
Diamond Bar General Plan Update

Task #6 PROPOSALS

Prepared for: General Plan Advisory Committee

Prepared by: **Responsible Land Use**, a non-profit, public benefit group

Date: August 10, 2018 Proposals: #6

August 16, 2018 GPAC meeting #7

Responsible Land Use



Diamond Bar

August 10, 2018

To: Honorable City of Diamond Bar, General Plan Advisory Committee,

Responsible Land Use is a grassroots, non-profit, public benefit group, comprised of and representing the residents and stakeholders of the City of Diamond Bar.

Our mission is to promote coherent land use policies, which improve and sustain our community — its long-term economic vitality, high environmental health, and social equity.

We are grateful for the opportunity to respond to the June 21, 2018, GPAC's request for the public to express observations in clear language, suitable for the draft. Therefore, this booklet of additional and corrective input is submitted.

The care and attention the GPAC has given to the update process, is greatly appreciated.

We respectfully ask the committee to consider, that upon an in depth study of each point in Task #6, draft policies, our observations of the data noticed, lacking reference to existing municipal codes, the language being heavy on vision but light on clear implementation measurements, vagueness and inconsistencies with the state general plan guide – which appears to potentially work against community safety, assets and the environmental integrity of our city.

One particular, notable omission is a dedicated, protocol “Conservation Element.” Considering the City of Chino Hills produced a conservation element in their 2015 general plan, and the existing natural resources within Diamond Bar, we recommend the city conduct this evaluation and task, as it is essential to serving tangible conservation goals.

We hope our findings will support and enlighten GPAC members and attain meaningful engagement in the process. We also look forward to learning more about the general plan process and participating in the continued dialog.

On behalf of **Responsible Land Use** and Diamond Bar residents, I thank you.

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Responsible Land Use

Land Use, Economic Development, Resource Conservation Elements Guiding and Implementing Policies

Land Use, Economic Development, Resource Conservation Elements- Guiding and Implementing Policies

Page	Category	Policy Number	Original Language	New Language (<i>underlined text= added language</i>)	Comment
1	Land Use and Economic Development	LU-G-1	Maintain a balanced mix of land uses including employment, residential, retail and open space, to support a vibrant community. <i>(Based on current GP Land Use Goal 1)</i>	Maintain a balanced mix of land uses including employment, residential, retail, open space <u>and natural open space</u> , to support a vibrant community <u>and Diamond Bar's quality of life</u> . <i>(Based on current GP Land Use Goal 1)</i>	Include natural open space and quality of life as part of a balanced mix.
1		LU-G-2	Encourage compact growth and infill development to preserve open space within the City and Sphere of Influence including Tonner Canyon and the Tres Hermanos Ranch, enhance community character, optimize city infrastructure investments, provide pedestrian- and bicycle-friendly neighborhoods, and enhance economic vitality. <i>(New)</i>	Encourage compact growth and <u>prioritize</u> infill development to preserve <u>existing large blocks of</u> open space within the City and Sphere of Influence including Tonner Canyon and the Tres Hermanos Ranch; enhance community character, optimize city infrastructure investments, provide pedestrian- and bicycle-friendly neighborhoods, and enhance economic vitality. <i>(New)</i>	Infill development utilizes land sustainably, takes advantage of economies of scale, and aligns with state goals to protect and conserve natural open spaces.
2		LU-I-2	Allow clustering or transferring of all or part of the development potential of a site to a portion of the site to preserve significant environmental resources such as vegetated habitats, water features, and geological features within proposed developments as open space if the developer dedicates the open space to the City or a conservancy. <i>(Based on current GP Land Use Strategies 1.5.6 and 1.6.4)</i>	Allow clustering or transferring of all or part of the development potential of a site to a portion of the site to preserve significant environmental resources such as vegetated habitats, <u>sensitive species, wildlife movement corridors</u> , water features, and geological features within proposed developments as open space if the developer dedicates the open space to the City or a conservancy, <u>conservation</u>	Clarify significant environmental preservation resources.

				<u>#easements, deed restrictions, mitigation banks, etc.</u> (Based on current GP Land Use Strategies 1.5.6 and 1.6.4)	
2		LU-I-4	Monitor and evaluate potential impacts of major proposed adjacent, local, and regional developments in order to anticipate land use, circulation, and economic impacts on Diamond Bar. (Current GP Strategy 4.1.5)	Monitor and evaluate potential impacts of major proposed adjacent, local, and regional developments <u>that occupy raw land, and redevelopments greater than 30 units</u> , in order to anticipate land use, circulation, and economic impacts on Diamond Bar. (Current GP Strategy 4.1.5)	Clarify what is major as far as number of units, acreage and amount of grading.
3		LU-I-7	As larger vacant or underutilized sites are developed or redeveloped, maximize multi-modal accessibility by requiring appropriately designed street networks, and walkable block sizes scaled to proposed uses. (New)	As larger vacant or underutilized sites, <u>(within the built environment)</u> are developed or redeveloped, maximize multi-modal accessibility by requiring appropriately designed street networks, and walkable block sizes scaled to proposed uses. (New)	The word <i>vacant</i> above is unclear and could mean land which is already zoned for development or land which was previously designated for open space.
3	Residential	LU-G-7	Preserve existing residential neighborhoods to retain the qualities of Diamond Bar residents love while supporting and encouraging well-designed, complete neighborhoods with safe streets, access to shopping and services, and community gathering places. (Based on current GP Land Use Objective 1.2)	Preserve existing residential neighborhoods to retain the qualities of Diamond Bar residents love <u>such as easy access to preserved natural open spaces</u> (Alternatives Survey Memo, 2017, p10), while supporting and encouraging well-designed, complete neighborhoods with safe streets, access to shopping and services, and community <u>parks and</u> gathering places. (Based on current GP Land Use Objective 1.2)	Clearly define complete neighborhoods.

3		LU-I-8	<p>Require that new residential development be compatible with the prevailing character of the surrounding neighborhood in terms of building scale, and design. Where the General Plan designates higher densities, ensure to existing development. <i>(Based on current GP Land Use Strategy 1.2.4)</i></p>	<p>Require that new residential development be compatible with the prevailing character of the surrounding neighborhood in terms of building scale, <u>density</u>, <u>massing</u> and design. Where the General Plan designates higher densities, ensure<u>require</u> adequate transitions <u>as defined by state guidelines</u> to existing development. <i>(Based on current GP Land Use Strategy 1.2.4)</i></p>	<p>Define adequate transitions per state guidelines.</p>
3		LU-I-10	<p>Ensure that opportunities exist for the development of housing types that are affordable to all segments of the Diamond Bar community, including senior housing and independent assisted-living facilities, residential care facilities, and rental and for-sale housing units affordable to low- and moderate-income households. <i>(Based on current GP Strategy 1.2.6)</i></p>	<p>Ensure <u>Require</u> that opportunities exist for the development of housing types that are affordable to all segments of the Diamond Bar community, including senior housing and independent assisted-living facilities, residential care facilities, and rental and for-sale housing units affordable to low- and moderate-income households. <i>(Based on current GP Strategy 1.2.6)</i></p>	<p>Strengthen the language, here.</p>
4	Commercial, Office and Industrial	LU-G-11	<p>Support the long-term viability of existing commercial, and office uses, designated for continued use in the General Plan, and the continued operation of light industrial uses until Transit Oriented Mixed Use area is developed. <i>(New)</i></p>	<p>Support the long-term viability of existing commercial, and office <u>and light industrial</u> uses, designated for continued use in the General Plan, and the continued operation of light industrial uses until Transit Oriented Mixed Use area is developed. <i>(New)</i></p>	<p>The existing offices and light industrial adjacent to the homes in the proposed TOD area do already offer opportunities for walkable destinations/jobs/services. Wouldn't supporting their long-term viability promote the goals of a TOD as well?</p>

4		LU-I-12	Ensure that commercial uses and shopping centers are designed in a manner compatible with adjacent residential areas in terms of traffic and noise impacts, building scale, and appropriate transitions and buffers. <i>(New)</i>	Ensure Require that commercial uses and shopping centers are designed in a manner compatible with adjacent residential areas in terms of traffic and noise impacts, building scale, and appropriate transitions and buffers. <i>(New)</i>	Ensure is weak.
4	Mixed Use General	LU-G-16	Foster development of nodes or clusters of mixed-use centers to promote city and neighborhood identity, improve accessibility to stores, and services, and promote walkable, pedestrian-scaled retail and dining destinations.	Foster development of nodes or clusters of mixed-use centers to promote city and neighborhood identity, improve accessibility to stores, parks, natural open spaces and services, and promote walkable, pedestrian-scaled retail and dining destinations.	City and neighborhood identity need not be solely defined by commercial activity. Parks and natural open space are also important to the promotion of neighborhood identity.
5	Neighborhood Mixed Use	LU-G-1	Promote the development of a vibrant corridor with a mix of uses, including residential uses and neighborhood-serving services and amenities that fulfill a diversity of local needs within walking and biking distance of neighborhood residents.	Promote the development of a vibrant corridor with a mix of uses, including residential uses and neighborhood-serving services and amenities such as parks and open spaces that fulfill a diversity of local ecosystem services needs within walking and biking distance of neighborhood residents.	Revised to align with guiding policy.
5	Transit Oriented Mixed Use (TOD-MU)	LU-G-2	Ensure the adequate provision of spaces for recreation, community gathering, amenities, and services that fulfill the daily needs of residents.	Ensure Require the adequate provision of spaces for recreation, community gathering, amenities, programming and services that adapt to fulfill the daily demographic needs of residents.	Make language direct and clear. It is also important to acknowledge the city is changing and should be adaptive to these changing needs as well.
5		LU-G-3	Ensure that new development is sensitive to the scale, of adjacent residential uses and potential	Ensure Require that new development is sensitive to the scale, density and massing of	Revised for clarity.

			sources of noise and air pollution.	adjacent residential uses and potential sources of noise and air pollution.	
5	<i>Community Core Overlay</i>	LU-I-2	Should Los Angeles County choose to cease operations of the Diamond Bar Golf Course or reduce the area of the Golf Course, promote development of the portion of the Golf Course north of Grand Avenue as a public park/consolidated golf course, and the portion south of Grand Avenue as a walkable mixed-use community and regional destination offering retail, dining, and entertainment uses; plazas and community gathering spaces; supporting residential uses; and civic and other supporting uses.	Should Los Angeles County choose to cease operations of the Diamond Bar Golf Course or reduce the area of the Golf Course, promote require that development of the portion of the Golf Course north of Grand Avenue <u>be preserved</u> as a public park/consolidated golf course, and the portion south of Grand Avenue <u>as a park or</u> as a walkable mixed-use community and regional destination offering retail, dining, and entertainment uses; plazas and community gathering spaces; supporting residential uses; and civic and other supporting uses.	The city found it necessary to place this overlay on a portion of the golf course, allowing them to develop that area should the County choose to cease operations. But, they did not place another overlay on the rest of the golf course to protect it as open space/park/recreation. The overlay for mixed-use on the golf course goes against promoting revitalization of existing commercial areas and promoting infill development/conservation of open space mentioned in the guiding policies LU-G-2. This overlay also contradicts previous guiding policy LU-G-1 to support the revitalization of the commercial area by Diamond Bar Blvd. since it would compete

					against it as a primary destination.
6		LU-I-6	Require development to be sensitive to the building form, and scale of surrounding residential neighborhoods.	Require development to be sensitive to the building form, density, massing and scale of surrounding residential neighborhoods, by avoiding development that results in loss of open space, viewsheds, and other natural amenities.	Revised to make clear how development will be sensitive to surrounding neighborhoods.
6		LU-I-7	Require sites larger than four acres to incorporate public parkland. Require other development to provide dedicated parkland, in lieu fees, or a combination, in accordance with Diamond Bar's park acreage standards, to meet the recreational needs of new residents	Require sites new developments larger than four acres to incorporate onsite public parkland. Require other development to provide dedicated parkland, in lieu fees for sites under four acres , or a combination, in accordance with Diamond Bar's park acreage standards, to meet the recreational needs of new residents	Be clear that the intention here is to allow in lieu fees only for parcels under 4 acres.
6	<i>Neighborhood Mixed-Use (NMU)</i>	LU-I-9	Promote clusters of mixed-use commercial development along Diamond Bar Boulevard to provide neighborhood-serving commercial uses within walking distance of residences by:	Promote clusters of mixed-use commercial development along Diamond Bar Boulevard to provide neighborhood-serving commercial uses and neighborhood parks within walking distance of residences by:	
6		LU-I-10	Require development on sites larger than four acres to incorporate public parkland. Require other development to provide dedicated parkland, in lieu fees, or a combination, in accordance with Diamond Bar's park acreage standards, to meet	Require development on sites larger than four acres to incorporate public parkland. Require other development to provide dedicated parkland, in lieu fees, or a combination, in accordance with Diamond Bar's park acreage standards, to meet	See above discussion of in lieu fees. But, preferably delete this because it is a redundant LU Measure.

			the recreational needs of new residents.	the recreational needs of new residents.	
7		LU-I-11	<u>Require commercial development to incorporate outdoor green spaces where feasible, appropriate and usable for patrons and visitors.</u>	<u>Require commercial development to incorporate outdoor green spaces where feasible, appropriate and usable for patrons and visitors.</u>	Delete feasible to make a firmer requirement.
7		LU-I-12	Where feasible, and especially for sites larger than two acres in size, require the construction of a range of housing types that meet the needs of a diversity of income levels and household sizes.	Where feasible, and especially for <u>For</u> sites larger than two acres in size, require the construction of a range of housing types that meet the needs of a diversity of income levels and household sizes.	Delete feasible to make a firmer requirement.
7		LU-I-13	Require development to be sensitive to neighborhood context, historic development patterns, and building form, and scale.	Require development to be sensitive to neighborhood context, historic development patterns, and building form, <u>density, massing</u> and scale.	Revised for clarity.
7		LU-I-15	Promote neighborhood interaction by requiring the provision of landscaped walkways, bikeways, and public spaces.	Promote neighborhood interaction by requiring the provision of landscaped walkways, bikeways, and public spaces <u>such as parks and commercial plazas, etc.</u>	Revised for clarity. Would be useful to suggest a standard landscaping palate for new landscaped walkways to connect the community.
7	<i>Transit Oriented Mixed Use</i>	LU-I-18	Allow high density housing throughout clustering development directly adjacent to the Metrolink station and west of Lemon Avenue to promote a compact development pattern that reflects its proximity to transit. Allow supporting commercial uses along Brea Canyon Road and Lemon	Allow high density housing throughout <u>to a maximum of thirty units per acre,</u> clustering development directly adjacent to the Metrolink station and west of Lemon Avenue to promote a compact development pattern that reflects its proximity to transit. Allow supporting commercial uses along Brea Canyon Road and	Set a maximum density for TOD projects per GPAC approved motion.

			Avenue.	Lemon Avenue.	
8		LU-I-20	Require sites larger than four acres to incorporate public parkland. Require other development to provide dedicated parkland, in lieu fees, or a combination, in accordance with Diamond Bar's park acreage standards, to meet the recreational needs of new residents.	Require sites larger than four acres to incorporate public parkland. Require other development to provide dedicated parkland, in lieu fees, <u>for sites under four acres</u>, or a combination, in accordance with Diamond Bar's park acreage standards, to meet the recreational needs of new residents. <u>In lieu fees may only be spent on land acquisition, nothing else.</u>	Specify that in lieu fees will only be allowed on sites under four acres. Also specify that in lieu fees can't be spent on maintenance, only land acquisition. GPAC members need to decide what percentage of a development site should be dedicated to parkland. It may be reasonable to have a sliding percentage table depending upon site size.
8		LU-I-21	Require development to be sensitive to the building form, and scale of surrounding residential neighborhoods.	Require development to be sensitive to the building form, <u>density, massing</u> and scale of surrounding residential neighborhoods.	Revised to make clear how development will be sensitive to surrounding neighborhoods.
8		LU-I-27	Ensure that development takes into consideration noise and air quality issues related to the proximity of the SR 60 and Metrolink by implementing mitigation strategies as necessary.	Ensure <u>Require</u> that development takes into consideration <u>evaluates and mitigates</u> noise and air quality issues related to the proximity of the SR 60 and Metrolink by implementing mitigation strategies as necessary.	Make a firmer and enforceable requirement.
9		LU-I-29	Support renovation, infill, and reuse of the existing commercial center. Encourage redesign and modernization of architectural treatment and the introduction of	Support <u>Prioritize and support</u> renovation, infill, and reuse of the existing commercial center. Encourage redesign and modernization of architectural	Infill should be the priority to align with state and county goals.

			finer-grained pedestrian network, as well as utilization of parking lots to create central gathering spaces and make the Town Center more pedestrian-friendly.	treatment and the introduction of finer-grained pedestrian network, as well as utilization of parking lots to create central gathering spaces and make the Town Center more pedestrian-friendly.	
9		LU-I-36	Require a feasibility study for any hotels proposed in the Town Center area prior to project approval.	<u>Require a feasibility study for any hotels proposed in the Town Center area prior to project approval. Only approve the project if the feasibility study conclusively demonstrates not only market demand but also demonstrable economic viability.</u>	Policy requires a feasibility study, but that's all it requires which would technically allow the city to build a hotel regardless of what the feasibility study reported. Revise to specifically state how the required study should be used.
9		LU-I-37	Prior to development of any non-golf course or recreation-related uses, undertake or require preparation of a cohesive site/master plan for the area that addresses land use; building height massing, and design; connectivity/pedestrian movement; parking; and phasing. Ensure that commercial uses (retail, dining, and entertainment, along with hotels) represent the primary concentration of uses. Office and residential uses should generally be located on upper floors; however, permit these in limited locations at all levels, provided that a core	Prior to development of any non-golf course or recreation-related uses, undertake or require preparation of a cohesive site/master plan for the area that addresses land use; building height massing, <u>density</u> and design; connectivity/pedestrian movement; parking; and phasing. Ensure that commercial uses (retail, dining, and entertainment, along with hotels) represent the primary concentration of uses. Office and residential uses should generally be located on upper floors; however, permit these in limited locations at all levels, provided that a core concentration	Added word for clarity.

			<p>concentration of pedestrian-oriented uses is maintained. Promote civic and community uses where appropriate for access</p>	<p>of pedestrian-oriented uses is maintained. Promote civic and community uses where appropriate for access</p>	
10	Public Facilities, Open Spaces, and Hillside	LU-G-4	<p>Designate adequate and equitably-distributed land for educational, cultural, recreational, and public service activities to meet the needs of Diamond Bar residents.</p>	<p>Designate adequate and equitably-distributed land for educational, cultural, recreational, and public service activities to meet the needs of Diamond Bar residents, <u>particularly to achieve the goal of 8 acres of park space/1000 residents.</u></p>	<p>Specifically define the words adequate and equitably-distributed above. Need to specify amount of land to be set aside for land types listed. This acreage should be upped if private parkland is counted as well.</p>
10		LU-G-5	<p>Preserve open space land, and hillside to protect the visual character of the city, provide for public outdoor recreation, conserve natural resources, support groundwater recharge, and ensure public safety. (New)</p>	<p>Preserve <u>natural open space, ridgelines</u> and hillside to protect the visual character of the city, provide for public outdoor recreation, conserve natural resources, support groundwater recharge, <u>protect existing and planned wildlife corridors</u>, and ensure public safety. (New) Suggested additional policies to better connect open space to conservation of biological resources: a. <u>Protect sensitive, threatened and endangered species, and species of special concern.</u> b. <u>Protect and enhance natural lands such that ecological integrity, wildlife movement in and out of Diamond Bar, and preservation of biodiversity</u></p>	<p>Clearly define how natural open space shall be protected.</p>

				<p><u>are prioritized.</u></p> <p>c. <u>Maintain, and restore where feasible, connectivity with existing open space corridors, including the Puente-Chino Hills corridor.</u></p>	
10		LU-I-44	<p>Collaborate with public service providers and agencies the Los Angeles County Department of Parks and Recreation, Walnut Valley and Pomona school districts, Los Angeles County Department, Los Angeles County Fire Department, and Walnut Valley Water District to designate and pursue acquisition of land for public facilities as necessary to serve unmet facility needs of Diamond Bar residents. <i>(New)</i></p>	<p>Collaborate with public service providers and agencies including <u>but not limited to</u> the Los Angeles County Department of Parks and Recreation, Walnut Valley and Pomona school districts, Los Angeles County Department, Los Angeles County Fire Department, and Walnut Valley Water District to designate and pursue acquisition of land for public facilities as necessary to serve unmet facility needs of Diamond Bar residents. <i>(New)</i></p>	<p>Revised language to be less restrictive in opportunities for land acquisition.</p>
10		LU-I-45	<p>Ensure adequate parkland to serve the recreational needs of Diamond Bar residents by supporting a range of sizes and amenities, equitably distributed throughout the city. Where necessary to adequately expand the park system and/or provide specialized recreational facilities as identified in the Parks Master Plan, actively pursue the acquisition of additional parkland. <i>(New)</i></p>	<p>Ensure adequate parkland to serve the recreational needs of Diamond Bar residents by supporting a range of sizes and amenities, equitably distributed throughout the city. Where necessary to adequately expand the park system and/or provide specialized recreational facilities <u>and programming</u> as identified in the Parks Master Plan, actively pursue the acquisition of additional parkland <u>to achieve the ratio of 8 acres/1000 residents.</u></p>	<p>Codify the ratio to achieve so what is adequate can be measured.</p> <p>Increase acreage per thousand residents to reflect increased need because General Plan writers are now counting private parks as part of our ratio.</p>

11		LU-I-46	When a public agency determines that land it owns is no longer needed, ensure that the property is offered to other agencies, including the City of Diamond Bar, for public uses, prior to conversion to private sector use. <i>(Current GP Land Use Strategy 1.4.3)</i>	<i>(New)</i> When a public agency determines that land it owns is no longer needed, ensure require that the property is offered to other agencies, including the City of Diamond Bar, for public uses, prior to conversion to private sector use. <i>(Current GP Land Use Strategy 1.4.3)</i>	Make this a clear requirement.
11		LU-I-47	Encourage the preservation of hillsides as open space but allow residential development at the permitted densities where development would not detract from the protection and overall perception of the hillsides or negatively impact public safety or welfare. <i>(New)</i>	Encourage the preservation of undeveloped hillsides and ridgelines as open space but allow residential development at the permitted densities where development would not detract from the protection and overall perception of the hillsides or negatively impact public safety or welfare. <i>(New)</i>	This is not consistent with LU-G-5. Are we going to preserve undeveloped hillsides as open space or allow residential development on them? The word “but” in the top line above effectively negates any preservation of hillsides as open space.
11		LU-I-48	Ensure that development in hillside areas is compatible with surrounding natural areas by requiring that development <i>(Based on Current GP Land Use Strategy 1.2.3)</i> : a. Minimizes excavation, grading, and earthwork to retain natural vegetation and topography; b. Preserves existing vistas of significant hillside features		Could this policy conflict with guiding policies i.e. LU-G-5, RC-G-3? Grading hillsides, by default, destroys vegetation, topography and habitat. This language is currently in the 1995 general plan, and yet, because the word minimizes

			<p>such as ridgelines, particularly from public places;</p> <p>c. Does not create unsafe conditions;</p> <p>d. Incorporates and is sensitive to natural contours and land forms in its site design, including hydrological features;</p> <p>e. Preserves existing vegetation within undeveloped hillside areas to the maximum extent feasible, including mature trees and native plant materials;</p> <p>f. Permits fuel modification as part of the Fire District’s approved fuel modification program;</p> <p>g. Utilizes planting palettes consisting of drought tolerant, fire resistant, plants with colors similar to those of native materials in the surrounding area; and</p> <p>h. Groups plants within swale areas to more closely reflect natural conditions within landform graded slopes</p>		<p>was not specifically defined, extensive hillside and ridgeline conversion has been allowed. The word minimizes needs to be specifically defined in terms of slope, soil liquefaction, landslide potential, etc.</p> <p>e. existing vegetation on hillsides are natural watersheds. The term “watershed” should be used.</p> <p>See definition of allowable densities based on slope like in <i>The City of Brea Hillside Ordinance</i>.</p>
12	Economic Development	ED-G-1	Provide for new development opportunities and the reuse of existing vacant commercial space	Provide for new Prioritize infill development opportunities and the reuse of existing vacant	Place more emphasis on infill to support conservation of open

			to grow the city’s base of residents and employment to ensure long-term fiscal sustainability. <i>(New, based on Diamond Bar General Plan Existing Conditions Report)</i>	commercial space to grow the city’s base of residents and employment to ensure long-term fiscal sustainability. <u>Prioritize infill development in order to promote conservation of natural open spaces.</u> <i>(New, based on Diamond Bar General Plan Existing Conditions Report)</i>	spaces. This reflects the safety and health policies for air quality, CO2 sequestration, reduction of heat islands, sustaining biological resources, etc. which provide economic value. Struck the words residents because, while we are aware the city is committed to mixed use development, the topic here is economic development. Mixed housing needs have been emphasized elsewhere.
1	Resource Conservation	RC-I-1	Obtain and designate Open Space land through feasible acquisition techniques such as: <i>(Based on current GP Strategy 1.5.5 and 1.5.6)</i> a. Requiring the incorporation of open space and recreational areas into the design of new development projects, preserving and enhancing as open space significant stands of vegetation, natural landforms, and any areas of special ecological significance to	Obtain and designate Open Space land through feasible-acquisition techniques such as: <i>(Based on current GP Strategy 1.5.5 and 1.5.6)</i> a. Requiring the incorporation of open space and recreational areas into the design of new development projects, preserving and enhancing as open space significant stands of vegetation, natural landforms, and any areas of special ecological significance to the maximum extent feasible through site design approaches such as clustering and	Tighten up the language. The 1995 general plan vague language resulted in lack of zoned open space. We do not wish to allow any open space to be exchanged at less than market value for development.

			<p>the maximum extent feasible through site design approaches such as clustering and ecological planning.</p> <p>b. Allowing clustering or transferring of all or part of the development potential of a site to a portion of the site to preserve significant environmental resources such as vegetated habitats, water features, and geological features within proposed developments as open space.</p> <p>c. Allowing for acquisition of open space lands through the entitlement process through the transfer of densities among land uses of like designation. or the exchange of open space land or easements at less than market value for development rights;</p> <p>d. Collaborating with land trusts and other conservation groups to acquire open space land through conservation easements.</p>	<p>ecological planning.</p> <p>b. Allowing clustering or transferring of all or part of the development potential of a site to a portion of the site to preserve significant environmental resources such as <u>natural and native habitats (oak woodland, coastal sage scrub, etc.), natural creeks, artesian springs, vernal pools, seeps, riverines, wetlands, riparian habitats, wildlife corridors and linkages,</u> and <u>natural</u> geological features within proposed developments as open space.</p> <p>c. Allowing for acquisition of open space lands through the entitlement process through the transfer of densities among land uses of like designation. or the exchange of open space land or easements at less than market value for development rights;</p> <p>d. Collaborating with land trusts and other conservation groups to acquire open space land through <u>but not limited to</u> conservation easements.</p>	
2		RC-I-2	As future parks are developed,	As future parks are developed,	Revised to improve

			consider incorporating natural open space areas and existing water resources and mature vegetation in order to provide for passive recreation opportunities and wildlife habitats. <i>(New)</i>	consider incorporating incorporate natural open space areas and existing water resources and mature vegetation in order to provide for passive recreation opportunities and wildlife habitats. <i>(New)</i>	clarity of policy.
2		RC-I-3	<p>Ensure that land designated as open space by deed (dedication, condition, covenant, or restriction), open space easement, or map restriction complies with established review and decision-making process prior to the revision, termination, abandonment, or removal of an open space dedication easement or restriction. <i>(Based on current GP Land Use Strategy 1.5.3)</i></p> <p>a. Vacant land designated as open space by deed or open space easement is subject to the abandonment process established in State law (California Government Code Section 51090 et seq).</p> <p>b. Vacant land with an explicit open space designation delineated upon a map that was the result of a previous subdivision approval is subject to at least one public hearing before the City Council prior to any action to</p>	<p>Ensure that land designated as open space by deed (dedication, condition, covenant, or restriction), open space easement, or map restriction complies with established review and decision-making process prior to the revision, termination, abandonment, or removal of an open space dedication easement or restriction. <i>(Based on current GP Land Use Strategy 1.5.3)</i></p> <p>a. — Vacant land designated as open space by deed or open space easement is subject to the abandonment process established in State law (California Government Code Section 51090 et seq).</p> <p>d. Vacant land with an explicit open space designation delineated upon a map that was the result of a previous subdivision approval is subject to at least one public hearing before the City Council prior to any action to remove the designation. If this section is</p>	<p>Land designated as open space by deed (dedication, condition, covenant or restriction), open space easement, or map restriction should not have its protections revised, terminated, abandoned, or removed. (Hills for Everyone and California Wildlife Foundation emphatically discouraged this policy.)</p> <p>Strike this entire section because vacant land is already subject to the abandonment process by state law.</p>

			<p>remove the designation.</p> <p>A decision to rescind, terminate, abandon, remove or modify an open space deed, map restriction or Open Space land use designation must be preceded by both a finding by the City Council that the decision confers a significant benefit on the City and a favorable vote of the electorate at a regular or special election.</p>	<p>allowed to stay in, require a vote of the people (below) to get rid of open space.</p> <p>A decision to rescind, terminate, abandon, remove or modify an open space deed, map restriction or Open Space land use designation must be preceded by both a finding by the City Council that the decision confers a significant benefit on the City and a favorable vote of the electorate at a regular or special election.</p>					
3		RC-I-7	<p>Minimize visual and environmental impacts to ridgelines, hilltops, and slopes through regulations that minimize grading, ensure that development conforms to natural topography, and maximize safety, correlating development intensity with the steepness of terrain. Discourage development on slopes of 50 percent or greater. (New)</p>	<p>Minimize visual and environmental impacts to ridgelines, hilltops, and slopes through regulations that minimize grading, ensure that development conforms to natural topography, and maximize safety, correlating development intensity with the steepness of terrain. Discourage development on slopes of 50 percent or greater. (New) <u>The maximum allowable density shall be based upon and established by the average slope of a property. The maximum allowable density based on the average slope shall be as set forth in the table below:</u></p> <table border="1" data-bbox="1150 1295 1642 1409"> <tr> <td><u>Average slope</u></td> <td><u>Max. allowed density</u></td> </tr> <tr> <td></td> <td></td> </tr> </table>	<u>Average slope</u>	<u>Max. allowed density</u>			<p>This policy contradicts guiding policy RC-G-3. “Discourage development on slope of 50 percent or greater” is imprudent with our area being subject to earthquakes, liquefaction and slope failure. Specify the correlation between development intensity and steepness such as Brea’s Hillside Management Ordinance (see Attachment).</p> <p>Add definition of allowable densities based on slope like in <i>The City of Brea</i></p>
<u>Average slope</u>	<u>Max. allowed density</u>								

				<p><u>Less than 10%, inclusive</u></p> <p><u>2.2 units/acre</u></p>	<i>Hillside Ordinance.</i>
				<p><u>10.1-20%</u></p> <p><u>1.6 units/acre</u></p>	
				<p><u>20.1-25%</u></p> <p><u>1 unit/acre</u></p>	
				<p><u>25.1-30%</u></p> <p><u>1 unit/5 acres</u></p>	
				<p><u>Greater than 30%</u></p> <p><u>1 unit/20 acres</u></p>	
3		RC-G-4	<p>Maintain, protect, and preserve biologically significant and environmentally sensitive areas, including wildlife habitats and corridors, wetlands and riparian areas, mature native or culturally or historically significant tree woodlands and other areas of natural significance. (Based on current GP Resource Management Objective 1.2)</p>	<p><u>Develop (and provide regular updates to) a map of</u> Maintain, protect, and preserve significant and biologically significant and environmentally sensitive areas, <u>and work to maintain these areas in perpetuity. These include</u> including wildlife habitats and corridors, wetlands and riparian areas, mature native or culturally or historically significant tree woodlands <u>such as but not limited to oak and walnut woodlands, savannah and sycamore riparian, coastal sage, prickly pear scrub, chaparral,</u> and other areas of natural significance. (Based on current GP Resource Management Objective 1.2)</p>	<p>Clearly define the significant woodlands. Refer to CalVEG, the California Department of Fish Wildlife requirement; California existing vegetation communities, which identifies floristic qualities of native plant alliances. It's imperative to use the most current scientific methods of evaluation.</p>
3		RC-G-6	<p>Promote the use of native and drought-tolerant vegetation in landscaping where practical. (New)</p>	<p>Promote the use of native and drought-tolerant vegetation in landscaping where practical. (New)</p>	<p>Promotion of native and drought-tolerant vegetation would always be practical.</p>

4		RC-I-9	<p>Require, as part of the environmental review process prior to approval of discretionary development projects involving parcels within, adjacent to, or surrounding a significant biological resource area, a biotic resources evaluation of the site by a qualified biologist, ensuring that time-specific issues such as the seasonal cycle of plants and migration of wildlife are evaluated. Such evaluation should consider the potential for significant impacts on biological resources, and identify measures to feasibly avoid, minimize, or mitigate any impacts or otherwise indicate why such measures would not be feasible. In approving any such permit, the City shall determine the feasibility of the identified measures and require implementation of the measures, to the extent feasible. <i>(Based on current GP Land Use Strategy 2.1.3)</i></p>	<p>Require, as part of the environmental review process prior to approval of discretionary development projects involving parcels within, adjacent to, or surrounding a significant biological resource area, a biotic resources evaluation of the site by a qualified biologist, ensuring <u>requiring</u> that time-specific issues such as the seasonal cycle of plants and migration of wildlife are evaluated. Such evaluation should consider <u>shall analyze the existing and potential natural resources of a given site following at least one site visit, the potential for significant adverse impacts on biological resources, and shall identify measures to feasibly avoid, minimize, or mitigate any impacts that degrade its healthy function or otherwise indicate why such measures would not be feasible.</u> In approving any such permit <u>based on the evaluation,</u> the City shall determine the feasibility of the identified measures and require implementation of <u>mitigation measures supported by the evaluation, or work with the applicant to modify the project if mitigation is determined not to be adequate to reduce the impacts to a non-significant level.</u> to the</p>	<p>Allowing development within the significant biological resource area goes against the Guiding Policies RC-G-1, RC-G-4. Make very clear that a professional biologist's valid evaluation will be performed and be applied towards the decision.</p> <p>They need to establish an accountable mitigation monitoring plan This follows CEQA; if the city has no formal arrangement to follow CEQA, a motion should be passed to ensure that CEQA is followed by the city for all projects within the city (as L.A. did a few years ago). As long as the city is within California, it needs to follow CEQA, explicitly.</p>
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				extent feasible. (Based on current GP Land Use Strategy 2.1.3)	
4		RC-I-10	Require new development to preserve mature native trees including oak and walnut, and trees of significant cultural or historical value such as sycamore, and arroyo willow as set forth under the Diamond Bar Tree Preservation and Protection Ordinance. <i>(Based on current GP Resource Management Strategy 1.1.11 and 1.1.12)</i>	Require new development to preserve old growth , mature native trees including oak and walnut, and trees of significant cultural or historical value such as sycamore, and arroyo willow, etc. , as set forth under the Diamond Bar Tree Preservation and Protection Ordinance. <i>(Based on current GP Resource Management Strategy 1.1.11 and 1.1.12)</i>	State law requires oak woodland and its understory plant alliances and sycamore trees to be preserved. Two or more oak trees may constitute a woodland. Biological features of a woodland are different than volunteer or single trees. The present Diamond Bar tree codes are internally inconsistent and scientifically outdated. Diamond Bar also needs a robust tree preservation and protection ordinance. The word significant, as used here, should be explicitly defined there.
4		RC-I-11	Ensure that all development, including roads and trails, proposed adjacent to riparian and other biologically sensitive habitats avoid significant impacts to those areas. Require that new development proposed in such locations be designed to: <i>(Based on current GP Resource</i>	Ensure Require that all development, including roads and trails, proposed adjacent to riparian habitat, cactus scrub, oak woodland , and other biologically sensitive habitats avoid significant impacts to that impair the healthy natural functioning of those areas. Require that new development	Significant impact is unclear. CEQA requires cities to establish thresholds for what is significant and what is not

			<p><i>Management Strategy 1.2.2)</i></p> <ul style="list-style-type: none"> a. Minimize or eliminate impacts on environmentally sensitive areas; b. Protect the visual seclusion of forage areas from road intrusion by providing vegetative buffering; c. Provide wildlife movement linkages to water, food, shelter, and nesting sites; Allow wildlife and migration access by use of tunnels or other practical means; d. Provide vegetation that can be used by wildlife for cover along roadsides; e. Avoid intrusion of night lighting into identified areas through properly designed lighting systems; f. Replace fresh drinking water for wildlife when natural water areas are removed or blocked; and g. To the greatest extent possible, prevent street water runoff from flowing into waterways. 	<p>proposed in such locations be designed to: <i>(Based on current GP Resource Management Strategy 1.2.2)</i></p> <ul style="list-style-type: none"> a. Minimize <u>to the greatest extent possible</u> or eliminate impacts on environmentally sensitive areas <u>by providing sufficient buffers between these habitats and new development;</u> b. Provide wildlife movement linkages to water, food, shelter, and nesting sites; Allow wildlife and migration <u>safe and reasonable</u> access by use of tunnels, <u>fencing</u> or other practical means; c. Avoid intrusion of night lighting into identified areas through properly designed lighting systems; d. To the greatest extent possible, prevent street water runoff from flowing into waterways. 	
5		RC-I-12	Support and cooperate with the efforts of other local, State, and federal agencies, groups and private entities including Los	Support and cooperate with the efforts of other local, State, and federal agencies, groups and private entities including Los	Make clear that the specified areas are to be preserved and protected as natural

		<p>Angeles County, neighboring jurisdictions and conservation groups to preserve environmentally sensitive hillsides, canyon areas, wildlife corridors and riparian areas within Diamond Bar’s Sphere of Influence, including the Puente - Chino Hills Wildlife Corridor, Tres Hermanos Ranch, Tonner Canyon, and Significant Ecological Area 15. (Based on current GP Resource Management Objective 1.1)</p>	<p>Angeles County, neighboring jurisdictions and conservation groups to preserve environmentally sensitive hillsides, canyon areas, wildlife corridors and riparian areas within Diamond Bar’s Sphere of Influence, including the Puente - Chino Hills Wildlife Corridor, Tres Hermanos Ranch, Tonner Canyon, and Significant Ecological Area 15 <u>to provide regional connectivity, and to sustain the ecological function of natural habitats and biological resources.</u> (Based on current GP Resource Management Objective 1.1)</p> <p><u>Discourage development in areas with identified significant biological resources such as SEAs.</u></p> <p><u>Discourage development in riparian habitats, streambeds, wetlands, coastal sage scrub, cactus scrub, and native woodlands in order to maintain and support their preservation in a natural state, unaltered by grading, fill or diversion activities.</u></p> <p><u>Preserve and restore oak woodlands and other native woodlands that are conserved in perpetuity with a goal of no net loss of existing woodlands.</u></p>	<p>open space to mitigate climate change and to improve air and water quality to promote quality of life. The Oak Woodland Conservation Guide, Los Angeles County should be adopted by the City of Diamond Bar.</p> <p><u>http://planning.lacounty.gov/assets/upl/project/oakwoodlands conservation-management-plan-guide-20141204.pdf</u></p> <p>Suggested additional policies from LA County’s Resource Conservation to help strengthen protection of significant ecological resources.</p>
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				<u>(Based on LA County General Plan)</u>	
5	Water Resources	RC-G-7	Promote the protection of waterways and watersheds in Diamond Bar from pollution and degradation as a result of urban activities. <i>(New)</i>	<p>Promote the protection of <u>Protect</u> waterways: <u>creeks, riverines, artesian springs, seeps, wetlands</u> and watersheds in Diamond Bar from pollution and degradation as a result of urban activities. <i>(New)</i></p> <p><u>Protect natural groundwater recharge areas and regional spreading grounds. (Based on LA County General Plan 2015)</u></p> <p><u>Conserve natural open spaces, biological resources and vegetation to promote groundwater recharge (Based on LA County water conservation goals)</u></p>	<p>Revised to improve clarity Watersheds are trees and vegetation on slopes, hillsides and valleys.</p> <p>Suggested additional policies to include nature’s solutions for improving groundwater recharge.</p>
7		RC-I-26	Ensure that post-development peak stormwater runoff discharge rates do not exceed the estimated pre-development rate and that dry weather runoff from new development not exceed the pre-development baseline flow rate to receiving water bodies. <i>(New)</i>	<p>Ensure <u>Require</u> that post-development peak stormwater runoff discharge rates do not exceed the estimated pre-development rate and that dry weather runoff from new development not exceed the pre-development baseline flow rate to receiving water bodies. <i>(New)</i></p>	
	Air Quality			<u>Conserve natural open spaces, biological resources and vegetation to reduce and mitigate</u>	Suggested additional policy to include nature’s solutions for

				<u>air pollution impacts and promote CO2 sequestration. (Based on LA County General Plan 2015)</u>	improving air quality. Also termed as “green infrastructure” or “natural infrastructure”.
9		RC-I-36	Require construction and grading plans to include appropriate and feasible measures to minimize fugitive dust and pollutants generated by construction activities and those related to vehicle and equipment cleaning, fueling and maintenance as well as mono-nitrogen oxides (NOx) emissions from vehicle and equipment operations. <i>(Based on current GP Resource Management Strategy 1.9.6)</i>	Require construction and grading plans to include appropriate and feasible <u>state and AQMD mandated</u> measures to <u>that minimize to the maximum extent possible</u> fugitive dust and pollutants generated by construction activities and those related to vehicle and equipment cleaning, fueling and maintenance as well as mono-nitrogen oxides (NOx) emissions from vehicle and equipment operations. <i>(Based on current GP Resource Management Strategy 1.9.6)</i>	Clarify policy. What is appropriate is unclear. Trees and soil sequester carbon. Calculate and report carbon escape from disturbing soils and tree removal.
				<u>1.1.6 Areas designated as Open Space (OS) provide recreational opportunities, preservation of scenic and environmental values, protection of resources (water reclamation and conservation), protection of public safety and preservation of animal life. This designation also includes lands which may have been restricted to open space by map restriction, deed (dedication, condition, covenant and/or restriction), by an Open Space Easement pursuant to California Government Code (CGC), Section 51070 et seq. and</u>	Suggested additional policy language based on 1995 General Plan’s Resource Management that reflect the residents’ to place conservation and quality of life on an equal footing with development.

				<p><u>Section 64499 et seq. This designation carries with it a maximum development potential of one single family unit preexisting parcel, unless construction was previously restricted or prohibited on such properties by the County of Los Angeles.</u></p> <p><u>1.2 Maintain, protect, and preserve biologically significant areas, including SEA 15, riparian areas, oak and walnut woodlands, and other areas of natural significance, providing only such recreational and cultural opportunities as can be designed in a way that sustains, repairs or restores ecosystems rather than detracts from them.</u></p> <p><u>1.2.1 Recognize the significance of SEA 15 as an ecological resource. Provide needed resources for the preservation of this area.</u></p> <p><u>1.3.6 Pursue the development of a system of greenbelts within the community.</u></p> <ul style="list-style-type: none"> <u>• Actively pursue land acquisition for parks,</u> <u>• Pursue acquisition of various hillside areas for natural parks,</u> <u>• Initiate a program of identifying environmentally significant areas in the City and the Sphere of Influence, and analyze the possibility of protecting any</u> 	
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				<p><u>unique or significant environmental features of such areas,</u></p> <ul style="list-style-type: none"> <u>• Pursue protection of environmentally significant areas,</u> <p><u>and</u></p> <ul style="list-style-type: none"> <u>• Pursue development of an integrated trails system within the community</u> 	

Guiding and Implementing Policies: Public Facilities, Community Health and Sustainability, and Safety

Guiding and Implementing Policies: Public Facilities, Community Health and Sustainability, and Safety

Page	Category	Policy Number	Original Language	New Language (<i>underlined text= added language</i>)	Comment
2	Parks and Rec.	PF-G-1	Maintain a diverse range of parks, recreation facilities, open spaces, and trails that meet the active and passive recreational needs of Diamond Bar residents of all ages and abilities. <i>(Based on current GP Resource Management Objective 1.3)</i>	Maintain <u>and expand a system</u> diverse range of parks, recreation facilities, <u>natural</u> open spaces, and trails that meet the active and passive recreational needs of Diamond Bar residents of all ages and abilities.	We need to expand, not just maintain our park acreage. Also added “natural” in front of open spaces because open spaces is not specific enough
3		PF-G-3	Ensure that new development bears the costs of new parks and recreation facilities that are needed to meet any increase in demand resulting from the new development, or from which the new development would benefit. (New, from Parks and Recreation Master Plan)	Ensure <u>Require</u> that new development bears the costs of new parks and recreation facilities that are needed to meet any increase in demand resulting from the new development, or from which the new development would benefit. (New, from Parks and Recreation Master Plan)	Make this a clear requirement.
				PF-G-3B Acquire and preserve diverse open spaces for recreational purposes and visual enjoyment to meet the goal of 8 acres/1000 residents of community and neighborhood parks. (Based on Current GP Resource Management 1.3.3)	Increase the acreage goal if they count private parkland.
3		PF-I-3	Identify and pursue funding and financial resources to continue providing high quality maintenance for Diamond Bar’s parks, trails, and recreational facilities. (New, from Parks and Recreation Master Plan)	Identify and pursue funding and financial resources <u>to acquire land for parks and</u> to continue providing high quality maintenance for Diamond Bar’s parks, trails, and recreational facilities. (New, from Parks and Recreation Master Plan)	Modify to align with suggested guiding policy of expanding parks.

4		PF-I-9	<p>Prioritize parkland dedication as a condition of new residential development to ensure a public park system available to the entire community. <i>(New)</i></p>	<p>Prioritize parkland dedication as a condition of new residential development, allowing the use of in lieu fees only where parkland dedication is not feasible, for projects smaller than 4 acres to ensure a public park system available to the entire community. <i>(New)</i></p>	<p>The general plan already specifies that any development over four acres shall have a park. The city is already critically short of park space, so allowing in lieu fees would make the general plan inconsistent, resulting in a continuation of new developments with no park land.</p>
4		PF-I-11	<p>Should Los Angeles County choose to cease operations of the Diamond Bar Golf Course or reduce the area of the Golf Course, prepare a master plan for the area to include a City park comprising a range of passive and active recreational uses to suit the needs of Diamond Bar residents. The master plan may call for a City park encompassing only the portion of the Golf Course north of Grand Avenue or the entirety of the Golf Course site, depending on the land use decisions ultimately made for its southern portion. <i>(New)</i></p>	<p>Should Los Angeles County choose to cease operations of the Diamond Bar Golf Course or reduce the area of the Golf Course, prepare a master plan for the area to include a City park comprising a range of passive and active recreational uses to suit the needs of Diamond Bar residents. The master plan may shall call for a City park encompassing only the portion of the Golf Course north of Grand Avenue or the entirety of the Golf Course site, depending on the land use decisions ultimately made for its southern portion. <i>(New)</i></p>	<p>The north portion of the Golf Course needs an overlay to designate it as park space.</p>
4		PF-14	<p>Develop park design and site planning standards that take accessibility, flexible use, adaptability, energy and water efficiency and sustainability, and ease of maintenance into consideration. <i>(New, based on Parks and Recreation Master Plan)</i></p>	<p>Develop park design and site planning standards that take accessibility, flexible use, adaptability, energy and water efficiency and sustainability, and ease of maintenance into consideration. <i>(New, based on Parks and Recreation Master Plan)</i></p> <p>Sustainable park design will repair,</p>	<p>Added a new policy to define sustainability for natural open spaces.</p>

				<p>restore and take advantage of the natural processes of healthy ecosystems while preserving historic and cultural resources, and sensitive habitats. (see LA County General Plan Parks and Recreation Element 2015)</p>	
4		PF-I-5	<p>Preserve existing and future City-owned recreational open space as recreational open space. <i>(Based on current GP Resource Management Strategy 1.3.5)</i></p>	<p>Preserve existing and future City-owned recreational open space as or ecological deed restricted recreational open space in perpetuity. <i>(Based on current GP Resource Management Strategy 1.3.5)</i></p>	<p>Make it clear that recreational open space is a permanent part of the community. Added deed restriction to further protect city’s natural open space.</p>
5		PF-I-19	<p>Design new community centers and recreational facilities with consideration for safety, accessibility, flexible use, adaptability, resource efficiency, and sustainability and ease of maintenance. <i>(New, from Parks and Recreation Master Plan).</i></p>	<p>Design new community centers and recreational facilities with consideration for safety, accessibility, flexible diverse recreational uses, adaptability, resource efficiency, and sustainability and ease of maintenance. Sustainable design shall promote water conservation and re-use, natural landscaping-- where reasonable, and interpret and preserve historical and cultural resources and sensitive habitats. <i>(New, from Parks and Recreation Master Plan).</i></p>	<p>Defining sustainability will make this policy clearer. For example, preserving and enhancing native plant communities requires 70% lower water and maintenance services. Landscape installation aimed to work with natural soil and weather patterns is sustainable by design.</p>
5		PF-I-22	<p>Link parks, open spaces, and regional hiking trails with a trail network where feasible, acknowledging topographical constraints and other barriers. Incorporate existing trails and bicycle and pedestrian infrastructure, working with willing landowners to prioritize</p>	<p>Link parks, open spaces, and regional hiking trails with a trail network unless where feasible, acknowledging prevented by topographical or ecological constraints and other barriers. Incorporate existing trails and bicycle and pedestrian infrastructure, working with</p>	<p>Where feasible can mean never. More specifically define situations in which trail networks cannot be linked. Why do we want greenways along our natural vegetative trail network? Protect native vegetation areas. Presently, city installed invasive slope plantings (acacia) threaten</p>

			land acquisition where necessary. Where possible, incorporate landscaping and enhance natural features to create greenways along the trail network. <i>(Based on current GP Resource Management Strategy 1.3.7)</i>	willing landowners to prioritize land acquisition where necessary. Where possible, incorporate landscaping and enhance natural features to create greenways along the trail network. <i>(Based on current GP Resource Management Strategy 1.3.7)</i>	abutting native habitats. Failure of natural vegetation due to invasives promotes watershed degradation, erosion and loss of carbon sequestration.
7		PF I-36	Explore the feasibility of developing dedicated community centers in Diamond Bar for teens, youth, and seniors. <i>(New, based on the Diamond Bar General Plan Update Existing Conditions Report Volume III and the Parks and Recreation Master Plan).</i>	Explore <u>and pursue</u> the feasibility of developing dedicated community centers <u>and programming</u> in Diamond Bar for teens, youth, and seniors. <i>(New, based on the Diamond Bar General Plan Update Existing Conditions Report Volume III and the Parks and Recreation Master Plan).</i>	Should not just explore, but also pursue doing so. Not just centers (buildings) but programming. At Brea comm ctr. they have a teen center in the community building with an after school program. There is a thing call pop up parks and programs like Ciclavia Below is a study they did which describes this kind of program. They saw a neat 100 yard long, 20 yard wide park with a half BB court, BBQ pits etc on the back wall of a warehouse and across the street from an apt complex. It was the best park for creative use of useless space. http://www.fhbp.org/resources/studies-reports/urban-park-study/
7	Water, Wastewater, Storm water, Solid Waste and Other Utilities	PF-I-39	Require the construction of water, sewer, drainage, and other necessary public facilities prior to or concurrent with new development. <i>(Current GP Public Services and Facilities Strategy 1.1.3)</i>	Require the construction of water, sewer, drainage, <u>and encourage storm water capture</u> , and other necessary public facilities prior to or concurrent with new development. <i>(Current GP Public Services and Facilities Strategy 1.1.3)</i>	Storm water capture is a state priority. Constructing permeable, natural swale design in new developments is more highly efficient in rainwater capture, runoff reduction, enhancing groundwater recharge.
8		PF-I-42	Coordinate future development	<u>Ensure adequate funding and</u>	Unclear. Revised for clarity.

			with the City’s Capital Improvement Program. <i>(New)</i>	planning for needed public services and facilities in coordination Coordinate future development with the City’s Capital Improvement Program. <i>(New)</i>	
8		PF-I-44	Work Collaborate with the WVWD to develop future plans to expand the use of recycled water within Diamond Bar where feasible as additional recycled water supplies become available. <i>(New, based on Diamond Bar General Plan Update Alternatives Evaluation)</i>	Work Collaborate with the WVWD to develop future plans to expand the use of recycled water within Diamond Bar where feasible unless proven to be unfeasible as additional recycled water supplies become available. <i>(New, based on Diamond Bar General Plan Update Alternatives Evaluation)</i>	Unclear. Revised for clarity. Where feasible can mean never. Stating “unless proven to be infeasible” puts the onus on the developer.
1	Community Health and Sustainability: Public Health and Environmental Justice	CH-I-1	Collaborate 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 inform new County and City programs to serve the Diamond Bar community. <i>(New)</i>	Collaborate 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 inform new County and City programs to serve and to protect the Diamond Bar community. <i>(New)</i>	Added language for clarity.
2		CH-I-5	Ensure adequate buffers noise mitigation measures, between 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. <i>(New)</i>	Ensure adequate buffers or Develop and implement noise mitigation measures, which could include buffers, noise barriers, or natural open space, and vegetation between 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. <i>(New)</i>	Rewritten for clarity. Adequate needed to be defined. City should have established noise limits for CEQA analysis already.

2		CH-I-6	Foster transparency and participation in local government and decision -making. and promote involvement by all sectors of the community. <i>(New)</i>	Foster <u>Require</u> transparency and <u>foster</u> participation in local government and decision-making. <u>Promote</u> making and promote involvement by all sectors of the community <u>through mailed public notices, emails and websites with documents in multiple languages that reflect the cultural diversity of the community.</u> <i>(New)</i>	Transparency should be a requirement. Specify how participation will be fostered.
3	Active Lifestyles	CH-I-8	Strive to ensure that all areas of the community have an equal distribution of parks and recreational facilities to maximize access. <i>(New)</i>	Strive to ensure that all areas of the community have an equal distribution of <u>public</u> parks and <u>public</u> recreational facilities to maximize access. <i>(New)</i>	Added the word public in case the city begins to count private recreational areas as parks.
3	Social Connections	CH-I-19	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. <i>(New)</i>	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. <i>(New)</i>	Brea has a specific Art in Public Places program that requires a certain amount be spent on public art of a certain size. http://www.cityofbrea.net/196/Art-in-Public-Places
6	Health and Human Services and Healthy Food	CH-I-27	Support home gardening efforts by considering the adoption of a Home Gardening and Urban Agriculture Ordinance or otherwise ensuring that zoning does not prevent or restrict the use of residential backyards as vegetable gardens, and provide residents with technical assistance opportunities in the form of online and library resources and workshops on gardening basics and cooking healthy meals with fresh produce. <i>(New)</i>	Support home gardening efforts by considering the adoption of <u>adopting</u> a Home Gardening and Urban Agriculture Ordinance or otherwise ensuring that zoning does not prevent or restrict the use of residential backyards <u>properties</u> as vegetable gardens, and provide residents with technical assistance opportunities in the form of online and library resources and workshops on gardening basics and cooking healthy meals with fresh produce. <i>(New)</i>	Why just consider? All residential property should allow natural landscapes, other than lawns.

	Climate Change and GHG Emissions Reduction				It seems premature to be forming implementing policies about climate change and GHG emissions without first analyzing the impacts of GHG and climate change. These policies will need to be re-evaluated for alignment with the findings of the studies.
7		CH-G-12	Undertake initiatives to enhance sustainability by reducing the community’s GHG emissions, and fostering green development patterns, buildings, sites, and landscapes. <i>(New)</i>	Undertake initiatives to enhance sustainability by reducing the community’s GHG emissions, protecting natural open spaces which provide CO2 sequestration , and fostering green development patterns, buildings, sites, and landscapes. <i>(New)</i> CH-G-12B Conserve natural open spaces by prioritizing and supporting infill development to build healthy, equitable and sustainable communities. (Based on the Governor’s Environmental Goals and Policy Report 2015)	Change guiding policies to include nature’s solutions. Natural solutions for carbon sequestration, water purification and air cleanliness are now priorities for both LA County and the state. Consider: “Green Infrastructure” counts the ecosystem services that natural resources contribute to sustaining climate stability, groundwater recharge and carbon capture
7		CH-I-33	Demonstrate City leadership in GHG emission reduction activities by giving preference to or providing provide incentives for climate-friendly, purchasing. <i>(New)</i>	Demonstrate City leadership in GHG emission reduction activities by giving preference to proposals that reduce or minimize GHG production, to or providing provide incentives for selecting climate-friendly, or lower and/or non-emission producing alternatives purchasing . <i>(New)</i>	What is climate friendly purchasing? Define criteria for this.

8		CH-I-37	Accelerate the adoption of solar power and/or other alternative energy usage in Diamond Bar through actions such as: <i>(New)</i> <ul style="list-style-type: none"> Establishing incremental growth goals for solar power/alternative energy systems in Diamond Bar; Developing guidelines, recommendations, and examples for cost-effective solar and/or other alternative energy-based installation; and Installing solar/alternative energy technology on available City spaces. 		What if they want to put solar on parkland or existing natural open space? Such as, say, Tres Hermanos? Natural open space ought to be excluded from potential solar installation sites because converting ecosystem services and green infrastructure values in favor of mechanical infrastructure is inconsistent with the general plan and the basic tenants of conservation. Example: removing green infrastructure increases city heat (negative affect micro-climate) which increases power needs for AC and water. Careful, fully informed studies of city ecosystems should be required. Solar options also bear environmental risks.
9		CH-I-44	Encourage water conservation, drought-tolerant landscaping and the use of greywater and reclaimed and recycled water, where appropriate, with a view to reducing energy use. <i>(New)</i>	Encourage water conservation, drought-tolerant landscaping and the use of greywater and reclaimed and recycled water, where appropriate, with a view to reducing energy <u>water</u> use. <i>(New)</i>	Policy is primarily about water conservation, not energy.
10		CH-I-57	Recognize the ecological, public health and safety, and economic value of ecosystem services, or benefits provided by healthy functioning ecosystems. <i>(New)</i>	<u>Protect and enhance areas identified as healthy functioning ecosystems</u> Recognize that provide the ecological, cultural, public health and safety, and economic value of ecosystem services, or benefits provided by healthy functioning ecosystems. <i>(New)</i>	Recognize is weak and does not protect the ecosystems. Define how public education and recognition of existing, local ecosystems will be implemented. Requiring a landscaping municipal code protecting wildland urban interface areas while promoting California native plant gardening is a recommended, effective option.
10		CH-I-58	Prepare a Landscape Manual or	Prepare a Landscape Manual or	Suggested additional policies to

			<p>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. <i>(New)</i></p>	<p>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. <i>(New)</i></p> <p><u>Preserve contiguous native habitat blocks to support species migration and ecosystem resiliency.</u></p> <p><u>Identify, preserve and restore existing oak and walnut woodlands to result in no net loss.</u></p> <p><u>Identify, preserve and restore existing coastal sage scrub, cactus scrub, native grassland, and other sensitive habitats to result in no net loss.</u></p> <p><u>Conserve and protect sensitive habitats, wooded areas, natural and constructed wetlands and open spaces to sequester CO2.</u></p> <p><u>(Based on LA County Climate Action Plan 2015)</u></p>	<p>address biological resources' benefits to offsetting climate change from LA County language.</p>
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1	Safety Seismic and Geologic Hazards	S-G-1	Minimize the potential loss of life, physical injury, property damage, public health hazards, and nuisances from seismic ground shaking and other geologic hazards such as landslides and mudslides. <i>(Current GP Public Health and Safety Objective 1.1)</i>	<u>Prevent and minimize</u> Minimize the potential loss of life, physical injury, property damage, public health hazards, and nuisances from seismic ground shaking and other geologic hazards such as landslides and mudslides. <i>(Current GP Public Health and Safety Objective 1.1)</i>	Priority should be to avoid losing lives from known hazards.
3	Flood Hazards and Proteciton	S-G-2	Minimize the potential for loss of life, physical injury, property damage, public health hazards, and nuisances from the effects of a 100-year storm and associated flooding. <i>(Current GP Public Health and Safety Objective 1.2)</i>	<u>Prevent and minimize</u> Minimize the potential for loss of life, physical injury, property damage, public health hazards, and nuisances from the effects of a 100-year storm and associated flooding. <i>(Current GP Public Health and Safety Objective 1.2)</i>	Priority should be to avoid losing lives from known hazards.
4	Fire Hazards	S-G-3	Minimize the potential for loss of life, physical injury, property damage, public health hazards, and nuisances from wildland and urban fires. <i>(New)</i>	<u>Prevent and minimize</u> Minimize the potential for loss of life, physical injury, property damage, public health hazards, and nuisances from wildland and urban fires. <i>(New)</i>	Priority should be to avoid losing lives from known hazards.
5		S-I-21	Ensure that all new development located in a Very High Fire Hazard Severity Zone or a State Responsibility Area (SRA) is served by adequate infrastructure, including safe access for emergency response vehicles, visible street signs, and water supplies for fire suppression.	Ensure that all new development located in a Very High Fire Hazard Severity Zone or a State Responsibility Area (SRA) is served by adequate infrastructure, <u>specifically including a minimum of one exit for every 150 houses with those exits going in different directions.</u> Also including safe access for emergency response vehicles, visible street signs, and water supplies for fire suppression. <u>The city should be proactive in</u>	With frequent fires causing destruction in California due to extended dry spells and higher temperatures, this policy needs strengthening. Presently, CalFire is amending/upgrading fire hazard zones. Per L.A. County Fire, the entire city of Diamond Bar is considered high wildfire hazard zone.

				preparing for an emergency in one area cascading into other areas of Diamond Bar (New)	Alternative policy: Discourage high density and intensity development in VHFHSs. (LA County General Plan 2015)
5		S-I-25	Avoid, where feasible, approving new development in areas subject to high wildfire risk. If avoidance is not feasible, condition such new development upon implementation of measures to reduce risks associated with that development, including, but not limited to, fuel modification plans. (New)	Avoid, where feasible , approving new development in areas subject to high wildfire risk. If avoidance is not feasible, condition such new development upon implementation of measures to reduce risks associated with that development, including, but not limited to, fuel modification plans. (New)	Revised to avoid contradiction to LA County’s General Plan policy and our own guiding policy to prevent loss of life. Again, refer to the latest update, CalFIRE, Los Angeles County Fire designations.
				Additional policy: Protect and promote native oak woodlands that border residential areas as fire buffers.	Oaks can help reduce fires and should be included in fire protection strategies. Per CalFIRE, LACFire. Ornamental and invasive plants can increase fire hazard, such as the Mexican fan palm which proliferates in the city.
6	Hazardous Materials and Operations	S-G-4	Minimize injury, loss of life, and damage to property resulting from the potential detrimental effects (short- and long-term) associated with the manufacture, use, transportation, storage, and disposal of hazardous materials and wastes in the city through enforcement of applicable local, County, State, and federal regulations. (Based on current GP Public Health and Safety Objective 1.8)	Prevent and Minimize injury, loss of life, and damage to property resulting from the potential detrimental effects (short- and long-term) associated with the manufacture, use, transportation, storage, and disposal of hazardous materials and wastes in the city through enforcement of applicable local, County, State, and federal regulations. (Based on current GP Public Health and Safety Objective 1.8)	Priority should be to avoid losing lives from known hazards.
10	Noise Sources	S-G-10	Protect public health and welfare	Protect public health and welfare	Not all noise problems can be

	and Standards		by eliminating existing noise problems where feasible and by preventing significant degradation of the future acoustic environment. <i>(New)</i>	by eliminating existing noise problems where feasible and by preventing significant degradation of the future acoustic environment. <i>(New)</i>	eliminated, but significant degradation of the acoustic environment must be addressed in all cases, not just where feasible.
10		S-G-11	Ensure that the location and design of transportation facilities, industrial uses, and other potential noise generators do not adversely affect adjacent uses or facilities. <i>(Based on current GP Public Health and Safety Objective 1.10)</i>	Ensure that the location and design of transportation facilities, industrial uses, and other potential noise generators do <u>shall</u> not adversely affect adjacent uses or facilities. <i>(Based on current GP Public Health and Safety Objective 1.10)</i>	Make the language direct.
11		S-I-56	Discourage the use of berms and sound walls for noise mitigation; rather, encourage the use of project design techniques such as increasing the distance between the noise source and the noise sensitive receiver, orientating windows to reduce noise exposure, locating of bedrooms away from noise sources, and using non-noise sensitive structures (e.g., a garage) to shield noise sensitive areas. If a berm or wall is determined necessary to mitigate noise, discourage exclusive use of walls in excess of six feet in height and encourage use of natural barriers such as site topography or constructed earthen berms. When walls are determined to be the only feasible solution to noise	<u>Land use compatibility of any proposed development project shall be evaluated prior to approval to avoid locating loud developments near noise sensitive receptors.</u> Discourage the use of berms and sound walls for noise mitigation; rather, encourage the use of project design techniques such as increasing the distance between the noise source and the noise sensitive receiver, orientating windows to reduce noise exposure, locating of bedrooms away from noise sources, and using non-noise sensitive structures (e.g., a garage) to shield noise sensitive areas. If a berm or wall is determined necessary to mitigate noise, discourage exclusive use of walls in excess of six feet in height and	Emphasis on land use compatibility would reduce the need for berms and walls.

			mitigation, then the walls shall be designed to limit aesthetic impacts. 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. <i>(New)</i>	encourage use of natural barriers such as site topography or constructed earthen berms. When walls are determined to be the only feasible solution to noise mitigation, then the walls shall be designed to limit aesthetic impacts. 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. <i>(New)</i>	
11		S-I-58	Preserve and protect natural noise barriers such as hillsides. Require an evaluation of noise impacts to surrounding noise-sensitive areas for all development projects that propose the modification or removal of natural noise barriers. <i>(Based on current GP Public Health and Safety Strategy 1.10.4)</i>	Preserve and protect natural noise barriers such as hillsides. Require an evaluation of noise impacts to surrounding noise-sensitive areas for all development projects that propose the modification or removal of natural noise barriers. <u>Avoid modification and removal of natural noise barriers when it will lead to degradation of acoustic environment.</u> <i>(Based on current GP Public Health and Safety Strategy 1.10.4)</i>	The policy seems to contradict itself with preservation and modification/removal both being possible. Protecting the natural sound barriers should be clearly the priority.

The **Responsible Land Use** input draft was done in collaboration and vetting from a wide selection of participants, including residents, stakeholders, professional consultants, non-profits, conservation county and state agencies.

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Los Angeles County Oak Woodland Types (Diamond Bar: Lowland Oaks) map

http://planning.lacounty.gov/assets/upl/sea/LA_County_Oak_Woodland_Types.pdf

Los Angeles County, Oak Woodlands Potential Conservation Guide map

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