



PLANNING COMMISSION AGENDA REPORT

CITY OF DIAMOND BAR ~ 21810 COPLEY DRIVE ~ DIAMOND BAR, CA 91765 ~ TEL. (909) 839-7030 ~ FAX (909) 861-3117

DATE: January 10, 2016

TO: Vice Chairperson Mahlke and Members of the Planning Commission

FROM: Greg Gubman, AICP, Community Development Director

BY: Grace S. Lee, Senior Planner

SUBJECT: General Plan Status Report for 2016

BACKGROUND:

State Law requires each city to prepare and adopt a comprehensive, long-term General Plan to guide its physical development. The General Plan is a policy document comprised of goals, objectives, and strategies for implementation. The City of Diamond Bar has periodically amended the General Plan as needed since its adoption on July 25, 1995.

In accordance with California Government Code Section 65400(b), the City is required to submit an annual General Plan status report to the local legislative body (City Council), the State Governor's Office of Planning and Research (OPR), and State Department of Housing and Community Development (HCD) on the status of the General Plan, its implementation progress, and how the City is meeting the regional housing needs for the community. The attached report lists the City's progress toward the implementation of the General Plan for the period of January 1, 2016, to December 31, 2016, by meeting the City's share of regional housing needs pursuant to Government Code Section 65584 and by the City's effort to remove governmental constraints, which may influence the maintenance, improvement, and development of housing pursuant to State Law.

The attached document reports on the status of the current General Plan only. The Comprehensive General Plan Update currently underway is unrelated to this item. See discussion of the General Plan Update in the closing sections of the report.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the report and forward it to the City Council to receive and file.

Prepared by:

Reviewed by:



Grace S. Lee
Senior Planner



Greg Gubman, AICP
Community Development Director

Attachment:

1. 2016 General Plan Status Report

CITY OF DIAMOND BAR

General Plan Status Report 2016

Period beginning January 1, 2016, and ending December 31, 2016

OVERVIEW

On July 25, 1995, the City Council adopted the City of Diamond Bar's General Plan, which is a State mandated document that the City uses to plan the framework for its future physical, social and economic development. The General Plan is considered a long-term document that projects development within a community for approximately 15 to 20 years. By projecting conditions and needs into the future, the General Plan establishes a basis for evaluating current policy and providing insight on future policy.

The City of Diamond Bar General Plan consists of the following six elements:

- | | |
|------------------------|----------------------------------|
| 1) Land Use | 4) Public Health and Safety |
| 2) Housing | 5) Circulation |
| 3) Resource Management | 6) Public Service and Facilities |

The following information summarizes the status of the objectives that the City has implemented for each element of the General Plan in 2016.

LAND USE ELEMENT

Diamond Bar is for the most part a residential community. Detached single-family dwellings represent the majority of the City's housing stock; however, multi-family housing exists along Diamond Bar Boulevard, south of Grand Avenue and along Golden Springs Drive, west of Diamond Bar Boulevard. Since the adoption of the Land Use Element, development in Diamond Bar has occurred pursuant to the goals, objectives, and policies of the General Plan.

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

- The City issued nine construction permits for new single-family dwellings, totaling 39,578 square feet and 41 construction permits for additional livable square-footage to residential dwellings. Additions to residential dwellings totaled 19,090 square feet within the City.

This level of construction activity is an indicator of the continued desirability of Diamond Bar as a place to live, and its residents' desire to remain in their homes, neighborhoods and schools by adapting their homes to meet the needs of their families. Moreover, as individual properties are improved and upgraded, the overall quality of the neighborhoods in which they are located also improves.

- Lennar Homes' last phases of construction for Willow Heights was completed in the summer of 2016. The entire development included 182 for-sale dwelling units—consisting of 120 detached homes and 62 townhomes—on approximately 30 acres located at the southeast corner of Brea Canyon Road and Diamond Bar Boulevard.
- Lennar Homes has started the construction of the model homes for the South Pointe project, a development of 99 for-sale detached homes on approximately 35 acres. The project is located south of Larkstone Drive, east of Morning Sun Avenue, west of Brea Canyon Road, and northwest of Peaceful Hills Rd. The next phases of construction will be permitted in the coming months.
- The City continues to contract with Graffiti Control Systems to effectively implement the City's anti-graffiti ordinance by providing graffiti removal services two days per week.
- The City's Neighborhood Improvement Division works both proactively and in response to resident complaints to enforce the City's Municipal Code to ensure property maintenance standards remain high. In situations where code compliance is not achieved, the City has resorted to nuisance abatement proceedings, receiverships, and criminal prosecution.

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

- The City approved a new 4,894 square-foot commercial building to suit a 1,800 square-foot Starbucks, a 1,665 square-foot T-Mobile retail store, and a 1,224 square-foot Jimmy John's restaurant as tenants located within the Target shopping center at 22438 Golden Springs Drive. The shell building construction and tenant improvements were completed in September 2016.
- The City approved plans to modernize the former Walnut pools building exterior, reconfigure the parking lot and add landscaping to the property located at 21450 Golden Springs Drive. The project is currently under construction.
- The former Vons (and recently closed Haggen) supermarket reopened as a Smart & Final Extra in March 2016.
- The City approved an exterior façade remodel of the existing Holiday Inn located within the Gateway Corporate Center. The current design and architecture is a 1980s Postmodern architectural style and will be updated with a more contemporary design to be consistent with the hotel brand design. Additionally, all guest rooms and common areas are undergoing interior renovation.
- The City approved a renovation of the former Kmart to repurpose an underutilized retail center that would fill gaps and reduce our sales tax leakage as well as serve

Diamond Bar residents. The renovation consists of exterior and interior upgrades to the existing building; construct new shop space; and renovating the parking lot with new surfacing, landscaping and lighting. The major elements of the project are summarized below:

- Renovation of the existing building (“Inline Building”):
 - Demolition of the existing 9,210 square-foot outdoor garden center;
 - Partitioning the existing 84,245 square-foot building into three inline retail tenant spaces with new facades; and
 - Constructing an addition of approximately 12,155 square feet to the north end of the existing building.
- Construction of a 4,200 square-foot freestanding building (“Outparcel”) to accommodate two fast casual food service tenants. The Outparcel is situated at the front of the subject property (i.e., toward Diamond Bar Boulevard), between the signalized driveway and the existing McDonald’s restaurant at the corner of Diamond Bar Boulevard and Gentle Springs Lane. Two outdoor dining patios, totaling approximately 680 square feet, are also proposed to serve the Outparcel tenants.

As of this writing, Sprouts, Ross, Chipotle and Coffee Bean and Tea Leaf have signed tenant leases to occupy the rebranded “Diamond Bar Ranch” shopping center.

- The City is continuing to work with the property owner of the former Honda site to attract a hotel anchored development project.
- The City is continuing discussions with the Brea Canyon Road Trailer Storage property owner in an effort to spark interest in renewing previously-shelved plans to redevelop the site with a hotel as the anchor. The property may be ideally suited for a hotel and freeway service-oriented project, and further economic analysis of potential redevelopment opportunities for the site would help identify the highest and best uses on the site for both the owner and the City.

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

- The Stardust and Peterson Park Improvements Project was completed in November 2016. Park Improvements included new play equipment, drinking fountain, and picnic table as well as improved access and landscaping.
- The Diamond Canyon Park—a 4.3 gross-acre neighborhood public park, adjacent to Willow Heights—opened on December 3, 2016.

- Lennar Homes began the construction of Larkstone Park—a 6.8 gross acre neighborhood public park, adjacent to South Pointe residential development—expected to be completed by Spring 2017.
- Plans for two new trail projects—the Steep Canyon Connector Trail and the Pantera Park Trail—are now under construction with a completion date targeted for the end of March 2017.
- The City continues to have a joint use agreement with Pomona Unified School District to use Lorbeer Middle School for their football/soccer and track fields.

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

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

- In accordance with the South Pointe West Specific Plan, Lennar’s South Pointe residential development incorporates green building strategies and facilitates energy and water conservation.

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

- To incorporate community identity, Lennar Homes constructed and dedicated to Diamond Bar an entry feature at the corner of Brea Canyon Road and Diamond Bar Boulevard to mark the entrance to the City. The developer of the Willow Heights project also incorporated public street improvements such as decorative crosswalks, traffic signal poles and curb ramps that are in conformance with the Grand Avenue streetscape specifications along Diamond Bar Boulevard parkway and Diamond Canyon neighborhood park frontage.
- Design of new entry monument signs similar to the one constructed at the easterly city limit along Grand Avenue at Longview Drive is underway for the entry points located at the western City limit along Golden Springs Drive near Calbourne and the northerly City limit along Diamond Bar Boulevard at Temple Avenue. Construction of these monument signs are targeted to begin by the end of the fiscal year.
- Design of the Diamond Bar Blvd. Corridor Enhancement Project (between SR60 and Golden Springs Drive) will begin in Spring of 2017. This project will implement the streetscape elements highlighting the community identity that have already been constructed along Grand Avenue at Diamond Bar Boulevard and Longview Drive intersections and the Diamond Bar Boulevard/Brea Canyon Road intersection.

HOUSING ELEMENT

The Housing Element identifies and makes provisions for existing and future housing needs. Several programs continue to be implemented based on the strategies within the Housing Element as follows:

- The City continues to implement a proactive Neighborhood Improvement/Code Enforcement program and refers eligible households to available rehabilitation assistance in order to correct code violations.
- The City continues to assist in the rehabilitation of existing housing stock through CDBG Home Improvement Program funds for home rehabilitation.
- The City continues to be a participating city in the first-time homebuyer assistance program and Mortgage Credit Certificates available through Los Angeles County.

RESOURCE MANAGEMENT ELEMENT

Issues related to open space and conservation overlap in Diamond Bar. As a result, the City combined its Open Space Element and Conservation Element into one Resource Management Element. The Resource Management Element addresses open space, visual resources, biological resources, and parks and recreation. In addition, this element establishes strategies for effectively managing local and natural resources in order to prevent waste, destruction, or neglect. Progress toward implementing strategies within the Resource Management Element has been made in the following areas:

Objective 1.3 – Maintain a system of recreation facilities and open space preservation which meet the active and passive recreational needs of Diamond Bar residents of all ages.

- The Diamond Canyon Park, Larkstone Park and the two trail projects described under Land Use Element, Objective 1.4 are all examples of the City seeking opportunities through development agreements and grant applications to preserve, enhance, and expand our inventory of passive and active recreational open space.
- Lennar Homes completed the construction of Diamond Canyon Park—a new 4.3 gross-acre public park adjacent to Willow Heights—opened on December 3, 2016.
- Lennar Homes began the construction of Larkstone Park—a 6.8 gross acre neighborhood public park, adjacent to South Pointe residential development—expected to be completed by Spring 2017.
- Plans for two new trail projects—the Steep Canyon Connector Trail and the Pantera Park Trail—are now under construction and expected to be completed by the end of March 2017.

Objective 2.1 – Minimize the consumption of water through combination of water conservation and use of reclaimed water.

- The South Pointe residential development referenced above incorporates water conservation landscaping, water saving features within the units, and will use reclaimed water in public landscaped areas when it becomes available.
- The City implemented a comprehensive water reduction program that resulted in a 25% water reduction across parks and medians that comply with recent State mandated water cutback regulations.
- The turf in medians along Diamond Bar Boulevard was removed and replaced with drought tolerant planting materials and mulch.
- Irrigation for Larkstone Park is planned to utilize reclaimed water.

Objective 2.5 – Minimize the environmental impacts of landfill disposal of solid wastes through an aggressive public education and information campaign designed to promote a comprehensive program of source reduction, recycling, composting, and household hazardous waste reduction activities.

- The City continues implementation of the revised Construction and Demolition permit process to better reach the 75% solid waste diversion goal mandated under the adoption of the Solid Waste Ordinance in 2011. The diversion goal applies to all construction and demolition projects over 1,000 square feet, including both residential and commercial sectors. Diversion is tracked on a monthly basis for both residential and commercial haulers.
- The City is compliant with Assembly Bill 1594, which regulates diversion credits associated with the use of Green Waste as Alternative Daily Cover beginning January 1, 2020. Alternative Daily Cover (ADC) means cover material other than earthen material placed on the surface of the active face of a municipal solid waste landfill at the end of each operating day to control vectors, fires, odors, blowing litter, and scavenging. The City's residential and commercial waste haulers had zero green waste reported as ADC. The Green Waste collected from residents and businesses is processed for composting materials and diverted from the landfills.
- The City continues to offer various economic incentives that encourage source reduction and recycling. Residential refuse rates are based on a pay-as-you-throw system. There are three refuse cart sizes available and cost decreases with small cart options. Residents may earn a 12% discount off the standard rate if they implement backyard composting. Residents may receive one additional cart of recycling or green waste at no additional cost.
- The City's contracted residential and commercial waste haulers continue to offer comprehensive waste collection and curbside recycling services citywide. Curbside

recycling services include collection of green waste, bulky items, and Household Hazardous waste including: electronic waste, used oil, paint products, batteries, garden chemicals, household chemicals and hypodermic needles.

- The City, in conjunction with Los Angeles County Public Works, provides a Household Hazardous Waste (HHW) event in the City once a year in February. The HHW event takes most forms of electronic and hazardous waste including paint, batteries, and other toxic materials that are recycled and do not enter the waste stream. The City promotes the Los Angeles County Public Works HHW events throughout the year in addition to promoting the County's hotline 1-888-CLEAN LA and their dedicated website.
- The City conducts an annual birthday party celebration that includes a Going Green section where information on recycling is provided to residents. Representatives from the City's franchise waste haulers are present to provide information on recycling programs and services. The City invites additional partners to participate including: Southern California Edison, Southern California Gas, Walnut Valley Water District to provide information on utility efficiency and conservation efforts.
- The City conducts two annual events per year, the Eco Expo event in November of each year celebrates America Recycles Day and the Earth Day event in April. Both events include e-waste collection for household electronic waste such as televisions and computer equipment, free mulch giveaway, textile recycling, paper shredding, and informational booths which provide the public with information about various environmental programs and services.
- The City website and public information outlets are routinely used to promote recycling and information on new laws, programs, and services. The City complements the website with the monthly electronic newsletter, the EnvirLink, which is sent to subscribers and covers a variety of current environmental topics. A video production covering the topic of proper sorting techniques was prepared to promote public education in this area.
- The City partners with franchise haulers to include informational inserts in quarterly and/or monthly billing statements. The inserts highlight recycling programs and services and include information regarding upcoming events.
- The City partners with Ken's Ace Hardware for the collection and recycling of batteries, fluorescent tubes and light bulbs generated from residential households. This location continues to serve as a successful and convenient drop-off location for Diamond Bar residents.
- As part of a partnership with the Los Angeles County Department of Public Health, the Diamond Bar/Walnut Sheriff's station doubles as a "Safe Drug Drop-Off" site that makes it convenient to safely dispose of filled sharp containers, and unused or expired prescription medications.

- The City implemented a new recycle bin program for schools and home-based businesses. Eligible organizations receive up to 10 bins to source separate recyclable beverage containers. The program is funded through the CalRecycle Beverage Container Recycling Grant Program.
- The City entered into a partnership with Discovery Cube, Orange County to bring new school outreach program that promote sustainable practices in the Diamond Bar community. The DCOC is a 501(c) non-profit organization dedicated to increasing public understanding of science, math and technology through interactive exhibits. In 2016, through a partnership with the City, Diamond Bar schools were eligible to visit DCOC's three environmentally themed exhibits aimed at educating public school students about sustainable living practices including source reduction, proper disposal of hazardous materials and recycling. The three exhibits include: Race to Recycle, Eco Garage and the Super Eco Shopping, collectively known as the Eco Challenge. The Eco Challenge interactive displays are paired with in-class presentations aligned with 5th and 6th grade-specific stated education standards. The Eco Challenge represents a valuable three-part program as follows: In-class 50 minute addressing the 3Rs "Reduce, Reuse, Recycle", with an interactive key pad assessments, that engage students and provided pre- and post-program assessment, take home activities to bring the lessons home and a field trip to visit the interactive exhibits at the Discover Cube museum in Santa Ana.
- The City continues the popular summer series of summer Smart Gardening workshops aimed at promoting sustainable gardening practices including organic composting, to divert organics from the landfill and drought tolerant plant selection to aid in water conservation efforts. Outreach regarding City recycling programs and services are provided at each seminar.

PUBLIC HEALTH AND SAFETY ELEMENT

The Public Health and Safety Element contains provisions that relate to the protection of life, health, and property from natural hazards and man-made hazards. It identifies areas where public and private decisions on land use need to be sensitive to hazardous conditions caused by slope instability, seismic activity, flood, fire, and wind.

Objectives 1.1 and 1.2 – Minimize the potential for loss of life, physical injury, property damage from seismic ground shaking and other geologic hazards, and the public health hazards and nuisances from the effects of a 100-year storm and associated flooding.

- The City continues to require site-specific geotechnical investigations and drainage studies which must be approved by the Director of Public Works/City Engineer prior to issuance of any grading permits in conjunction with the California Building Code and as part of the standard conditions of approval that are applied to all new developments and redevelopment projects.

- The City continues to expand upon its emergency preparedness and response capabilities with frequent exercises conducted in the City's dedicated Emergency Operations Center (EOC) in City Hall. In combination with frequent resting and exercising, the dedicated EOC provides the City with added flexibility to coordinate and respond to emergencies, provide redundant communications to public safety agencies, and enable added communications to residents. City Hall also has a backup power generator to ensure critical systems are operational in the event of a prolonged emergency.
- The City's public safety agencies continue efforts to outreach to residents on safety, including earthquake, fire, and emergency preparedness topics. The City's public safety agencies work in coordination with the City's Public Information Division to communicate time sensitive information to residents through the City website, as well as the Neighborhood Watch Program. The City also initiated an Emergency Preparedness and Neighborhood Watch monthly newsletter that focuses on public safety and emergency preparedness related topics.
- The City continues to provide specific public education and outreach efforts to educate residents through a variety of platforms such as City's website, monthly DBConnection newsletter, monthly Emergency Preparedness electronic newsletter, public presentations, and informational videos. The information, in collaboration with City and public safety preparedness efforts, are designed to increase resident awareness of the emergency events, as well as weather related impacts such as El Niño and heat waves.
- The City instituted a new public safety and emergency preparedness meetings called "Let's Talk Public Safety" that is geared to educating and informing residents about emergency preparedness, fire safety, and crime prevention. The meetings are a collaboration between the City, Los Angeles County Sheriff's Department, Los Angeles County Fire Department, and facilitated by the City's Public Information Division. The City completed two meetings in calendar year 2016, with the remainder of the City slated to have meetings conducted by the end of calendar year 2017.

Objective 1.3 – Require that properties in and adjacent to wildland areas are reasonably protected from wildland fire hazards without degrading the viability of natural ecosystems, providing a balance between removal of flammable vegetation, introduction of fire resistant vegetation, and preservation of natural vegetation.

- Each May, the Los Angeles County Fire Department canvasses neighborhoods near the Urban-Wildland Interface advising them of creating defensible space within 100 feet of their home by clearing fire hazards and dead vegetation. The City's Public Information Division implements a comprehensive public education and outreach campaign to inform residents how to best protect their homes, along with native wildlife and vegetation.

- The Los Angeles County Fire Department maintains a helicopter landing site (helipad) located adjacent to the Eastgate Drive Reservoir on a hilltop in the vicinity of Pantera Park. This helipad consists of two square concrete helicopter landing pads. It was first built in 2006 and upgraded in 2013, and has since been maintained on an annual basis. The helipad plays an important role in local and regional wild land fire detection and suppression operations by providing a safe landing site for aircraft to refuel and have their water tanks refilled.

CIRCULATION ELEMENT

The Circulation Element defines the transportation needs of the City and presents a comprehensive transportation plan to accommodate those needs. The focus of this element is the identification and evaluation of local circulation needs, balancing those needs with regional demands and mandates.

Objective 1.1 – Participate in local and regional transportation related planning and decision-making.

- The City continues its collaboration with the City of Industry in the implementation of the 57/60 Confluence Project. This is a \$256 million multi-phase improvement project to the existing 57/60 interchange.
 - **Phase One** of the project is the construction of a \$12 million westbound on-ramp from Grand Avenue. This project is currently under construction with completion targeted by December 2017.
 - **Phase Two** is the construction of a \$20 million westbound SR-60 off-ramp and an auxiliary lane to Grand Avenue. The project has been awarded a \$10 million TIGER grant (In September 2014) and a \$9.4 million MTA grant with local match funding. Construction for this phase began in December 2016 and is expected to be completed by Summer 2018.
 - **Phase Three** is the construction of \$14 million street widening improvements in the vicinity of Grand Ave./Golden Springs Dr. intersection. It is fully funded as well, with a \$6.8 million grant from MTA and local match funding. The design for this project is underway with an expected completion date by Fall/Winter 2017.
 - **Phase Four** is the freeway mainline improvements and by-pass connectors and is estimated at \$210 million. Working with Caltrans HQ, the SR 57/60 Confluence Project was include in the Projects of National and Regional Significance (PNRS) Program as required by MAP-21. In July 2014, the Federal Highway Administration confirmed that this project is in the PNRS. Furthermore, staff has secured recognition of sections of the SR-57 and SR-60 and the 57/60 Confluence Area as a component of the state and national freight networks in an effort to secure \$210 million in future funding for Phase Four of this project. With the passage of Measure M, we are closing the funding gap for this phase. Under Measure M, \$205 million is programmed for Phase Four of the Confluence Project.

We will work with Metro to accelerate the delivery date and to restart the design engineering work in order to start construction by late 2020.

The City continues to annually implement the guidelines of the Los Angeles County Congestion Management Program, which is required to maintain eligibility for regional transportation funding opportunities.

- The City has been active in monitoring the Multi-County Goods Movement Action Plan to ensure the City is not negatively impacted by the strategy and implementation plan for the Southern California goods movement transportation system. The City has been very proactive in addressing the Southern California Association of Governments (SCAG) efforts to incorporate an East/West Truck Corridor between Interstate 710 and Interstate 15 into the Goods Movement Element of the 2012 Regional Transportation Plan (RTP). The City has collaborated with affected stakeholder agencies to voice concerns regarding the premature nature of declaring the San Jose Creek Flood Control Channel as the preferred solution for goods movement. The current San Jose Creek Flood Control Channel proposal has not been sufficiently studied and lacks critical analysis to ensure adjacent communities will not be negatively impacted. The 2012 RTP was adopted in April 2012, but the City went off record regarding the need to expand the study scope to include other east-west corridors along the 10, 210, and 91 freeways. The City is advocating for transportation solutions that are equitable in their distribution of goods movement related traffic.
- The Lemon Avenue interchange project is expected to result in the closure of the SR-60 Brea Canyon Road eastbound access ramps and create on-ramp and off-ramps at Lemon Avenue. The benefit of the Lemon Avenue project will effectively reduce truck traffic on Golden Springs Drive because access to the City of Industry can be provided without traversing arterial roadways in Diamond Bar. The final design was completed in early Spring 2016. The Alameda Corridor East Construction Authority (ACE) entered into a betterment agreement with the cities of Diamond Bar and Industry to construct this freeway project as a change order to their existing contract for the Fairway Grade Separation Project. Accordingly, the project was defederalized and the monies for the project have been repurposed and exchanged with non-federal monies. The necessary acquisitions included in the right-of-way phase was completed in Spring 2016 and only the utility relocations are still underway. Construction of the interchange began in September 2016 with completion targeted for March 2018.

Objective 1.2 – Balance the need for optimum traffic flow on City Arterials within economic realities, environmental, and aesthetic considerations.

- Closed Circuit Television (CCTV) cameras have been installed at key arterial intersections (16 locations) to provide real time feedback for use in managing the signal system. Currently, the City has a total of 31 arterial intersections equipped with battery back-up systems to ensure temporary signal operations continue during power

outages. An additional 15 locations are targeted to be completed this fiscal year for a total of 46 signalized intersections with battery back-up systems.

- As part of the 2013 Call for Projects, a Metro's competitive grant program, the City submitted an application and was awarded \$1.4 million for the development and implementation of an adaptive traffic control system. The project began this fiscal year with the selection of a consultant to evaluate the City's needs and develop a request for bids from qualified vendors to provide and implement the system. Full system implementation is anticipated for Spring 2018.
- As part of the City's Traffic Signal Maintenance and Operations Master Plan, a three-phase plan was developed to upgrade the entire traffic signal infrastructure system to current standards. The first phase was completed in December 2016 and the second phase construction will be completed by the end of the fiscal year. The third phase of construction will begin next fiscal year.

Objective 1.3 – Maintain the integrity of residential neighborhoods. Discourage through traffic.

- In residential neighborhoods, the Neighborhood Traffic Management Program (NTMP) continues to be an effective tool in providing a procedure to implement traffic calming devices in neighborhoods that experience speeding and cut-through traffic. This year, staff is working closely with a neighborhood along Armitos Place and Crooked Creek (between Diamond Bar Boulevard and Cold Spring Lane) to implement traffic calming measures along the residential roadways. Neighborhoods have also benefited from a residential parking district that preserves residential street parking through a permit system in the areas around Diamond Bar High School.

Objective 2.1 – Maximize the use of alternative transportation modes within and through the City to decrease reliance on single-passenger automobiles.

- The City continues to sell monthly Metro bus and rail passes in addition to Foothill Transit Zone passes. These programs are subsidized by Proposition "A" funds and provide a benefit to Diamond Bar residents because of the subsidized rates.
- The City's Dial-A-Ride program provides discounted supplemental transportation services to residents over 60 years of age and disabled adults 18 years and older. The program is subsidized through the City's allocation of Proposition C funds and provides supplemental transportation options to residents for medical and other related service needs.
- The City website continues to provide alternative transportation information to residents, including website links to Metro, Foothill Transit, Metrolink and Amtrak rail, and Ridematching information.
- The City will be drafting a complete streets policy to be in compliance with California Assembly Bill 1358: Complete Streets Act of 2008 and Metro's Complete Streets

Policy in order to be eligible for future Metro capital grant funding programs. Complete Streets describes a comprehensive, integrated transportation network with infrastructure and design that allows safe and convenient travel along and across streets for all users, including pedestrians, users and operators of public transit, bicyclists, persons with disabilities, seniors, children, motorists, users of green modes, and movers of commercial goods.

Objective 3.1 – Improve the safety and efficiency of existing transportation facilities.

The Capital Improvement Program for 2016-2017 lists specific projects that were approved, and the General Plan Conformity Report annually identifies projects completed in conformance with the General Plan. The following capital improvement projects including traffic signal modifications and street improvements have been completed to date:

- The City completed Residential Area 4 Road Maintenance Project.
- The Traffic Signal Infrastructure Upgrades Phase I Project.
- The Diamond Bar Boulevard/Brea Canyon Road Intersection Enhancement Project.
- The Washington Cul-De-Sac Improvement Project has been fully constructed with the landscape maintenance period concluding in January 2017.

PUBLIC SERVICE AND FACILITIES ELEMENT

The Public Service and Facilities Element deals with the long-term provision of municipal services and facilities, and what types of facilities are needed to support those services. This element focuses on identifying City facilities and services needed to sustain the community's quality of life; long-range planning to fund City services and buildings; and coordinating and cooperating with various local agencies to provide those services not provided by the City.

Objective 1.1: Maintain adequate infrastructure facilities and public services to support development and planned growth.

- The City continues to require new development to pay development fees for infrastructure facilities and/or provide the necessary infrastructure to support the new development. In addition, all new subdivisions are required to connect to the public sewage system.
- The South Pointe residential development project referenced above will be required to pay appropriate fair-share contributions toward the improvement of area wide street improvements.

COMPREHENSIVE GENERAL PLAN UPDATE

In the two decades following its initial adoption of the City's General Plan, nearly all of the General Plan's goals and objectives have been implemented. In the fall of 2016, the City embarked on the multi-year process of updating the General Plan that will create community visions and blueprint for growth and development in the City through 2040. The General Plan is a policy document that implements the vision of the community. Therefore, public participation is an important part of the process of shaping the Plan. Opportunities for public input have been designed to allow the City to learn directly from residents, business and property owners, and other community members about their needs and values, as well as to allow the public to provide feedback throughout the phases of the planning process. The City engaged the community through the following means:

- Developed a project website where community members can stay up-to-date on the project.
- Kick-off Meeting with City Council and Planning Commission.
- General Plan Advisory Committee (GPAC) Meeting #1.
- Conducted Stakeholder Interviews with local developers, commercial property owners, service organizations, major employers, active community members, former City Council members, school district administrators, small business owners and youth groups.
- Community Visioning Workshop #1.
- Three Pop-up Events/Booths at various locations and events.
- Survey distributed online as well as at various community events.

The City will be revisiting the guiding vision and policies expressed in Diamond Bar's General Plan. This program would enable the City to proactively and opportunistically guide the City through another 20-year cycle of growth and change. This project will take 24-36 months to complete.

CONCLUSION

The City continues to pursue economic development to increase City revenue, address traffic related issues, and preserve open space and continues to create a community environment that nurtures social, cultural, religious, educational and recreational opportunities for its citizens.