair Housing

The following analysis examines geographic data regarding racial segregation, poverty, persons with disabilities, and areas of opportunity as identified by the TCAC/HCD Opportunity Areas map.

Racial segregation. As seen in Figure 9-4, the percentage of non-white population in Diamond Bar is similar to adjacent areas with the exception of a small area immediately north of the city that is part of the Cal Poly Pomona campus (formerly the Lanterman Developmental Center). This map does not indicate any patterns of racial/ethnic concentration or discrimination in the city.

Poverty. Recent Census estimates regarding poverty status of households in Diamond Bar are shown in Figure 9-5. As seen in this map, the poverty rate is less than 10% for nearly all areas the city. One small area in the southwestern portion of the city near the SR-60 freeway has a slightly higher poverty rate of 10% to 20%.

Racially/Ethnically Concentrated Areas of Poverty (R/ECAP). A racially or ethnically concentrated area of poverty (R/ECAPs) is defined by HUD as areas in which 50 percent or more of the population identifies as non-White and 40 percent or more of individuals are living below the poverty line. As shown in Figure 9-6, there are no R/ECAPs in Diamond Bar. The nearest designated R/ECAP is in Pomona, just north of the Diamond Bar boundary.

Persons with disabilities. The incidence of disabilities is relatively low in most parts of Diamond Bar. As shown in Figure 9-7, the percentage of residents reporting a disability is less than 10% in the majority of the city, while the disability rate is 10% to 20% in the northern portion of the city.

Disproportionate Housing Needs and Displacement Risk. As discussed in Section 9.2 (Housing Needs Assessment), housing needs in Diamond Bar are generally less severe than in the SCAG region as a whole. For example, data compiled by SCAG showed rates of overcrowding for both renters and owners (Table 9-3) and disability rates for seniors (Table 9-20) are lower in Diamond Bar than the regional averages.

Displacement of low-income households can occur through the expiration of affordability restrictions on assisted low-income housing, escalation of market rents, or demolition of existing rental units. As noted in Section 9.2, there are no low-income rental units at risk of conversion to market rate during the 2021-2031 period. In addition, the Focus Areas targeted for redevelopment in the General Plan and the Housing Sites Inventory do not contain any housing

units; therefore, there is no displacement risk of in these areas. Displacement mitigation strategies such as tenant protections, conservation of existing stock, preservation of units at-risk of conversion to market-rate uses, acquisition and rehabilitation of existing stock, including naturally occurring affordable housing, and removing barriers to building affordable housing are incorporated into the Housing Action Plan (Section 9.5).

Access to opportunity. According to the 2020 California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) Opportunity Area Map (Figure 9-8), Diamond Bar is within the Moderate, High, and Highest Resource areas. High Resource areas are areas with high index scores for a variety of educational, environmental, and economic indicators. Some of the indicators identified by TCAC include high levels of employment and close proximity to jobs, access to effective educational opportunities for children and adults, low concentration of poverty, and low levels of environmental pollutants, among others.

Contributing factors to fair housing issues. Under the Federal consolidated planning process, the Analysis of Impediments (AI) to Fair Housing Choice is the primary tool for addressing fair housing issues. The City of Diamond Bar was a participating city with the County of Los Angeles in the preparation of the 2018 AI. Based on extensive analysis of housing and community indicators, and the input of residents, a list of impediments to fair housing choice was developed.

Appendix D includes a summary of the contributing factors to fair housing issues pertaining specifically to the Urban County and HACoLA's service areas. These items are prioritized according to the following criteria:

1. High: Impediments/Contributing factors that have a direct and substantial impact on fair housing choice, especially in R/ECAP areas, affecting housing, those impacting persons with disabilities, and are core functions of HACoLA or the CDC.
2. Moderate: Impediments/Contributing factors that have a direct and substantial impact on fair housing choice, especially in R/ECAP areas, affecting housing, those impacting persons with disabilities, and are core functions of HACoLA or the CDC, but the CDC or HACoLA may only have limited capacity to make a significant impact; or may not be within the core functions of HACoLA or the CDC.
3. Low: Impediments/Contributing factors that may have a direct and substantial impact on fair housing choice but are not within the core functions of HACoLA or the CDC or not within the capacity of these organizations to make significant impact, or not specific to R/ECAP neighborhoods, or have a slight or largely indirect impact on fair housing choice.

The impediments/contributing factors identified and included in Appendix D are in relation to the fair housing issues listed below. The prioritization of these contributing factors relates to the ability of the CDC and HACoLA to address the fair housing issues. A low priority does not diminish the importance of the factor in the Urban County or

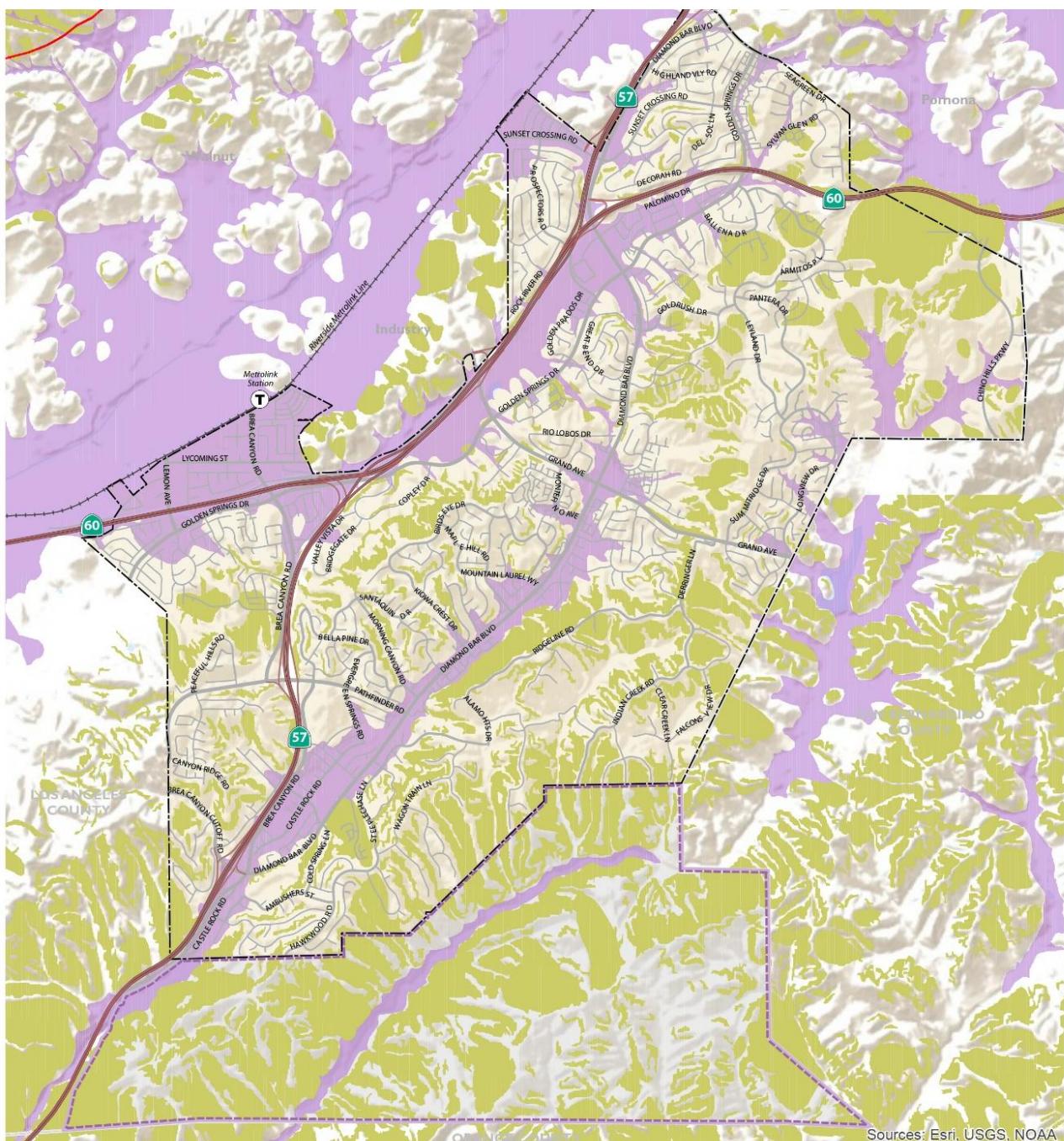
HACoLA service areas but reflects the priority in addressing issues of fair housing.

- Segregation
- Racially or ethnically concentrated areas of poverty (R/ECAPs)
- Disparities in Access to Opportunity

- Disproportionate Housing Needs
- Discrimination or violations of civil rights laws or regulations related to housing

Program H 14 in Section 9.5 describes actions the City will take to affirmatively further fair housing during the planning period.

Figure 9-2 Seismic Hazard Zones

**Seismic Hazard Zones**

- Fault Line
- Liquefaction Zones
- Earthquake Induced Landslide Zones

- Highways
- Ramps
- Major Roads
- Local Roads
- +---+ Railroads

- Water Features
- City of Diamond Bar
- Sphere of Influence
- County Boundary

Liquefaction Zones: Areas where historical occurrence of liquefaction, or local geological, geotechnical and ground water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

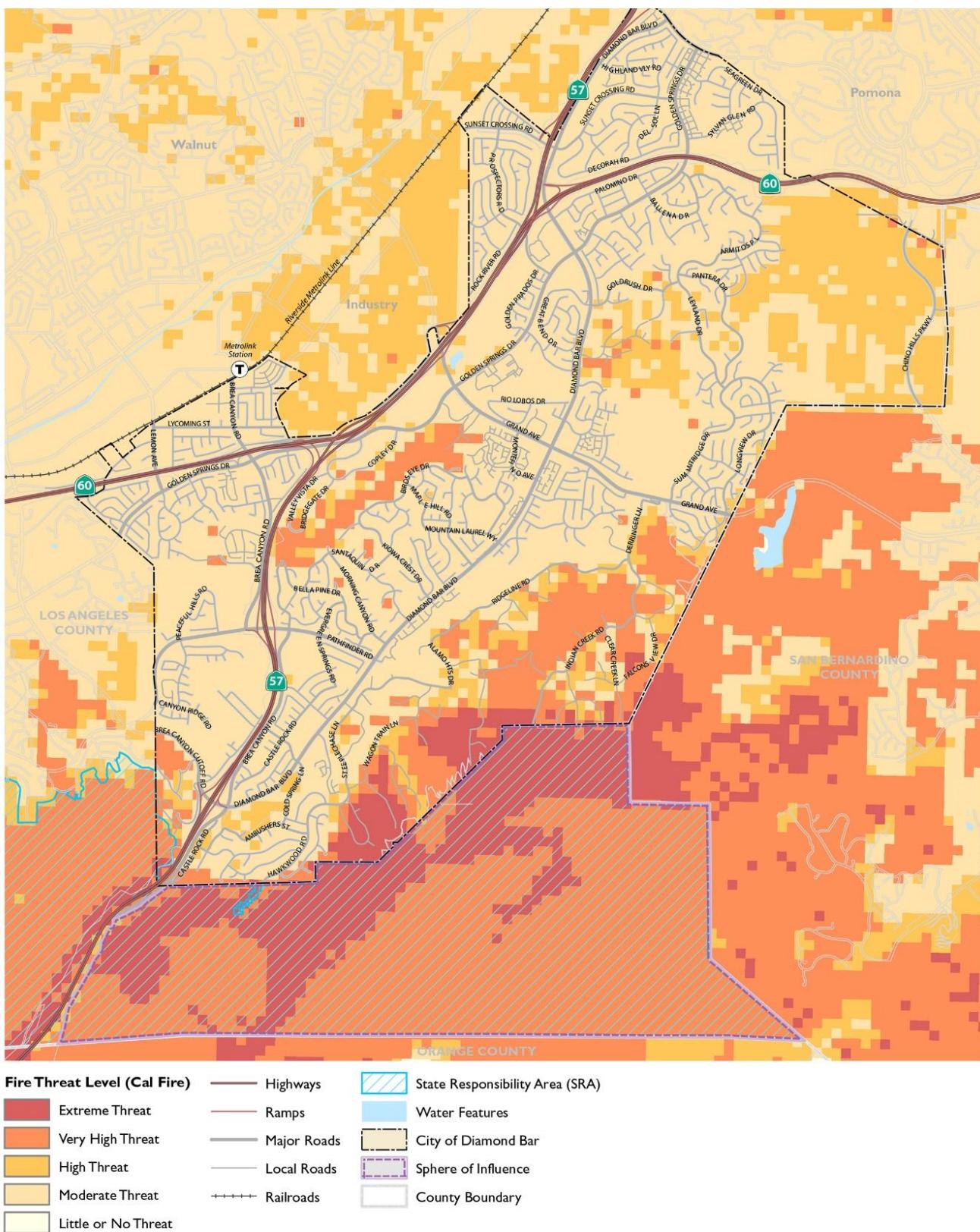
Landslide Zones: Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

Source: Seismic Hazard Zones, Earthquake Zones of Required Investigation, I-99, California Geological Survey (CGS), California Department of Conservation (DOC); Los Angeles County GIS Data Portal, 2016; City of Diamond Bar, 2019; Dydett & Bhatia, 2019

0 0.35 0.7 1.4
MILES



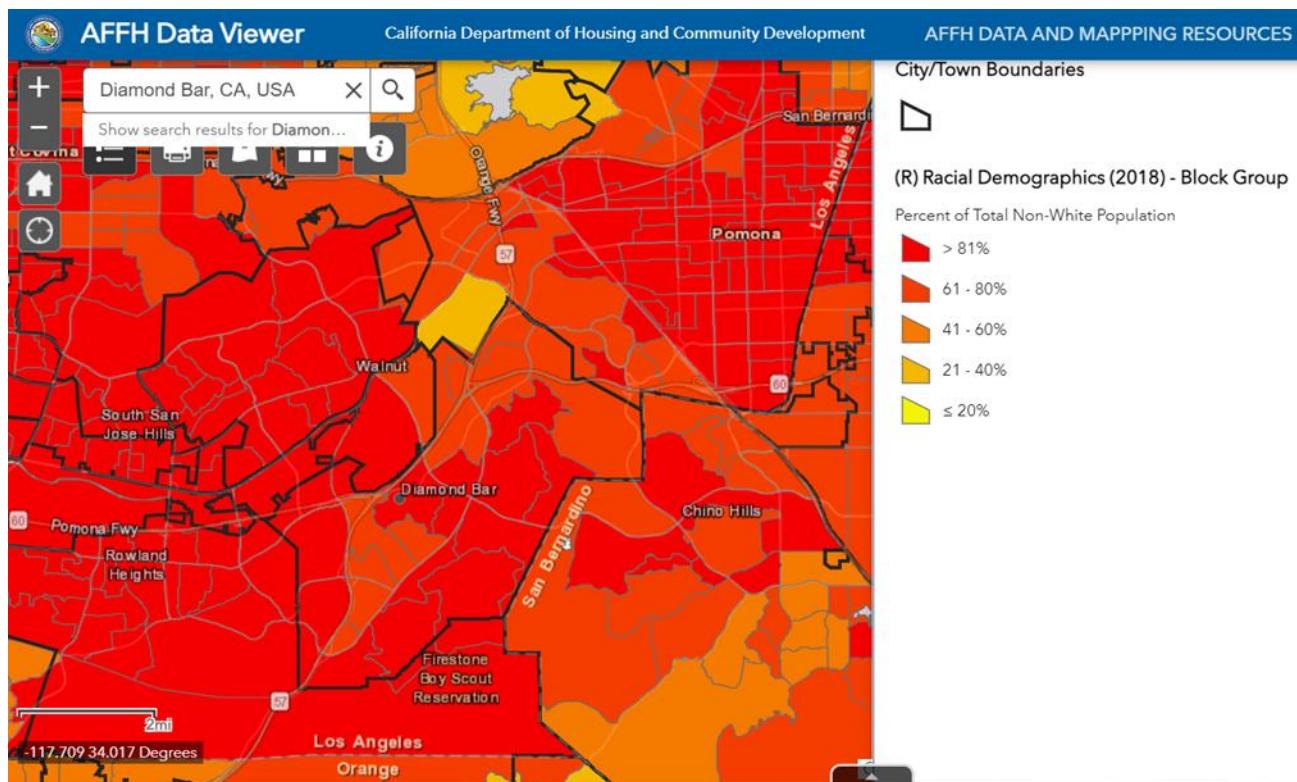
Figure 9-3 Fire Hazard Zones



Source: Fire Threat, Fire and Resources Assessment Program (FRAP), Cal Fire 2005;
Los Angeles County GIS Data Portal, 2016; Dyett & Bhatia, 2019

0 0.375 0.75 1.5
MILES



Figure 9-4 Racial Demographics**Figure 9-5 Poverty Status**