



May 31, 2018

Dear Diamond Bar Mobile Estates and Walnut Creek Estates Residents:

You may have heard rumors alleging that the City is advocating for the redevelopment of our two mobile home communities as part of the General Plan Update Program. You may also have seen flyers purporting that the General Plan Update, among other things, "includes the likely demolition of existing Mobile Home Parks in the area."

General Plan Update Plan: Threats to our quality of life

The City of Diamond Bar's preferred plan lacks proper studies of environmental impacts, conservation needs and open space required by the state.

It includes a **Transit Oriented Mixed Use (TOD-MU)** that would allow for **high-density housing built with commercial uses on 107 acres of land, potentially 3-4 stories high, 30-40 units/acre (see Conceptual Illustration on back).**

- TOD-MU run from Washington St. beyond Brea Canyon Rd. to the areas by Walnut Elementary and Lemon Ave. **This includes the likely demolition of existing Mobile Home Parks in the area. It raises concerns about Washington St. opening to Baker.**
- The City's plan makes questionable promises such as walkable fine dining and shopping areas with some possible parks in large 4 or more acre developments:
 - No specific size requirements for a park. Developers will minimize this or not install any with commercial profit as their priority.
 - We are a quiet community where families raise their children with retired citizens, not an urban jungle for extended night life and commercial traffic.
 - The train's limited destination and schedule is a poor excuse for ramping up development.

Excerpt from one of the flyers being circulated (highlighting added)

Ruth M. Low
Mayor

Carol Herrera
Mayor Pro Tem

Jimmy Lin
Council Member

Nancy A. Lyons
Council Member

Steve Tye
Council Member

I'm writing to assure you that such rumors are entirely false. The City is not proposing any changes whatsoever to the current General Plan or zoning designations of Diamond Bar's mobile home communities.

Our mobile homes communities are a vital component of the city's diverse housing stock, and will continue to serve this valuable role in the future.

Moreover, at the April 19, 2018, meeting of the General Plan Advisory Committee (GPAC), I went on record stating that existing mobile home communities are not envisioned for redevelopment. I made this statement in direct response to public comments expressing concern about the fate of Diamond Bar Mobile Estates and Walnut Creek Estates.

As you may be aware, we are currently in the process of comprehensively updating the Diamond Bar General Plan, which serves as the City's primary guide for development, housing, transportation, environmental quality, public services, and parks and open spaces. This Update process is a collaborative effort between the City and community members to create a vision and a blueprint for development through 2040. Since the process began in fall 2016, many residents have participated in workshops, attended meetings, and responded to surveys to express their views, concerns and desires. One of the recurring themes identified in the public input process is the desire to protect and preserve existing neighborhoods, and indeed this is one of the five Planning Objectives guiding the preparation of the General Plan Update.

I encourage you to visit the General Plan Update website at www.DiamondBarGP.com for additional information, and invite you to participate in upcoming public meetings as posted on this site. The next meeting of the General Plan Advisory Committee takes place on Thursday, June 21, 2018 at Diamond Bar City Hall, located 21810 Copley Drive.

I hope this letter clarifies any questions you may have concerning the City's position with regard to the General Plan and our mobile home communities – Diamond Bar Mobile Estates and Walnut Creek Estates. If you still have questions, please do not hesitate to contact me at gubman@diamondbarca.gov or 909.839.7030.

Sincerely,



Greg Gubman, Community Development Director