



City of Diamond Bar City Council Agenda

Steve Tye, Mayor
Ruth M. Low Mayor Pro Tem
Andrew Chou, Council Member
Stan Liu, Council Member
Chia Yu Teng, Council Member

City Manager Dan Fox • City Attorney Omar Sandoval • City Clerk Kristina Santana

Meeting Date: Tuesday, March 17, 2026

Closed Session 4:00 p.m.
Room CC-8

Study Session 5:30 p.m.
Room CC-8

Regular Meeting 6:30 p.m.
Main Auditorium

**South Coast Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765**

WELCOME TO A MEETING OF THE DIAMOND BAR CITY COUNCIL

Meetings are open to the public, and you are invited to attend and participate.

Agendas for regular City Council meetings are available 72 hours prior to the meeting and are posted in the City's regular posting locations, on DBTV and on the City's website. The City Council may take action on any item listed on the agenda.

HOW TO ACCESS THE MEETING REMOTELY

Television: Spectrum Cable Channel 3 and Frontier FiOS television Channel 47

Internet: [City's YouTube Channel](https://www.diamondbarca.gov/youtube) (diamondbarca.gov/youtube)

Listen-Only: Call +1 (415) 655-0052, Access Code: 126-180-494

Participate: [Join Go To Webinar](https://attendee.gotowebinar.com/register/625569793602378331)
(https://attendee.gotowebinar.com/register/625569793602378331)

RESOURCES

Copies of agendas and agenda packets are on file and available for public inspection at the City Clerk's Office at 21810 Copley Drive, Diamond Bar, CA 91765 or online at www.diamondbarca.gov/agendas. For more information about agendas or rules of the City Council, please [email the City Clerk's office](mailto:cityclerk@diamondbarca.gov) (cityclerk@diamondbarca.gov) or call 909-839-7010.

AMERICANS WITH DISABILITY ACT ACCOMMODATION

In compliance with the Americans with Disabilities Act, if you need special assistance, a disability-related modification or accommodation, agenda materials in an alternative format, or auxiliary aids to participate in this meeting, please [email the City Clerk's office](mailto:cityclerk@diamondbarca.gov) (cityclerk@diamondbarca.gov) or

call 909-839-7010 as soon as possible. Providing at least 72 hours' notice will help ensure that reasonable arrangements can be made.

PUBLIC INPUT

The public may provide public comment by attending the meeting in person, by sending an email, or by logging into the teleconference. Please [email public comments to the City Clerk](mailto:cityclerk@diamondbarca.gov) (cityclerk@diamondbarca.gov) by 4:00 p.m. on the day of the meeting and indicate in the Subject Line "FOR PUBLIC COMMENT." Written comments will be distributed to the City Council Members, noted for the record at the meeting, and posted on the City's official agenda webpage: www.diamondbarca.gov/agendas. Please note that the meeting will proceed at the South Coast Air Quality Management District/Main Auditorium should comments by teleconferencing become infeasible due to an internet or power outage, or due to technical problems outside the City's control. If you wish to make certain that your comments are heard, please attend the meeting in person or send an email by 4:00 p.m. on the day of the meeting/hearing.

Speakers are limited to five (5) minutes per agenda item, unless the Mayor determines otherwise. The Mayor may adjust this time limit depending on the number of people wishing to speak, the complexity of the matter, the length of the agenda, the hour and any other relevant consideration. Speakers may address the Council only once on an agenda item, except during public hearings, when the applicant/appellant may be afforded a rebuttal. Any material to be submitted to the City Council at the meeting should be submitted through the City Clerk.

Public comments must be directed to the City Council. A person who disrupts the orderly conduct of the meeting after being warned by the Mayor or the Mayor's designee that their behavior is disrupting the meeting may result in the person being removed from the meeting.

LIVE MEETING NOTICE

This meeting is being video recorded and by participating you are giving your permission to be televised. This meeting will be rebroadcast every Saturday and Sunday at 9:00 a.m. and alternate Tuesdays at 8:00 p.m.

1. **CLOSED SESSION:** 4:00 p.m., CC-8 Conference Room, In Person ONLY - no teleconference

CLOSED SESSION PUBLIC COMMENT

The Public Comment portion of the City Council Closed Session is limited to matters appearing on the Closed Session. Additional opportunities for further Public Comment will be given during the regular meeting.

Conference With Labor Negotiators

Pursuant to Govt. Code Section 54957.6 Agency designated representatives: Dan Fox, City Manager; Ryan McLean, Assistant City Manager; Ryan Wright, Parks and Recreation Director; Amy Haug, HR & Risk Management Director. Employee organization: AFCSME D.C. 36, Local 917

2. **STUDY SESSION:** 5:30 p.m., Room CC-8

2.1 False Alarm Reduction Program Review - Update

3. **CALL TO ORDER:** 6:30 p.m., Main Auditorium

PLEDGE OF ALLEGIANCE: Mayor Tye

INVOCATION: Deacon Al Guerrero, St. Denis Catholic Church

ROLL CALL: Council Members Chou, Liu, Teng, Mayor Pro Tem Low, Mayor Tye

APPROVAL OF AGENDA: Mayor Tye

4. **SPECIAL PRESENTATIONS, CERTIFICATES, PROCLAMATIONS:** None.

5. **CITY MANAGER REPORTS AND RECOMMENDATIONS:**

6. **PUBLIC COMMENTS:**

"Public Comments" is the time reserved on each regular meeting agenda to provide an opportunity for members of the public to directly address the Council on Consent Calendar items or other matters of interest not on the agenda that are within the subject matter jurisdiction of the Council. Although the City Council values your comments, pursuant to the Brown Act, members of the City Council or Staff may briefly respond to public comments if necessary, but no extended discussion and no action on such matters may take place. There is a five-minute maximum time limit when addressing the City Council.

7. **SCHEDULE OF FUTURE EVENTS:**

7.1 City Government Explained: General Plan, A Guiding Document - March 18, 2026, 6:00 - 8:00 p.m., City Hall Windmill Room, 21810 Copley Dr.

7.2 Preserve Diamond Bar Community Presentation - March 21, 2026, 9:00 - 11:00 a.m., City Hall Windmill Room, 21810 Copley Dr.

7.3 Planning Commission Meeting - March 24, 2026, 6:30 p.m., City Hall Windmill Room, 21810 Copley Dr.

-
- 7.4 Free Catalytic Converter Etching - March 25, 2026, 9:00 - 11:00 a.m., Calvary Chapel Golden Springs, 22324 Golden Springs Dr.
 - 7.5 Parks and Recreation Commission Meeting - March 26, 2026, 6:30 p.m., City Hall Windmill Room, 21810 Copley Dr.
 - 7.6 City Council Meeting - April 7, 2026, 6:30 p.m., South Coast Air Quality Management District – Auditorium, 21865 Copley Dr.

8. CONSENT CALENDAR:

All items listed on the Consent Calendar are considered by the City Council to be routine and will be acted on by a single motion unless a City Council Member or member of the public request otherwise, in which case, the item will be removed for separate consideration.

- 8.1 City Council Minutes of the March 3, 2026 Regular Meeting.

Recommended Action:

Approve the March 3, 2026 Regular City Council meeting minutes.

- 8.2 Ratification of Check Register Dated February 25, 2026 through March 10, 2026 totaling \$729,060.97.

Recommended Action:

Ratify the Check Register.

- 8.3 Treasurer's Statement.

Recommended Action:

Approve the February 2026 Treasurer's Statement.

- 8.4 Agreement with LSL, LLP to provide External Auditor Services.

Recommended Action:

A. Approve, and authorize the City Manager to sign, a Professional Services Agreement with LSL, LLP for a not-to-exceed amount of \$185,535 for External Auditor Services through June 30, 2029; and

B. Appropriate \$10,000 from the General Fund and \$7,400 from the Measure W Fund for External Auditor Services.

- 8.5 Town Center Specific Plan.

Recommended Action:

Approve for second reading by title only, waive full reading, and adopt Ordinance No. 03 (2026):

AN ORDINANCE OF THE CITY OF DIAMOND BAR ADOPTING THE TOWN CENTER SPECIFIC PLAN, AMENDING TITLE 22 (DEVELOPMENT CODE) OF THE DIAMOND BAR CITY CODE TO ADD NEW CHAPTER 22.11 (MIXED USE DISTRICTS) AND TO ESTABLISH THE TOWN CENTER SPECIFIC PLAN (TCSP) ZONING DISTRICT, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DIAMOND BAR TO REZONE ALL PROPERTIES WITHIN THE TOWN CENTER MIXED USE GENERAL PLAN LAND USE DESIGNATION TO

THE TOWN CENTER SPECIFIC PLAN (TCSP) DISTRICT.

8.6 General Plan Status Report for 2025.

Recommended Action:

Approve the report for filing with the State Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

8.7 Housing Element Annual Progress Report for 2025.

Recommended Action:

Approve the report for filing with the State Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

8.8 Agreement with RHA Landscape Architects-Planners, Inc. to provide Landscaping Design Services in Landscape Assessment District Nos. 39-2022 and 41-2021.

Recommended Action:

Approve, and authorize the City Manager to sign the Consulting Services Agreement with RHA Landscape Architects-Planners, Inc. (RHA), in a not-to-exceed amount of \$76,690 for landscaping design services in Landscape Assessment District Nos. 39-2022 and 41-2021.

9. PUBLIC HEARINGS:

9.1 Development Code Amendment No. PL2024-51 (Objective Design Standards).

Recommended Action:

- A. Open the public hearing to receive public testimony;
- B. Close the public hearing; and
- C. Introduce for first reading by title only, waive full reading of Ordinance No. 04 (2026), and set for second reading and adoption at the April 7, 2026 City Council meeting:

AN ORDINANCE OF THE CITY OF DIAMOND BAR AMENDING TITLE 22 OF THE DIAMOND BAR MUNICIPAL CODE ("DEVELOPMENT CODE"), ADDING CHAPTER 22.19 TO ESTABLISH MULTIFAMILY AND MIXED-USE RESIDENTIAL OBJECTIVE DESIGN STANDARDS ("ODS") IN ACCORDANCE WITH STATE HOUSING LAW - PLANNING CASE NO. PL2024-51.

10. COUNCIL CONSIDERATION: None.**11. COUNCIL SUB-COMMITTEE REPORTS AND MEETING ATTENDANCE REPORTS:****12. ADJOURNMENT:**

CERTIFICATION

I, Kristina Santana, MMC, City Clerk, City of Diamond Bar, hereby certify, under penalty of perjury under the laws of the State of California that the foregoing notice was posted pursuant to Government Code Section 54950 Et. Seq., not less than 72 hours prior to the meeting, at the following locations: Diamond Bar City Hall Kiosk, Diamond Bar City Hall Bulletin Board, City website: www.diamondbarca.gov, and Diamond Bar Library.

Kristina Santana, MMC
City Clerk
Date Posted: March 12, 2026



CITY COUNCIL STUDY SESSION REPORT

TO: Honorable Mayor and Members of the City Council

VIA: Daniel Fox, City Manager

FROM: Cathy Nguyen, Management Analyst, City Manager's Office

TITLE: False Alarm Reduction Program Review - Update

BACKGROUND:

Rising public safety costs have prompted the City to evaluate how limited resources are allocated. As part of the broader Preserve Diamond Bar initiative, the City is reviewing programs that may divert public safety resources from higher-priority law enforcement needs. One such area is the City's false alarm program. High volumes of false alarm calls require law enforcement response but rarely result in criminal activity, limiting the availability of deputies for more impactful public safety services. Revitalizing the program is intended to correct alarm system misuse among residents and businesses, reduce unnecessary calls for service, and ensure public safety resources are focused where they are most effective. On February 17, 2026, City staff held an initial study session with the City Council and are returning with additional information as requested.

ANALYSIS:

Data from the Los Angeles County Sheriff's Department (LASD) indicate that the majority of alarm calls received in Diamond Bar are false alarms.

CATEGORY	2023	2024	2025
Total Alarms	1,538	1,453	1,382
False Alarms	1,391	1,293	1,193
% False Alarms	90.4%	89.0%	86.3%

Although the total of alarm calls has declined slightly over the past three years, false alarms continue to represent the overwhelming majority of responses. In 2025 alone, deputies responded to 1,193 false alarm calls, representing 86.3% of all alarm-related service calls.

Each alarm call requires the response of two deputies and takes approximately 30 minutes to investigate. With the average hourly cost per deputy estimated at \$201.64, the total cost associated with deputy response to false alarm calls in 2025 is approximately \$240,554.96. These responses require significant law enforcement resources while rarely resulting in criminal activity.

Reducing false alarm calls would allow deputies to focus on higher-priority public safety needs while also

improving the City's ability to manage rising public safety costs.

Staff is seeking direction from Council on the following:

- **Establish a permit application process and determine the renewal period — either annually or whenever there is a change in property occupancy or ownership.** Requiring a permit application will encourage alarm owners to take responsibility for their own alarm system and allow the City to obtain updated emergency information, which would make it easier for the Sheriff's Department to contact and obtain details about the property, potentially reducing the number of false alarms.
- **Update the City code and policy instead of re-instituting Resolution 1993-68.** The City Attorney is making draft revisions to provide a stronger foundation for successful execution of the false alarm reduction program. Revisions include: designating a Chapter solely for Alarm Systems; adding relevant definitions; establishing requirements for alarm owners and companies; and more. City staff is proposing the use of the recently approved Citywide fee schedule (as part of Resolution 2026-02), which includes escalated false alarm fees that range from \$50 to \$400 per offense. See fee table below. Council can choose to waive the first false alarm offense and implement this schedule. Please note, more waived offenses will lead to higher expenses (mailing and postage) dedicated toward sending out warning notifications and less focus on cost recovery.

TITLE	SUGGESTED FEE
False Alarm — 1st Response	\$50
False Alarm — 2nd Response	\$100
False Alarm — 3rd Response	\$200
False Alarm — 4th Response	\$300
False Alarm — 5th+ Response	\$400

It is requested that the City Council provide direction on establishing a permit application process and determine the renewal period — either annually or whenever there is a change in property occupancy or ownership.

ATTACHMENTS:

None



CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: City Council Minutes of the March 3, 2026 Regular Meeting.

STRATEGIC GOAL: Open, Engaged and Responsive Government

RECOMMENDATION:

Approve the March 3, 2026 Regular City Council meeting minutes.

FINANCIAL IMPACT:

None.

BACKGROUND:

Government Code Section 36814 mandates the City Clerk to keep an accurate record of the City Council's proceedings.

ANALYSIS:

Minutes have been prepared and are being presented for approval.

PREPARED BY:

Kristina Santana, City Clerk, City Clerk's Office

ATTACHMENTS:

1. March 3, 2026 City Council Regular Meeting Minutes

**CITY OF DIAMOND BAR
MINUTES OF THE CITY COUNCIL STUDY SESSION,
CLOSED SESSION AND REGULAR MEETING
CITY HALL/WINDMILL ROOM, 21810 COPLEY DRIVE, SOUTH COAST AIR
QUALITY MANAGEMENT DISTRICT/CC-8/MAIN AUDITORIUM
21865 COPLEY DRIVE, DIAMOND BAR, CA 91765
MARCH 3, 2026**

- 1. STUDY SESSION:** Mayor Tye opened the Study Session at 2:00 p.m. All Council Members were present.

- 1.1 Fiscal Year 2026–27 General Fund Budget Workshop – Review of Proposed Budget and Service Level Adjustments.

ACM/McLean and FD/Jacobsen presented the report and responded to Council Member questions.

There were no public comments provided.

Mayor Tye called a recess at 3:10 p.m.

The City Council reconvened at 3:21 p.m.

Mayor Tye requested that the Council review and discuss each proposed cut one at a time and provide direction to staff.

The Council achieved consensus and provided the following direction to staff:

Return the following items to the budget:

- Item 1. Crossing Guard Services
- Item 11. Cancel Windmill Lighting Event
- Item 13: Regional Housing Trust: Directed staff to do more research and return this item to Council for further discussion.
- Item 14. US Flags on Grand Avenue
- Item 16. Holiday Décor and Banners
- Item 17. Military Banner Program. Directed staff to do more research and return this item to Council for further discussion.

Keep the cut and remove from the budget:

- Item 2. Flock Safety Contract
- Item 3. Added Suppression Patrols
- Item 4. Homeless Services Funds: keep the cut and if funds are required through the year, appropriate the funding through the mid-year budget process.
- Item 5. Sidewalk Maintenance: keep the cut, but do not use asphalt.
- Item 6. District 38 Subsidy
- Item 7. Watering of Landscaped Areas
- Item 8. Tree Maintenance Contract
- Item 9. Cancel Winter Snowfest
- Item 10. Reduce Concerts Schedule, Eliminate Movies

Item 12. Community Organization Support Fund
Item 15. Restaurant Week Banners

ACM/McLean stated that staff would take the direction provided and return to the Council with more information.

Mayor Tye adjourned the Study Session at 5:35 p.m.

2. **CLOSED SESSION:** Mayor Tye opened the Closed Session at 6:00 p.m. All Council Members were present.

Conference with Legal Counsel – Existing Litigation

Pursuant to Government Code Section 54956.9(d)(1): American Federation of State, County & Municipal Employees, District Council 36 v. City of Diamond Bar PERB Case No. LA-CE-1754-M.

There were no public comments provided.

No reportable action was taken.

Mayor Tye adjourned the Closed Session at 6:27 p.m.

3. **CALL TO ORDER:** Mayor Tye called the Regular City Council meeting to order at 6:32 p.m. in the South Coast Air Quality Management District Main Auditorium, 21865 Copley Drive, Diamond Bar, CA 91765.

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Low led the Pledge of Allegiance.

INVOCATION: None.

ROLL CALL: Council Members Andrew Chou, Stan Liu, Chia Yu Teng, Mayor Pro Tem Ruth M. Low, Mayor Steve Tye

Absent: None.

Staff present in person: Dan Fox, City Manager; Omar Sandoval, City Attorney; Ryan McLean, Assistant City Manager; Anthony Santos, Assistant to the City Manager; Greg Gubman, Community Development Director; Grace Lee, Planning Manager; Jason Jacobsen, Finance Director; Ryan Wright, Parks and Recreation Director; David Liu, Public Works Director/City Engineer; Hal Ghafari, Public Works Manager/Assistant City Engineer; Sandy Pantoja, Community Relations Coordinator; Cecilia Arellano, Community Relations Manager; Joan Cruz, Administrative Coordinator; Kristina Santana, City Clerk.

Others present: Nancy Farias, Deputy, Diamond Bar/Walnut Sheriff's Station, Stephen Tousey, Captain, Diamond Bar/Walnut Sheriff's Station

APPROVAL OF AGENDA: Mayor Tye approved the agenda as presented.

4. SPECIAL PRESENTATIONS, CERTIFICATES, PROCLAMATIONS:

4.1 National Nutrition Month Proclamation.
The City Council presented the proclamation to college students Risa Robinson, Kayla Vallet and Luisa Garcia.

5. CITY MANAGER REPORTS AND RECOMMENDATIONS:

CA/Sandoval announced that the City Council met in Closed Session at 6:00 p.m. and there was no reportable action taken.

CM/Fox confirmed that there were no further reports.

6. PUBLIC COMMENTS:

The following provided public comments:

Celina, resident
Cynthia Yu, Diamond Bar Library Manager
Michelle Benaccoso, resident

CC/Santana reported one email from resident Mimi Chan was submitted for public comment, and no guests on the teleconference line requested to speak under Public Comments.

7. SCHEDULE OF FUTURE EVENTS: CM/Fox presented the Schedule of Future Events.

8. CONSENT CALENDAR: C/Liu moved, C/Teng seconded, to approve the Consent Calendar. Motion carried 5-0 by the following Roll Call vote:

AYES: COUNCIL MEMBERS: Chou, Liu, Teng, MPT/Low, M/Tye
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None

- 8.1 Approved February 17, 2026 City Council Regular Meeting Minutes.
- 8.2 Ratified Check Register Dated February 11, 2026 through February 24, 2026 Totaling \$1,615,106.73.
- 8.3 Adopted the American Red Cross Month Proclamation.

9. PUBLIC HEARINGS:

9.1 Town Center Specific Plan.

CDD/Gubman gave the staff presentation.

Mayor Tye opened the public hearing at 7:32 p.m.

Efrain Uballe, via teleconference, expressed concerns over traffic created by the project.

Romel Corpus had questions about decreasing the density of the project.

Mayor Tye closed the public hearing at 7:35 p.m.

CDD/Gubman, Torti Gallas + Partners consultant Neal Payton, Gibson Transportation Consulting, Inc. consultant Jonathan Chambers, CM/Fox and CA/Sandoval responded to the Council's questions.

MPT/Low moved, C/Chou seconded, to adopt Resolution No. 2026-05 certifying the Final Supplemental Environmental Impact Report, adopting Findings of Fact and a Statement of Overriding Considerations, and adopting the Mitigation Monitoring and Reporting Program.

Motion carried 5-0 by the following Roll Call vote:

AYES:	COUNCIL MEMBERS:	Chou, Liu, Teng, MPT/Low, M/Tye
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None

C/Chou moved, MPT/Low seconded, to adopt Resolution No. 2026-06 amending the General Plan Land Use and Economic Development Element related to the Town Center Specific Plan.

Motion carried 5-0 by the following Roll Call vote:

AYES:	COUNCIL MEMBERS:	Chou, Liu, Teng, MPT/Low, M/Tye
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None

C/Liu moved, C/Teng seconded, to introduce for first reading by title only, waive full reading of Ordinance No. 03 (2026) and waive further reading, and set for second reading and adoption at the March 17, 2026 City Council meeting:

AN ORDINANCE OF THE CITY OF DIAMOND BAR ADOPTING THE TOWN CENTER SPECIFIC PLAN, AMENDING TITLE 22 (DEVELOPMENT CODE) OF THE DIAMOND BAR CITY CODE TO ADD NEW CHAPTER 22.11 (MIXED USE DISTRICTS) AND TO ESTABLISH THE TOWN CENTER SPECIFIC PLAN (TCSP) ZONING DISTRICT, AND AMENDING THE OFFICIAL ZONING MAP

OF THE CITY OF DIAMOND BAR TO REZONE ALL PROPERTIES WITHIN THE TOWN CENTER MIXED USE GENERAL PLAN LAND USE DESIGNATION TO THE TOWN CENTER SPECIFIC PLAN (TCSP) DISTRICT.

Motion carried 5-0 by the following Roll Call vote:

AYES:	COUNCIL MEMBERS:	Chou, Liu, Teng, MPT/Low, M/Tye
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None

10. COUNCIL CONSIDERATION:

10.1 FY 2025/26 Mid-Year Budget Update.

FD/Jacobsen provided the presentation and responded to Council Member questions.

There were no public comments provided.

C/Chou moved, C/Liu seconded, to approve Resolution No. 2026-07 amending the FY 2025/26 Operating Budget.

Motion carried 5-0 by the following Roll Call vote:

AYES:	COUNCIL MEMBERS:	Chou, Liu, Teng, MPT/Low, M/Tye
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None

11. COUNCIL SUBCOMMITTEE REPORTS AND MEETING ATTENDANCE REPORTS/COUNCIL MEMBER COMMENTS:

The following Council Members provided a report on meetings attended at the expense of the local agency per Government Code 53232.3(d).

Council Member Teng reported attending the Neighborhood Watch meeting with Deputy Nancy Farias.

Council Member Liu reported attending the Greater Los Angeles County Vector Control Board meeting.

Council Member Chou reported attending the San Gabriel Valley Council of Governments Governing Board meeting.

Mayor Pro Tem Low reported attending the Chino Valley Prayer Breakfast along with Mayor Tye. She asked for staff to schedule a special presentation with the Fire Department to answer the City's questions.

Mayor Tye directed staff to add a Fire Department presentation on a future agenda.

- 12. ADJOURNMENT:** With no further business to conduct, M/Tye adjourned the Regular City Council Meeting at 8:34 p.m.

Respectfully Submitted,

Kristina Santana, City Clerk

The foregoing minutes are hereby approved this 17th day of March, 2026.

Steve Tye, Mayor



CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: Ratification of Check Register Dated February 25, 2026 through March 10, 2026 totaling \$729,060.97.

STRATEGIC GOAL: Open, Engaged and Responsive Government

RECOMMENDATION:

Ratify the Check Register.

FINANCIAL IMPACT:

Expenditure of \$729,060.97.

BACKGROUND:

The City has established the policy of issuing accounts payable checks on a bi-weekly basis with City Council ratification at the next scheduled City Council Meeting. The attached check register containing checks dated February 25, 2026 through March 10, 2026 totaling \$729,060.97 is being presented for ratification.

ANALYSIS:

All payments have been made in compliance with the City's purchasing policies and procedures. The attached Affidavit affirms that the check register has been audited and deemed accurate.

PREPARED BY:

Luisa Allen, Senior Accounting Technician, Finance

ATTACHMENTS:

1. Check Register Affidavit 3-17-2026
2. Check Register 3-17-2026



**CITY OF DIAMOND BAR
CHECK REGISTER AFFIDAVIT**

The attached listings of demands, invoices, and claims in the form of a check register including checks dated February 25, 2026 through March 10, 2026 has been audited and is certified as accurate. Payments have been allowed from the following funds in these amounts:

<u>Description</u>	<u>Amount</u>
General Fund	\$406,223.60
Measure W Local Return Fund	\$10,550.00
Measure M Local Return Fund	\$26,083.92
Measure R Local Return Fund	\$16,172.33
Prop A Transit Tax Fund	\$5,760.05
Prop C Transit Tax Fund	\$28,090.32
LLAD 38 Fund	\$17,392.39
LLAD 41 Fund	\$5,952.21
LLAD 39 Fund	\$14,405.09
PLHA Fund	\$1,769.00
Integrated Waste Mgmt - AB939	\$1,218.13
Capital Imprv Project Fund	\$569.93
Pooled Cash Fund	\$29,859.38
Road Maint & Rehab Fund	\$49,827.65
Waste Hauler Fund	\$5,000.00
General Plan Update Fund	\$16,263.36
Vehicle Maint & Equip Fund	\$2,836.48
Building Facility & Maint Fund	\$75,854.80
Park & Facilities Dev Fund	\$8,331.91
Equip Maint & Replacement Fund	\$6,900.42
	<u>\$729,060.97</u>

Signed:

Andrea Campbell

Finance Supervisor
Andrea Campbell

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT	
18259	2/25/2026	SOUTHERN CALIFORNIA EDISON		652 S BREA CANYON RD (012226-022226)	238638	52210	\$16.82	
							CHECK TOTAL	\$16.82
18260	2/25/2026	SOUTHERN CALIFORNIA EDISON		3334 1/2 S BREA CYN RD PED (012326-022326)	100630	52210	\$105.60	
							CHECK TOTAL	\$105.60
18261	2/25/2026	SOUTHERN CALIFORNIA EDISON		858 S BREA CYN RD PED (012226-022226)	238638	52210	\$19.43	
							CHECK TOTAL	\$19.43
18265	3/2/2026	SOUTHERN CALIFORNIA EDISON		D41 PED (012826-022626)	241641	52210	\$154.62	
							CHECK TOTAL	\$154.62
18266	3/2/2026	SOUTHERN CALIFORNIA EDISON		D39 PED (012826-022626)	239639	52210	\$264.41	
							CHECK TOTAL	\$264.41
18267	3/2/2026	SOUTHERN CALIFORNIA EDISON		D38 PED (012826-022626)	238638	52210	\$385.26	
							CHECK TOTAL	\$385.26
18268	3/2/2026	SOUTHERN CALIFORNIA EDISON		PARKS (012826-022626)	100630	52210	\$4,524.86	
							CHECK TOTAL	\$4,524.86
18289	3/10/2026	ABEL DOMINGUEZ		SENIOR DANCE CATERING, 25/26	100520	55310	\$1,800.00	
							CHECK TOTAL	\$1,800.00
18290	3/10/2026	AFFORDABLE GENERATOR SERVICES INC		GENERATOR SERVICE (DBC:INSPECT/SERVICE)	100510	52320	\$759.59	
							CHECK TOTAL	\$759.59
18291	3/10/2026	AIRGAS INC		ARGON RENTAL (020126-022826)	100630	51200	\$110.49	
							CHECK TOTAL	\$110.49
18292	3/10/2026	ALGALITA MARINE RESEARCH & EDUCATION		ENVIRONMENTAL EDUCATION SERVICES-CONKLIN	250170	54900	\$884.00	
							CHECK TOTAL	\$884.00
18293	3/10/2026	ALL CITY MANAGEMENT SERVICES INC		CROSSING GUARD SERVICES - 2/1/26-2/14/26	100310	55412	\$14,029.05	
							CHECK TOTAL	\$14,029.05

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
18294	3/10/2026	ANIMAL PEST MANAGEMENT SERVICES INC		PEST MANAGEMENT SERVICES (020126-022826)	100630	52320	\$70.00
	3/10/2026	ANIMAL PEST MANAGEMENT SERVICES INC		PEST MANAGEMENT SERVICES (020126-022826)	100510	52320	\$105.00
	3/10/2026	ANIMAL PEST MANAGEMENT SERVICES INC		PEST MANAGEMENT SERVICES (020126-022826)	100620	52320	\$120.00
CHECK TOTAL							\$295.00
18295	3/10/2026	ARCHITERRA INC		PL2024-43 LANDSCAPE PLAN CHECK	100	22107	\$343.75
	3/10/2026	ARCHITERRA INC		PL2025-29 LANDSCAPE PLAN CHECK	100	22107	\$468.75
	3/10/2026	ARCHITERRA INC		PL2024-27 LANDSCAPE PLAN CHECK	100	22107	\$687.50
CHECK TOTAL							\$1,500.00
18296	3/10/2026	ROBYN A BECKWITH		INTERIOR PLANT SERVICE (MARCH/2026)	100510	52320	\$275.00
	3/10/2026	ROBYN A BECKWITH		INTERIOR PLANT SERVICE (MARCH/2026)	100620	52320	\$380.00
CHECK TOTAL							\$655.00
18297	3/10/2026	BREA AQUATICS ASSOCIATION INC		INSTRUCTOR PAYMENT - AQUATICS - WS26	100520	55320	\$2,106.00
CHECK TOTAL							\$2,106.00
18298	3/10/2026	KATHY BREAUX		INSTRUCTOR PAYMENT - ART - WS26	100520	55320	\$177.00
CHECK TOTAL							\$177.00
18299	3/10/2026	LINGO TELECOM LLC		CITYWIDE ANALOG PHONE SYSTEM - FEB 2026	100230	52200	\$5,143.06
CHECK TOTAL							\$5,143.06
18300	3/10/2026	CANNON CORPORATION		PLAN CHECK - 2537 INDIAN CREEK - THRU 1/31/26	100	22109	\$395.96
	3/10/2026	CANNON CORPORATION		PLAN CHECK - 2235 MORNING CYN RD - THRU 1/31/26	100	22109	\$784.11
	3/10/2026	CANNON CORPORATION		PLAN CHECK - 2234 INDIAN CREEK RD - THRU 1/31/26	100	22109	\$57.50
	3/10/2026	CANNON CORPORATION		PLAN CHECK - 2234 INDIAN CREEK RD. - THRU 1/31/26	100	22109	\$88.50
	3/10/2026	CANNON CORPORATION		PLAN CHECK - 2537 INDIAN CREEK RD - THRU 1/31/26	100	22109	\$682.50
CHECK TOTAL							\$2,008.57
18301	3/10/2026	CANTO INC		ANNUAL RENEWAL - CANTO - FY 25-26	100230	52314	\$7,374.80

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT	
							CHECK TOTAL	\$7,374.80
18302	3/10/2026	CHEM PRO LABORATORY INC		WATER TREATMENT (CITYHALL/MARCH)	100620	52320	\$187.95	
							CHECK TOTAL	\$187.95
18303	3/10/2026	CHICAGO TITLE COMPANY		PLHA HIP CASE NO. 317 XU - 1661 ASPEN GROVE LANE	224440	55580	\$77.00	
							CHECK TOTAL	\$77.00
18304	3/10/2026	COCO SUTZE CHENG		INSTRUCTOR PAYMENT - FITNESS - WS26	100520	55320	\$102.00	
							CHECK TOTAL	\$102.00
18305	3/10/2026	CORODATA MEDIA STORAGE INC		DAILY TAPE ROTATION & STORAGE - JAN 2026	100230	54030	\$823.17	
							CHECK TOTAL	\$823.17
18306	3/10/2026	CT & T CONCRETE PAVING INC		ROAD MAINTENANCE SERVICES (092625)	100655	55512	\$10,820.48	
	3/10/2026	CT & T CONCRETE PAVING INC		ROAD MAINT SERVICES (PONY LEAGUE FIELDS FEB2026)	201655	55530	\$9,300.00	
							CHECK TOTAL	\$20,120.48
18307	3/10/2026	DEPARTMENT OF JUSTICE		LIVESCAN FEES - FEB.	100220	52510	\$224.00	
							CHECK TOTAL	\$224.00
18308	3/10/2026	DS SERVICES OF AMERICA INC		WATER DELIVERY SERVICE (011326-021226)	100620	51200	\$522.70	
							CHECK TOTAL	\$522.70
18309	3/10/2026	FRANCOISE S ZAMBRA		INSTRUCTOR PAYMENT - FITNESS - WS 26	100520	55320	\$48.00	
							CHECK TOTAL	\$48.00
18310	3/10/2026	FRESHMOBILECA LLC		FLEET CAR WASHING SERVICE (022026)	502430	52312	\$79.80	
	3/10/2026	FRESHMOBILECA LLC		FLEET CAR WASHING SERVICE (022026)	502655	52312	\$79.80	
	3/10/2026	FRESHMOBILECA LLC		FLEET CAR WASHING SERVICE (022026)	502620	52312	\$139.65	
	3/10/2026	FRESHMOBILECA LLC		FLEET CAR WASHING SERVICE (022026)	502630	52312	\$139.65	
							CHECK TOTAL	\$438.90
18311	3/10/2026	FRONTIER COMMUNICATIONS CORP		SUMMARY BILL - INTERNET SERVICE - FEB 2026	100230	54030	\$800.00	
							CHECK TOTAL	\$800.00
18312	3/10/2026	GENTRY BROTHERS INC		CONTRACT WITHHOLDING: 25000081	202	29004	\$200.00	

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
	3/10/2026	GENTRY BROTHERS INC		CONTRACT WITHHOLDING: 25000081	202	29004	\$1,537.33
	3/10/2026	GENTRY BROTHERS INC		CONTRACT WITHHOLDING: 25000081	202	29004	\$3,756.30
	3/10/2026	GENTRY BROTHERS INC		CONTRACT WITHHOLDING: 25000081	204	29004	\$4,595.14
	3/10/2026	GENTRY BROTHERS INC		CONTRACT WITHHOLDING: 25000081	202	29004	\$4,666.50
	3/10/2026	GENTRY BROTHERS INC		CONTRACT WITHHOLDING: 25000081	203	29004	\$4,691.15
	3/10/2026	GENTRY BROTHERS INC		CONTRACT WITHHOLDING: 25000081	252	29004	\$5,000.00
	3/10/2026	GENTRY BROTHERS INC		CONTRACT WITHHOLDING: 25000081	203	29004	\$9,815.57
	3/10/2026	GENTRY BROTHERS INC		CONTRACT WITHHOLDING: 25000081	204	29004	\$11,577.19
	3/10/2026	GENTRY BROTHERS INC		CONTRACT WITHHOLDING: 25000081	202	29004	\$11,577.20
	3/10/2026	GENTRY BROTHERS INC		CONTRACT WITHHOLDING: 25000081	203	29004	\$11,577.20
	3/10/2026	GENTRY BROTHERS INC		CONTRACT WITHHOLDING: 25000081	202	29004	\$28,090.32
	3/10/2026	GENTRY BROTHERS INC		CONTRACT WITHHOLDING: 25000081	207	29004	\$28,090.32
						CHECK TOTAL	\$125,174.22
18313	3/10/2026	GOTO COMMUNICATIONS INC		CITYWIDE ANALOG PHONE SYSTEM - MAR 2026	100230	52200	\$3,197.77
						CHECK TOTAL	\$3,197.77
18314	3/10/2026	GOVCONNECTION INC		5YR SVC AGREEMENT-CISCO 1300 SWITCH - FY25/26	503230	56130	\$1,300.42
						CHECK TOTAL	\$1,300.42
18315	3/10/2026	WOODS MAINTENANCE SERVICES INC		GRAFFITI REMOVAL FEB 2026	100430	55540	\$3,655.00
						CHECK TOTAL	\$3,655.00
18316	3/10/2026	HANSON BRIDGETT LLP		LEGAL SERVICES - SEWER DISTRICT	100120	54022	\$64,634.10
						CHECK TOTAL	\$64,634.10
18317	3/10/2026	HEATHER JEN CHANG		CONTRACT CLASS - YOUTH ART	100520	55320	\$336.00
						CHECK TOTAL	\$336.00
18318	3/10/2026	HOME DEPOT CREDIT SERVICES		SUNSET CROSSING SUPPLIES (CG 022026)	100630	52320	\$201.67
						CHECK TOTAL	\$201.67
18319	3/10/2026	HR GREEN PACIFIC INC		PLAN CHECKS/LAND DEV - THRU 1/31/26	100	22109	\$94.25

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
	3/10/2026	HR GREEN PACIFIC INC		PLAN CHECKS/LAND DEV - THRU 1/31/26	100	22109	\$460.50
	3/10/2026	HR GREEN PACIFIC INC		PLAN CHECKS/LAND DEV - THRU 1/31/26	100	22109	\$852.00
						CHECK TOTAL	\$1,406.75
18320	3/10/2026	INTEGRUS LLC		RICOH COPY CHARGES - 1/19/26-2/18/26	100230	52314	\$977.99
						CHECK TOTAL	\$977.99
18321	3/10/2026	IT1 SOURCE LLC		HP TONERS (6)	100230	52314	\$1,305.98
						CHECK TOTAL	\$1,305.98
18322	3/10/2026	JASON VERHOLTZ		SUNSET CROSSING PONY FIELDS (PLUMBING REPAIRS)	262630	56104	\$7,815.16
						CHECK TOTAL	\$7,815.16
18323	3/10/2026	JERMAR 29:11 INC		DEPOSIT - DAY CAMP EXCURSION JULY 14, 2026	100520	53520	\$269.35
						CHECK TOTAL	\$269.35
18324	3/10/2026	JOSE RUEL DIRA		GIS SUPPORT - 12/29/25 - 1/30/26	100230	54900	\$3,015.90
						CHECK TOTAL	\$3,015.90
18325	3/10/2026	JYL GROUP INC		INSTRUCTOR PAYMENT - FITNESS - WS26	100520	55320	\$99.60
						CHECK TOTAL	\$99.60
18326	3/10/2026	KEVIN D JONES		PS - SR57-60 CONF PROJ FEDERAL ADVOCACY - JAN 2026	100615	54400	\$4,000.00
						CHECK TOTAL	\$4,000.00
18327	3/10/2026	KRZYSZTOF CHRIS BALASINSKI		YOUTH BASKETBALL OFFICIALS	100520	55305	\$1,880.00
						CHECK TOTAL	\$1,880.00
18328	3/10/2026	LA COUNTY ASSESSOR OFFICE		SBF ABSTRACT - JAN 2026	100230	52314	\$200.00
						CHECK TOTAL	\$200.00
18329	3/10/2026	LA VERNE POWER EQUIPMENT INC		REPLACEMENTS PARTS	100630	51300	\$55.23
						CHECK TOTAL	\$55.23
18330	3/10/2026	LEE CHEN MAO		PC STIPEND FEBRUARY 2026	100410	52525	\$65.00
						CHECK TOTAL	\$65.00

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT	
18331	3/10/2026	LEI WANG		INSTRUCTOR PAYMENT - MUSIC - WS26	100520	55320	\$96.00	
							CHECK TOTAL	\$96.00
18332	3/10/2026	LEWIS ENGRAVING INC		CITY TILE FOR MISS DIAMOND BAR	100140	52140	\$27.55	
							CHECK TOTAL	\$27.55
18333	3/10/2026	LOS ANGELES COUNTY PUBLIC WORKS		CS - INDUSTRIAL WASTE SERVICES - THRU JAN 2026	100610	55550	\$5,293.02	
	3/10/2026	LOS ANGELES COUNTY PUBLIC WORKS		SUMP PUMP MAINT (SYCAMORE CYN PK-DEC/JAN) FY25-26	100630	52320	\$1,149.39	
							CHECK TOTAL	\$6,442.41
18334	3/10/2026	LOS ANGELES PHILHARMONIC ASSOCIATION		COMMUNITY EXCURSION DEPOSIT, 25/26	100520	55300	\$909.00	
							CHECK TOTAL	\$909.00
18335	3/10/2026	MARY BASHFORD		PLHA HIP 317 - XU 1661 ASPEN GROVE LANE RETENTION	224440	55580	\$1,692.00	
							CHECK TOTAL	\$1,692.00
18336	3/10/2026	MCE CORPORATION		LANDSCAPE MAINTENANCE (LLAD38/39/41- FEB 2026)	241641	55524	\$5,797.59	
	3/10/2026	MCE CORPORATION		LANDSCAPE MAINTENANCE (LLAD38/39/41- FEB 2026)	239639	55524	\$14,140.68	
	3/10/2026	MCE CORPORATION		LANDSCAPE MAINTENANCE (LLAD38/39/41- FEB 2026)	238638	55524	\$16,970.88	
							CHECK TOTAL	\$36,909.15
18337	3/10/2026	MCMaster-CARR SUPPLY COMPANY		OPERATIONG SUPPLIES (CB 022426)	100630	51200	\$259.38	
							CHECK TOTAL	\$259.38
18338	3/10/2026	METROLINK		METROLINK PASSES - FEBRUARY 2026	206650	55610	\$706.15	
	3/10/2026	METROLINK		METROLINK PASSES - FEBRUARY 2026	206650	55620	\$2,824.60	
							CHECK TOTAL	\$3,530.75
18339	3/10/2026	MICHAEL BAKER INTERNATIONAL INC		CANYON LOOP TRAIL -HMMP PROJECT MANAGER	301630	56104	\$569.93	
							CHECK TOTAL	\$569.93
18340	3/10/2026	MOBILE RELAY ASSOCIATES INC		RECURRING SERVICES FOR EMERGENCY PREPARDNESS	100350	52300	\$78.75	
							CHECK TOTAL	\$78.75

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT	
18341	3/10/2026	NATIONAL TRENCH SAFETY INC		KRAIL EQUIP RENTAL (010626-020226)	100655	52300	\$607.35	
							CHECK TOTAL	\$607.35
18342	3/10/2026	NOVA LANDSCAPE GROUP INC		LANDSCAPE MAINTENANCE SERVICES (PARKS/FEB 2026)	201630	55505	\$1,250.00	
	3/10/2026	NOVA LANDSCAPE GROUP INC		LANDSCAPE MAINTENANCE SERVICES (PARKS/FEB 2026)	100510	55505	\$6,240.24	
	3/10/2026	NOVA LANDSCAPE GROUP INC		LANDSCAPE MAINTENANCE SERVICES (PARKS/FEB 2026)	100630	55505	\$44,618.54	
							CHECK TOTAL	\$52,108.78
18343	3/10/2026	OFFICE SOLUTIONS		OFFICE SUPPLIES - FEBRUARY 2026	100410	51200	\$99.91	
	3/10/2026	OFFICE SOLUTIONS		OFFICE SUPPLIES - FEBRUARY 2026	100510	51200	\$306.71	
	3/10/2026	OFFICE SOLUTIONS		OFFICE SUPPLIES - FEBRUARY 2026	100210	51200	\$331.87	
	3/10/2026	OFFICE SOLUTIONS		OFFICE SUPPLIES - FEBRUARY 2026	100520	51200	\$387.65	
	3/10/2026	OFFICE SOLUTIONS		OFFICE SUPPLIES - FEBRUARY 2026	100140	51200	\$1,145.09	
							CHECK TOTAL	\$2,271.23
18344	3/10/2026	ONE TIME PAY VENDOR	ATT CAPITAL, LLC	BOND DEPOSIT REFUND - 2740 STEEPLECHASE LN	100	22109	\$55,016.00	
							CHECK TOTAL	\$55,016.00
18345	3/10/2026	ONE TIME PAY VENDOR	BETTY YUEN	RECREATION PROGRAM REFUND	100	20202	\$60.00	
							CHECK TOTAL	\$60.00
18346	3/10/2026	ONE TIME PAY VENDOR	CHIH TING	RECREATION PROGRAM REFUND	100	20202	\$40.00	
							CHECK TOTAL	\$40.00
18347	3/10/2026	ONE TIME PAY VENDOR	CHRISTINE MCGURTY	RECREATION PROGRAM REFUND	100	20202	\$20.00	
							CHECK TOTAL	\$20.00
18348	3/10/2026	ONE TIME PAY VENDOR	ESTHER ZEPEDA	RECREATION PROGRAM REFUND	100	20202	\$235.00	
							CHECK TOTAL	\$235.00
18349	3/10/2026	ONE TIME PAY VENDOR	JAMES TSAO	RECREATION PROGRAM REFUND	100	20202	\$20.00	
							CHECK TOTAL	\$20.00
18350	3/10/2026	ONE TIME PAY VENDOR	KAREN VAZQUEZ	RECREATION PROGRAM REFUND	100	20202	\$85.00	
							CHECK TOTAL	\$85.00

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
18351	3/10/2026	ONE TIME PAY VENDOR	KATHY FU	RECREATION PROGRAM REFUND	100	20202	\$20.00
CHECK TOTAL							\$20.00
18352	3/10/2026	ONE TIME PAY VENDOR	KEVIN DEON WASHINGTON	RECREATION PROGRAM REFUND	100	20202	\$94.00
CHECK TOTAL							\$94.00
18353	3/10/2026	ONE TIME PAY VENDOR	LI-XUE CHANG	FACILITY REFUND	100	20202	\$200.00
CHECK TOTAL							\$200.00
18354	3/10/2026	ONE TIME PAY VENDOR	LILY CHEN	RECREATION PROGRAM REFUND	100	20202	\$20.00
CHECK TOTAL							\$20.00
18355	3/10/2026	ONE TIME PAY VENDOR	MEILING LIU	RECREATION PROGRAM REFUND	100	20202	\$40.00
CHECK TOTAL							\$40.00
18356	3/10/2026	ONE TIME PAY VENDOR	SABITA MOHAPATRA	FACILITY REFUND	100	20202	\$1,016.00
CHECK TOTAL							\$1,016.00
18357	3/10/2026	ONE TIME PAY VENDOR	SANDRA BALES	RECREATION PROGRAM REFUND	100	20202	\$20.00
CHECK TOTAL							\$20.00
18358	3/10/2026	ONE TIME PAY VENDOR	SCHOOLSFIRST FEDERAL CREDIT UNION	FACILITY REFUND	100	20202	\$750.00
CHECK TOTAL							\$750.00
18359	3/10/2026	ONE TIME PAY VENDOR	SHARON BULLER	RECREATION PROGRAM REFUND	100	20202	\$20.00
CHECK TOTAL							\$20.00
18360	3/10/2026	ONE TIME PAY VENDOR	SHAWN FIGUEROA	RECREATION PROGRAM REFUND	100	20202	\$40.00
CHECK TOTAL							\$40.00
18361	3/10/2026	ONE TIME PAY VENDOR	SHIRLEY KIM	FACILITY REFUND	100	20202	\$280.61
CHECK TOTAL							\$280.61
18362	3/10/2026	ONE TIME PAY VENDOR	TIMOTHY JOHN BUENAVIDES	FACILITY REFUND	100	20202	\$200.00
CHECK TOTAL							\$200.00
18363	3/10/2026	ONE TIME PAY VENDOR	TRACY WANG	RECREATION PROGRAM REFUND	100	20202	\$100.00
CHECK TOTAL							\$100.00
18364	3/10/2026	ONE TIME PAY VENDOR	WESSAM ELDESOUKY	RECREATION PROGRAM REFUND	100	20202	\$970.00

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT	
							CHECK TOTAL	\$970.00
18365	3/10/2026	ONE TIME PAY VENDOR	NSCE & T LLC	REFUND - PR20250000086 (1969 EVERGREEN SPRINGS)	100	20604	\$5.89	
	3/10/2026	ONE TIME PAY VENDOR	NSCE & T LLC	REFUND - PR20250000086 (1969 EVERGREEN SPRINGS)	100	20603	\$22.46	
	3/10/2026	ONE TIME PAY VENDOR	NSCE & T LLC	REFUND - PR20250000086 (1969 EVERGREEN SPRINGS)	104	48020	\$155.68	
	3/10/2026	ONE TIME PAY VENDOR	NSCE & T LLC	REFUND - PR20250000086 (1969 EVERGREEN SPRINGS)	100	48020	\$194.84	
	3/10/2026	ONE TIME PAY VENDOR	NSCE & T LLC	REFUND - PR20250000086 (1969 EVERGREEN SPRINGS)	100	22105	\$230.00	
	3/10/2026	ONE TIME PAY VENDOR	NSCE & T LLC	REFUND - PR20250000086 (1969 EVERGREEN SPRINGS)	100	48010	\$278.34	
	3/10/2026	ONE TIME PAY VENDOR	NSCE & T LLC	REFUND - PR20250000086 (1969 EVERGREEN SPRINGS)	100	48010	\$2,783.37	
							CHECK TOTAL	\$3,670.58
18366	3/10/2026	PIVOTAL STRATEGIES LLC		PUBLIC EDUCATION AND OUTREACH SERVICES	100130	54900	\$5,000.00	
							CHECK TOTAL	\$5,000.00
18367	3/10/2026	PREFERRED CONSTRUCTION SPECIALTIES INC	TARGET.COM *	CONTRACT WITHHOLDING: 26000032	262	29004	\$516.75	
							CHECK TOTAL	\$516.75
18368	3/10/2026	PYRO COMM SYSTEMS INC		DBC QTRLY FIRE ALARM MONITOR	100510	52320	\$135.00	
	3/10/2026	PYRO COMM SYSTEMS INC		HERITAGE PARK FIRE ALARM MONITOR QTRLY	100630	52320	\$195.00	
	3/10/2026	PYRO COMM SYSTEMS INC		CITY HALL FIRE ALARM SYSTEM REPLACEMENT(PYRO COMM)	504620	56100	\$75,854.80	
							CHECK TOTAL	\$76,184.80
18369	3/10/2026	REGIONAL TAP SERVICE CENTER		FOOTHILL PASSES - FEBRUARY 2026	206650	55610	\$445.86	
	3/10/2026	REGIONAL TAP SERVICE CENTER		FOOTHILL PASSES - FEBRUARY 2026	206650	55620	\$1,783.44	
							CHECK TOTAL	\$2,229.30
18370	3/10/2026	REINBERGER CORPORATION		BUSINESS CARDS FOR MAYOR & MAYOR PRO TEM	100140	52110	\$346.02	
							CHECK TOTAL	\$346.02
18371	3/10/2026	RKA CONSULTING GROUP		BUILDING & SAFETY CONTRACT SERVICES JAN 2026	100420	55100	\$73,749.47	

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
						CHECK TOTAL	\$73,749.47
18372	3/10/2026	ROTH STAFFING COMPANIES, LP		TEMP STAFFING - FINANCE WK 2/22/2026	100210	54900	\$1,420.80
	3/10/2026	ROTH STAFFING COMPANIES, LP		TEMP STAFFING - CITY CLERK WK 2/22/2026	100140	54900	\$312.00
						CHECK TOTAL	\$1,732.80
18373	3/10/2026	RUBEN TORRES		PC STIPEND FEBRUARY 2026	100410	52525	\$65.00
						CHECK TOTAL	\$65.00
18374	3/10/2026	SAN GABRIEL VALLEY CITY MANAGER'S ASSOCIATION		3-18-26 SGVCMA MEETING - DAN FOX	100130	52410	\$40.00
						CHECK TOTAL	\$40.00
18375	3/10/2026	SC FUELS		FLEET FUEL (020126-021526)	502130	52330	\$18.59
	3/10/2026	SC FUELS		FLEET FUEL (020126-021526)	502630	52330	\$303.37
	3/10/2026	SC FUELS		FLEET FUEL (020126-021526)	502620	52330	\$318.43
	3/10/2026	SC FUELS		FLEET FUEL (020126-021526)	502655	52330	\$608.04
	3/10/2026	SC FUELS		FLEET FUEL (021626-022826)	502620	52330	\$299.60
	3/10/2026	SC FUELS		FLEET FUEL (021626-022826)	502630	52330	\$312.91
	3/10/2026	SC FUELS		FLEET FUEL (021626-022826)	502655	52330	\$536.64
						CHECK TOTAL	\$2,397.58
18376	3/10/2026	SHRED TIME INC		SHREDDING OF UNIFORMS	100240	51200	\$357.00
						CHECK TOTAL	\$357.00
18377	3/10/2026	SKATE EXPRESS INC		DEPOSIT - DAY CAMP EXCURSION JUNE 16, 2026	100520	53520	\$100.00
						CHECK TOTAL	\$100.00
18378	3/10/2026	SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT		EQUIP PERMIT RENEWAL FEE (DBC/DIESEL GEN) FY25-26	100510	52320	\$565.63
	3/10/2026	SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT		EMISSION FEE (DBC) FY25-26	100510	52320	\$170.94
						CHECK TOTAL	\$736.57
18379	3/10/2026	SPECTRUM BUSINESS		INTERNET SERVICE/HERITAGE PARK - FEB 2026	100230	54030	\$294.15
	3/10/2026	SPECTRUM BUSINESS		SUMMARY BILL - CABLE TV/INTERNET - FEB 2026	100230	54030	\$1,942.60

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
						CHECK TOTAL	\$2,236.75
18380	3/10/2026	STAY GREEN INC		LANDSCAPE MAINTENANCE (CITY HALL/FEB 2026)	100620	52320	\$1,250.00
						CHECK TOTAL	\$1,250.00
18381	3/10/2026	SURENDRA R MEHTA		PC STIPEND FEBRUARY 2026	100410	52525	\$65.00
						CHECK TOTAL	\$65.00
18382	3/10/2026	TASC		FSA FEES - FEB	100220	52515	\$134.64
						CHECK TOTAL	\$134.64
18383	3/10/2026	TENNIS ANYONE INC		CONTRACT CLASSES TENNIS SERVIC	100520	55320	\$7,556.10
						CHECK TOTAL	\$7,556.10
18384	3/10/2026	THE CITY OF DIAMOND BAR COMMUNITY FOUNDATION		14TH ANNUAL GOLF TOURNAMENT	101110	52600	\$200.00
						CHECK TOTAL	\$200.00
18385	3/10/2026	THE GAS COMPANY		DBC (011526-021326)	100510	52215	\$1,093.85
	3/10/2026	THE GAS COMPANY		CITYHALL (0113626-021126)	100620	52215	\$1,085.25
	3/10/2026	THE GAS COMPANY		HERITAGE PARK (011426-021226)	100630	52215	\$463.89
						CHECK TOTAL	\$2,642.99
18386	3/10/2026	THE SAN GABRIEL VALLEY NEWSPAPER GR		LEGAL AD PL2024-51 CC MTG	103410	52160	\$1,027.94
						CHECK TOTAL	\$1,027.94
18387	3/10/2026	THE SAN GABRIEL VALLEY NEWSPAPER GR		ORD. NO. 03(2026) 1ST READING	100140	52160	\$408.72
						CHECK TOTAL	\$408.72
18388	3/10/2026	THE TAIT GROUP INC		PS/TRANSPORTATION ADVOCACY - JAN 2026	100615	54410	\$500.00
						CHECK TOTAL	\$500.00
18389	3/10/2026	THOMAS DONINI		SENIOR DANCE DJ, 25/26	100520	55310	\$450.00
						CHECK TOTAL	\$450.00
18390	3/10/2026	TORTI GALLAS AND PARTNERS INC		TOWN CENTER SPECIFIC PLAN ODS	103410	54900	\$4,235.42
	3/10/2026	TORTI GALLAS AND PARTNERS INC		TOWN CENTER SPECIFIC PLAN FEB 2026	103410	54900	\$11,000.00

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT	
							CHECK TOTAL	\$15,235.42
18391	3/10/2026	TUMBLE-N-KIDS INC		CONTRACT CLASS- YOUTH GYMNASTICS	100520	55320	\$1,732.80	
							CHECK TOTAL	\$1,732.80
18392	3/10/2026	TYLER TECHNOLOGIES INC		ELM PROJECT MGMT HOURS -	503230	56135	\$5,600.00	
							CHECK TOTAL	\$5,600.00
18393	3/10/2026	ULINE INC		RECYCLING EQUIPMENT	250170	51300	\$334.13	
							CHECK TOTAL	\$334.13
18394	3/10/2026	UNDERGROUND SERVICE ALERT OF SO CA		US DIGALERT - CA STATE FEE - MAR 2026	100610	54900	\$102.89	
	3/10/2026	UNDERGROUND SERVICE ALERT OF SO CA		US DIGALERT - MONTHLY SERVICE FEE - FEB 2026	100610	54900	\$225.00	
							CHECK TOTAL	\$327.89
18395	3/10/2026	US BANK		CALCARD STATEMENT - FEBRUARY 2026	999	28100	\$29,859.38	
							CHECK TOTAL	\$29,859.38
18396	3/10/2026	VALLEY VISTA SERVICES, INC.		STREET SWEEPING SERVICES (020126-022826)	100655	55510	\$10,614.00	
							CHECK TOTAL	\$10,614.00
18397	3/10/2026	VERIZON WIRELESS		WIRELESS PHONE SERVICE - 12/17/25-1/16/26	100230	52200	\$2,279.32	
							CHECK TOTAL	\$2,279.32
18398	3/10/2026	WAXIE SANITARY SUPPLY		JANITORIAL SUPPLIES (DBC)	100510	51210	\$607.57	
	3/10/2026	WAXIE SANITARY SUPPLY		JANITORIAL SUPPLIES (DBC)	100510	51210	\$421.54	
	3/10/2026	WAXIE SANITARY SUPPLY		JANITORIAL SUPPLIES (HERITAGE PARK)	100630	51200	\$340.16	
	3/10/2026	WAXIE SANITARY SUPPLY		JANITORIAL SUPPLIES (CITYHALL)	100620	51200	\$1,775.56	
							CHECK TOTAL	\$3,144.83
18399	3/10/2026	WEST COAST ARBORISTS INC		CITYWIDE TREE MAINTENANCE (011626-13126)	100645	55522	\$2,604.00	
	3/10/2026	WEST COAST ARBORISTS INC		CITYWIDE TREE MAINTENANCE (020126-021526)	100645	55522	\$11,975.00	
							CHECK TOTAL	\$14,579.00
18400	3/10/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - JANUARY 2026	100120	54020	\$987.00	

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
	3/10/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - JANUARY 2026	100120	54020	\$4,173.60
	3/10/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - JANUARY 2026	100120	54020	\$84.60
	3/10/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - JANUARY 2026	100120	54020	\$958.80
	3/10/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - JANUARY 2026	100120	54020	\$4,935.00
	3/10/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - JANUARY 2026	100120	54020	\$620.40
CHECK TOTAL							\$11,759.40
GRAND TOTAL							\$729,060.97



CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: Treasurer's Statement.

STRATEGIC GOAL: Responsible Stewardship of Public Resources

RECOMMENDATION:

Approve the February 2026 Treasurer's Statement.

FINANCIAL IMPACT:

None.

BACKGROUND:

Consistent with City policy, the Finance Department presents the monthly Treasurer's Statement to the City Council for review and approval.

ANALYSIS:

This statement shows the cash balances with a breakdown of various investment accounts and the yield to maturity from investments. This statement also includes an investment portfolio management report which details the activities of investments.

PREPARED BY:

Jason Jacobsen, Director, Finance

ATTACHMENTS:

1. Treasurer's Cash Balance Report - Feb 2026
2. Treasurer's Certification Portfolio Report - Feb 2026

**CITY OF DIAMOND BAR - CITY TREASURER'S CASH BALANCE REPORT
AS OF FEBRUARY 28, 2026**

CASH & INVESTMENT BALANCES

Cash Funds

General Account	\$2,538,044.81	
Payroll Account	\$0.00	
Change Fund - General Fund	\$630.00	
Petty Cash Account	\$303.00	
Cash With Fiscal Agent (US Bank 2021 Bonds)	\$1,456.85	
Total Cash Funds		\$2,540,434.66

City & LAIF Invested Funds (Book Value):

Local Agency Investment Fund	\$23,485,249.33	
City-Managed Fixed-Income Securities (0-5 year maturity)	\$46,327,734.42	
Total Investment Funds (Book Value)		\$69,812,983.75

Fiscal Year-To-Date Effective Rate of Return (City Funds & LAIF) 3.89% (8 Months)

Fiscal YTD Interest Earnings (City Funds & LAIF) \$1,715,401.44 (8 Months)

FY 2025-26 Budgeted Interest Earnings (City Funds & LAIF) \$1,530,800.00 (12 Months)

Invested Funds With OPEB Trust (Managed by CalPERS/State Street)

Annualized rate of return (6/30/2016 - 6/30/2025)	5.16%	(9 Years)	
OPEB Trust Starting Balance (7/1/2025)	\$945,947.34		
OPEB Trust FY 25-26 Contributions	\$88,000.00		
OPEB Trust FY 25-26 Earnings	\$84,742.84	(8 Months)	
OPEB Trust Ending Balance (02/28/2026)	\$1,118,690.18		

GRAND TOTAL - CASH & INVESTMENTS

\$73,472,108.59

CITY OF DIAMOND BAR
 INVESTMENT PORTFOLIO SUMMARY REPORT
 FEBRUARY 28, 2026

INVESTMENTS	BOOK VALUE	PERCENT OF PORTFOLIO	TERM	DAYS TO MATURITY	YIELD TO MATURITY
Federal Credit Union CD	\$13,386,000.00	19.17%	1,532	739	4.347%
Local Agency Investment Fund	\$23,485,249.33	33.64%	1	1	3.871%
Corporate Notes	\$3,692,546.67	5.29%	1,704	1,142	4.896%
Federal Agency Coupon Securities	\$7,639,836.50	10.94%	1,552	377	4.186%
Treasury Coupon Securities	\$3,095,703.65	4.43%	1,813	712	2.985%
Federal Agency Callable	\$5,000,000.00	7.16%	1,826	192	1.900%
Certificates of Deposit-Banks	\$6,315,229.69	9.05%	1,562	669	3.909%
Municipal Bonds	\$1,553,905.78	2.23%	1,585	433	4.738%
Money Market Fund	\$5,644,512.13	8.09%	1	1	3.650%
Total Investments and Averages	\$69,812,983.75	100.00%	942	359	3.875%

	MONTH ENDING FEBRUARY 28, 2026	FISCAL YEAR-TO-DATE 2025-2026
TOTAL INTEREST EARNED	\$222,548.67 4.18%	\$1,715,401.44 3.89%

Daniel Fox
 Daniel Fox
 City Treasurer

I certify that this report accurately reflects all City pooled investments and is in conformity with the investment policy of the City of Diamond Bar approved by City Council and on file in the City Clerk's office. The investment program herein provides sufficient cash flow liquidity to meet the next six months estimated expenditures.



**City of Diamond Bar
Portfolio Management
Portfolio Summary
February 28, 2026**

City of Diamond Bar
21810 Copley Drive
Diamond Bar, CA
(909)839-7053

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM/C
Federal Credit Union CD	13,386,000.00	13,499,828.45	13,386,000.00	19.17	1,532	739	4.347
Local Agency Investment Funds	23,485,249.33	23,128,942.85	23,485,249.33	33.64	1	1	3.871
Corporate Notes	3,800,000.00	3,737,275.20	3,692,546.67	5.29	1,704	1,142	4.896
Federal Agency Coupon Securities	7,625,000.00	7,663,557.05	7,639,836.50	10.94	1,552	377	4.186
Treasury Coupon Securities	3,125,000.00	3,069,040.85	3,095,703.65	4.43	1,813	712	2.985
Federal Agency Callable	5,000,000.00	4,854,084.00	5,000,000.00	7.16	1,826	192	1.900
Certificate of Deposit	6,384,000.00	6,338,707.40	6,315,229.69	9.05	1,562	669	3.909
Municipal Bonds	1,595,000.00	1,544,199.64	1,553,905.78	2.23	1,585	433	4.738
Money Market Fund	5,644,512.13	5,644,512.13	5,644,512.13	8.09	1	1	3.650
Investments	70,044,761.46	69,480,147.57	69,812,983.75	100.00%	942	359	3.875

Total Earnings	February 28 Month Ending	Fiscal Year To Date
Current Year	222,548.67	1,715,401.44
Average Daily Balance	69,359,026.98	66,217,955.70
Effective Rate of Return	4.18%	3.89%


 _____ 03/11/2026
 Jason M. Jacobsen, Finance Director

Reporting period 02/01/2026-02/28/2026

Run Date: 03/11/2026 - 14:03

Portfolio POOL
AP
PM (PRF_PM1) 7.3.0
Report Ver. 7.3.6.1

**City of Diamond Bar
Portfolio Management
Portfolio Details - Investments
February 28, 2026**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Term	Maturity	YTM/C	Maturity Date
Federal Credit Union CD												
06251A3K4	10402	America's Credit Union		12/16/2021	248,000.00	238,674.70	248,000.00	1.350	1,826	290	1.350	12/16/2026
00790UAC1	10682	ADVANTAGE CREDIT UNION		07/31/2024	249,000.00	252,742.72	249,000.00	4.450	1,826	1,248	4.450	07/31/2029
01025RAT6	10750	ALABAMA CREDIT UNION		07/09/2025	249,000.00	249,000.00	249,000.00	4.150	730	495	4.150	07/09/2027
02157RAA5	10683	ALTAONE FEDERAL CREDIT		07/19/2024	249,000.00	252,731.02	249,000.00	4.450	1,826	1,236	4.450	07/19/2029
011852AE0	10547	Alaska USA FCU		03/08/2023	249,000.00	252,861.74	249,000.00	4.600	1,827	738	4.600	03/08/2028
052392BT3	10495	AUSTIN TELCO FCU		09/21/2022	249,000.00	248,064.26	249,000.00	3.800	1,826	569	3.800	09/21/2027
07181JBH6	10697	Baxter Credit Union		08/22/2024	249,000.00	251,516.15	249,000.00	4.350	1,461	905	4.350	08/22/2028
07371BWA5	10679	Beal Bank-Plano TX		06/12/2024	244,000.00	249,267.47	244,000.00	4.650	1,820	1,193	4.650	06/06/2029
09776DAV6	10744	BOM BANK		06/24/2025	249,000.00	249,560.75	249,000.00	4.100	1,826	1,576	4.100	06/24/2030
14042THZ3	10453	Capital One Bank USA		07/27/2022	248,000.00	245,659.87	248,000.00	3.500	1,826	513	3.500	07/27/2027
12481GAZ0	10663	CBC Federal Credit Union		05/14/2024	249,000.00	254,402.30	249,000.00	4.650	1,826	1,170	4.650	05/14/2029
17783PAK7	10625	City Federal Credit Union		01/18/2024	249,000.00	248,770.92	249,000.00	4.000	1,827	1,054	4.000	01/18/2029
19058RAG6	10684	COASTAL1CU		07/22/2024	249,000.00	252,914.28	249,000.00	4.550	1,460	873	4.550	07/21/2028
14622LAS1	10686	CARTER FEDERAL CU		08/07/2024	249,000.00	250,879.20	249,000.00	4.250	1,826	1,255	4.250	08/07/2029
23204HPM4	10678	Customers Bank		06/11/2024	244,000.00	247,884.48	244,000.00	4.850	1,095	467	4.850	06/11/2027
291916AG9	10596	Empower FED Credit Union		10/23/2023	248,000.00	256,339.50	248,000.00	5.100	1,827	967	5.100	10/23/2028
29367RNG7	10720	Enterprise Bank Corp.		08/28/2024	249,000.00	246,619.81	249,000.00	3.800	1,826	1,276	3.800	08/28/2029
32026U5U6	10664	First Foundation Bank		05/22/2024	244,000.00	248,712.37	244,000.00	4.600	1,826	1,178	4.600	05/22/2029
32114MBC0	10681	First Natl Bnk Blue Erth		06/20/2024	248,000.00	252,125.23	248,000.00	4.850	1,095	476	4.850	06/20/2027
33610RVR1	10685	FIRST PREMIER BANK		07/17/2024	244,000.00	247,068.79	244,000.00	4.450	1,461	869	4.450	07/17/2028
42228LAH4	10496	HEALTHCARE SYSTEMS FCU		09/21/2022	249,000.00	247,762.47	249,000.00	3.600	1,461	204	3.600	09/21/2026
42869GAB2	10639	Hickam		01/31/2024	249,000.00	250,321.19	249,000.00	4.150	1,461	701	4.150	01/31/2028
856285E98	10410	State Bank of India		01/31/2022	248,000.00	239,542.46	248,000.00	1.750	1,827	337	1.750	02/01/2027
472207AE9	10491	JEANNE D'ARC CREDIT UNION		09/30/2022	249,000.00	248,050.07	249,000.00	3.800	1,826	578	3.800	09/30/2027
48115LAM6	10707	Jovia Financial Credit Union C		08/16/2024	249,000.00	250,756.20	249,000.00	4.650	731	169	4.650	08/17/2026
50625LBR3	10606	LAFAYETTE FCU		11/30/2023	248,000.00	252,246.01	248,000.00	5.250	1,096	274	5.250	11/30/2026
534574AC2	10571	LINCOLN PARK COMMUNITY BANK		08/28/2023	248,000.00	255,291.20	248,000.00	5.000	1,827	911	5.000	08/28/2028
55026MAE5	10487	LUMINATE BANK		09/15/2022	249,000.00	245,970.67	249,000.00	3.400	1,826	563	3.400	09/15/2027
56824JBC7	10718	Marine Federal Corp.		08/30/2024	249,000.00	248,943.98	249,000.00	4.000	731	183	4.000	08/31/2026
58404DUA7	10622	Medallion Bank		12/29/2023	248,000.00	249,798.74	248,000.00	4.500	1,096	303	4.500	12/29/2026
59524LAA4	10549	MID CAROLINA CU		03/13/2023	249,000.00	250,484.54	249,000.00	4.850	1,096	12	4.850	03/13/2026
61690DQK7	10662	Morgan Stanley Bank		05/08/2024	244,000.00	248,468.37	244,000.00	4.700	1,461	799	4.700	05/08/2028
61776NTH6	10745	Morgan Stanley Bank		06/18/2025	244,000.00	246,684.49	244,000.00	4.300	1,828	1,572	4.300	06/20/2030
62847NEL6	10646	MVB BANK INC		03/27/2024	249,000.00	250,270.90	249,000.00	4.800	730	26	4.800	03/27/2026
654062LP1	10643	NICOLET NATIONAL BANK		03/08/2024	249,000.00	250,835.88	249,000.00	4.250	1,826	1,103	4.250	03/08/2029
68584JAV1	10675	Oregon Community Cred Un		06/07/2024	248,000.00	250,322.77	248,000.00	5.050	731	99	5.050	06/08/2026
682325EK7	10676	One Community Bank		06/18/2024	249,000.00	252,002.94	249,000.00	4.850	913	292	4.850	12/18/2026

Portfolio POOL
AP
PM (PRF_PM2) 7.3.0

**City of Diamond Bar
Portfolio Management
Portfolio Details - Investments
February 28, 2026**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Term	Maturity	YTM/C	Maturity Date
Federal Credit Union CD												
722000AC0	10575	PIMA FEDERAL CREDIT		08/17/2023	248,000.00	251,496.55	248,000.00	5.300	1,096	169	5.300	08/17/2026
77357DAB4	10607	ROCKLAND FCU		11/30/2023	248,000.00	255,737.85	248,000.00	5.000	1,827	1,005	5.000	11/30/2028
795451EG4	10752	Sallie Mae Bank		12/17/2025	245,000.00	245,000.00	245,000.00	3.850	1,826	1,752	3.850	12/17/2030
835104DG2	10751	SOMERSET TRUST CO		07/08/2025	249,000.00	249,000.00	249,000.00	3.950	1,645	1,409	3.950	01/08/2030
849061AF3	10644	SPOKANE TEACHERS CR UN		03/25/2024	245,000.00	248,134.78	245,000.00	4.750	1,095	389	4.750	03/25/2027
87868YAL7	10551	TECHNOLOGY CU		03/23/2023	249,000.00	250,615.76	249,000.00	5.000	1,096	22	5.000	03/23/2026
89235MNT4	10442	Toyota Financial SGS Bank		07/22/2022	248,000.00	245,192.14	248,000.00	3.400	1,826	508	3.400	07/22/2027
89839KAD7	10604	TRUSTSTAR BANK		11/22/2023	248,000.00	253,735.25	248,000.00	4.750	1,827	997	4.750	11/22/2028
88709RBH1	10677	Timberland Bank Hoquaim		06/12/2024	249,000.00	251,960.11	249,000.00	4.850	912	285	4.850	12/11/2026
89854LAD5	10564	TTCU FED CU		07/26/2023	248,000.00	255,131.24	248,000.00	5.000	1,827	878	5.000	07/26/2028
91527PCF2	10651	Univest Bank & Trust Co.		03/13/2024	249,000.00	250,836.38	249,000.00	4.250	1,826	1,108	4.250	03/13/2029
91739JAD7	10589	UTAH FIRST CD		10/30/2023	248,000.00	256,390.83	248,000.00	5.100	1,827	974	5.100	10/30/2028
06543PDA0	10494	BANK OF THE VALLEY NE		09/30/2022	249,000.00	249,655.12	249,000.00	4.100	1,826	578	4.100	09/30/2027
91823MBE4	10499	VCC BANK		10/14/2022	249,000.00	249,741.02	249,000.00	4.250	1,461	227	4.250	10/14/2026
93883MBA5	10674	WASHINGTON FINANCIAL		05/31/2024	244,000.00	247,883.02	244,000.00	4.500	1,826	1,187	4.500	05/31/2029
949764JY1	10617	Wells Fargo		12/27/2023	248,000.00	248,606.61	248,000.00	4.100	1,827	1,032	4.100	12/27/2028
98138MCA6	10590	WORKERS FCU		10/30/2023	248,000.00	257,163.35	248,000.00	5.200	1,827	974	5.200	10/30/2028
Subtotal and Average			13,616,321.43		13,386,000.00	13,499,828.45	13,386,000.00		1,532	739	4.347	
Local Agency Investment Funds												
LAIF	10028	Local Agency Investment Fund			23,485,249.33	23,128,942.85	23,485,249.33	3.871	1	1	3.871	
Subtotal and Average			20,020,963.62		23,485,249.33	23,128,942.85	23,485,249.33		1	1	3.871	
Corporate Notes												
06406YAA0	10732	Bank of NY Mello Corp.		01/13/2025	350,000.00	336,085.75	329,964.23	3.300	1,683	1,271	5.170	08/23/2029
06048WR36	10515	Bank of America Corp.		12/27/2022	500,000.00	478,120.00	482,612.37	2.000	1,638	478	5.000	06/22/2027
17325FBK3	10733	CITIBANK		01/13/2025	350,000.00	357,378.35	347,829.54	4.838	1,666	1,223	5.042	08/06/2029
29736RAP5	10737	ESTEE LAUDER CO		03/25/2025	300,000.00	276,582.30	276,694.48	2.375	1,712	1,371	4.707	12/01/2029
24422EXB0	10668	JOHN DEERE CAPITAL CORP		05/29/2024	500,000.00	512,160.00	499,672.01	4.950	1,507	866	4.979	07/14/2028
46647PAX4	10731	JP Morgan Chase		01/07/2025	400,000.00	400,666.80	394,308.30	4.452	1,793	1,010	4.980	12/05/2029
49177JAH5	10738	KENVUE INC		03/25/2025	300,000.00	309,040.50	304,392.76	5.000	1,823	1,482	4.581	03/22/2030
59217GFT1	10734	MET LIFE GLOBAL		01/09/2025	500,000.00	509,891.00	499,452.51	4.900	1,826	1,410	4.932	01/09/2030
637432NV3	10739	NATIONAL RURAL UTILITIES COOPE		03/25/2025	300,000.00	275,971.50	275,494.82	2.400	1,816	1,475	4.691	03/15/2030
808513BX2	10740	CHARLES SCHWAB		03/25/2025	300,000.00	281,379.00	282,125.65	2.750	1,651	1,310	4.611	10/01/2029
Subtotal and Average			3,690,932.44		3,800,000.00	3,737,275.20	3,692,546.67		1,704	1,142	4.896	

**City of Diamond Bar
Portfolio Management
Portfolio Details - Investments
February 28, 2026**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Term	Maturity	YTM/C	Maturity Date
Federal Agency Coupon Securities												
17325FBB3	10631	CITIBANK		01/30/2024	750,000.00	784,097.25	766,332.58	5.803	1,704	943	4.847	09/29/2028
3133EPCG8	10545	Federal Farm Credit Bank		03/01/2023	1,000,000.00	1,006,393.00	997,793.16	4.125	1,736	640	4.267	12/01/2027
3133EPQC2	10572	Federal Farm Credit Bank		08/02/2023	1,000,000.00	1,006,442.00	999,872.30	4.625	1,080	138	4.661	07/17/2026
3130ASGU7	10432	Federal Home Loan Bank		06/16/2022	1,000,000.00	992,955.00	999,766.80	3.500	1,821	467	3.520	06/11/2027
3130ASJ59	10447	Federal Home Loan Bank		07/18/2022	1,000,000.00	993,763.00	1,000,611.47	3.375	1,425	103	3.141	06/12/2026
313373B68	10537	Federal Home Loan Bank		02/27/2023	500,000.00	500,936.50	499,962.32	4.375	1,110	12	4.619	03/13/2026
3130AWMN7	10563	Federal Home Loan Bank		07/21/2023	500,000.00	509,053.50	502,019.41	4.375	1,785	831	4.177	06/09/2028
3130B0N70	10645	Federal Home Loan Bank		03/27/2024	500,000.00	501,559.00	500,000.00	4.850	1,826	26	4.850	03/27/2029
3130B2F59	10706	Federal Home Loan Bank		08/20/2024	575,000.00	571,303.90	575,000.00	4.250	1,816	162	4.250	08/10/2029
45818WED4	10498	INTER-AMERICAN DEV. BANK		09/13/2022	500,000.00	491,113.00	496,792.11	2.980	1,731	466	3.902	06/10/2027
61746BCY0	10708	Morgan Stanley Bank		08/01/2024	300,000.00	305,940.90	301,686.35	6.250	738	161	4.888	08/09/2026
Subtotal and Average			7,640,171.57		7,625,000.00	7,663,557.05	7,639,836.50		1,552	377	4.186	
Treasury Coupon Securities												
91282CMG3	10735	UST		02/13/2025	300,000.00	305,871.00	297,630.45	4.250	1,813	1,432	4.477	01/31/2030
91282CMD0	10736	UST		02/13/2025	325,000.00	333,150.35	323,722.43	4.375	1,782	1,401	4.489	12/31/2029
91282CDQ1	10403	U.S. Treasury		01/04/2022	1,000,000.00	962,539.00	999,136.85	1.250	1,822	305	1.357	12/31/2026
91282CEW7	10436	U.S. Treasury		07/14/2022	1,000,000.00	991,133.00	1,002,891.66	3.250	1,812	486	3.014	06/30/2027
91282CEE7	10654	U.S. Treasury		04/08/2024	500,000.00	476,347.50	472,322.26	2.375	1,818	1,126	4.393	03/31/2029
Subtotal and Average			3,095,379.29		3,125,000.00	3,069,040.85	3,095,703.65		1,813	712	2.985	
Federal Agency Callable												
3133EMSH6	10258	Federal Farm Credit Bank		03/03/2021	500,000.00	488,746.50	500,000.00	0.790	1,826	2	0.790	03/03/2026
3133ENKG4	10397	Federal Farm Credit Bank		01/11/2022	1,000,000.00	964,163.00	1,000,000.00	1.470	1,826	316	1.470	01/11/2027
3133ENMA5	10405	Federal Farm Credit Bank		01/26/2022	1,500,000.00	1,453,453.50	1,500,000.00	1.840	1,826	331	1.840	01/26/2027
3133ETMB0	10746	Federal Farm Credit Bank		06/24/2025	500,000.00	499,550.50	500,000.00	4.650	1,826	115	4.650	06/24/2030
3130AQKJ1	10406	Federal Home Loan Bank		01/28/2022	1,500,000.00	1,448,170.50	1,500,000.00	1.700	1,826	58	1.700	01/28/2027
Subtotal and Average			5,857,139.09		5,000,000.00	4,854,084.00	5,000,000.00		1,826	192	1.900	
Certificate of Deposit												
06406GAA9	10717	Bank of NY Mello Corp.		08/01/2024	500,000.00	481,544.00	479,650.26	3.000	1,551	882	4.702	10/30/2028
066519QK8	10256	BANK UNITED NA		03/05/2021	248,000.00	242,158.86	248,000.00	0.650	1,826	4	0.000	03/05/2026
06051GGA1	10716	Bank of America Corp.		08/01/2024	300,000.00	294,235.50	293,887.76	3.248	1,176	599	4.596	10/21/2027
23288UAA5	10555	Cy Fair FCU		05/19/2023	249,000.00	250,684.98	249,000.00	4.350	1,461	444	4.355	05/19/2027
3130B0YH6	10661	Federal Home Loan Bank		04/19/2024	500,000.00	508,452.50	500,000.00	5.010	1,826	1,145	5.010	04/19/2029
356436AR6	10658	Freedom Northwest CU		04/19/2024	249,000.00	253,466.81	249,000.00	4.550	1,826	1,145	4.550	04/19/2029

**City of Diamond Bar
Portfolio Management
Portfolio Details - Investments
February 28, 2026**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Term	Maturity	YTM/C	Maturity Date
Certificate of Deposit												
38149MZJ5	10260	Goldman Sachs Bank		09/08/2021	248,000.00	239,465.58	248,000.00	1.050	1,826	191	1.051	09/08/2026
46625HQW3	10709	JP Morgan Chase		08/01/2024	300,000.00	297,978.30	299,632.89	3.300	608	31	4.813	04/01/2026
70962LBH4	10414	Pentagon Federal Credit Union		03/22/2022	248,000.00	243,864.10	248,000.00	1.800	1,462	22	1.800	03/23/2026
69353RFG8	10669	PNC BANK NA		05/29/2024	500,000.00	487,655.50	483,333.12	3.100	1,244	603	5.335	10/25/2027
70320KAX9	10257	Pathfinder Bank		03/11/2021	249,000.00	243,136.55	249,000.00	0.700	1,826	10	0.000	03/11/2026
88413QDM7	10455	Third Fed Savings & Loan		07/27/2022	245,000.00	242,205.53	245,000.00	3.400	1,826	513	3.402	07/27/2027
89236TLD5	10670	Toyota MTR Credit Corp		05/29/2024	500,000.00	508,115.50	500,733.98	5.400	905	264	5.179	11/20/2026
882508CG7	10653	TEXAS INSTRUME		04/01/2024	750,000.00	762,558.75	752,305.19	4.600	1,774	1,075	4.480	02/08/2029
90348JS92	10261	UBS Bank USA		09/09/2021	248,000.00	239,160.04	248,000.00	0.950	1,826	192	0.000	09/09/2026
91159HHW3	10715	US BANK CORP		08/01/2024	300,000.00	283,976.40	282,365.62	3.000	1,824	1,247	4.938	07/30/2029
91282CKG5	10657	UST		04/22/2024	750,000.00	760,048.50	739,320.87	4.125	1,804	1,126	4.647	03/31/2029
Subtotal and Average			6,313,930.18		6,384,000.00	6,338,707.40	6,315,229.69		1,562	669	3.909	
Municipal Bonds												
54438CYL0	10523	LOS ANGELES CA CMNTY CLG DIST		01/05/2023	365,000.00	353,271.82	360,115.50	1.174	1,304	153	4.700	08/01/2026
738850TA4	10522	POWAY UNIFIED SCHOOL DIST		01/04/2023	1,230,000.00	1,190,927.82	1,193,790.28	2.414	1,670	518	4.750	08/01/2027
Subtotal and Average			1,552,307.95		1,595,000.00	1,544,199.64	1,553,905.78		1,585	433	4.738	
Wells Fargo Sweep Account												
SWEEP	10036	Wells Fargo		07/01/2012	0.00	0.00	0.00	0.010	1	1	0.010	
Subtotal and Average			0.00		0.00	0.00	0.00		0	0	0.000	
Money Market Fund												
857492888	10562	State Street Advisors		05/31/2023	5,644,512.13	5,644,512.13	5,644,512.13	3.650	1	1	3.650	
52470G882	10561	Western Asset		05/25/2023	0.00	0.00	0.00	5.150	1	1	5.150	
Subtotal and Average			7,571,881.41		5,644,512.13	5,644,512.13	5,644,512.13		1	1	3.650	
Total and Average			69,359,026.98		70,044,761.46	69,480,147.57	69,812,983.75		942	359	3.875	

**City of Diamond Bar
Portfolio Management
Portfolio Details - Cash
February 28, 2026**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Term	Maturity	YTM/C
Average Balance			0.00						0	0	
Total Cash and Investments			69,359,026.98		70,044,761.46	69,480,147.57	69,812,983.75		942	359	3.875

**City of Diamond Bar
Portfolio Management
Activity By Type
February 1, 2026 through February 28, 2026**

CUSIP	Investment #	Issuer	Stated Rate	Transaction Date	Purchases or Deposits	Redemptions or Withdrawals	Balance
Federal Credit Union CD							
19123RAA0	10529	COCA-COLA FCU	4.600	02/02/2026	0.00	249,000.00	
39573LAV0	10255	GREENSTATE CREDIT UNION	0.650	02/26/2026	0.00	248,000.00	
Subtotal					0.00	497,000.00	13,386,000.00
Local Agency Investment Funds (Monthly Summary)							
LAIF	10028	Local Agency Investment Fund	3.871		4,500,000.00	0.00	
Subtotal					4,500,000.00	0.00	23,485,249.33
Corporate Notes							
Subtotal							3,692,546.67
Federal Agency Coupon Securities							
Subtotal							7,639,836.50
Treasury Coupon Securities							
Subtotal							3,095,703.65
Federal Agency Callable							
3130AL7M0	10254	Federal Home Loan Bank	0.625	02/24/2026	0.00	500,000.00 **	
3010B07G8	10641	Federal Home Loan Bank	5.000	02/26/2026	0.00	500,000.00	
Subtotal					0.00	1,000,000.00	5,000,000.00
Certificate of Deposit							
Subtotal							6,315,229.69
Municipal Bonds							
Subtotal							1,553,905.78
Wells Fargo Sweep Account							
Subtotal							0.00
Money Market Fund							
857492888	10562	State Street Advisors	3.650		33,660.11	3,000,000.00	
Subtotal					33,660.11	3,000,000.00	5,644,512.13
Total					4,533,660.11	4,497,000.00	69,812,983.75

** - Indicates incomplete recording of maturity redemption.

**City of Diamond Bar
Portfolio Management
Distribution of Investments By Type
February 2025 through February 2026**

Security Type	February 2025	March 2025	April 2025	May 2025	June 2025	July 2025	August 2025	September 2025	October 2025	November 2025	December 2025	January 2026	February 2026	Average by Period
Federal Credit Union CD	23.3	23.1	23.0	21.4	22.5	23.1	23.5	23.5	22.5	23.2	22.4	19.9	19.2	22.3%
Local Agency Investment Funds	3.1	3.2	13.8	13.2	15.1	14.5	13.4	13.9	13.7	14.3	13.6	27.3	33.6	14.8%
Negotiable CDs														
Corporate Notes	3.7	5.3	5.3	5.1	5.3	5.4	5.6	5.8	5.8	5.9	5.6	5.3	5.3	5.3%
Federal Agency Coupon Securities	11.8	11.9	11.8	11.4	11.0	11.3	11.7	12.1	12.0	12.3	11.7	10.9	10.9	11.6%
Federal Agency Disc. -Amortizing														
Treasury Coupon Securities	13.1	8.9	8.8	8.5	7.3	7.5	7.8	6.5	4.8	5.0	4.7	4.4	4.4	7.1%
Treasury Discounts -Amortizing														
Federal Agency Callable	11.2	11.3	10.5	10.1	11.1	11.5	11.8	11.0	11.0	10.5	9.2	8.6	7.2	10.4%
Certificate of Deposit	11.6	11.7	10.9	9.5	9.4	9.3	9.6	9.9	9.9	10.2	9.7	9.0	9.1	10.0%
Callables														
Municipal Bonds	2.6	2.6	2.6	2.5	2.2	2.3	2.3	2.4	2.4	2.5	2.4	2.2	2.2	2.4%
Wells Fargo Sweep Account														
Money Market Fund	19.8	22.2	13.4	18.4	16.2	15.2	14.4	14.9	18.0	16.2	20.8	12.3	8.1	16.1%
Floating Rate Notes														



CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: Agreement with LSL, LLP to provide External Auditor Services.

STRATEGIC GOAL: Responsible Stewardship of Public Resources

RECOMMENDATION:

- A. Approve, and authorize the City Manager to sign, a Professional Services Agreement with LSL, LLP for a not-to-exceed amount of \$185,535 for External Auditor Services through June 30, 2029; and
- B. Appropriate \$10,000 from the General Fund and \$7,400 from the Measure W Fund for External Auditor Services.

FINANCIAL IMPACT:

The cost for the Fiscal Year (FY) 2025-26 year-end audit and preparation of the City's Annual Comprehensive Financial Report (ACFR) is \$50,640. Approximately 40% of this amount is expected to be billed for interim audit work prior to June 30, 2026. Currently, \$11,000 is available in the Finance Department's operating budget for these services. Therefore, an additional appropriation of \$10,000 is requested in the Finance Department operating budget (100210-54010) to support the cost of these services.

The cost for the required three-year Safe, Clean Water Program (Measure W) compliance audit is \$18,410. Approximately 40% of this amount is expected to be billed for interim audit work prior to June 30, 2026. Currently, no funds are budgeted in the Measure W Fund (201210-54010) for this service. Therefore, an additional appropriation of \$7,400 is requested in the Measure W Fund to support the cost of these services.

The total three-year not-to-exceed amount of the proposed agreement through June 30, 2029, is \$185,535, which includes a 5% contingency of \$8,835 for additional, as-needed auditing services. Future audit costs will be included in the Finance Department's operating budgets and the Measure W Fund in subsequent fiscal years as part of the annual budget process.

BACKGROUND:

Independent financial audits are conducted annually to ensure the City's annual financial statements are presented in accordance with Generally Accepted Accounting Principles (GAAP) and applicable governmental auditing standards. These audits promote transparency and accountability to the public and

assist the City in maintaining sound financial management practices.

The selected firm will perform annual audits of the City's financial statements and prepare the financial statements included in the Annual Comprehensive Financial Report (ACFR). Services may also include required compliance testing and other related audit services such as the Appropriations Limit Schedule (Gann Limit) and Single Audit procedures, if required.

In addition, pursuant to the Municipal Transfer Agreement between the City of Diamond Bar and the Los Angeles County Flood Control District, the City is required every three years to engage an independent audit firm to conduct a compliance audit related to the Safe, Clean Water Program (Measure W). This audit evaluates the City's compliance with program requirements and the proper use of Measure W funds received by the City.

ANALYSIS:

On October 1, 2025, the City released a Request for Proposals (RFP) for External Auditor Services. Upon the close of the RFP period, three (3) responsive proposals were received.

Staff evaluated and ranked the proposals based on several qualitative and quantitative criteria, including the firm's proposed work plan, qualifications of the firm and project team, relevant experience with municipal audits, demonstrated experience implementing recent Governmental Accounting Standards Board (GASB) pronouncements, proposed cost, and the overall responsiveness and completeness of the proposal:

Firm Ranking	Firm Score	Firm Name	Proposed Cost: Financial Audits (3 years)	Proposed Cost: Safe, Clean Water Program Audit	Total Cost
#1	95/100	LSL, LLP	\$182,670	\$18,410	\$201,080
#2	93/100	The Pun Group	\$192,610	\$12,900	\$205,518
#3	83/100	Harshwal & Co	\$102,710	\$16,800	\$119,510

Following evaluation of proposals and qualifications, LSL, LLP was determined to be well-qualified to provide these services. LSL, LLP has extensive experience performing audits for California public agencies and possesses the expertise necessary to meet the City's auditing and reporting requirements. After identifying LSL, LLP as the highest-ranked firm, staff entered into negotiations and secured a reduction of \$24,380 from the firm's originally proposed price for the initial three-year term, resulting in a total price of \$176,700. Staff is recommending an additional five-percent (5%) contingency amount of \$8,835 to cover the costs of additional as-needed auditing services. Compensation under the agreement will not exceed \$185,535, which includes the 5% contingency amount. The agreement establishes a three-year initial term beginning March 17, 2026, and ending June 30, 2029. The City Manager is authorized to extend the agreement for two additional one-year terms, subject to the same terms and conditions, with pricing adjustments as stated in Exhibit "A" of the agreement.

LSL, LLP has provided audit services to the City under the current agreement since 2015. Over the years, LSL has provided exceptional service to the City, and has worked well with the City Council, Audit Subcommittee and City staff.

For these reasons, staff recommends awarding the professional services agreement for external auditing services to LSL, LLP.

LEGAL REVIEW:

The City Attorney has reviewed and approved the Agreement as to form.

PREPARED BY:

Jason Jacobsen, Director, Finance

ATTACHMENTS:

1. LSL LLP Professional Auditing Services 3-Year Agreement 2026-2029

CONSULTING SERVICES AGREEMENT

Design Professional

THIS AGREEMENT (the "Agreement") is made as of March 17, 2026 by and between the City of Diamond Bar, a municipal corporation ("City") and **LSL, LLP, a California limited liability company** ("Consultant").

1. Consultant's Services.

Subject to the terms and conditions set forth in this Agreement Consultant shall provide to the reasonable satisfaction of the City the professional auditing services set forth in the attached Exhibit "A", which is incorporated herein by this reference. As a material inducement to the City to enter into this Agreement, Consultant represents and warrants that it has thoroughly investigated the work and fully understands the difficulties and restrictions in performing the work. Consultant represents that it is fully qualified to perform such consulting services by virtue of its experience and the training, education and expertise of its principals and employees.

Jason Jacobsen (herein referred to as the "City's Project Manager"), shall be the person to whom the Consultant will report for the performance of services hereunder. It is understood that Consultant shall coordinate its services hereunder with the City's Project Manager to the extent required by the City's Project Manager, and that all performances required hereunder by Consultant shall be performed to the satisfaction of the City's Project Manager and the City Manager

2. Term of Agreement. This Agreement shall take **effect March 17, 2026, and shall continue until June 30, 2029** ("Term") unless earlier terminated pursuant to the provisions herein.

The City Manager shall have the option to extend this Agreement for **two (2) additional one (1) year terms** subject to the same terms and conditions contained herein, by giving Consultant written notice of the exercise of this option at least thirty (30) days prior to the expiration of the initial Term. In the event the City exercises its option to extend the Term, Consultant's compensation shall be subject to an adjustment upon the effective date as stated in the updated fee proposal dated February 3, 2026 (see Exhibit "A").

3. Compensation. City agrees to compensate Consultant for each service which Consultant performs to the satisfaction of City in compliance with the scope of services set forth in Exhibit "A". Payment will be made only after submission of proper invoices in the form specified by City. Total payment to Consultant pursuant to this Agreement shall not exceed one hundred seventy-six thousand, seven hundred dollars (\$176,700) plus a five-percent (5%) contingency amount of eight thousand, eight hundred thirty-five dollars (\$8,835) for a total not to exceed amount of **one hundred eighty-five thousand, five hundred thirty-five dollars (\$185,535)**, without the prior written consent of the City. The above not to exceed amount shall include all costs, including, but not limited to, all clerical, administrative, overhead, telephone, travel, and all related expenses.

4. Payment.

- A. As scheduled services are completed, Consultant shall submit to City an invoice for the services completed, authorized expenses and authorized extra work actually performed or incurred:
- i. 40% upon completion of the Interim Audit test work.
 - ii. 50% upon completion of the Year-End Audit test work.
 - iii. 10% upon delivery of the Consultant's final reports.
- B. All such invoices shall state the basis for the amount invoiced, including services completed, the number of hours spent, and any extra work performed.
- C. City will pay Consultant the amount properly invoiced within 35 days of receipt but may withhold 30% of any invoice until all work is completed, which sum shall be paid within 35 days of completion of the work and receipt of all deliverables.
- D. Payment shall constitute payment in full for all services, authorized costs and authorized extra work covered by that invoice.

5. Change Orders. No payment for extra services caused by a change in the scope or complexity of work, or for any other reason, shall be made unless and until such extra services and a price therefore have been previously authorized in writing and approved by the City Manager or his designee as an amendment to this Agreement. The amendment shall set forth the changes of work, extension of time, if any, and adjustment of the fee to be paid by City to Consultant.

6. Priority of Documents. In the event of any inconsistency between the provisions of this Agreement and any attached exhibits, the provisions of this Agreement shall control.

7. Status as Independent Contractor.

A. Consultant is, and shall at all times remain as to City, a wholly independent contractor. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not, at any time, or in any manner, represent that it or any of its agents or employees are in any manner agents or employees of City.

B. Consultant agrees to pay all required taxes on amounts paid to Consultant under this Agreement, and to indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement. In the event that City is audited by any Federal, State agency, including the Public Employee Retirement System, regarding the independent contractor status of Consultant and the audit in any way fails to sustain the validity of a wholly independent contractor relationship between

City and Consultant, its employees or subconsultants, then Consultant agrees to reimburse City for all costs, including accounting and attorney's fees, arising out of such audit and any appeals relating thereto.

C. Consultant shall fully comply with Workers' Compensation laws regarding Consultant and Consultant's employees. Consultant further agrees to indemnify and hold City harmless from any failure of Consultant to comply with applicable Worker's Compensation laws.

D. Consultant shall, at Consultant's sole cost and expense fully secure and comply with all federal, state and local governmental permit or licensing requirements, including but not limited to a business license with the City of Diamond.

E. In addition to any other remedies it may have, City shall have the right to offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification required by this Agreement or for any amount or penalty levied against the City for Consultant's failure to comply with this Section.

8. Standard of Performance. Consultant shall perform all work at the standard of care and skill ordinarily exercised by members of the profession under similar conditions and represents that it and any subcontractors it may engage, possess any and all licenses which are required to perform the work contemplated by this Agreement and shall maintain all appropriate licenses during the performance of the work.

9. Unauthorized Aliens. Consultant hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. § 1101 *et seq.*, as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Consultant so employ such unauthorized aliens for the performance of work and/or services covered by this Agreement, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Consultant hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including reasonable attorney fees, incurred by City.

10. Indemnification. To the maximum extent permitted by Civil Code section 2782.8, and limited to the extent caused by the Consultant's negligence or malfeasance, Consultant shall defend, indemnify, and hold harmless City, its officers, officials, employees, attorneys, and volunteers ("Indemnitees") from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorneys' fees, expert fees and all other costs and fees of litigation) in connection with:

(1) Any and all claims under Worker's Compensation acts and other employee benefit acts with respect to Consultant's employees or Consultant's contractors; and

(2) Any and all claims arising out of Consultant's performance of or failure to perform, work hereunder or its failure to comply with any of its obligations contained in this Agreement. Should City in its sole discretion find Consultant's legal counsel unacceptable or should there be a conflict in such legal counsel representing the Consultant and the City, then Consultant shall reimburse the City its costs of defense, including without limitation reasonable attorneys' fees, expert fees and all other costs and fees of litigation. The Consultant shall promptly pay any final judgment rendered against the Indemnitees. Except for the Indemnitees, this Agreement shall not be construed to extend to any third-party indemnification rights of any kind; and

(3) Any and all claims for loss, injury to or death of persons or damage to property caused by the negligent professional act or omission in the performance of professional services pursuant to this Agreement; and

(4) The Consultant's obligations to indemnify, defend and hold harmless the City shall survive termination of this Agreement.

11. Insurance.

A. Prior to performance of work under this Agreement and at all times during the term of this Agreement Consultant shall carry, maintain, and keep in full force and effect, with an insurance company authorized to do business in the State of California and approved by the City the following insurance:

(1) a policy or policies of broad-form comprehensive general liability insurance written on an occurrence basis with minimum limits of \$2,000,000.00 combined single limit coverage against any injury, death, loss or damage as a result of wrongful or negligent acts by Consultant, its officers, employees, agents, and independent contractors in performance of services under this Agreement; and

(2) property damage insurance with a minimum limit of \$500,000.00 per occurrence; and

(3) automotive liability insurance written on an occurrence basis covering all owned, non-owned and hired automobiles, with minimum combined single limits coverage of \$1,000,000.00; and

(4) Worker's Compensation insurance when required by law, with a minimum limit of \$500,000.00 or the amount required by law, whichever is greater; and

(5) Professional liability insurance covering errors and omissions arising out of the performance of this Agreement with a combined single limit of \$2,000,000. If such insurance is on a claims-made basis, Consultant agrees to keep such insurance in full force and effect for at least five years after termination or date of completion of this Agreement.

B. The Indemnitees shall be named as additional insureds on the policies as to comprehensive general liability, property damage, and automotive liability. The policies as to comprehensive general liability, property damage, and automobile liability

shall provide that they are primary, and that any insurance maintained by the City shall be excess insurance only.

C. All insurance policies shall provide that the insurance coverage shall not be non-renewed, canceled, reduced, or otherwise modified (except through the addition of additional insureds to the policy) by the insurance carrier without the insurance carrier giving City ten (10) day's prior written notice thereof. Consultant agrees that it will not cancel, reduce, or otherwise modify the insurance coverage and in the event of any of the same by the insurer to immediately notify the City.

D. All policies of insurance shall cover the obligations of Consultant pursuant to the terms of this Agreement and except for professional liability insurance, shall be issued by an insurance company which is authorized to do business in the State of California, or which is approved in writing by the City; and shall be placed have a current A.M. Best's rating of no less than A-, VII. In the case of professional liability insurance, such coverage shall be issued by companies either licensed or admitted to conduct business in the State of California so long as such insurers possesses the aforementioned Best's rating.

E. Consultant shall submit to City (1) insurance certificates indicating compliance with the minimum insurance requirements above, and (2) insurance policy endorsements or a copy of the insurance policy evidencing the additional insured requirements in this Agreement, in a form acceptable to the City.

F. Self-Insured Retention/Deductibles. All policies required by this Agreement shall allow City, as additional insured, to satisfy the self-insured retention ("SIR") and/or deductible of the policy in lieu of the Consultant (as the named insured) should Consultant fail to pay the SIR or deductible requirements. The amount of the SIR or deductible shall be subject to the approval of the City. Failure by Consultant as primary insured to pay its SIR or deductible constitutes a material breach of this Agreement. Should City pay the SIR or deductible on Consultant's due to such failure in order to secure defense and indemnification as an additional insured under the policy, City may include such amounts as damages in any action against Consultant for breach of this Agreement in addition to any other damages incurred by City due to the breach or deduct such amounts from any payment due Consultant.

G. Subrogation. With respect to any Workers' Compensation Insurance or Employer's Liability Insurance, the insurer shall waive all rights of subrogation and contribution it may have against the Indemnitees.

H. Failure to Maintain Insurance. If Contractor fails to keep the insurance required under this Agreement in full force and effect, City may take out the necessary insurance and any premiums paid, plus 10% administrative overhead, shall be paid by Consultant, which amounts may be deducted from any payments due Consultant.

I. Consultant shall include all subcontractors, if any, as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor

to the City for review and approval. All insurance for subcontractors shall be subject to all of the requirements stated herein.

12. Confidentiality. Consultant in the course of its duties may have access to confidential data of City, private individuals, or employees of the City. Consultant covenants that all data, documents, discussion, or other information developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed by Consultant without written authorization by City. City shall grant such authorization if disclosure is required by law. All City data shall be returned to City upon the termination of this Agreement. Consultant's covenant under this section shall survive the termination of this Agreement. Notwithstanding the foregoing, to the extent Consultant prepares reports of a proprietary nature specifically for and in connection with certain projects, the City shall not, except with Consultant's prior written consent, use the same for other unrelated projects.

13. Ownership of Materials. All data, documents, records, and other materials provided by the City to Consultant shall remain the property of the City. Final reports, financial statements, and other deliverables prepared by Consultant for the City under this Agreement shall become the property of the City upon completion of the services. Notwithstanding the foregoing, Consultant's audit workpapers, internal documentation, and proprietary methodologies shall remain the sole property of Consultant and shall not be considered public records of the City.

14. Maintenance and Inspection of Records. Consultant shall maintain reasonably complete books, documents, papers, and accounting records pertaining to billings and costs associated with services performed under this Agreement. The City and its authorized representatives shall have the right to inspect and audit such records for the purpose of verifying invoices and compliance with the terms of this Agreement.

This provision shall not apply to Consultant's audit workpapers or other materials prepared in connection with the audit that are subject to the professional standards of the American Institute of Certified Public Accountants (AICPA) or Government Auditing Standards. Access to such workpapers shall be at the sole discretion of Consultant except as required by law or professional standards.

15. Conflict of Interest.

A. Consultant covenants that it presently has no interest and shall not acquire any such interest, direct or indirect, which may be detrimental to its obligation to provide the services performed under this Agreement. Consultant further covenants that, in performance of this Agreement, no person having any such interest shall be employed by it. Furthermore, Consultant shall avoid the appearance of having any such interest which would conflict in any manner with the performance of its services pursuant to this Agreement.

B. Consultant covenants not to give or receive any compensation, monetary or otherwise, to or from the ultimate vendor(s) of hardware or software to City as a

result of the performance of this Agreement. Consultant's covenant under this section shall survive the termination of this Agreement.

16. Termination. The City may terminate this Agreement with or without cause upon fifteen (15) days' written notice to Consultant. The effective date of termination shall be upon the date specified in the notice of termination, or, in the event no date is specified, upon the fifteenth (15th) day following mailing of the notice. In the event of such termination, City agrees to pay Consultant for services satisfactorily rendered prior to the effective date of termination. Immediately upon receiving written notice of termination, Consultant shall discontinue performing services, unless the notice provides otherwise, except those services reasonably necessary to effectuate the termination. The City shall be not liable for any claim of lost profits.

17. Personnel/Designated Person. Consultant represents that it has, or will secure at its own expense, all personnel required to perform the services under this Agreement. All of the services required under this Agreement will be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. Except as provided in this Agreement, Consultant reserves the right to determine the assignment of its own employees to the performance of Consultant's services under this Agreement, but City reserves the right in its sole discretion to require Consultant to exclude any employee from performing services under this Agreement.

18. Non-Discrimination and Equal Employment Opportunity.

A. Consultant shall not discriminate as to race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition, or sexual orientation, in the performance of its services and duties under this Agreement and will comply with all rules and regulations of City relating thereto. Such nondiscrimination shall include but not be limited to the following: employment, upgrading, demotion, transfers, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

B. Consultant will, in all solicitations or advertisements for employees placed by or on behalf of Consultant state either that it is an equal opportunity employer or that all qualified applicants will receive consideration for employment without regard to race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition, or sexual orientation.

C. Consultant will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement except contracts or subcontracts for standard commercial supplies or raw materials.

19. Time of Completion. Consultant agrees to commence the work provided for in this Agreement within (5) days of being notified by the City to proceed.

20. Time Is of the Essence. Time is of the essence in this Agreement. Consultant shall do all things necessary and incidental to the prosecution of Consultant's work.

21. Reserved.

22. Delays and Extensions of Time. Consultant's sole remedy for delays outside its control shall be an extension of time. No matter what the cause of the delay, Consultant must document any delay and request an extension of time in writing at the time of the delay to the satisfaction of City. Any extensions granted shall be limited to the length of the delay outside Consultant's control. If Consultant believes that delays caused by the City will cause it to incur additional costs, it must specify, in writing, why the delay has caused additional costs to be incurred and the exact amount of such cost within 10 days of the time the delay occurs. No additional costs can be paid that exceed the not to exceed amount absent a written amendment to this Agreement. In no event shall the Consultant be entitled to any claim for lost profits due to any delay, whether caused by the City or due to some other cause.

23. Assignment. Consultant shall not assign or transfer any interest in this Agreement nor the performance of any of Consultant's obligations hereunder, without the prior written consent of City, and any attempt by Consultant to so assign this Agreement or any rights, duties, or obligations arising hereunder shall be void and of no effect.

24. Compliance with Laws. Consultant shall comply with all applicable laws, ordinances, codes and regulations of the federal, state, and local governments.

25. Non-Waiver of Terms, Rights and Remedies. Waiver by either party of any one or more of the conditions of performance under this Agreement shall not be a waiver of any other condition of performance under this Agreement. In no event shall the making by City of any payment to Consultant constitute or be construed as a waiver by City of any breach of covenant, or any default which may then exist on the part of Consultant, and the making of any such payment by City shall in no way impair or prejudice any right or remedy available to City with regard to such breach or default.

26. Attorney's Fees. In the event that either party to this Agreement shall commence any legal or equitable action or proceeding to enforce or interpret the provisions of this Agreement, the prevailing party in such action or proceeding shall be entitled to recover its costs of suit, including reasonable attorney's fees and costs, including costs of expert witnesses and consultants.

27. Mediation. Any dispute or controversy arising under this Agreement, or in connection with any of the terms and conditions hereof, which cannot be resolved by the parties, may be referred by the parties hereto for mediation. A third party, neutral mediation service shall be selected, as agreed upon by the parties and the costs and expenses thereof shall be borne equally by the parties hereto. The parties agree to utilize their good faith efforts to resolve any such dispute or controversy so submitted to mediation. It is specifically understood and agreed by the parties hereto that mutual

good faith efforts to resolve the same any dispute or controversy as provided herein, shall be a condition precedent to the institution of any action or proceeding, whether at law or in equity with respect to any such dispute or controversy.

28. Notices. Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on (a) the day of delivery if delivered by hand during regular business hours or by facsimile before or during regular business hours; or (b) on the third business day following deposit in the United States mail, postage prepaid, to the addresses heretofore set forth in the Agreement, or to such other addresses as the parties may, from time to time, designate in writing pursuant to the provisions of this section.

“CONSULTANT”

LSL, LLP
500 Technology Drive, Suite 350
Irvine, CA 92618
Attn.: Christian Townes
Phone: (949) 829-8299
E-Mail: christian.townes@lslcpas.com

“CITY”

City of Diamond Bar
21810 Copley Drive
Diamond Bar, CA 91765-4178
Attn.: Jason Jacobsen
Phone: 909-839-7051
E-mail: JJacobsen@diamondbarca.gov

29. Governing Law. This Agreement shall be interpreted, construed and enforced in accordance with the laws of the State of California. In the event of litigation between the parties, venue for any state or federal action shall be in the County of Los Angeles.

30. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be the original, and all of which together shall constitute one and the same instrument.

31. Severability. If any term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

32. Entire Agreement. This Agreement, and any other documents incorporated herein by reference, represent the entire and integrated agreement between Consultant and City. This Agreement supersedes all prior oral or written negotiations, representations, or agreements. This Agreement may not be amended, nor any provision or breach hereof waived, except in a writing signed by the parties which expressly refers to this Agreement. Amendments on behalf of the City will only be valid if signed by a person duly authorized to do so under the City's Purchasing Ordinance.

IN WITNESS of this Agreement, the parties have executed this Agreement as of the date first written above.

"Consultant"

"City"

LSL, LLP

CITY OF DIAMOND BAR

Signed by:
Christian Townes
By: BD0C9DD506E5481...
Printed Name: Christian Townes
Title: Engagement Partner
Email: christian.townes@lsicpas.com

By: _____
Daniel Fox, City Manager

By: _____
Printed Name: _____
Title: _____
Email: _____

ATTEST:

Kristina Santana, City Clerk

Approved as to form:

By: _____
Omar Sandoval, City Attorney

EXHIBIT "A"
ADDITIONAL SCOPE OF SERVICES

[Behind this page.]



PREPARED BY
LSL, LLP
Certified Public Accountants
License Number 2584

TECHNICAL PROPOSAL

City of Diamond Bar Professional Auditing Services

Date of Submission: October 27, 2025

Valid for 90 Days

Authorized by
Christian Townes, CPA, Partner

Chrisitan.Townes@lslcpas.com

500 Technology Drive

Suite 350

Irvine, CA 92618

(949) 829 - 8299

Table of Contents

TABLE OF CONTENTS	1
TRANSMITTAL LETTER	2
Authorized Representative	3
1. LICENSE TO PRACTICE IN CALIFORNIA	4
2. INDEPENDENCE	4
3. FIRM QUALIFICATIONS AND EXPERIENCE	4
A. Size and Staffing	4
Location Our Offices.....	5
B. Range of Activities	5
GASB Implementation.....	5
C. Current List of Municipal Clients	5
D. Peer Review	5
E. Desk Review / Disciplinary Action	8
4. PARTNER, SUPERVISORY AND STAFF QUALIFICATIONS AND EXPERIENCE	8
Organizational Chart of Principal Staff	8
Engagement Team Resumes	9
Continuing Education	10
GFOA Award Program.....	11
Single Audit Experience.....	11
Additional Resources.....	12
5. SIMILAR ENGAGEMENTS WITH OTHER GOVERNMENT ENTITIES	13
A. Most Significant Engagements	13
B. Client References	15
6. SPECIFIC AUDIT APPROACH	17
Our Understanding of the Scope of Work.....	17
Project Management Methodology.....	17
Quality Management System.....	18
Proposed Work Plan.....	18
Proposed Segmentation	18
Project Schedule	20
Level of Staff Assigned and Number of Hours to be Assigned.....	21
Audit Sampling	21
Electronic Data Processing Software & AI Technology.....	22
Type And Extent of Analytical Procedures.....	23
LSL’s Approach to Understanding the City’s Internal Control Structure	23
Determining Laws and Regulations Subject to Audit Test Work	24
Drawing Audit Samples for Compliance	24
Working Paper Retention and Access	24
7. IDENTIFICATION ANTICIPATED POTENTIAL AUDIT PROBLEMS	24
LSL HIGHLIGHTS: AWARDS & VALUES	25
Accounting Today Regional Leader.....	25
INSIDE Public Accounting Award.....	25
Best of Accounting Award	25
Our Core Values	25
APPENDIX A – CURRENT LIST OF MUNICIPAL CLIENTS	26
APPENDIX B – ENGAGEMENT TEAM RESUMES	29
COST PROPOSAL – SEALED BID	38

Transmittal Letter

October 27, 2025

Jason Jacobsen
Finance Department
City of Diamond Bar
21810 Copley Dr.
Diamond Bar, CA 91765

Dear Mr. Jacobsen and Audit Committee,

LSL, LLP (“LSL”) is pleased to present our proposal for Professional Auditing Services, and we value the opportunity to demonstrate our professional qualifications and commitment to excellence to the City of Diamond Bar (“City”).

This proposal details our understanding of the scope of work outlined in the City’s RFP and showcases our firm’s experience, knowledge, and creative problem-solving capabilities in governmental auditing. With our extensive government experience, we are confident that LSL is the best-qualified accounting firm for the City.

We understand that the City of Diamond Bar is seeking a qualified firm to conduct the annual independent audit of the City’s financial transactions for a contract period of three years, beginning with the fiscal year ending June 30, 2026, through 2028, with the option to renew for fiscal years ending June 30, 2029, and 2030. This includes expressing an opinion on the fairness of the City’s financial statements, the preparation of the City’s Single Audit (if required), Annual State Controller Report, and the tri-annual Safe Clean Water Program audit.

At LSL, we specialize in high-quality governmental audits aligned with GAAS and current GASB pronouncements and we prioritize accuracy and thoroughness while ensuring timely report delivery. Our commitment to effective collaboration and transparency with the City ensures the integrity of its financial reporting and compliance with all regulatory requirements.

AUTHORIZED REPRESENTATIVE

Christian Townes is the designated Engagement Partner who will serve as the primary point of contact for this proposal. She is authorized to make representations on behalf of our firm and can be reached directly by phone at (714) 988-4852 or by email at Chrisitan.Townes@lslcpas.com. Please contact Christian for any clarification or contract negotiations related to this proposal.

LSL's established understanding of the City and its needs reinforces our dedication to an ongoing partnership, transparency, and the integrity of the City's financial reporting in compliance with all regulatory requirements. Christian has served as the Engagement Partner to the City for three (3) years, per California Government Code, may serve an additional three (3) years. To maintain independence and objectivity, We implement strict safeguards including auditor rotation at six (6) years, internal quality control reviews, and adherence to professional ethics. This ensures our team remains independent and unbiased throughout the audit.

We affirm that our proposal fully aligns with all terms, conditions, and requirements outlined in the City's RFP. Our proposal is a firm and irrevocable offer for ninety (90) calendar days following the closing date of the receipt of proposals.

We welcome the opportunity to discuss any aspect of our proposal to ensure your complete satisfaction.

Sincerely,



Christian Townes, CPA, Partner
LSL, LLP
500 Technology Drive
Suite 350
Irvine, CA 92618
(949) 829 - 8299

1. License to Practice in California

LSL is a public accounting firm licensed by the State of California Department of Consumer Affairs as a Public Accounting Partnership. Additionally, we are members of the American Institute of Certified Public Accountants (AICPA) and the California Society of Certified Public Accountants (CalCPA). All key members assigned to this engagement are licensed or are in the process of obtaining their license as Certified Public Accountants by the State of California.

Business License

LSL affirms that we will obtain and maintain active business licensure with the City of Diamond Bar upon award of contract.

2. Independence

LSL meets the independence requirements set forth by the *Government Auditing Standards*. Our partners have no ownership in any other business organization that currently or will potentially provide services, supplies, materials, or equipment to the City. We annually distribute a listing of our firm's clients to all employees to ensure that any possible independence threats are properly documented and reviewed.

3. Firm Qualifications and Experience

A. SIZE AND STAFFING

LSL, LLP is a limited liability partnership and is not a wholly owned subsidiary of a parent company. LSL was established in 1929 and has grown as a leader in the government sector. Our full-service accounting firm is headquartered in Irvine, California, with a dynamic team of fifteen (15) partners, two (2) principals, and one hundred fifty (150) employees.

Our governmental staff consists of three (3) Partners, one (1) Director, four (4) Senior Managers, five (5) Managers, ten (10) Supervisors, and nineteen (19) Professional Staff. The assigned team to the City will consist of five (5) staff - one engagement partner, one concurring partner, a relationship manager, a manager, and an in-charge.

LSL will not be subcontracting any portion of the City's audit. All staff assigned to the audit portion of the engagement will be employed by LSL on a full-time basis and have extensive experience providing auditing services for cities, counties, and special-purpose government agencies. However, LSL does collaborate with a third-party for the preparation of the SCO (State Controller's Office) reports to ensure that the reports are prepared and filed correctly and timely by experts in those reports.

Location | Our Offices



Irvine, CA

500 Technology Drive, Suite 350
Irvine, CA 92618
Phone: (949) 829-8299

Sacramento, CA

2151 River Plaza Dr., Suite 150
Sacramento, CA 95833
Phone: (916) 503-9691

The Woodlands, TX

21 Waterway Avenue, Suite 30089
The Woodlands, TX 77380
Phone: (936) 828-4587

Our Irvine office is available to support the City locally, however, we utilize a primarily remote working relationship. We regularly share staff and resources across our offices to leverage the virtual footprint of our government team that spans across the United States. This collaborative approach ensures that you receive the highest level of industry-specialized service while maintaining a streamlined, reliable audit with comprehensive coverage.

B. RANGE OF ACTIVITIES

We provide auditing, accounting, and consulting services to over 100 municipal clients, including counties, cities, water and electric utility districts, and special-purpose government agencies. Our government sector services encompass a broad range of specialties, including attestation, compliance, consulting, outsourced accounting and reporting, year-end close assistance, interim staffing, strategic planning, and tax services.

GASB Implementation

LSL is committed to ensuring the seamless adoption of GASB pronouncements. We provide annual training sessions on new and forthcoming GASB standards available to both the City and LSL staff to promote compliance and operational efficiency. Additionally, we can discuss a year round custom and tailored support plan designed to meet your needs to facilitate successful implementation of all applicable GASB pronouncements. This can include ongoing guidance and expertise to address any challenges and enable a smooth transition and adoption.

C. CURRENT LIST OF MUNICIPAL CLIENTS

A current list of municipal clients can be found in **Appendix A – Current List of Municipal Clients** which includes LSL's most significant engagements conducted within the last three (3) years that are similar to the engagement described in this request for proposal, including local agencies with 50,000 or more population and \$100 million or more in general governmental revenues.

D. PEER REVIEW

Our firm has participated in the AICPA Peer Review Program since its inception. All our peer reviews have covered specific governmental engagements and have received *pass* ratings. Our most recent peer review conducted by Spafford and Landry CPAs is provided on the following pages.



HERE TO MAKE THE COMPLEX SIMPLE.

Patrick D. Spafford, CPA
Todd C. Landry, CPA

Licensed by the California Board of Accountancy
Member: American Institute of Certified Public Accountants

Report on the Firm's System of Quality Control

To Lance, Soll & Lunghard, LLP
and the Peer Review Committee of the California Society of CPAs

We have reviewed the system of quality control for the accounting and auditing practice of Lance, Soll & Lunghard, LLP (the firm) in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of the applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act and employee benefit plan audits.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

-1-

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Lance, Soll & Lunghard, LLP in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, *pass with deficiency (ies)*, or *fail*. Lance, Soll & Lunghard, LLP has received a peer review rating of *pass*.



March 30, 2023

E. DESK REVIEW / DISCIPLINARY ACTION

There have been no disciplinary actions against our organization since its inception. There have been no litigations against our firm in the past three (3) years. Our Single Audit reports are desk reviewed either by the federal cognizant agency or the State Controller’s Office acting as the Oversight Agency. LSL has never had a report rejected by any of these agencies and is highly regarded and recognized by the staff of the State Controller’s Office for top-quality reports.

4. Partner, Supervisory and Staff Qualifications and Experience

ORGANIZATIONAL CHART OF PRINCIPAL STAFF



Engagement Partners



Christian Townes, CPA
Engagement Partner

Christian has dedicated over 12 years to public accounting, with a focus on governmental services and auditing, including federal grant compliance. She has a strong background in navigating the complexities of GASB regulations, ensuring compliance and accuracy in financial processes. Additionally, Christian specializes in Single Audit planning and execution, along with a strategic approach to audit processes. She excels in evaluating and performing Single Audit-specific requirements, including major program determination, audit sampling, and reporting on the compliance of internal controls. As a Partner in LSL’s Government Services, Christian takes the initiative to work closely with her clients, troubleshooting their difficulties and developing the best processes that fit their needs.



Ryan Domino, CPA
Concurring Partner

Ryan Domino has a strong technical focus and specializes in governmental accounting and auditing. He currently serves as a technical reviewer for the Government Finance Officers Association (GFOA) and regularly presents at our firm’s annual GASB Update and at CSMFO’s chapter meetings where he presents and trains on the latest GASB pronouncements. Ryan is an expert on Single Audit planning and execution and holds advanced certification from the AICPA. Ryan provides our clients with a competitive advantage as a member of GFOA’s Special Review Committee for the Award for Excellence in Financial Reporting and able to provide valuable insights and recommendations to help organizations achieve excellence in financial reporting.



ENGAGEMENT TEAM RESUMES

Team resumes are available in **Appendix B – Engagement Team Resumes**, which details the position of each team member in the firm, their educational background, and their years and types of experience. The resumes also provide information on relevant continuing education completed by the team members during the past three years. Proposed team members will be available for ninety (90) days from the proposal due date. LSL will promptly notify the City of any changes in key personnel prior to award.

CONTINUING EDUCATION

At LSL, we strongly emphasize professional development and continuing education to ensure that our team members are up to date on the latest developments in governmental accounting and auditing. As a firm policy, all LSL government staff are required to complete a minimum of 40 hours of continuing education every year, with at least 24 hours in governmental accounting and auditing in a two-year period.

LSL offers a range of training courses and seminars to keep both clients and staff informed and prepared in governmental accounting and auditing with continued support throughout. We regularly lead instructional sessions and learning opportunities in financial-reporting, internal control risk assessments, and GASB update for the latest guidance, information and ideas that impact your industry. These opportunities are made available through our firm to the City for training or continuing professional education credits. Some of the topics include:

- Uniform Guidance (UG) Updates
- GASB Updates
- Addressing Staffing Challenges
- ERP Implementation Panel
- Back to Basics Series:
 - GASB 101: Compensated
 - Absences
 - Capital Assets
 - Bank Reconciliations
 - Pension & OPEB
 - Accounts Receivable
 - A/P, Accrued Liabilities, and Long-Term Debt
 - Leases & SBITAS
- For upcoming webinars, please visit: <https://slcpas.com/>

Staff Continuity

To ensure the quality of our staffing, we have established firm policies that prioritize the continuity of engagement teams, except in cases where an employee has left the firm or has been promoted. In the event of any changes in staffing at the Manager position and above, LSL will first seek written permission from the City.

Quality of Staff Assurance

LSL is committed to providing the City with a stable and experienced team that is dedicated to delivering a high-quality audit and exceptional service. We understand the importance of maintaining a strong and reliable team throughout the engagement, and we will work closely with the City to ensure that any staffing changes are handled with minimal disruption to the continuity of the engagement.

GFOA AWARD PROGRAM

LSL understands the significance of obtaining and maintaining the Certificate of Excellence in Financial Reporting from the GFOA. We have prepared financial statements and footnote disclosures for many of our local government clients who have received this award. Our governmental partners, managers, and seniors are closely involved in the preparation of these reports. Clients currently receiving the GFOA award are also noted in **Appendix A – Current List of Municipal Clients**.

SINGLE AUDIT EXPERIENCE

Our firm has extensive experience in performing Single Audits for local government agencies under the requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, Audit Requirements of Federal Awards (Uniform Guidance), and the United States Office of Management and Budget (OMB). **Appendix A – Current List of Municipal Clients** also includes a list of government audit clients for which a Single Audit has been performed in the last fiscal year. Additionally, the table below highlights recent examples of federal programs audited by LSL.

Federal Granting Agency	AL #	Name of Program
U.S. Department of Agriculture	10.557	Special Supplemental Nutrition Program for Women, Infant, and Children
U.S. Department of Housing & Urban Development	14.195	Section 8 Housing Assistance Payment Program
U.S. Department of Housing & Urban Development	14.218	Community Development Block Grants/Entitlement Grants
U.S. Department of Housing & Urban Development	14.228	Community Development Block Grants/State's program and Non-Entitlement Grants in Hawaii
U.S. Department of Housing & Urban Development	14.239	HOME Investment Partnerships Program
U.S. Department of Housing & Urban Development	14.856	Lower Income Housing Assistance Program Section 8 Moderate Rehabilitation
U.S. Department of Housing & Urban Development	14.871	Section 8 Housing Choice Vouchers
U.S. Department of Transportation	20.106	Airport Improvement Program
U.S. Department of Transportation	20.205	Highway Planning and Construction
U.S. Department of Transportation	20.507	Federal Transit Formula Grants
U.S. Department of Treasury	21.019	Coronavirus Relief Fund (CRF)
U.S. Department of Treasury	21.027	Coronavirus State and Local Fiscal Recovery Funds (SLFRF)
U.S. Environmental Protection Agency	66.458	Capitalization Grants for Clean Water State Revolving Funds
U.S. Department of Health and Human Services	93.563	Child Support Enforcement
U.S. Department of Health and Human Services	93.667	Social Services Block Grant
U.S. Department of Health and Human Services	93.676	Unaccompanied Alien Children Program
U.S. Department of Health and Human Services	93.778	Medical Assistant Program - Medicaid Cluster
U.S. Department of Homeland Security	97.036	Disaster Grants- Public Assistance (Presidentially Declared Disasters)
U.S. Department of Homeland Security	97.067	Homeland Security Grant Program

ADDITIONAL RESOURCES

The LSL team is comprised of top talent within the industry with comprehensive experience beyond governmental audit, accounting, and advisory services. When you partner with LSL, you gain access to the experience, knowledge, and resources of our entire team, including our consulting and technology teams. We are committed to helping finance departments thrive by providing the guidance, tools, and services that foster lifelong success for your finance team. We encourage our clients to tap into our full professional team of industry and product experts for your full-service consulting and staffing.



Financial & Compliance
Audits



Consulting, Staffing &
Training



ERP &
Other Technologies



Kelly Telford, CPA
Consulting Partner

Kelly is a respected leader in public finance and is known for being a change agent and thought leader in organizational strategy. She has developed her expertise in public and local government accounting and auditing, financial forecasting, budget development, public utilities, investment management, grant management, human resources, and information technology. She has taught classes for GFOA and CSMFO and has presented at annual conferences for GFOA, CSMFO and GFOAA. She has previously served as Finance Director for the cities of Costa Mesa and Seal Beach as well as the Los Angeles Community Development Agency. Kelly has a proven track record of helping agencies identify operating inefficiencies assisted in departmental reorganizations, identify internal control challenges, completing year-end close procedures, and serving as an outsourced Finance Director. Her practical recommendations are instrumental in helping our team and our clients achieve a high-quality and efficient audit while providing valuable feedback for organizational improvements.



5. Similar Engagements with Other Government Entities

A. MOST SIGNIFICANT ENGAGEMENTS

City of Burbank	
Contact	Craig Wood, Deputy Finance Director
Telephone	(818) 238 - 5500
Dates of Service	2012 - Present
Total Staff Hours	750
Engagement Partner	Brandon Young
Scope	Audit of the City's ACFR; Housing Co Audit; Citywide Cash Handling Audit; EMS Membership Program; Burbank Airport; Tennis Center; AUP: Ambulance, BUSD, TPT; Burbank TOT; Feature Parking TPT Audit; Starlight Bowl AUP; Utility User's Tax; Golf Course Audit; Franchise Fees; Oracle; Burbank Housing Corp

City of Santa Monica	
Contact	Steve Gomez, MBA, CPA
Telephone	(310) 458 - 8272
Dates of Service	2016 - Present
Total Staff Hours	800
Engagement Partner	Ryan Domino
Scope	Audit of City's ACFR receiving the GFOA award; Single Audit; compliance audit of the City's Housing Successor; compliance audit of the City's Air Quality Management District revenues and expenditures; audit of the "Big Blue Bus" Enterprise Fund, National Transit Database (NTD) AUP; REAC submission, and application of AUP of City's GANN Limit calculation

City of Pasadena	
Contact	Matthew E. Hawkesworth, Director of Finance
Telephone	(626) 744 - 4355
Dates of Service	2015 – 2019; 2023 – Present
Total Staff Hours	800
Engagement Partner	Brandon Young
Scope	Audit of the City’s ACFR which receives the GFOA award, in accordance with GASB. Audit and preparation of financial statements for the City’s Discretely Presented Component Units, the Rose Bowl Operating Company, the Pasadena Center Operating Company, the Pasadena Community Access Corporation and Single Audit in accordance with OMB Uniform Guidance. Review and issue a report on the calculation of the City’s Appropriations Limit (GANN), as required by Article XIII B Section 1.5 of the California Constitution

County of Yolo	
Contact	Chad Rinde, Chief Financial Officer
Telephone	(707) 648 - 5433
Dates of Service	2019 – Present
Total Staff Hours	800
Engagement Partner	Ryan Domino
Scope	Audit of the County’s ACFR receiving the GFOA award; Single Audit; audit of County’s Treasury, GASB 68 and 75 Employer Allocation Schedules

County of Placer	
Contact	Nicole Howard, Auditor-Controller
Telephone	(530) 889 - 4210
Dates of Service	2024 - Present
Total Staff Hours	1400
Engagement Partner	Christian Townes
Scope	Audit of the County’s ACFR receiving the GFOA award; Single Audit; REAC AUP Submission; First 5 Commission Audit, Western Placer Waste Management Authority Audit, GANN Limit AUP, Golden Sierra Job Training Agency Audit & Single Audit, Placer Mosquito Vector Control Audit, Placer County Treasury Review Panel

B. CLIENT REFERENCES

City of Irwindale	
Contact	Kambiz Borhani, Finance Director
Telephone	(626) 430 - 2222
Address	5050 N Irwindale Ave., Irwindale, CA 91706
Dates of Service	2012 – Present
Total Staff Hours	350
Engagement Partner	Ryan Domino
Scope	Audit of the City’s ACFR, which receives the GFOA Award; Single Audit; AUP over the City’s Gann Limit; Housing Successor FS Audit; Mining Tax AUP; Irwindale Community Foundation Audit; State Controller’s Report; Redevelopment

City of San Marino	
Contact	Mark Siegfried, Accounting Manager/Controller
Telephone	(626) 300-0704
Address	2200 Huntington Dr., 2nd Floor, San Marino, CA 91108
Dates of Service	2011 – Present
Total Staff Hours	350
Engagement Partner	Ryan Domino
Scope	Audit of an Annual Comprehensive Financial Report (ACFR) which receives the GFOA award; Single Audit; performed agreed-upon procedures over the City’s GANN Limit calculation; performed agreed-upon procedures over the City’s Investment and Transfer

City of Woodland	
Contact	Kimberly McKinney, Admin Services Director
Telephone	(530) 661-5849
Address	300 First Street, Woodland, CA 95695
Dates of Service	2020 - Present
Total Staff Hours	650
Engagement Partner	Christian Townes
Scope	Audit of the City’s ACFR, Single Audit, compliance audit of the Woodland Financing Authority Audit, compliance audit of the Woodland Davis Clean Water Agency Audit, and performed agreed-upon procedures over the City’s GANN Limit calculation

City of Rancho Cucamonga	
Contact	Tamara Oatman, Finance Director
Telephone	(909) 477 - 2700
Address	10500 Civic Center Dr., Rancho Cucamonga, CA 91730
Dates of Service	2011 – Present
Total Staff Hours	750
Engagement Partner	Christian Townes
Scope	Audit of an Annual Comprehensive Financial Report (ACFR) which receives the GFOA award; Compliance audits of the City's AQMD, Fire District, and Housing Successor funds; Single Audit over the City's federal award programs; prepared the basic financial statements for the ACFR, AQMD fund, Fire District, and Housing Successor fund; performed agreed-upon procedures over the City's Gann Limit calculation; and prepared the City's and Fire District's respective Financial Transactions Reports for the State Controller's Office

City of Vallejo	
Contact	Rekha Nayar, Director of Finance
Telephone	(707) 648 - 5433
Address	555 Santa Clara Str., Vallejo, CA 94590
Dates of Service	2019 - Present
Total Staff Hours	750
Engagement Partner	Christian Townes
Scope	Audit of the City's ACFR, which receives the GFOA award; Single Audit; performance of agreed-upon procedures over the City's GANN limit; Housing Authority financial statement audit and related REAC report; compliance audits for Measure B/V and Measure P

6. Specific Audit Approach

OUR UNDERSTANDING OF THE SCOPE OF WORK

LSL understands that the City of Diamond Bar is seeking a qualified firm to perform the City's financial audit and related services, consisting of the following final financial and compliance reports:

- City's Financial Audit
- City GANN Limit Report
- State Controller's Report
- Single Audit
- Tri-annual Safe and Clean Water Program Audit

Government Auditing Standards

LSL understands its responsibilities to perform audits and issue opinions on the City's financial statements as well as its fair presentation. Our financial audits are performed in accordance with the Generally Accepted Government Auditing Standards (GAGAS) issued by the Comptroller General of the United States, and our Single Audits are performed in accordance with the requirements of the Uniform Guidance. We will also evaluate the City's internal control system and provide recommendations for growth and improvement.

PROJECT MANAGEMENT METHODOLOGY

The LSL team holds itself to a high standard for timely delivery and effective communication of key milestones. We understand the importance of being responsive and communicative with our clients, and we are committed to being available on a day-to-day basis to address any questions or concerns that may arise throughout the engagement. Areas of concern and potential findings will be communicated to the City as soon as they are discovered to mitigate any surprises throughout the audit.

At the beginning of the engagement, we will hold a planning meeting with you to determine the timeline, expectations, and desired outcome of the agreement on the issuance of financial statements. Throughout the process, we will have periodic meetings with you to provide updates and discuss progress. Upon award of contract and per the City's requested timeline, LSL will work closely with the City to develop an audit plan and timeline to ensure compliance and timely deliverables.

As part of the Scope of Work and time requirements, we assume that the City will provide all necessary information needed to complete the financial statement and single audits. We will proactively identify and communicate any pending information from the City that could hinder our ability to complete the objectives of the engagement in a timely manner. Our team at LSL is highly equipped to manage the project workload efficiently. Collectively, the assigned team brings decades of experience in public accounting and auditing. We are confident in our ability to devote sufficient time and resources to this project and ensure its successful completion.

QUALITY MANAGEMENT SYSTEM

LSL's Quality Management System fully complies with the AICPA's Statement of Quality Management Standards No. 1 and showcases our unwavering commitment to excellence in audit and assurance services. Designed to meet and exceed industry standards, our framework integrates robust risk management, ethical compliance, and continuous improvement across every engagement. With clear policies for governance, client relationships, resource allocation, and performance monitoring, our system empowers every team member to deliver reliable, high-quality results. By fostering a culture of transparency, accountability, and innovation, LSL ensures clients receive exceptional service and peace of mind, backed by proven processes and a dedication to quality at every level.

PROPOSED WORK PLAN

At LSL, we use a governmental audit program that will be tailored to the City's operations to accommodate its specific circumstances and organizational structure. LSL's audit programs are organized by financial statement category, which we believe is the most effective and efficient approach to substantially reduce the risk of omitting important procedures. Our approach is designed to increase audit efficiency by linking financial statement assertions, audit objectives, and procedures that are basic to most governmental audit engagements.

PROPOSED SEGMENTATION

Our audit services will be divided into the three succeeding segments:

- Segment 1 – Planning and Obtaining an Understanding
- Segment 2 – Financial Audit Testing
- Segment 3 – Conclusion

Segment 1 – Planning and Obtaining an Understanding

LSL will provide an annual audit communication letter, engagement letter, and Government Audit Quality Center Information letter. The audit communication letter is to be provided to the City Council and/or Board of Directors and can be communicated orally to those charged with governance, if requested, where we will discuss planning stages, responsibilities of the City Council and/or Board of Directors, Auditors, and Management, and provide an opportunity to communicate with us as the auditors.

An entrance conference will be scheduled prior to the agreed-upon week of interim testing to ensure that the audit process is as seamless as possible. Discussions in this meeting include, but are not limited to, an understanding of reports and key milestones for deliverables, prior audit reportable conditions and issues, and “Prepared by Client” (PBC) schedules.

A trial balance is requested for our planning meeting to assist the LSL team in obtaining knowledge of economic conditions, industry elements, and new standards that may affect the City. We will compile a list of PBC items based on our review of the prior year's financial statements and the gathered information that will be provided to the City one month prior to testing or earlier if requested. We operate on a paperless software system and provide a secured cloud-based portal for all clients. The City will have a separate folder that can be customized to organize, and upload requested schedules, support documents, etc.

After interim testing, we will hold an exit meeting to discuss potential weaknesses, if any, and provide feedback for improvements or valuable information gathered from any outside clientele that would benefit the City.

Segment 2 – Financial Audit Testing

Based on the information gathered thus far, we will utilize a customized audit program based on the risk assessment developed during our assessment of the City's internal controls and *Government Auditing Standards*. The primary benefit of a tailored program is a focused set of procedures to address relevant areas. We believe that this approach is both effective and efficient and is critical to compliance with other material laws and regulations.

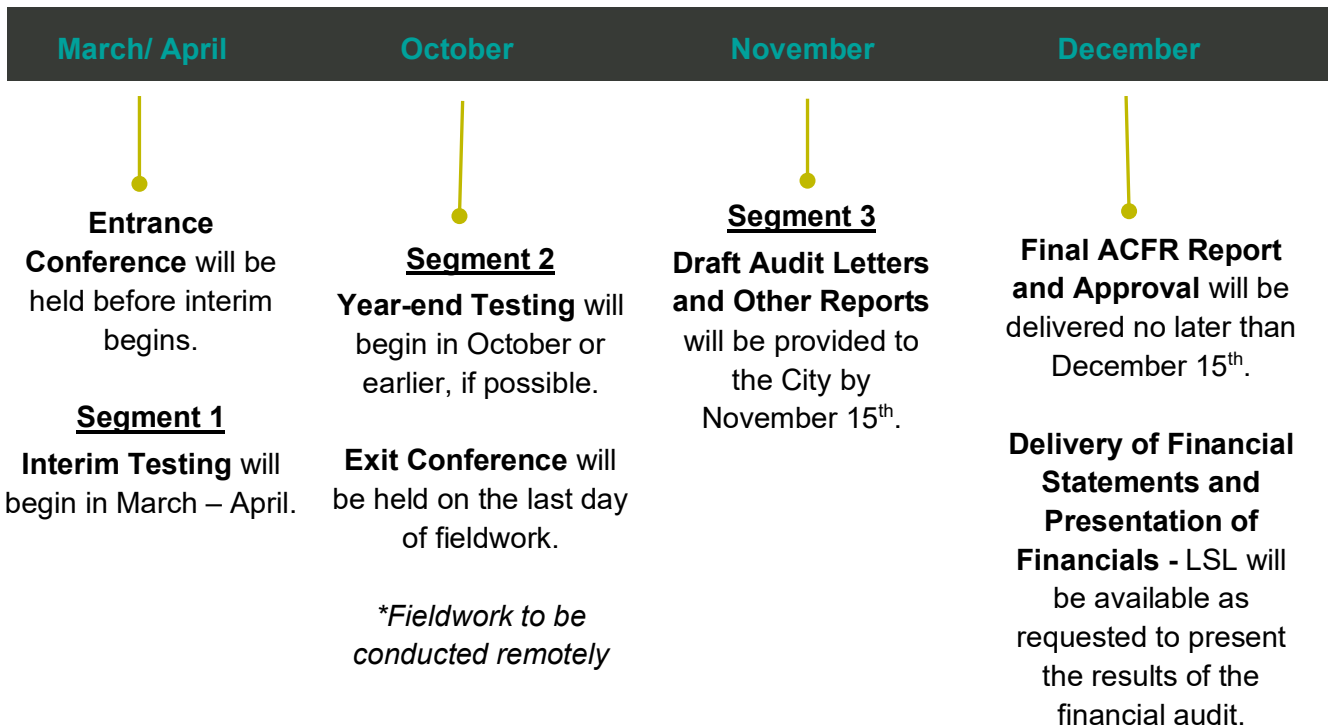
We will annually compile another customized PBC list for the year-end testing provided at least one month prior or earlier if requested. We will request trial balances from the City for our analytical review to be provided one week before testing is scheduled to commence. Year-end testing will include testing of the balance sheet, revenue and expenditures accounts, confirmation of selected balances, analytical procedures, evaluation of the internal controls, and preparation of reports and letters.

Segment 3 – Conclusion

Based on our year-end exit meeting we will discuss a plan to finalize the financial statements according to the timetable of the City. We will schedule dates for the initial and final drafts including time for LSL’s and the City’s review and approval of the financial statements. This period will also account for review by the engagement partner and quality assurance partner. After the review and receipt of the signed Representation Letter from the City, LSL will provide a final report by mid-December of each year. A sample timeline is provided below displaying the key stages of the audit and deliverables.

PROJECT SCHEDULE

LSL assumes under the time requirements that the City will have closed its books and will present the LSL team with general ledger balances that are auditable prior to the start of fieldwork.



LEVEL OF STAFF ASSIGNED AND NUMBER OF HOURS TO BE ASSIGNED

Segment/Task	TOTAL PROPOSED HOURS				
	Partners/ Director	Manager	Senior	Staff	Total
City's Financial Audit					
Interim test work	4	10	25	80	119
Year-End test work	0	5	35	110	150
Report/Review/Supervision	12	35	40	0	87
Subtotal	16	50	100	190	356
City GANN Limit Report					
Test work	0	0	0	1	1
Report/Review/Supervision	0	1	1	0	2
Subtotal	0	1	1	1	3
State Controller's Report					
Report/Review/Supervision	0	1	25	0	26
Subtotal	0	1	25	0	26
Single Audit*					
Test work	0	0	6	18	24
Report/Review/Supervision	2	4	2	2	10
Subtotal	2	4	8	20	34
Safe and Clean Water Program Audit					
Test work	0	0	80	0	80
Report/Review/Supervision	4	15	10	0	29
Subtotal	4	15	90	0	109
TOTAL PROPOSED HOURS:	22	71	224	211	528

*Hours proposed are for one (1) major program.

AUDIT SAMPLING

For tests of controls, we use audit sampling. Tests of controls are procedures directed towards determining the effectiveness of the design or operation of an internal structure policy or procedures. Audit sampling is typically used for tests of controls and compliance that involve the inspection of documents and reports indicating the performance of the applicable policy or procedures and compliance with the applicable laws and regulations. Sample sizes vary based on the population and risk-based calculations.

ELECTRONIC DATA PROCESSING SOFTWARE & AI TECHNOLOGY

LSL is always at the forefront of technology and finding ways to increase efficiency in our audits. Our goal is to effectively streamline the audit process to make the burden of an audit easier on our clients and ease any technical disagreements.

Caseware

At LSL, we partner with and utilize **Caseware** to perform our audits and retain electronic workpapers and supporting documentation in a fully cloud-based platform. During our preparation of the ACFR, all financial statements and schedules are linked to Caseware and audit documentation, ensuring accuracy and consistency with City records and eliminating the risk of manual errors.

LSL Caseware Cloud Portal

Our web-based portal system provides clients with the ability to securely share information in a user-friendly platform. Integrated with **Caseware OnPoint Collaborate**, this state-of-the-art tool enhances collaboration in accounting and auditing. It enables direct communication with clients throughout the audit process for feedback exchange and tracks activities such as audit requests, client uploads, and progress. Access to the secure hub can be restricted to relevant individuals. This tool eliminates the necessity of sending sensitive documents via email and client dashboards are customizable to meet specific needs.

Data Extraction & Audit Analytics

We believe software is only as effective as those who know how to use it. That's why we train all our staff and incorporate the use of **Caseware Analytics AI** and **IDEA** into our audit approach. These two complement each other to create a risk-based transaction analysis tool. We utilize them to scan transaction sets, identify exceptions warranting further investigation, and provide additional assurances to our clients. These tools offer users a high-level summary and reduce time spent in transaction analysis by automatically performing multiple tests on the entire transaction set. They assist in identifying duplicate payments, high-risk journal entries, and developing expectations for analytical procedures used during the audit.

Experience With ERP Systems

Many of our clients have updated their system software with new Enterprise Resource Planning (ERP) systems over the years. We make ourselves available for questions and recommendations, including assistance with the vendor selection process. Our clients' transition to more sophisticated ERP systems has allowed us to gain a better understanding of each system and its unique capabilities.

We often obtain read-only access to our clients' software and can work directly within the system. This allows us to provide useful observations and recommendations regarding internal controls and facilitates efficient audit test work. Some of the ERP and Property Tax Systems we have extensive experience with include **Tyler Technologies (Munis, New World, Eden, Incode), One Solution, Oracle, SAP, Infor, Megabyte**, and more.

TYPE AND EXTENT OF ANALYTICAL PROCEDURES

For the audits of the financial statements, we will use analytical procedures as an overall review of the financial information in the preliminary and final stages of the audits. These procedures are designed to assist us in planning our audits and in assessing the propriety of the conclusions reached and evaluating the overall financial statement presentation.

The procedures to be utilized consist of determining expectations for changes to significant revenue, expenditure, and balance sheet accounts, reading the financial statements and related notes, reviewing the budget and related material, and focusing on overall relationships within the financial statements.

Once determined, these are reviewed to evaluate if the changes appear reasonable or require further analysis. For all significant differences, explanations are obtained as to why the situation occurred and additional substantive procedures may be applied, and related evidence is gathered to resolve concerns and questions.

LSL'S APPROACH TO UNDERSTANDING THE CITY'S INTERNAL CONTROL STRUCTURE

LSL will perform procedures as required by SAS 122-125 to obtain an understanding of the City and its environment along with assessing the risks of material misstatements in order to gain insight into the internal control structure over the financial statements. Our review will encompass various areas such as financial reporting, cash, revenues and receivables, utility billing, expenses, accounts payable, payroll, capital assets, long-term debt, and grant reporting. We will issue a management letter (SAS 115 Letter) that identifies any significant deficiencies and/or material weaknesses found as required by the Government Auditing Standards.

Our process is to obtain and review the City's annual budget book, organizational charts, standard operations procedures, manuals, policies, or other written documentation to identify processes and controls for critical transaction cycles. As much as is possible, we attempt to gather the data from the City's publicly available documents prior to beginning the audit to reduce the workload of the City's audit staff. Additionally, during Segment 1 of the audit, LSL will conduct interviews with the management of finance and responsible parties of each audit section to understand the processes and controls through observation and discussions. We will also perform sampling transactions as part of a "walk-through" process to verify that the system of control is functioning as per the policies and procedures.

DETERMINING LAWS AND REGULATIONS SUBJECT TO AUDIT TEST WORK

The Laws and Regulations that will be subject to audit test work are determined by the applicable laws, regulations, contracts, and grant agreements which we identify through the understanding we obtain of the City and our extensive experience with other governmental entities.

DRAWING AUDIT SAMPLES FOR COMPLIANCE

The sampling procedures test the operating effectiveness of an internal control structure policy or procedure by determining how the policy or procedure was applied, the consistency with which it was applied during the audit period, and by whom it was applied. We will draw samples for disbursements, receipts, and payroll when applicable. Each document selected will be tested for various attributes that are designed to verify compliance with different aspects of internal controls and applicable laws and regulations. Additionally, each sample item will be tested for coding to the proper accounts and posting to the general ledger.

WORKING PAPER RETENTION AND ACCESS

All working papers and reports will be retained at LSL's expense for a minimum of seven (7) years unless otherwise notified in writing by the City of the need to extend that retention period. Upon written request, we will make working papers available to parties designated by the City. Furthermore, we will respond to the reasonable inquiries of successor auditors and allow successor auditors to review working papers relating to matters of continuing accounting significance.

7. Identification Anticipated Potential Audit Problems

Outside of the complexities that arise with the implementation of GASB pronouncements, LSL does not anticipate any audit problems or conflicts in the performance of the services requested in this RFP. Our approach is to partner with our clients to provide information, training, and the resources necessary to successfully implement any new changes in accounting principles.

As mentioned previously, LSL assumes that the City will provide all necessary information to complete the financial statement and single audits. The LSL assigned to this engagement will help identify and communicate any pending information needed from the City that may hinder the engagement's objectives and timely completion. Additionally, LSL assumes that the City will have closed its books and present auditable general ledger balances.

LSL Highlights: Awards & Values

LSL is a multi-location firm with formidable resources that provides a personal feel and hands-on client experience.



Ranked #17 on the Orange County Business Journal's CPA Firm Book of Lists



Established in 1929



15 Partners



150 employees (and growing!)

ACCOUNTING TODAY REGIONAL LEADER

LSL has again been recognized as an Accounting Today Regional Leader in 2025. The list ranks the top CPA firms that have shown exceptional growth, embraced technology, and who 'think outside the box' when providing solutions.



INSIDE PUBLIC ACCOUNTING AWARD

LSL is honored to be recognized among the Top 300 accounting firms in the nation by INSIDE Public Accounting! Each year, IPA ranks CPA firms based on net revenue, and LSL proudly advanced from #220 in 2024 to #201 in 2025. Our fantastic team and the trust of our valued clients are the driving force behind this upward momentum and continued growth.



BEST OF ACCOUNTING AWARD

LSL has consistently secured the ClearlyRated *Best of Accounting* award since 2019. This exclusive program awards accounting firms who demonstrate high-level service of excellence within the accounting industry and solely leverages statistically validated survey responses from our clients.



4.7 based on 646 ratings



OUR CORE VALUES

Our values weren't decided on by management and handed down. Every member of the LSL team worked together to share what values matter most to us. From there, we came up with the following five core values that embody how we approach each other, our work, and our clients.



PURSUE EXCELLENCE



LOVE WHAT YOU DO



LEAD WITH INTEGRITY



ACCOMPLISH MORE TOGETHER



FORWARD THINKING

Appendix A – Current List of Municipal Clients

Current List of Municipal Clients						
Client Name	Client Clas	Contact Person	Services	Years	Phone	
* Barstow	M	Sydney Harris	A1, A2	11	760-255-5115	
Big Bear Fire Authority	S	Kristin Mandolini	A1	9	909-866-5831	
* Big Bear Lake	M	Kelly Ent	A1	27	909-866-5831	
* Brea	M	Monica Lo	A1, A2	13	714-990-7600	
* Burbank	M	Heidi Okimoto	A1, A2	15	818-238-5500	
* Butte County	C	Graciela Gutierrez	A1, A2	1	530-552-3600	
Canyon Lake	M	Aaron Brown	A1, A2	30	951-244-2955	
* Carlsbad	M	Zach Korach	A1, A2	3	760-602-2430	
* Cathedral City	M	Kevin Biersack	A1, A2	15	760-770-0378	
* Chino Hills	M	Nicole Lugotoff	A1, A2	28	909-364-2648	
* Citrus Heights	M	Alberto Preciado	A1, A2	6	916-272-4776	
* Citrus Heights Water District	S	Annie Liu	A1	4	916-735-7703	
* Coachella Valley Water District	S	Karla Romero	A1, A2	12	760-398-2651	
* Culver City	M	Lisa Soghor	A1, A2	1	310-253-6016	
* Dana Point	M	Sheryl Mariano	A1	1	949-248-3516	
* Diamond Bar	M	Jason Jacobsen	A1, A2	15	909-839-7051	
* Downey	M	Francesca Navarro	A1, A2	11	562-904-7265	
Duarte	M	Angela Chiaromonte	A1	1	626-357-7931	
Durham Mosquito Abatement District	S	Anita Weinreich	A1	1	530-518-0364	
* East Bay Municipal Utility District	S	Melody Wang	A1, A2	6	510-287-0280	
* Eastern Municipal Water District	S	Wilma Garriz	A1, A2	4	951-928-3777	
El Dorado County	C	Alison Winter	A1, A2	1	530-621-6729	
* El Toro Water District	S	Vishav Sharma	A1	1	949-599-2504	
* Fullerton	M	Toni Smart	A1, A2	4	714-738-6522	
* Galt	M	Cindy Nguyen	A1	7	209-366-7150	
Grand Terrace	M	Christine Clayton	A1, A2	11	909-824-6621	
Inglewood	M	Sharon Koike	A1, A2	10	310-412-5257	
* Irwindale	M	Lori Svet	A1	30	626-430-2200	
Kress	T	Johnny Taylor	A1	1	806-994-5051	
* La Quinta	M	Claudia Martinez	A1, A2	1	760-777-7055	
* Laguna Beach	M	Shannon Espinoza	A1	1	949-497-0319	
Livingston	M	Happy Bains	A1	4	209-394-8041	
* Lodi	M	Chia Lor	A1, A2	2	209-269-4638	
* Lompoc	M	Christie Donnelly	A1, A2	4	805-875-8283	
* Malibu	M	Renee Neerman	A1	21	310-456-2489	
* Manhattan Beach	M	Julie Bondarchuk	A1	15	310-802-5564	
* Mesa Water District	S	Anthony Phou	A1	3	949-574-1022	
* Monrovia	M	Buffy Bullis	A1, A2	24	626-932-5513	
Monterey Peninsula Airport District	S	Mark Wilson	A1, A2	6	831-648-7000	
* Napa	M	Rajneil (Raj) Prasad	A1, A2	1	707-257-9698	
Nevada City	M	Stephen Erlandson	A1	1	530-265-2496	
* Nevada County	C	Gina Will	A1	1	530-265-1580	
* Newark	M	Krysten Lee	A1, A2	6	510-578-4288	
* Oceanside	M	Jill Moya	A1, A2	16	760-435-3887	
Orange	M	Trang Nguyen	A1, A2	2	714-744-2251	
Orchard Dale Water District	S	Ron Richard	A1	6	562-941-0114	

*City of Diamond Bar
Professional Auditing Services*

* Palm Desert	M	Veronica Chavez	A1, A2	8	760-346-0611
* Pasadena	M	Armine Trashian	A1, A2	12	626-744-4000
* Placer County	C	Debbie Chan	A1, A2	1	530-889-4180
* Rainbow Municipal Water District	S	Rick Aragon	A1	5	760-728-1178
* Rancho Cucamonga	M	Caroline Cruz-Contreras	A1, A2	47	909-774-2434
Rolling Hills	M	Robert Samario	A1	16	310-377-1521
* Rosemead	M	Maria Teresita Anson	A1, A2	7	626-569-2146
* Roseville	M	Kyle Horton	A1, A2	4	916-774-5526
* Sacramento Transportation Authority	S	Dustin Purinton	A1	2	916-323-0894
* San Bernardino Municipal Water Department	S	Cynthia Mouser	A1, A2	6	909-453-6010
* San Clemente	M	Jacob Rahn	A1, A2	7	949-361-8360
* San Joaquin Council of Governments	S	Lynette Castle	A1, A2	6	209-235-0454
* San Marino	M	Hillary Guirola-Leon	A1, A2	32	626-300-0708
* Santa Monica	M	Steve Gomez	A1, A2	9	310-458-8272
* Shasta County	C	Nolda Short	A1	1	530-245-6657
* South Coast Air Quality Management District	S	Susanna Leung	A1, A2	2	909-396-2623
Stanislaus Council of Governments	S	Jean Foletta	A1	1	209-525-4891
Sutter County	C	Nathan Black	A1, A2	6	530-822-7127
* Three Valleys Municipal Water District	S	Jose Velasquez	A1	17	909-626-5568
* United Water Conservation District	S	Brian Zahn	A1	2	805-695-3870
* Vacaville	M	Ken Matsumiya	A1, A2	5	707-449-5180
* Vallejo	M	Rekha Nayar	A1, A2	6	707-648-5433
* West Sacramento	M	Becky Robertson	A1, A2	2	916-617-4584
Woodland	M	Kimberly McKinney	A1	5	530-661-5849
Yolo County	C	Tom Haynes	A1, A2	6	530-666-8162
* Yorba Linda Water District	S	David Christian	A1	3	714-961-7140

Client Codes:

- C - California County
- M - California Municipality (City)
- S - California Special District or Other Government
- T - Texas Municipality (City)

Service Codes:

- A1 - Audit Under *Government Auditing Standards*
- A2 - Single Audit Act Engagement
- * Participated in the GFOA Award Programs and has received or anticipates receiving outstanding awards

Appendix B – Engagement Team Resumes



Christian Townes, CPA

ENGAGEMENT PARTNER

ACHIEVEMENTS

With over 12 years of experience in public accounting, Christian brings a strong focus on governmental services and auditing, including federal grant compliance. She has a strong background in navigating the complexities of GASB regulations, ensuring compliance and accuracy in financial processes. Additionally, she specializes in Single Audit planning and execution and excels in evaluating requirements, including major program determination, audit sampling, and internal control compliance.

CONTINUING EDUCATION

As a firm policy, all LSL government staff are required to complete a minimum of 40 hours of continuing education every year, with at least 24 hours in governmental accounting and auditing in a two-year period. Christian meets the requirements for Government Auditing Standards in governmental CPE.

EXPERIENCE

She has performed all phases of our government audits, including special districts, ACFR audits, and Single Audits.

Her work has entailed:

- Assisting in the preparation of the Annual Comprehensive Financial Report
- Performing analytical and substantive audit procedures on account balances
- Planning the nature, timing, and extent of procedures involved in the audit process audits in accordance with the provisions of Government Auditing Standards and the provisions of the Single Audit Act and the Uniform Guidance
- Assisting clients with the preparation and review of GASB related journal entries, including implementation of GASB 87 and 96.

MEMBERSHIPS

AICPA, GFOA, CSMFO

EDUCATION

Bachelor of Science in Accounting with a minor in Economics –
The College at Brockport, State University of New York

A.S. in Business Administration – Genesee Community College

LICENSES & CERTIFICATIONS

Certified Public Accountant
New York
California

AICPA Advanced
Single Audit Certificate

ENGAGEMENTS

Bay Area Clean Water Agencies
City of Citrus Heights
City of Diamond Bar
City of Dixon
City of Escalon, TDA
City of Galt
City of Inglewood
City of Lathrop, TDA
City of Lodi
City of Lodi, TDA
City of Manhattan Beach
City of Ripon, TDA
City of Shafter
City of Stockton, TDA
City of Tracy, TDA
City of Vacaville
City of Vallejo
County of Butte
County of El Dorado
County of Nevada
County of Placer
County of Sutter
DSRSD-EBMUD Recycled Water
Authority
East Bay Municipal Utility District
Freeport Regional Water Project
Monterey One Water
Sacramento Transportation Authority
San Joaquin COG
San Joaquin Rail Commission, TDA
San Joaquin Transit District, TDA
San Joaquin County, TDA
Stanislaus Council of Governments
Sutter County
Upper Mokelumne River Watershed
Authority

Christian Townes CPE Records 2023 - Current		
Program	Sponsor	Completed
2025 Government Workshop Series	LSL CPAs	09/09/2025
2025 Government Workshop Series	LSL CPAs	09/09/2025
2025 Government Workshop Series	LSL CPAs	09/02/2025
2025 Government Workshop Series	LSL CPAs	09/02/2025
2025 Government Workshop Series	LSL CPAs	08/12/2025
2025 Government Workshop Series	LSL CPAs	08/12/2025
Quality Management Standards	Becker Professional Education	05/13/2025
Quality Management Standards	Becker Professional Education	05/13/2025
Quality Management Standards	Becker Professional Education	05/13/2025
Single Audit Training - 01/24/2025	LSL CPAs	01/24/2025
Back to Basics Grants from A-Z	LSL CPAs	09/24/2024
Government Year-End Training 8/8/24 (Webinar)	LSL CPAs	08/09/2024
Back to Basics: Mastering AR Reconciliations for Year-End	LSL CPAs	07/16/2024
Back to Basics Pension & OPEB for Beginners	LSL CPAs	07/10/2024
Back to Basics Leases & SBITA Accounting: Year Two & Beyond	LSL CPAs	06/18/2024
2023 Yellow Book Update	Becker Professional Education	08/22/2023
Yellow Book and Single Audit Update - 2023	Becker Professional Education	08/16/2023
2023 Fraud Update	Becker Professional Education	08/11/2023
Annual GASB Update - 2023	Becker Professional Education	08/10/2023
Professional Judgment in Audit	Becker Professional Education	08/09/2023
2023 Uniform Guidance Update	Becker Professional Education	08/03/2023
2023 Govt. Year-End Training - Time Management (Level 1)	LSL CPAs	06/30/2023
2023 Govt. Year-End Training - Communication Skills/Audit Documentation (Level 1)	LSL CPAs	06/29/2023
2023 Govt. Year-End Training - Financial Statements (Level 2)	LSL CPAs	06/29/2023
2023 Govt. Year-End Training - Revenue & Receivables (Level 2)	LSL CPAs	06/29/2023
2023 Govt. Year-End Training - People Management (Level 2)	LSL CPAs	06/29/2023
2023 Govt. Year-End Training - Payroll (Level 2)	LSL CPAs	06/28/2023
2023 Govt. Year-End Training - GASB 100	LSL CPAs	06/27/2023
2023 Govt. Year-End Training - Expenditures & Payables (Level 2)	LSL CPAs	06/27/2023
2023 Govt. Year-End Training - Year-End Expectations	LSL CPAs	06/27/2023
2023 Govt. Year-End Training - Audit Documentation (Level 2)	LSL CPAs	06/27/2023
2023 Govt. Year-End Training - Basics of Government	LSL CPAs	06/26/2023
2023 Govt. Year-End Training - Inventory and YE Expectations	LSL CPAs	06/26/2023
2023 Govt. Lunch & Learn! Long-term Debt	LSL CPAs	06/16/2023
2023 Govt. Lunch & Learn! Cash and Investments	LSL CPAs	06/02/2023
2023 GASB Update: The Age of Enlightenment (for finance departments!)_LIVE	LSL CPAs	05/04/2023
Statement of Cash Flows: Preparation, Presentation, and Use	Aicpa	03/27/2023
Financial Instruments and Leases	Aicpa	03/23/2023
Current Audit Environment and ASB Activity	Aicpa	03/22/2023
Yellow Book: Staying Compliant with Government Auditing Standards	Aicpa	03/20/2023
Risk Management Techniques and Tools	Aicpa	03/16/2023
Contract Accounting and Lease Accounting and Their Impact on Construction Contractors	Aicpa	03/14/2023
Auditing Digital Assets	Aicpa	03/13/2023
2023 Interim Training - Live Case Study	LSL CPAs	03/10/2023
2023 Interim Training - Assignments and Expectations	LSL CPAs	03/10/2023
2023 Interim Training - Audit Documentation	LSL CPAs	03/09/2023
2023 Interim Training - Basics of Internal Control	LSL CPAs	03/09/2023
2023 Interim Training - Changes Since Re-Engineering	LSL CPAs	03/09/2023
2023 Interim Training - Introduction to Government Audits	LSL CPAs	03/09/2023



Ryan Domino, CPA

CONCURRING PARTNER

ACHIEVEMENTS

Ryan currently serves as a technical reviewer for the Government Finance Officers Association (GFOA), and has been a presenter for CSMFO's annual conference and various chapter meetings. He has been involved with teaching current audit and accounting-related material at LSL's in-house training seminars, and annual GASB Update.

CONTINUING EDUCATION

As a firm policy, all LSL government staff are required to complete a minimum of 40 hours of continuing education every year, with at least 24 hours in governmental accounting and auditing in a two-year period. Ryan meets the requirements for Government Auditing Standards in governmental CPE.

EXPERIENCE

Ryan has over 11 years of experience in governmental auditing including financial statement audits, preparation of Annual Comprehensive Financial Reports, Housing Successor compliance audits, TDA compliance audits, Single Audits, Federal Student Financial Aid audits, and various consulting and agreed-upon procedures projects.

Ryan is one of the firm's leaders in ensuring audit quality control and Government Practice training for staff. He is a regular presenter at the firm's annual GASB Update where he has presented training to our clients on the latest GASB pronouncements and has been a presenter for CSMFO's chapter meetings and the annual CSFMO Conference.

Some of his presentations have covered:

- General auditing in accordance with GAGAS
- Accounting for capital assets
- GASB Statement Nos. 89, 90, 91, 94, 100, 101, and 102
- Fraud risks and internal controls

MEMBERSHIPS

AICPA, CalCPA, CSMFO, GFOA, GFOAT

EDUCATION

Bachelor of Arts Degree in Business Administration, with an emphasis in Accounting – California State University, Fullerton

LICENSES & CERTIFICATIONS

Certified Public Accountant
California
Texas

AICPA Advanced
Single Audit Certificate

AUDIT ENGAGEMENTS

City of Agoura Hills, CA
City of Big Bear Lake, CA
City of Brea, CA
City of Burbank, CA
City of Carlsbad, CA
City of Cathedral City, CA
City of Chino Hills, CA
City of Dana Point, CA
City of Kress, TX
City of La Quinta, CA
City of Lompoc, CA
City of Monrovia, CA
City of Moorpark, CA
City of Oceanside, CA
City of Orange, CA
City of Palm Desert, CA
City of Rialto, CA
City of Rosemead, CA
City of San Clemente, CA
City of San Juan Capistrano, CA
City of Santa Monica, CA
Monterey Peninsula Airport District
Orange County Water District
Orchard Dale Water District
Rainbow Municipal Water District
San Bernardino Muni. Water Dept.
Three Valleys Muni. Water District
United Water Conservation District
Yorba Linda Water District

Ryan Domino CPE Records 2023 - Current

Program	Sponsor	Completed
Back to Basics Uniform Guidance Update Encore Presentation	LSL, LLP	09/10/2025
2025 Government Workshop Series	LSL CPAs	09/09/2025
2025 Government Workshop Series	LSL CPAs	09/02/2025
2025 GAGAS Training Day 2	LSL, LLP	08/28/2025
2025 Government Workshop Series	LSL CPAs	08/26/2025
2025 GAGAS Training Day 1	LSL, LLP	08/27/2025
2025 Government Workshop Series	LSL CPAs	08/05/2025
Developing as a Rainmaker	Convergence Coaching	06/23/2025
Back to Basics GASB 101: Compensated absences	LSL, LLP	06/05/2025
The New Psychology of Fraud 2024-2025	Calcpa	05/14/2025
New Quality Management Standards: Bringing It All Together - Exploring All Components of a Quality Management System	Aicpa	04/24/2025
New Quality Management Standards: What's New for Firms' Monitoring and Remediation Processes	Aicpa	04/17/2025
Single Audit Training - 01/24/2025	LSL CPAs	01/24/2025
Back to Basics - Capital Assets Crash Course	LSL CPAs	09/10/2024
Back to Basics Put the Pieces Together: A Guide to Bank Reconciliations	LSL CPAs	08/27/2024
A CPA's Guidebook to Ethical Behavior: A CPE Ethics Course for Texas CPAs	Becker Professional Education	08/23/2024
Government Year-End Training 8/8/24 (Webinar)	LSL CPAs	08/09/2024
LSL Government Audit, Accounting & Technology (GAAT) Update	LSL CPAs	05/01/2024
2024 Govt. Interim Training - Audit Roadmap	LSL CPAs	04/05/2024
2024 Govt. Interim Training: Internal Control Documentation in Orb	LSL CPAs	04/04/2024
Audit Nightmares: Expenses	Lumiq	02/13/2024
LSL CPAs Strategic Planning	Boomer Consulting	01/18/2024
Designing a Training Program: Setting Goals, Objectives, and Mediums		01/03/2024
Key Recipient Roles and Responsibilities in Single Audits	Aicpa	12/15/2023
Audit & Assurance Discussion Webinar	Primeglobal	10/19/2023
2023 DHCS GAGAS Training Day 2	LSL CPAs	08/31/2023
2023 DHCS GAGAS Training Day 1	LSL CPAs	08/30/2023
2023 Uniform Guidance Update	Becker Professional Education	08/21/2023
Understanding and Applying SAS 142: Audit Evidence	Becker Professional Education	07/31/2023
Risk Assessment Under SAS No. 145	Aicpa	07/20/2023
Selecting and Managing a Project Portfolio with Microsoft Project		07/18/2023
2023 Govt. Lunch & Learn! Writing Good Findings	LSL CPAs	07/14/2023
Becoming a Thought Leader		07/13/2023
2023 Govt. Year-End Training - Time Management (Level 1)	LSL CPAs	06/30/2023
2023 Govt. Year-End Training - Financial Statements (Level 2)	LSL CPAs	06/29/2023
2023 Govt. Year-End Training - Payroll (Level 1)	LSL CPAs	06/29/2023
2023 Govt. Year-End Training - Revenue & Receivables (Level 2)	LSL CPAs	06/29/2023
2023 Govt. Year-End Training - Revenue & Receivables (Level 1)	LSL CPAs	06/28/2023
2023 Govt. Year-End Training - GASB 100	LSL CPAs	06/27/2023
2023 Govt. Year-End Training - Year-End Expectations	LSL CPAs	06/27/2023
2023 Govt. Year-End Training - Inventory and YE Expectations	LSL CPAs	06/26/2023
2023 Govt. Year-End Training - Basics of Government	LSL CPAs	06/26/2023
2023 Govt. Lunch & Learn! Long-term Debt	LSL CPAs	06/16/2023
Critical Thinking – The Key to Success in Any Job	Becker Professional Education	06/14/2023
2023 OMB Compliance Supplement and Single Audit Update	Aicpa	06/13/2023
GASB Other Postemployment Benefits (OPEB)	Becker Professional Education	06/12/2023
Building Professional Relationships		06/06/2023
Balancing Multiple Roles as a Leader		06/05/2023
2023 Govt. Lunch & Learn! Cash and Investments	LSL CPAs	06/02/2023
2023 Fraud Update	Becker Professional Education	05/09/2023
Start-up and Small Business Financial Statements: Issues and Fraud 2022	Calcpa	05/09/2023
2023 GASB Update: The Age of Enlightenment (for finance departments!)_LIVE	LSL CPAs	05/04/2023
2023 Annual Required GAQC Webcast	Aicpa	05/02/2023
California Ethics	Becker Professional Education	04/26/2023
2023 Interim Training - Assignments and Expectations	LSL CPAs	03/10/2023
2023 Interim Training - Live Case Study	LSL CPAs	03/10/2023
2023 Interim Training - Changes Since Re-Engineering	LSL CPAs	03/09/2023
2023 Interim Training - Introduction to Government Audits	LSL CPAs	03/09/2023
2023 Interim Training - Audit Documentation	LSL CPAs	03/09/2023
2023 Interim Training - Basics of Internal Control	LSL CPAs	03/09/2023
Accounting Firm's System of Quality Control, Part 1	Becker Professional Education	01/16/2023



James Butera, MBA, CPA

DIRECTOR – RELATIONSHIP MANAGER

ACHIEVEMENTS

James was previously a Director of Finance at a regional municipality in New York. He brings his experience in financial audits, Single Audits, ACFR, and financial statement preparation, plus in-depth knowledge of GASB implementation consulting, bookkeeping consulting, and Controller consulting services.

CONTINUING EDUCATION

133 total hours over the last three years, 110 of which were in governmental accounting and auditing subjects. James meets the requirements of governmental CPE Government Auditing Standards.

EXPERIENCE

James has performed all phases of our government audits, including cities, counties, and special districts for their ACFR and Single Audits.

His work has entailed:

- Assisting in the preparation of the Annual Comprehensive Financial Report
- Performing analytical and substantive audit procedures on account balances
- Planning the nature, timing, and extent of procedures involved in the audit process audits in accordance with the provisions of Government Auditing Standards and the provisions of the Single Audit Act and the Uniform Guidance
- Assisting clients with the preparation and review of GASB 68, 75, and 84 journal entries
- Review of capital assets, debt service, and federal and state award schedules

MEMBERSHIPS

AICPA, CalCPA, GFOA

EDUCATION

Bachelor of Science in Accounting, Cum Laude & Master of Business Administration in Accounting - St. John Fisher University

LICENSE

Certified Public Accountant
New York

ENGAGEMENTS

City of American Canyon
City of Batavia, NY
City of Big Bear Lake
City of Chino Hills
City of Chula Vista
City of Fullerton
City of Geneva, NY
City of Irwindale
City of Livingston
City of Napa
City of Newark
City of Palm Desert
City of Pasadena
City of Pleasanton
City of Rialto
City of Rochester, NY
City of Rosemead
City of West Sacramento
County of Butte
County of Genesee, NY
County of Nevada
County of Placer
County of Sutter
County of Yolo
Jamestown Board of Public Utilities
Monterey One Water District
Rochester City School District

James Butera CPE Records 2023 - Current		
Program	Sponsor	Completed
Annual Professional Ethics Update 2025	Becker Professional Education	06/02/2025
Quality Management Standards	Becker Professional Education	04/29/2025
Annual GASB Update 2024	Becker Professional Education	04/09/2025
Maximizing Transient Occupancy Tax Revenue: Don't Leave Money on the Table	LSL CPAs	03/26/2025
Single Audit Training - 01/24/2025	LSL CPAs	01/24/2025
Back to Basics - Capital Assets Crash Course	LSL CPAs	09/10/2024
Lunch & Learn - Government Audit File Updates	LSL CPAs	09/06/2024
2024 Gov't Levels Training - Levels 1-2 (Day 2)	LSL CPAs	08/08/2024
2024 Gov't Levels Training - Level 3 (Day 1)	LSL CPAs	08/07/2024
Inventory Count Training (Government)	LSL CPAs	06/06/2024
LSL Government Audit, Accounting & Technology (GAAT) Update	LSL CPAs	05/01/2024
2024 Govt. Interim Training: Expectations	LSL CPAs	04/05/2024
2024 Govt. Interim Training - Audit Roadmap	LSL CPAs	04/05/2024
2024 Govt. Interim Training: Internal Control Documentation in Orb	LSL CPAs	04/04/2024
Yellow Book and Single Audit Update 2024	Becker Professional Education	01/24/2024
Yellow Book Update 2024	Becker Professional Education	01/09/2024
Single Audit Quality: Focus on Designing and Performing Test of Control and Compliance	Becker Professional Education	01/08/2024
2023 Audit Update	Becker Professional Education	08/24/2023
2023 Yellow Book Update	Becker Professional Education	08/22/2023
2023 Uniform Guidance Update	Becker Professional Education	08/21/2023
Understanding and Applying SAS 142: Audit Evidence	Becker Professional Education	07/31/2023
2023 Govt. Year-End Training - Financial Statements (Level 2)	LSL CPAs	06/29/2023
2023 Govt. Year-End Training - Revenue & Receivables (Level 2)	LSL CPAs	06/29/2023
2023 Govt. Year-End Training - People Management (Level 2)	LSL CPAs	06/29/2023
2023 Govt. Year-End Training - Payroll (Level 2)	LSL CPAs	06/28/2023
2023 Govt. Year-End Training - Year-End Expectations	LSL CPAs	06/27/2023
2023 Govt. Year-End Training - Expenditures & Payables (Level 2)	LSL CPAs	06/27/2023
2023 Govt. Year-End Training - Audit Documentation (Level 2)	LSL CPAs	06/27/2023
2023 Govt. Year-End Training - GASB 100	LSL CPAs	06/27/2023
2023 Govt. Year-End Training - Basics of Government	LSL CPAs	06/26/2023
2023 Govt. Year-End Training - Inventory and YE Expectations	LSL CPAs	06/26/2023
2023 Govt. Lunch & Learn! Cash and Investments	LSL CPAs	06/02/2023
Yellow Book: Staying Compliance with GAS		05/08/2023
2023 GASB Update: The Age of Enlightenment (for finance departments!)_ZOOM	LSL CPAs	05/04/2023
Performing a Single Audit Under the Uniform Guidance		04/25/2023
Yellowbook: Application of GAGAS Principles		04/18/2023
Excel Essential Training (Office 365/Microsoft 365)		04/11/2023
Becoming Indistractable		04/10/2023
Balancing Multiple Roles as a Leader		04/10/2023
Excel 2019 Essential Training		04/10/2023
Getting Your Ideas Approved		04/08/2023
Building Trust		04/04/2023
10 Habits of highly successful careers	Becker Professional Education	04/04/2023
Becoming a Manager	Becker Professional Education	04/04/2023
AICPA and the Future of the Profession	Becker Professional Education	04/04/2023



LICENSE

Certified Public Accountant
Illinois

ENGAGEMENTS

City of Cathedral City
City of Inglewood
City of Palm Desert
City of Redondo Beach
City of Rialto
City of Vacaville
South Coast Air Quality
Management District
City of Diamond Bar
City of Irwindale

Calvin Kunkel, CPA

MANAGER

ACHIEVEMENTS

Calvin brings insightful perspectives to tackling our client's toughest obstacles. He loves helping clients recognize patterns and effectively apply analytic procedures to resolve their unique and complex challenges. His experience serving in the U.S. Air Force allows him to apply his critical problem-solving skills, pattern recognitions, and analytic thought process to complex accounting problems. He holds a no-nonsense approach with a commitment to high standards of integrity and transparency.

CONTINUING EDUCATION

130 total hours over the last three years, 75 of which were in governmental accounting and auditing subjects. Calvin meets the requirements of governmental CPE Government Auditing Standards.

EXPERIENCE

Calvin has performed all phases of our government audits, including ACFR audits, Single Audits, and special districts.

His work has entailed:

- Assisting in the preparation of the Annual Comprehensive Financial Report for the Government Finance Officers Association (GFOA)
- Performing analytical and substantive audit procedures on account balances
- Planning the nature, timing, and extent of procedures involved in the audit process audits in accordance with the provisions of Government Auditing Standards and the provisions of the Single Audit Act and the Uniform Guidance
- Assisting clients with the preparation and review of GASB 68, 75, and 84 journal entries
- Review of capital assets, debt service, and federal and state award schedules

EDUCATION

B.A. degree in English – Illinois State University
Master of Accountancy – Northern Illinois University

Calvin Kunkel CPE Records 2023 - Current

Program	Sponsor	Completed
2025 Government Workshop Series	LSL CPAs	08/26/2025
2025 Government Workshop Series	LSL CPAs	08/12/2025
2025 Government Workshop Series	LSL CPAs	08/05/2025
2025 Government Year-End Training	LSL CPAs	07/24/2025
2025 Assurance Department Training	LSL CPAs	07/22/2025
Back to Basics GASB 101: Compensated absences	LSL, LLP	06/05/2025
2025 Government Interim Training	LSL CPAs	04/07/2025
2025 Government Interim Training	LSL CPAs	04/07/2025
Single Audit Training - 01/24/2025	LSL CPAs	01/24/2025
Revenue & Expenses: Proposed Changes For Governmental Entities	Becker Professional Education	09/25/2024
Federal Appropriation Principles-An Overview	Becker Professional Education	09/25/2024
Mastering Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets	Becker Professional Education	09/25/2024
Back to Basics Grants from A-Z	LSL CPAs	09/24/2024
Fraud and Abuse in Nonprofit and Government Environments	Becker Professional Education	09/24/2024
Introduction to Government/Fund Accounting	Becker Professional Education	09/24/2024
Excel: Making Sense of Data 2024	Becker Professional Education	09/23/2024
GASB Statement 87: Leases	Becker Professional Education	09/23/2024
GASB Other Postemployment Benefits (OPEB)	Becker Professional Education	09/23/2024
GASB 96 – Subscription-Based Information Technology Arrangements (SBITAs)	Becker Professional Education	09/22/2024
10 Habits of highly successful careers	Becker Professional Education	09/22/2024
Accounting for Revenues in Government (Emphasis on Non-Exchange Transactions)	Becker Professional Education	09/22/2024
Managing a Virtual Team	Becker Professional Education	09/20/2024
A Guide Through Common Audit Deficiencies	Becker Professional Education	09/20/2024
Auditing and Accounting Update 2024	Becker Professional Education	09/19/2024
Auditing Fair Value	Becker Professional Education	09/18/2024
Creating a Culture of Integrity	Becker Professional Education	09/18/2024
AICPA's Ethics Codification Project	Becker Professional Education	09/16/2024
Identifying and Communicating Internal Control Matters on An Audit	Becker Professional Education	09/13/2024
Ethical and Independence Considerations in Yellow Book Engagements	Becker Professional Education	09/13/2024
Audit Risk Assessment: The Do's and Don'ts, Part 2	Becker Professional Education	09/11/2024
Audit Risk Assessment: The Do's and Don'ts, Part 1	Becker Professional Education	09/10/2024
Yellow Book Update 2024	Becker Professional Education	09/10/2024
GASB 84: Fiduciary Activities	Becker Professional Education	09/10/2024
Internal Control Considerations—Focus on Non-profits and Governmental Entities	Becker Professional Education	09/09/2024
GAO Green Book - Government Internal Control Standards	Becker Professional Education	09/09/2024
Lunch & Learn - Government Audit File Updates	LSL CPAs	09/06/2024
Evaluating Design and Implementation of Internal Controls on Audits	Becker Professional Education	09/06/2024
Government Year-End Training 8/8/24 (Webinar)	LSL CPAs	08/09/2024
Back to Basics Leases & SBITA Accounting: Year Two & Beyond	LSL CPAs	06/18/2024
Inventory Count Training (Government)	LSL CPAs	06/06/2024
2024 Govt. Interim Training: Expectations	LSL CPAs	04/05/2024
2024 Govt. Interim Training - Audit Roadmap	LSL CPAs	04/05/2024
2024 Govt. Interim Training: Internal Control Documentation in Orb	LSL CPAs	04/04/2024
2023 Uniform Guidance Update	Becker Professional Education	08/21/2023
Understanding and Applying SAS 142: Audit Evidence	Becker Professional Education	07/31/2023
GASB 96: Lost In Translation.... Implementation Challenges No One is Talking About	LSL CPAs	07/31/2023
2023 Govt. Lunch & Learn! Writing Good Findings	LSL CPAs	07/14/2023
2023 Govt. Year-End Training - Financial Statements (Level 2)	LSL CPAs	06/29/2023
2023 Govt. Year-End Training - People Management (Level 2)	LSL CPAs	06/29/2023
2023 Govt. Year-End Training - Revenue & Receivables (Level 2)	LSL CPAs	06/29/2023
2023 Govt. Year-End Training - Payroll (Level 2)	LSL CPAs	06/28/2023
2023 Govt. Year-End Training - Expenditures & Payables (Level 2)	LSL CPAs	06/27/2023
2023 Govt. Year-End Training - GASB 100	LSL CPAs	06/27/2023
2023 Govt. Year-End Training - Year-End Expectations	LSL CPAs	06/27/2023
2023 Govt. Year-End Training - Audit Documentation (Level 2)	LSL CPAs	06/27/2023
2023 Govt. Year-End Training - Basics of Government	LSL CPAs	06/26/2023
2023 Govt. Year-End Training - Inventory and YE Expectations	LSL CPAs	06/26/2023
2023 Govt. Lunch & Learn! Cash and Investments	LSL CPAs	06/02/2023
Preventing Harassment & Discrimination	Everfi	05/29/2023
Intermediate Governmental Accounting	Becker Professional Education	05/29/2023
Yellow Book and Single Audit Update - 2023	Becker Professional Education	05/12/2023
Annual GASB Update	Becker Professional Education	05/05/2023
Excel: Creating Powerful Workbooks with Conditional Formatting	Becker Professional Education	05/05/2023
Microsoft Teams Tips and Tricks		05/04/2023
Consulting Foundations: Client Management and Relationships		05/04/2023
Leadership Foundations: Leadership Styles and Models		05/04/2023
Time Management: Working from Home		05/03/2023
Time Management for Managers		05/03/2023
Abdo Compass: Client Revenue Map		05/02/2023
Abdo Compass: LOB Scorecard		05/02/2023
Abdo Compass: By Employee		05/02/2023
Abdo Compass: Partner Scorecard		05/02/2023
Abdo Compass: Department Scorecard		05/02/2023
Abdo Compass: Cash Receipts		05/02/2023
Abdo Compass: Project Analysis		05/02/2023
Abdo Compass: Billing & Realization Pages		05/02/2023
Abdo Compass: Firm Overview Page		05/02/2023



PREPARED BY
LSL, LLP
Certified Public Accountants
License Number 2584

COST PROPOSAL

City of Diamond Bar Professional Auditing Services

Date of Submission: October 27, 2025
Valid for 90 Days

Authorized by:
Christian Townes, CPA, Partner

Christian.Townes@lslcpas.com
500 Technology Dr.
Suite 350
Irvine, CA 92618
(949) 829 - 8299

1. Total All-Inclusive Maximum Price

All-Inclusive Maximum Price by Report					
Report	2025-26	2026-27	2027-28	Optional 2028-29	Optional 2029-30
City's Financial Audit	\$51,470	\$51,470	\$51,470	\$54,040	\$56,740
City GANN Limit Report	\$460	\$460	\$460	\$480	\$500
State Controller's Report	\$4,080	\$4,080	\$4,080	\$4,280	\$4,490
Single Audit*	\$4,880	\$4,880	\$4,880	\$5,120	\$5,380
Safe and Clean Water Program Audit	\$18,410	\$0	\$0	\$18,410	\$0
Out-of-Pocket Expenses	<i>Included</i>	<i>Included</i>	<i>Included</i>	<i>Included</i>	<i>Included</i>
Total for Fiscal Year (Not-to-Exceed)	\$79,300	\$60,890	\$60,890	\$82,330	\$67,110

* Price includes 1 major program. Each additional program is \$5,000.

HOURLY RATES OF THE FIRM'S EMPLOYEES

Auditor's Standard Billing Rates	2025-26	2026-27	2027-28	Optional 2028-29	Optional 2029-30
Partner	\$312	\$312	\$312	\$328	\$345
Director	\$320	\$320	\$320	\$336	\$353
Senior Manager	\$232	\$232	\$232	\$244	\$257
Manager	\$200	\$200	\$200	\$210	\$221
Supervisor	\$168	\$168	\$168	\$177	\$186
Senior Accountant	\$152	\$152	\$152	\$160	\$168
Experienced Staff	\$128	\$128	\$128	\$135	\$142
Staff Accountant	\$112	\$112	\$112	\$118	\$124
Clerical	\$96	\$96	\$96	\$101	\$107

TOTAL PROPOSED HOURS

Segment/Task	TOTAL PROPOSED HOURS				
	Partners/ Director	Manager	Senior	Staff	Total
City's Financial Audit					
Interim test work	4	10	25	80	119
Year-End test work	0	5	35	110	150
Report/Review/Supervision	12	35	40	0	87
Subtotal	16	50	100	190	356
City GANN Limit Report					
Test work	0	0	0	1	1
Report/Review/Supervision	0	1	1	0	2
Subtotal	0	1	1	1	3
State Controller's Report					
Report/Review/Supervision	0	1	25	0	26
Subtotal	0	1	25	0	26
Single Audit*					
Test work	0	0	6	18	24
Report/Review/Supervision	2	4	2	2	10
Subtotal	2	4	8	20	34
Safe and Clean Water Program Audit					
Test work	0	0	80	0	80
Report/Review/Supervision	4	15	10	0	29
Subtotal	4	15	90	0	109
TOTAL PROPOSED HOURS:	22	71	224	211	528

* Hours proposed are for one (1) major program.

2. Manner of Payment

Progress payments will be made on the basis of hours of work completed during the course of the engagement and out-of-pocket expenses incurred in accordance with the firm's proposal. Interim billings shall cover a period of not less than a calendar month. The final ten percent (10%) of the total all-inclusive maximum price will be paid upon delivery of the firm's final reports.



Memo: Audit Fee Proposal for Future Years

Explanation of Significant Increase in Proposed Audit Fees

To: City Council and Management

From: Christian Townes, Partner, LSL, LLP

Date: 10/21/2025

Subject: External Audit Fee Proposal – Rationale for Significant Increase

As part of our continued commitment to providing high-quality audit services to the City of Diamond Bar (the City), we have submitted a proposal for external audit services for future fiscal years. You may notice that the proposed audit fees for these years represent a significant increase compared to our prior proposal, particularly for the City's financial statement audit. The purpose of this memorandum is to provide a transparent explanation of the key factors contributing to this change and to address any questions or concerns you may have.

Factors Driving the Increase in Audit Fees

- Expanded Regulatory Requirements:**
Since the prior accepted proposal, there have been changes in regulatory standards and increased expectations for audit procedures. Enhanced scrutiny and expanded procedures are now required to ensure compliance, which has led to greater resource allocation from our team.
- Investment in Technology and Expertise:**
To better serve our clients, we have invested in advanced audit technologies and specialized staff training. While these improvements enhance audit quality and efficiency, they also result in higher costs that are reflected in our fees.
- Inflation and Market Adjustments:**
General inflationary pressures, as well as adjustments to market rates for professional services, have necessitated a review and update of our pricing structure.

Commitment to Value and Transparency

We remain committed to delivering exceptional value and maintaining open communication regarding our fee structure. The proposed fee increase is directly tied to the resources and expertise required to uphold audit integrity and meet the evolving needs of the City. We are confident that our approach will continue to support your organization's objectives and regulatory compliance.

A discount of 20% has been applied to the proposed audit fees in acknowledgment of the established working relationship with the City and the team's responsiveness. Additionally, the same fee structure will be offered through fiscal year 2028.

Should you have any questions or require further clarification regarding the proposed fees, please do not hesitate to contact me directly. We appreciate your trust in our firm and look forward to our continued partnership.

Sincerely,

Christian Townes

LSL, LLP

Christian.Townes@lslcpas.com



February 3, 2026

Dear Jason Jacobson,

We appreciate your engagement regarding our initial proposed audit fee. Following additional discussions with our government assurance partner group and highlighting our strong working relationship with the City, we are pleased to offer an additional 15% reduction on our proposed fee for the financial statement audit and an additional 10% reduction for the State Controller's Report.

Furthermore, we have maintained the fixed fee for all deliverables, except for the financial statement audit, for fiscal years 2026 through 2028. Collectively, our initial proposed fee reflects a reduction of \$37,210. A detailed breakdown of this adjustment is provided below:

Additional Reduction from Initial Proposed Fee by Fiscal Year

2025-26	2026-27	2027-28	Optional 2028-29	Optional 2029-30	Total
\$10,250	\$8,160	\$5,970	\$6,260	\$6,570	\$37,210

Initial proposed quote:

All-Inclusive Maximum Price by Report					
Report	2025-26	2026-27	2027-28	Optional 2028-29	Optional 2029-30
City's Financial Audit	\$51,470	\$51,470	\$51,470	\$54,040	\$56,740
City GANN Limit Report	\$460	\$460	\$460	\$480	\$500
State Controller's Report	\$4,080	\$4,080	\$4,080	\$4,280	\$4,490
Single Audit*	\$4,880	\$4,880	\$4,880	\$5,120	\$5,380
Safe and Clean Water Program Audit	\$18,410	\$0	\$0	\$18,410	\$0
Out-of-Pocket Expenses	<i>Included</i>	<i>Included</i>	<i>Included</i>	<i>Included</i>	<i>Included</i>
Total for Fiscal Year (Not-to-Exceed)	\$79,300	\$60,890	\$60,890	\$82,330	\$67,110

*Price includes 1 major program. Each additional program is \$5,000.

Updated proposed quote:

All-Inclusive Maximum Price by Report					
Report	2025-26	2026-27	2027-28	Optional 2028-29	Optional 2029-30
City's Financial Audit	\$41,800	\$43,890	\$46,080	\$48,380	\$50,800
City GANN Limit Report	\$460	\$460	\$460	\$480	\$500
State Controller's Report	\$3,500	\$3,500	\$3,500	\$3,680	\$3,860
Single Audit*	\$4,880	\$4,880	\$4,880	\$5,120	\$5,380
Safe and Clean Water Program Audit	\$18,410	\$0	\$0	\$18,410	\$0
Out-of-Pocket Expenses	<i>Included</i>	<i>Included</i>	<i>Included</i>	<i>Included</i>	<i>Included</i>
Total for Fiscal Year (Not-to-Exceed)	\$69,050	\$52,730	\$54,920	\$76,070	\$60,540

*Price includes 1 major program. Each additional program is \$5,000.

We value your trust in our firm and are hopeful we can continue our partnership. Please contact us if you have questions or need more information.

Sincerely,

Christian Townes, CPA
LSL, LLP





CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: Town Center Specific Plan.

STRATEGIC GOAL: Safe, Sustainable and Healthy Community

RECOMMENDATION:

Approve for second reading by title only, waive full reading, and adopt Ordinance No. 03 (2026):

AN ORDINANCE OF THE CITY OF DIAMOND BAR ADOPTING THE TOWN CENTER SPECIFIC PLAN, AMENDING TITLE 22 (DEVELOPMENT CODE) OF THE DIAMOND BAR CITY CODE TO ADD NEW CHAPTER 22.11 (MIXED USE DISTRICTS) AND TO ESTABLISH THE TOWN CENTER SPECIFIC PLAN (TCSP) ZONING DISTRICT, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DIAMOND BAR TO REZONE ALL PROPERTIES WITHIN THE TOWN CENTER MIXED USE GENERAL PLAN LAND USE DESIGNATION TO THE TOWN CENTER SPECIFIC PLAN (TCSP) DISTRICT.

FINANCIAL IMPACT:

The fiscal impact analysis prepared in support of the TCSP concludes that redevelopment consistent with the Specific Plan would generate a positive net fiscal impact to the City's General Fund over time, driven primarily by increased property tax, sales tax, and transient occupancy tax revenues. While redevelopment would occur incrementally and over an extended timeframe, the Planning Area currently represents an underutilized commercial district with limited long-term growth potential under existing zoning.

BACKGROUND:

On March 3, 2026, the City Council conducted a duly noticed public hearing and approved for first reading Ordinance No. 03 (2026) approving the Town Center Specific Plan (TCSP) and related legislative actions. The Council approved the first reading by a 5-0 vote.

ANALYSIS:

Ordinance 03 (2026) (Attachment 1) is now being presented for second reading by title only and adoption, and will become effective 30 days from March 17, 2026. In related actions on March 3, 2026, the City Council also adopted Resolution No. 2026-05 certifying the Supplemental Environmental Impact Report, adopted Findings of Fact and a Statement of Overriding Considerations, and approved the TCSP Mitigation Monitoring and Reporting Program, and Resolution No. 2026-06 incorporating the Town Center Specific Plan into the General Plan Land Use and Economic Development Element. A copy of the March 3, 2026 staff report

(without attachments) is included for reference (Attachment 2).

LEGAL REVIEW:

The City Attorney has reviewed the Ordinance as to form.

PREPARED BY:

Greg Gubman, Director, Community Development

ATTACHMENTS:

1. Ordinance No. 03 (2026)
2. City Council staff report dated March 3, 2026

ORDINANCE NO. 03 (2026)

AN ORDINANCE OF THE CITY OF DIAMOND BAR ADOPTING THE TOWN CENTER SPECIFIC PLAN, AMENDING TITLE 22 (DEVELOPMENT CODE) OF THE DIAMOND BAR CITY CODE TO ADD NEW CHAPTER 22.11 (MIXED USE DISTRICTS) AND TO ESTABLISH THE TOWN CENTER SPECIFIC PLAN (TCSP) ZONING DISTRICT, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DIAMOND BAR TO REZONE ALL PROPERTIES WITHIN THE TOWN CENTER MIXED USE GENERAL PLAN LAND USE DESIGNATION TO THE TOWN CENTER SPECIFIC PLAN (TCSP) DISTRICT.

WHEREAS, On November 3, 1998, the City of Diamond Bar adopted a Development Code (Title 22 of the Diamond Bar City Code); and

WHEREAS, on December 17, 2019, the City Council adopted the Diamond Bar General Plan 2040 and the Climate Action Plan 2040 to create a vision and blueprint for development through 2040. The Diamond Bar General Plan 2040 establishes the Town Center Mixed-Use, Neighborhood Mixed-Use, Transit Oriented Mixed-Use, and Community Core Overlay focus areas and corresponding land use designations, estimates that up to 3,750 new housing units could be built in the city by 2040, and anticipates that much of this growth will occur within these four focus areas; and

WHEREAS, the Town Center Mixed-Use focus area and land use designation encompasses those properties within an approximately 45-acre area along Diamond Bar Boulevard, between Golden Springs Drive and the SR-60 Freeway; and

WHEREAS, on August 11, 2022, the City Council adopted the City's 2021-2029 General Plan Housing Element ("2021-2029 Housing Element"), which was subsequently found by the California Department of Housing and Community Development (HCD) to be in full compliance with State Housing Element Law (Article 10.6 of the Government Code) on October 5, 2022. The 2021-2029 Housing Element identifies sites to accommodate the City's Regional Housing Needs Allocation (RHNA) of 2,516 residential units, including through rezoning of underutilized sites in the Town Center Mixed-Use, Neighborhood Mixed-Use, Transit Oriented Mixed-Use focus areas. The 2021-2029 Housing Element expressly contemplates the implementation of a specific plan for mixed-use development in the Town Center Focus Area and encourages incentives to encourage and facilitate redevelopment in the Town Center Focus Area; and

WHEREAS, on January 27, 2025, the City Council adopted Resolution No. 2025-04 approving an amendment to the Land Use Element of the General Plan to establish a minimum residential density of 20 dwelling units per acre and a maximum residential density of 30 dwelling units per acre on sites within the Town Center Mixed-Use and Neighborhood Mixed-Use Land Use Designations, as required under Program H-8 of the; and

WHEREAS, on February 4, 2025, the City Council adopted Ordinance No. 01 (2025), establishing the housing element site (H) overlay district to provide development

and land use regulations for the development of multifamily dwellings on specified sites identified in the City of Diamond Bar 2021-2029 Housing Element to accommodate the City's RHNA requirements. The Zoning Map was concurrently amended to apply the H overlay district designation to those parcels with a General Plan land use designation of Town Center Mixed-Use, Neighborhood Mixed-Use, and Transit-Oriented Mixed-Use. The H overlay district establishes a maximum residential density of 30 dwelling units per acre; and

WHEREAS, to implement the Land Use and Economic Development and Housing Elements of the General Plan, the City of Diamond Bar initiated preparation of the Town Center Specific Plan ("TCSP") pursuant to Government Code sections 65450 through 65457 and corresponding amendments to the General Plan Land Use and Economic Development Element, Development Code, and Official Zoning Map to establish the TCSP as the regulatory document governing the Town Center Mixed-Use land use designation and to revise the General Plan criteria and the zoning designation applicable to the Planning Area covered by the Specific Plan as necessary to ensure consistency with, and implementation of, the Specific Plan's framework, including maximum residential density and permitted uses; and

WHEREAS, the proposed TCSP would establish a regulatory framework to guide the transformation of the Town Center from the existing suburban-style retail shopping centers into a pedestrian-oriented downtown, providing housing opportunities, retail, restaurants, and entertainment uses within the City of Diamond Bar. Implementation of the TCSP is anticipated to result in the development of up to 2,055 housing units (an increase of 705 units); 200 hotel rooms (an increase of 103 rooms); 40,000 square feet of public open space (an increase of 40,000 square feet); and 446,000 square feet of commercial space (a net decrease of 64,000 square feet), including retail, dining, and entertainment uses, as compared to development anticipated for the area under the General Plan, as amended by the 2021-2029 Housing Element. Supporting infrastructure and development standards will be implemented through the TCSP and associated entitlements; and

WHEREAS, the proposed General Plan Amendment would amend the Land Use and Economic Development Element to ensure consistency between it and the TCSP by specifying that the Town Center Mixed Use Land Use designation is implemented by the TCSP and project density may be increased over the maximum base residential density of 30.0 dwelling units per acre in certain circumstances only through application of either the State Density Bonus Law or the TCSP Inclusionary Incentive Program Standards described in the TCSP, or through density transfers as permitted in the TCSP; and

WHEREAS, the proposed Development Code Amendment would establish a new Town Center Specific Plan zoning district that implements the TCSP and would incorporate the TCSP into the Development Code by reference. These provisions are proposed to be set forth in a new chapter 22.11 of the Development Code entitled "Mixed Use Zoning Districts," which will provide a framework for the incorporation of future specific plans implementing General Plan goals and policies for the the Neighborhood Mixed-Use and Transit Oriented Mixed-Use land use designations; and

Ordinance No. 03 (2026)

WHEREAS, the proposed Zoning Map Amendment would rezone all properties within the Town Center Mixed Use General Plan land use designation to the new Town Center Specific Plan (TCSP) District; and

WHEREAS, the proposed General Plan Amendment, Town Center Specific Plan, Development Code Amendment, and Zoning Map Amendment are collectively referred to herein as the “Project”; and

WHEREAS, on February 10, 2026, the City of Diamond Bar Planning Commission held a duly noticed public hearing regarding the Project and adopted Resolution No. 2026-02 making specified findings and recommending that the City Council adopt the proposed Town Center Specific Plan and corresponding General Plan, Development Code, and Zoning Map amendments; and

WHEREAS, on February 20, 2026, notification of the City Council public hearing for the Project was published in the *San Gabriel Valley Tribune*. Public hearing notices were mailed to property owners within a 1000-foot radius of the TCSP Planning Area, inclusive of the Planning Area, and notices were posted at the City’s designated community posting sites; and

WHEREAS, on March 3, 2026, the City Council held a duly noticed public hearing regarding the proposed Project; and

WHEREAS, following the public hearing held on March 3, 2026, the City Council (1) adopted Resolution No. 2026-05 certifying the Final SIR for the Project, finding that the Final SIR was completed in compliance with the California Environmental Quality Act (“CEQA”) ; finding that the Final SIR reflects the independent judgment and analysis of the City Council; finding that the Final SIR was presented to, and revised and considered by the, City Council; adopting a Statement of Overriding Considerations; and adopting a Mitigation Monitoring and Reporting Program; and (2) adopted Resolution No. 2026-06 approving a text amendment to the General Plan Land Use and Economic Development Element to ensure consistency between it and the TCSP by specifying that the Town Center Mixed Use Land Use designation is implemented by the TCSP and project density may be increased over the maximum base residential density of 30.0 dwelling units per acre in certain circumstances only through application of either the State Density Bonus Law or the TCSP Inclusionary Incentive Program Standards described in the TCSP, or through density transfers as permitted in the TCSP; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, the City Council of the City of Diamond Bar does hereby find, determine and ordains as follows:

SECTION 1. Incorporation of Recitals

The foregoing recitals set forth above are true and correct and are incorporated herein by reference.

SECTION 2. Findings

The City Council hereby finds and determines as follows:

- A. The City Council of the City of Diamond Bar has considered the proposed Town Center Specific Plan (“TCSP”), prepared pursuant to Government Code Sections 65450–65457.
- B. The TCSP is being adopted by ordinance in accordance with Government Code Section 65453, following a recommendation from the Planning Commission and after a duly noticed public hearing.
- C. The TCSP is consistent with the General Plan, as amended pursuant to City Council Resolution No. 2026-06, as required by Government Code Section 65454, in that it implements the General Plan’s goals, policies, and land use framework applicable to the Town Center Mixed-Use land use designation, and provides regulatory standards and development guidance that further the General Plan’s vision for orderly, compatible, and well-planned development.
- D. The TCSP complies with Government Code Section 65451 by including a statement of land uses, circulation and infrastructure provisions, development standards, and implementation measures necessary to carry out the General Plan within the Specific Plan area.
- E. The proposed Development Code and Zoning Map Amendments are internally consistent with the General Plan, the TCSP, and other adopted goals and policies of the City.
- F. The City Council hereby adopts the facts and reasons stated in Planning Commission Resolution No. 2026-02 recommending City Council approval of the Project, a copy of which is on file with the City Clerk and which is incorporated herein by reference with the same force and effect as if set forth in full.

SECTION 3. CEQA Compliance

The City determined that the appropriate environmental document for the Project would be a Supplemental Environmental Impact Report (“SIR”) to the Diamond Bar General Plan 2040 (“General Plan”) and Climate Action Plan Program EIR, State Clearinghouse Number 2018051066, certified on December 18, 2019, as addended on August 11, 2022 with adoption of the 2021-2029 Housing Element Update, and an SIR has been prepared for the Project in compliance with the California Environmental Quality Act and the State CEQA Guidelines. On March 3, 2026, the City Council adopted Resolution No. 2026-05 certifying the Final SIR for the Project, finding the Final SIR was completed in compliance with CEQA; finding that the Final SIR reflects the independent judgment and analysis of the City Council; finding that the Final SIR was presented to, and reviewed and considered by, the City Council; adopting a Statement of Overriding Considerations; and adopting a Mitigation Monitoring and Reporting Program.

SECTION 4. Adoption of Specific Plan

The Town Center Specific Plan, a copy of which is attached hereto and incorporated herein by reference as Exhibit 1, is hereby adopted.

SECTION 5. Development Code Amendment

Title 22 of the Diamond Bar City Code is hereby amended to add new Chapter 22.11, entitled “Mixed Use Districts,” to read in its entirety as follows:

“CHAPTER 22.11 – MIXED-USE ZONING DISTRICTS

Sec. 22.11.010. – Purpose of chapter.

This chapter provides regulations for development and new land uses in the mixed-use zoning districts established by section 22.11.020.

Sec. 22.11.020. – Purpose of mixed-use zoning districts.

The purposes of the individual mixed-use zoning districts and the manner in which they are applied are as follows:

- (1) *TCSP (town center specific plan) district.* The TCSP district implements the “Town Center Specific Plan” and is consistent with the town center mixed use land use category of the general plan.

Sec. 22.11.030. – Mixed-use zoning district land uses, permit requirements, and development standards.

- (1) *TCSP (town center specific plan) district.* All development within the town center specific plan district shall be subject to the Town Center Specific Plan, as it may be amended from time to time. The Town Center Specific Plan is on file with the City Clerk and is incorporated herein by reference.

Sec. 22.11.040. – Special provisions applicable to lower-income sites within mixed-use zoning districts.

- (1) *TCSP (town center specific plan) district.* In accordance with subdivision (h) of Government Code Section 65583.2, the following additional regulations shall apply to each site within the town center specific plan district identified in Table B-3 of Appendix B to the City of Diamond Bar 2021-2029 General Plan Housing Element to accommodate the City’s low- or very low-income housing needs: (a) at least sixteen (16) dwelling units may be developed on the site; (b) 100% of the uses on the site may be residential; (c) residential uses shall occupy at least 50 percent of the total gross floor area of any new development on the site; (c) for developments in which 20 percent or more of the units are affordable to lower income households, multifamily dwellings shall be considered a use by right and

Ordinance No. 03 (2026)

shall be reviewed ministerially pursuant to section 22.18.040(f).”

SECTION 6. Zoning Map Amendment

The Zoning Map of the City of Diamond Bar is hereby amended as shown in Exhibit 2 to this Ordinance to rezone all properties within the Town Center Mixed Use General Plan Land Use designation to the Town Center Specific Plan (TCSP) District and to denote the Town Center Specific Plan (TCSP) District for the applicable properties.

SECTION 7. Effective Date

This Ordinance shall be effective 30 days after adoption pursuant to Government Code Section 36937, provided, however, that the effectiveness of this Ordinance shall be contingent upon the adoption and effectiveness of City Council Resolution No. 2026-06 approving and adopting the associated General Plan Amendment. Should Resolution No. 2026-06 not be adopted or take effect, this Ordinance shall automatically be deemed null and void.

SECTION 8. Severability Clause

If any section, subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subdivision, paragraph, sentence, clause and phrase thereof, irrespective of the fact that any one (or more) section, subdivision, paragraph, sentence, clause or phrase had been declared invalid or unconstitutional.

SECTION 9. Certification and Posting of Ordinance

The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause a certified copy of this Ordinance to be posted within fifteen (15) days after this Ordinance is passed and adopted, in the Office of the City Clerk and two additional public places, together with the vote for and against the same.

APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Diamond Bar on the 17th day of March, 2026.

CITY OF DIAMOND BAR

Steve Tye, Mayor

Ordinance No. 03 (2026)

ATTEST:

I, Kristina Santana, City Clerk of the City of Diamond Bar, do hereby certify that the foregoing Ordinance was duly introduced at a regular meeting of the City Council of the City of Diamond Bar held on the 3rd day of March, 2026, and was finally passed at a regular meeting of the City Council of the City of Diamond Bar held on the 17th day of March, 2026, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

Kristina Santana, City Clerk

Exhibit 1

Town Center Specific Plan

Bound separately due to document size.

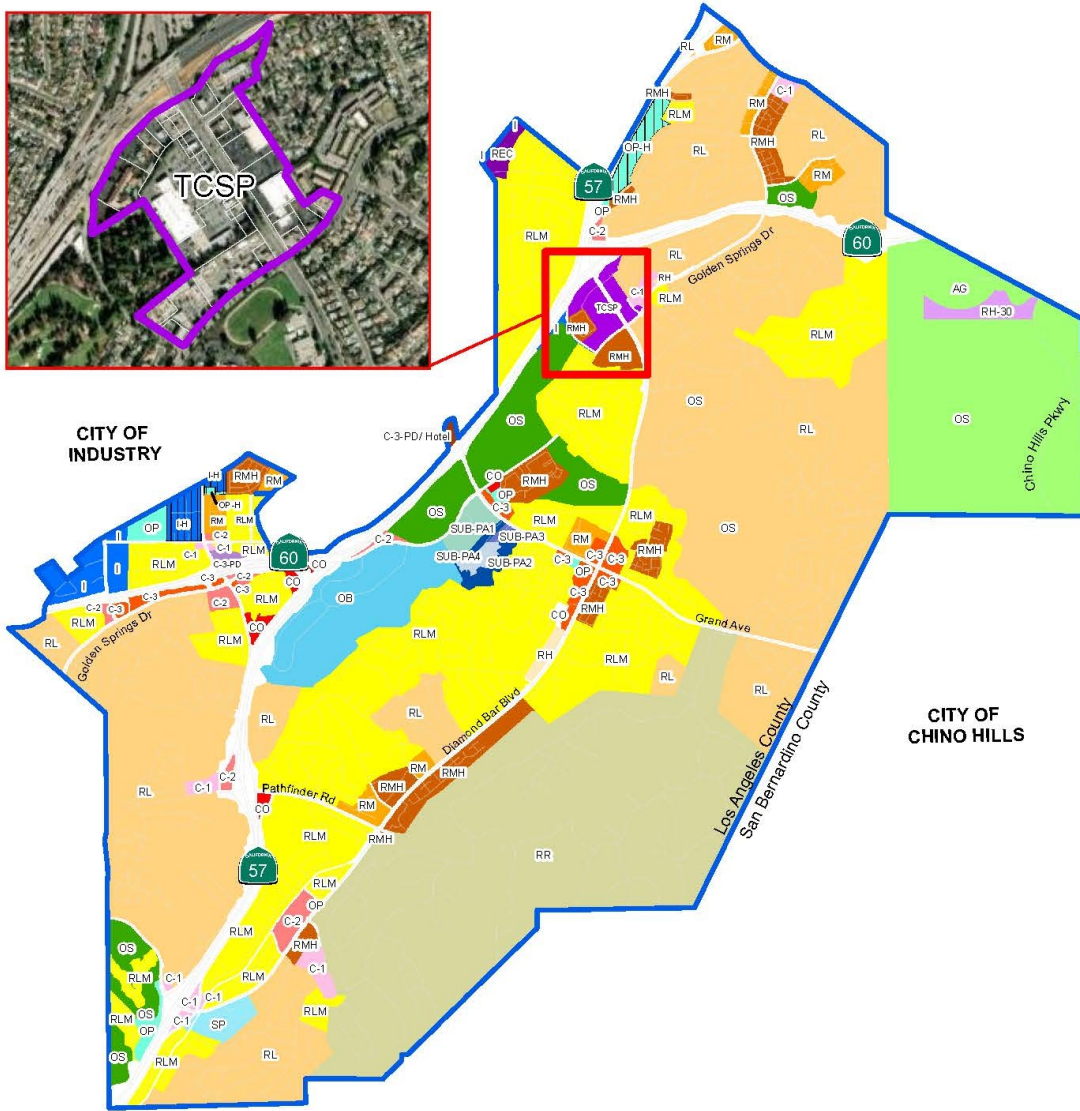
The full document has been provided to the City Council.

Also available at www.downtown4db.com

Exhibit 2

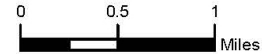
Amended Zoning Map

Adopted July 25, 1995, As Amended
 Last Amended: _____, 2026 City Council Ordinance No. XX (2026)



- | | |
|---|---|
| City Boundary | REC: Recreation |
| Zoning | RH: High Density Residential |
| AG: Agricultural | RH-30: High Density Residential-30 units/acre |
| C-1: Neighborhood Commercial | RL: Low Density Residential |
| C-2: Community Commercial | RLM: Low Medium Density Residential |
| C-3: Regional Commercial | RM: Medium Density Residential |
| C-3-PD: Regional Commercial Planned Development | RMH: Medium High Density Residential |
| C-3-PD/Hotel: Regional Commercial/Hotel | RR: Rural Residential |
| CO: Commercial Office | SP: Specific Plan Overlay |
| I: Light Industry | SUB-PA1: Planning Area 1 |
| I-H: Light Industry-Housing Element Site Overlay | SUB-PA2: Planning Area 2 |
| OB: Office, Business Park | SUB-PA3: Planning Area 3 |
| OP: Office, Professional | SUB-PA4: Planning Area 4 |
| OP-H: Office, Professional-Housing Element Site Overlay | TCSP: Town Center Specific Plan |
| OS: Open Space/Conservation | |

Zoning Map





CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: Town Center Specific Plan.

STRATEGIC GOAL: Safe, Sustainable and Healthy Community

RECOMMENDATION:

- A. Open the public hearing to receive public testimony;
- B. Close the public hearing;
- C. Adopt Resolution No. 2026-05 certifying the Final Supplemental Environmental Impact Report, adopting Findings of Fact and a Statement of Overriding Considerations, and adopting the Mitigation Monitoring and Reporting Program;
- D. Adopt Resolution No. 2026-06 amending the General Plan Land Use and Economic Development Element related to the Town Center Specific Plan; and
- E. Introduce for first reading by title only, waive full reading of Ordinance No. 03 (2026) and waive further reading, and set for second reading and adoption at the March 17, 2026 City Council meeting:

AN ORDINANCE OF THE CITY OF DIAMOND BAR ADOPTING THE TOWN CENTER SPECIFIC PLAN, AMENDING TITLE 22 (DEVELOPMENT CODE) OF THE DIAMOND BAR CITY CODE TO ADD NEW CHAPTER 22.11 (MIXED USE DISTRICTS) AND TO ESTABLISH THE TOWN CENTER SPECIFIC PLAN (TCSP) ZONING DISTRICT, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DIAMOND BAR TO REZONE ALL PROPERTIES WITHIN THE TOWN CENTER MIXED USE GENERAL PLAN LAND USE DESIGNATION TO THE TOWN CENTER SPECIFIC PLAN (TCSP) DISTRICT.

FINANCIAL IMPACT:

The fiscal impact analysis prepared in support of the TCSP concludes that redevelopment consistent with the Specific Plan would generate a positive net fiscal impact to the City's General Fund over time, driven primarily by increased property tax, sales tax, and transient occupancy tax revenues. While redevelopment would occur incrementally and over an extended timeframe, the Planning Area currently represents an underutilized commercial district with limited long-term growth potential under existing zoning.

BACKGROUND:

The proposed Diamond Bar Town Center Specific Plan ("TCSP" or "Project") establishes a comprehensive regulatory framework to guide the long-term transformation of approximately 45 acres of existing suburban-style retail centers into a pedestrian-oriented, mixed-use Town Center.

At buildout, the TCSP allows:

- Up to 2,055 residential units
- Up to 200 hotel rooms
- Approximately 446,000 square feet of commercial space
- Approximately 40,000 square feet of public open space

Compared to development assumptions under the General Plan, as amended by the 2022 Housing Element Update, the Project increases residential capacity and public open space while reducing overall commercial square footage.

Environmental review has been completed through a Final Supplemental Environmental Impact Report ("Final SIR"), prepared as a supplement to the previously certified General Plan EIR and subsequent Housing Element Addendum. The Final SIR identifies significant and unavoidable impacts related to air quality and transportation, specifically vehicle miles traveled. Approval of the Project therefore requires certification of the Final SIR, adoption of Findings of Fact, adoption of a Statement of Overriding Considerations, and adoption of a Mitigation Monitoring and Reporting Program.

On February 10, 2026, the Planning Commission conducted a duly noticed public hearing and recommended approval of the Project by a 3–0 vote, with two Commissioners absent.

The City Council is the final decision-making body for the proposed legislative actions.

Legislative Authority

Adoption of a Specific Plan is a legislative act pursuant to Government Code Sections 65450 through 65457. The City Council must determine that the Specific Plan is consistent with the General Plan and that the related amendments maintain internal consistency among the City's planning documents.

Community Vision and Policy Foundation

- *General Plan*

The vision to create a Town Center in Diamond Bar originated with adoption of the General Plan 2040 in December 2019. Community outreach conducted during the General Plan update identified a desire for a walkable downtown environment with dining, retail, entertainment, and housing opportunities.

The General Plan designated the approximately 45-acre commercial district along Diamond Bar Boulevard between Golden Springs Drive and the SR-60 Freeway as the Town Center Mixed-Use Focus Area.

The following passage from the General Plan summarizes the community vision ("Vision 2040") for the Town Center:

Throughout the General Plan update process, residents of Diamond Bar have expressed a desire for greater access to dining, entertainment, and retail establishments within the city. More specifically, community input indicated a desire for the concentration of these new establishments within a walkable area resembling a more traditional downtown. While Diamond Bar has numerous centers of activity, including the Diamond Bar Center, the City Hall and Library complex, high schools and various suburban-style commercial centers, the city lacks a clear community focal point – a role commonly played by a vibrant downtown.

The General Plan established seven Guiding Principles to further expand, reinforce and support the community vision. Guiding Principle 3 describes the Town Center's role as follows: "Foster the development of a vibrant, pedestrian-oriented Town Center in Diamond Bar that serves as a place for Diamond Bar's residents to shop,

dine and gather.”

To support the community vision and Guiding Principle 3, the General Plan Land Use and Economic Development Element sets forth the following Goals for the Town Center:

LU-G-22 -Promote and support the commercial area on both sides of Diamond Bar Boulevard from Golden Springs Drive to SR-60 as a vibrant, pedestrian-oriented Town Center that serves as Diamond Bar's primary specialty retail and dining destination and is accessible to all Diamond Bar residents.

LU-G-23 - Ensure an inviting and comfortable public realm to encourage pedestrian activity in the Town Center area.

These Goals are further refined into a series of actionable Policies to implement the community vision for a future Town Center.

- *ULI Technical Assistance Panel*

In the fall of 2020, the City engaged the Urban Land Institute – Los Angeles (ULI-LA) to assemble a Technical Assistance Panel (TAP) to gain a better understanding of the market possibilities, implementation strategies, and design framework to consider as an initial step to implement the policies of the General Plan for the Town Center Focus Area.

The TAP convened between April 12 - 16, 2021, where panelists were able to visit, analyze and present some initial recommendations about the opportunities for the project area. The TAP presented its findings and recommendations at a Special Joint Planning Commission/City Council meeting on April 16, 2021 which was open to the public.

A crucial outcome of the process was that the TAP found the City's vision for the Town Center, as expressed in the Key recommendations from the TAP included the following:

- An increase in the residential densities over that currently allowed by the General Plan 2040 is needed to encourage new housing options affordable at a mix of income levels, and help drive demand for new restaurants, retail, walkability, and open and gathering spaces in the Town Center.
- An urban framework with urban-sized blocks, residential density with a priority on pedestrian movement in and around the focus area is envisioned to create a successful Town Center environment.
- Deliberate design choices can take advantage of the natural topography of the site by creating pedestrian-only plazas and paseos lined with retail and restaurants to activate the space offering dramatic views of the San Gabriel mountains.
- Adoption of a Specific Plan would provide the certainty to incentivize investment and create flexibility to ensure financial feasibility for future development.

In the summer of 2021, ULI-LA published the *Diamond Bar Town Center Technical Assistance Panel Report*, which documented the TAP's land use, design, programming and implementation recommendations for the Town Center, including the items above.

Community Outreach and Engagement

In July 2022, the City initiated the preparation of the Town Center Specific Plan to implement the vision, goals and policies set forth in the General Plan, as well as the recommended land use strategies published ULI-LA TAP Report. A fiscal impact analysis was prepared among the various technical reports and studies prepared following the kick-off of the TCSP, which recommended a residential buildout of 2,055 dwellings units in the Town Center.

Public engagement played a significant role in developing the vision, guiding principles and regulatory

framework for the TCSP. More than 600 individuals subscribed to the dedicated TCSP website (www.downtown4db.com). Between July 2022 and June 2023, the City hosted two well-attended community workshops, a week-long design charrette, interviews with most of the property owners within the TCSP Planning Area, and two joint City Council/Planning Commission study sessions.

Setting and Location

As stated, the Town Center Planning Area is located along the segment of Diamond Bar Boulevard between Golden Springs Drive and the 60 Freeway. The Planning Area encompasses approximately 45 acres, and is currently developed with automobile-oriented retail and commercial uses. Surrounding land uses include single-family residential neighborhoods, commercial development, and public facilities. The Planning Area is served by major arterial roadways and is identified in the General Plan as a key opportunity area for reinvestment and intensification.



Town Center Planning Area

ANALYSIS:

Project Description

The TCSP establishes land use regulations, development standards, and implementation policies intended to facilitate incremental redevelopment of the Planning Area over time.

The Plan regulates:

- Permitted uses
- Development intensity
- Building height and massing

- Site design and public realm standards
- Residential transitions

The Specific Plan is implemented through concurrent General Plan and zoning amendments to ensure consistency.

Land Use and Buildout Targets

The TCSP allows a mix of residential, commercial, hotel, entertainment, and public open space uses. At buildout, the Specific Plan envisions the following land use and buildout profile:

- Up to 2,055 residential units;
- Up to 200 hotel rooms;
- Approximately 446,000 square feet of commercial space; and
- Approximately 40,000 square feet of public open space.

Land Use Plan

The illustrative site shown below represents a buildout scenario envisioned by the land use and development standards written into the TSCP regulatory document. The plan shows one potential layout for the various land uses permitted and encouraged in the Specific Plan, including ground-floor commercial with residential above, civic amenities, and public open spaces.



Inclusionary Point System

A central component of the Specific Plan is the Inclusionary Point System, a voluntary, formula-based alternative to State Density Bonus Law. The Plan establishes a base density of 30 dwelling units per acre. Density above that base may be achieved either through State Density Bonus Law or through the Inclusionary Point System, but not both. Each Inclusionary Point increases allowable density by 10 percent, or 3 dwelling units per acre.

Points may be earned through:

- Provision of affordable housing
- Ground-floor commercial activation
- Parcel consolidation

- Hotel uses in designated subareas

This framework links increased development capacity to defined community benefits through objective standards.

Residential Transitions and Form-Based Standards

The Specific Plan incorporates form-based development standards that regulate height, massing, and site design based on context and location. Specific provisions address transitions between Town Center development and adjacent residential neighborhoods through graduated height limits, step-backs, and massing controls. These standards are objective and enforceable. Together, these form-based standards provide an objective and enforceable framework to ensure appropriate transitions at residential interfaces while allowing flexibility for redevelopment within the Town Center.

Existing Service Stations

Legally established service stations within the Planning Area are classified as conforming uses. The Plan allows continued operation and reinvestment, including ancillary uses subject to Conditional Use Permit approval. This approach maintains regulatory oversight while recognizing existing economic activity.

Complete Streets and Road Diet

The City continues to advance a Complete Streets initiative along Diamond Bar Boulevard as a separate capital planning effort focused on multimodal safety and accessibility. As part of the Complete Streets evaluation, a road diet configuration was analyzed as one potential design option. The transportation analysis determined that the road diet, as modeled, would not reduce traffic flow due to operational improvements such as dedicated turn lanes. However, public input did not support incorporating the road diet as a required element of the Specific Plan. Accordingly, the TCSP proceeds without mandating a road diet, while preserving flexibility for future roadway design decisions through the City's Complete Streets planning process.

Consistency with Adopted Plans

The TCSP is consistent with the Diamond Bar General Plan 2040, as amended, which identifies the Planning Area as a focus area for reinvestment and mixed-use intensification. The Project is also consistent with the City's certified 2021–2029 Housing Element. The Planning Area was identified as a key opportunity site capable of accommodating higher-density residential development to support the City's Regional Housing Needs Allocation.

ENVIRONMENTAL REVIEW:

Certification of the Final Supplemental EIR

In accordance with CEQA, the City prepared a Supplemental Environmental Impact Report for the Project. The Final SIR supplements the previously certified General Plan EIR and Housing Element Addendum. Prior to approving the Project, the City Council must certify that:

1. The Final SIR has been completed in compliance with CEQA;
2. The Final SIR was presented to and reviewed by the City Council; and
3. The Final SIR reflects the City's independent judgment and analysis.

The Final SIR consists of the Draft SIR, all comments received, responses to comments, and revisions where appropriate. The City Council's certification signifies compliance with CEQA's informational requirements and consideration of the environmental analysis prior to taking action.

Findings of Fact

Pursuant to CEQA Guidelines Section 15091, the City Council must adopt Findings of Fact for each significant effect identified in the Final SIR. The Findings identify mitigation measures that reduce impacts where feasible and explain why certain impacts remain significant and unavoidable despite incorporation of all feasible mitigation. The Mitigation Monitoring and Reporting Program ensures implementation of all adopted mitigation measures.

Significant and Unavoidable Impacts

The Final SIR identifies significant and unavoidable impacts related to:

- Air Quality
- Transportation, specifically Vehicle Miles Traveled

All feasible mitigation measures have been incorporated into the Project.

Statement of Overriding Considerations

Because significant and unavoidable impacts remain, approval of the Project requires adoption of a Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15093. In adopting the Statement of Overriding Considerations, the City Council determines that the Project's economic, social, housing, fiscal, and planning benefits outweigh its unavoidable environmental impacts. These benefits include:

- Implementation of the City's Housing Element and RHNA obligations
- Long-term positive fiscal impacts to the General Fund
- Concentration of growth within an infill focus area
- Realization of the community vision established in the General Plan
- Establishment of a coordinated regulatory framework to guide reinvestment

The Council's determination represents a legislative policy judgment supported by substantial evidence in the administrative record.

NOTICE OF PUBLIC HEARING:

On February 20, 2026, notification of the City Council public hearing for the TCSP, including all related legislative actions, was published in the *San Gabriel Valley Tribune*. Public hearing notices were mailed to property owners within a 1000-foot radius of the TCSP Planning Area, inclusive of the Planning Area, and notices were posted at the City's designated community posting sites.

LEGAL REVIEW:

The City Attorney has reviewed and approved the resolutions and ordinance as to form.

PREPARED BY:

Greg Gubman, Director, Community Development

ATTACHMENTS:

1. Resolution No. 2026-05 - Certifying the Final SIR, Adopting Findings of Fact and a Statement of Overriding Considerations, and Approving the MMRP

2. Resolution No. 2026-06 - Adopting Amendments to the General Plan in Connection with Adoption of the Town Center Specific Plan
3. Ordinance adopting the TCSP, Development Code Amendment and Zoning Map Amendment
4. February 10, 2026 Planning Commission Staff Report (without attachments)
5. Draft Minutes from the February 10, 2026 Planning Commission hearing

RESOLUTION NO. 2026-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DIAMOND BAR, CALIFORNIA, CERTIFYING THE FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2018051066), AND ADOPTING FINDINGS OF FACT, A STATEMENT OF OVERRIDING CONSIDERATIONS, AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE TOWN CENTER SPECIFIC PLAN.

WHEREAS, on December 17, 2019, the City Council adopted the Diamond Bar General Plan 2040 (“General Plan”) and the Climate Action Plan 2040 (“CAP”) to create a vision and blueprint for development through 2040. The Diamond Bar General Plan 2040 establishes the Town Center Mixed-Use, Neighborhood Mixed-Use, Transit Oriented Mixed-Use, and Community Core Overlay focus areas and corresponding land use designations, estimates that up to 3,750 new housing units could be built in the city by 2040, and anticipates that much of this growth will occur within these four focus areas.

WHEREAS, on August 11, 2022, the City Council adopted the City’s 2021-2029 General Plan Housing Element (“2021-2029 Housing Element” or “6th Cycle Housing Element”), which was subsequently found by the California Department of Housing and Community Development (HCD) to be in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code) on October 5, 2022. The 2021-2029 Housing Element identifies sites to accommodate the City’s Regional Housing Needs Allocation (RHNA) of 2,516 residential units, including through rezoning of underutilized sites in the Town Center Mixed-Use, Neighborhood Mixed-Use, Transit Oriented Mixed-Use focus areas to allow residential development at a minimum density of 20 dwelling units per acre and a maximum density of at least 30 dwelling units per acre.

WHEREAS, in conjunction with the adoption of the General Plan and the CAP, the City, as lead agency, prepared an Environmental Impact Report, State Clearinghouse Number 2018051066, to analyze the potential environmental impacts of those plans (the “EIR”). The City Council certified the EIR on December 17, 2019, and the City filed a Notice of Determination on December 18, 2019. In conjunction with the adoption of the 2021-2029 Housing Element, the City, as lead agency, evaluated the potential environmental impacts of the Housing Element in an addendum to the EIR, and the City Council adopted the addendum on August 11, 2022.

WHEREAS, on January 27, 2025, the City Council adopted Resolution No. 2025-04 approving an amendment to the Land Use Element of the General Plan to establish a minimum residential density of 20 dwelling units per acre and a maximum residential density of 30 dwelling units per acre on sites within the Town Center Mixed-Use and Neighborhood Mixed-Use Land Use Designations.

WHEREAS, on February 4, 2025, the City Council adopted Ordinance No. 01 (2025), establishing the housing element site (H) overlay district to provide development and land use regulations for the development of multifamily dwellings on specified sites

identified in the City of Diamond Bar 2021-2029 Housing Element to accommodate the City's RHNA requirements. The Zoning Map was concurrently amended to apply the H overlay district designation to those parcels with a General Plan land use designation of Town Center Mixed-Use, Neighborhood Mixed-Use, and Transit-Oriented Mixed-Use. The H overlay district establishes a maximum residential density of 30 dwelling units per acre. Because the H overlay district implements the densities established in the General Plan Land Use Element and required by the 2021-2029 Housing Element for the Town Center Mixed-Use, Neighborhood Mixed-Use, Transit Oriented Mixed-Use focus areas, the City Council determined that the rezoning of the specified sites would not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts; therefore, no further environmental analysis was required. (Public Resources Code § 21166; CEQA Guidelines §§ 15168, 15162.)

WHEREAS, the Town Center Mixed Use land use designation ("Town Center" or "Planning Area") consists of approximately 45 acres, bounded on the north by the Pomona Freeway (State Route [SR] 60), on the east by a neighborhood of single-family homes, on the south by Lorbeer Middle School and Mount Calvary Lutheran Church and School, and on the west by the Fall Creek private condominium community. The Planning Area is composed of 35 individual parcels with 23 unique property owners within a suburban-style commercial district. The Planning Area is centered around Diamond Bar Boulevard, a six-lane thoroughfare with painted bike lanes, that bisects the Town Center and extends over 1,800 feet. It is bounded on the south by Golden Springs Drive for approximately 1,600 feet and on the north by the SR-60 Freeway. Access to the Town Center is provided by both SR-60 and SR-57. Travelling on SR-60, access to the Town Center can be attained by Diamond Bar Boulevard (Exit 26).

WHEREAS, the Land Use and Economic Development Element of the General Plan established the Town Center Mixed-Use land use designation to transform a suburban style, auto-oriented neighborhood commercial area into a "vibrant, pedestrian-oriented Town Center in Diamond Bar" to "encourage a mix of uses with an emphasis on community-serving and destination retail, dining, and entertainment uses, in addition to offices, professional services, and residential uses.

WHEREAS, in July 2022, the City initiated preparation of the Town Center Specific Plan ("TCSP") to implement the vision, goals and policies set forth in the General Plan, as well as the recommended land use strategies published in the Urban Land Institute-Los Angeles ("ULI-LA") Technical Assistance Panel ("TAP") Report, published in April 2021. One of the TAP Report's key recommendations was to accommodate a residential buildout of more than 2,000 dwellings units in the Town Center, or approximately 700 more dwelling units than what a base density of 30 dwelling units per acre would yield under the current General Plan and zoning designations.

WHEREAS, the TCSP will establish a regulatory framework to guide the transformation of the Town Center from the existing suburban-style retail shopping centers into a pedestrian-oriented downtown, providing housing opportunities, retail, restaurants, and entertainment uses within the City of Diamond Bar. Implementation of the TCSP is anticipated to result in the development of up to 2,055 housing units (an increase of 705 units); 200 hotel rooms (an increase of 103 rooms); 40,000 square feet

of public open space (an increase of 40,000 square feet); and 446,000 square feet of commercial space (a net decrease of 64,000 square feet), including retail, dining, and entertainment uses, as compared to development anticipated for the area under the General Plan, as amended by the 2021-2029 Housing Element. This proposed increase in density is consistent with the major conclusions TAP report, which found that higher residential densities are appropriate for achieving a viable, mixed-use Town Center. Supporting infrastructure and development standards will be implemented through the TCSP and associated entitlements.

WHEREAS, approval and implementation of the TCSP requires City Council adoption of concurrent legislative actions, including a General Plan amendment and an ordinance to amend the Official Zoning Map and Title 22 of the Diamond Bar City Code (“Development Code”) to establish the TCSP as the regulatory document governing the Town Center. These actions would revise the General Plan criteria and the zoning designation applicable to the Planning Area as necessary to ensure consistency with, and implementation of, the TCSP’s framework, including maximum residential density and permitted uses. The General Plan Amendment, TCSP, and amendments to the Official Zoning Map and the Development Code collectively constitute the “Project.”

WHEREAS, the City of Diamond Bar (“City”) is the Lead Agency for the Project, as defined by Section 21067 of the California Environmental Quality Act (“CEQA”) Statutes (Public Resources Code Section 21000 et seq.).

WHEREAS, the City determined that the appropriate environmental document for the Project would be a Supplemental Environmental Impact Report (“SIR”) to the certified General Plan and CAP Program EIR (“Certified EIR”), as addended on August 11, 2022 with adoption of the 2021-2029 Housing Element Update.

WHEREAS, the SIR supplements the previously certified 2019 General Plan and CAP Program EIR, as addended, which remains operative except as modified by the SIR.

WHEREAS, on June 5, 2023, the City disseminated a Notice of Preparation (“NOP”) to solicit comments on the scope and content of the SIR. The NOP was sent to the California Office of Land Use and Climate Innovation State Clearinghouse (“SCH”), the Los Angeles County Clerk of the Board, and to responsible and trustee agencies; noticed in the *San Gabriel Valley Tribune*; mailed to interested stakeholders, property owners and business owners within a 1,000-foot radius of the Planning Area, inclusive of the Planning Area; and emailed to individuals who subscribed to receive TCSP notifications. The NOP was circulated for a 30-day review period that commenced on June 5, 2023, and ended on July 5, 2023.

WHEREAS, On June 8, 2023, as part of the scoping process, a Scoping meeting was held at Diamond Bar City Hall, 21810 Copley Drive, Diamond Bar, California, during which 30 verbal comments were received and incorporated where appropriate into the Draft SIR.

WHEREAS, five public agencies and two individuals submitted written comments on the NOP. These comments were considered and incorporated where appropriate into the Draft SIR.

WHEREAS, a Draft SIR was prepared, incorporating all of the mandated contents set forth pursuant to CEQA Guidelines Section 15120 et seq.

WHEREAS, on August 25, 2025, upon completion of the Draft SIR, a Notice of Completion (“NOC”) was filed with SCH, and a Notice of Availability (“NOA”) was filed with the County of Los Angeles Clerk of the Board, as required by Public Resources Code Section 21092. Pursuant to CEQA Guidelines Section 15087, the City also sent the NOA to anyone requesting it. The NOA was also published in the *San Gabriel Valley Tribune* on August 25 and September 8, 2025, and copies were mailed to 910 interested parties, property owners and business owners within a 1,000-foot radius of the Planning Area, inclusive of the Planning Area. The Draft SIR was concurrently made available for public review on the City’s dedicated TCSP website (www.downtown4db.com), and hardcopies were made available for public review at City Hall (21810 Copley Drive, Diamond Bar, CA 91765) and at the Diamond Bar Public Library (21800 Copley Drive, Diamond Bar, CA 91765).

WHEREAS, the State-mandated public review period for the Draft SIR is 45 days. The public review period ran for a total of 46 days, from August 25, 2025 to October 10, 2025.

WHEREAS, a total of 28 comment letters and emails were on the Draft SIR during the public review period from public agencies, public interest organizations and individuals.

WHEREAS, after receiving public comments on the Draft SIR, the City prepared a Final SIR for the TCSP. The Final SIR includes the written comments received on the Draft SIR and the City’s responses thereto. The Final SIR identifies minor revisions to the Draft SIR and TCSP made in response to comments received on the Draft SIR, as well as minor corrections to the documents that have been identified by City staff.

WHEREAS, a Mitigation Monitoring and Reporting Program (“MMRP”) was prepared in conformance with Public Resources Code Section 21081.6(a)(1) and is attached hereto as Exhibit 1 and hereby incorporated by reference.

WHEREAS, findings of Fact and a Statement of Overriding Considerations (“FOF/SOC”) were prepared in conformance with CEQA Guidelines Sections 15091 and 15093 and are attached hereto as Exhibit 2 and hereby incorporated by reference.

WHEREAS, on February 5, 2026, the Final SIR, MMRP and FOF/SOC were uploaded to the TCSP website, and hardcopies were made available for public review at City Hall and at the Diamond Bar Public Library.

WHEREAS, on February 10, 2026, the Planning Commission of the City of Diamond Bar conducted a duly noticed public hearing regarding the Project, solicited testimony from all interested individuals regarding the Project, the SIR, the MMRP, and the FOF/SOC, and concluded said hearing on that date.

WHEREAS, all legal prerequisites to the adoption of this resolution have occurred.

WHEREAS, the documents and materials constituting the administrative record of the proceedings upon which the City's decision is based are located at the City of Diamond Bar, Community Development Department, Planning Division, 21810 Copley Drive, Diamond Bar, CA 91765.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Diamond Bar, as follows:

Section 1. That all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

Section 2. The City Council hereby adopts the findings of fact attached hereto as Exhibit 2.

Section 3. The City Council hereby adopts the mitigation monitoring and reporting program attached hereto as Exhibit 1.

Section 4. That with the implementation of the identified mitigation measures, all potentially significant impacts will be reduced to a level of less than significant with the exception of the following:

- a. Air Quality (Operational Emissions) – Construction-related emissions would be below South Coast Air Quality Management District (“SCAQMD”) significance thresholds with implementation of mitigation measures. However, operation of the TCSP would result in a cumulatively considerable net increase in criteria pollutants for which the region is in nonattainment. As shown in Tables 3.2-7 and 3.2-8 of the SIR, operational emissions of reactive organic gases (ROG), nitrogen oxides (NOx), carbon monoxide (CO), particulate matter (PM2.5), and particulate matter (PM10) would exceed applicable SCAQMD significance thresholds. Accordingly, operational air quality impacts would remain significant and unavoidable. [Impact 3.2.2]
- b. Air Quality (Sensitive Receptors) – Construction-related impacts to sensitive receptors would be below SCAQMD significance thresholds with mitigation. However, operation of the TCSP would expose sensitive receptors to pollutant concentrations associated with operational emissions of ROG, NOx, CO, PM2.5, and PM10 at levels exceeding SCAQMD thresholds. Accordingly, operational impacts to sensitive receptors would remain significant and unavoidable. [Impact 3.2.3]
- c. Transportation – Implementation of the Proposed Project would conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b). [Impact 3.8.1]

Section 5. That the Statement of Overriding Considerations has identified the specific economic, legal, social, technological, or other benefits that override each of the significant and unavoidable impacts associated with the implementation of the TCSP. The City Council hereby adopts the statement of overriding considerations set forth in Exhibit 2 attached hereto.

Section 6. The City Council hereby certifies the SIR, consisting of the Draft SIR, all related technical appendices, and the Final SIR, as complete and adequate. The City Council finds that:

- a. The SIR has been prepared and completed in compliance with CEQA (Public Resources Code §21000 et seq.) and the State CEQA Guidelines;
- b. The City Council has reviewed and considered the information contained in the SIR prior to approving the Project; and
- c. The SIR reflects the City’s independent judgment and analysis.

Section 7. The City Clerk shall attest and certify to the passage and adoption of this Resolution and enter it into the book of original resolutions, and it shall become effective immediately upon its approval.

PASSED, APPROVED AND ADOPTED this 3rd day of March, 2026.

CITY OF DIAMOND BAR

Steve Tye, Mayor

ATTEST

I, Kristina Santana, City Clerk of the City of Diamond Bar, do hereby certify that the foregoing Resolution was duly and regularly passed, approved and adopted by the City Council of the City of Diamond Bar, California, at its regular meeting held on the 3rd day of March, 2026, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

Kristina Santana, City Clerk

Attachment: Exhibit 1 – Mitigation Monitoring and Reporting Program
Exhibit 2 – Findings of Fact and Statement of Overriding Considerations

Exhibit 1

**DIAMOND BAR TOWN CENTER SPECIFIC PLAN
MITIGATION MONITORING AND REPORTING PROGRAM**

SCH No. 2018051066

PREPARED FOR:

**CITY OF DIAMOND BAR
21810 COPLEY DRIVE
DIAMOND BAR, CA 91765**

PREPARED BY:

**SAPPHOS ENVIRONMENTAL, INC.
430 NORTH HALSTEAD STREET
PASADENA, CALIFORNIA 91107**

JANUARY 22, 2026

1. INTRODUCTION

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the California Environmental Quality Act (CEQA) Guidelines requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMRP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6, and Section 15097 of the State CEQA Guidelines.

As stated in State CEQA Guidelines Section 15097(c), “monitoring” refers to the ongoing or periodic process of the project oversight provided by the “Monitoring Agency.” “Reporting” refers to written compliance review that will be presented to the decision-making body or authorized staff person. A report can be required at various stages throughout the project implementation or upon completion of the mitigation measure.

The City of Diamond Bar is the Lead Agency for the Diamond Bar Town Center Specific Plan Alternative 3 (hereafter, Alternative 3) and, therefore, is responsible for administering and implementing the MMRP.

2. PROJECT DESCRIPTION

Planning Horizon

The planning horizon is the period of time for which Alternative 3 looks ahead in order to comprehensively plan for the City's next major phase of growth, change, and development. Alternative 3 establishes a horizon year of 2040, consistent with the City of Diamond Bar General Plan 2040 (General Plan 2040).¹

Alternative 3: High Density, No Road Diet

Alternative 3 would involve the phased redevelopment of approximately 45 acres of existing suburban-style retail shopping centers. Currently, the Planning Area has 510,000 square feet of existing commercial space comprised of retail, dining, and medical office, as well as 97 hotel rooms. Alternative 3 includes objective design standards that would apply a unified design vision to all future development to create a "sense of place."

Development Buildout

Alternative 3 would result in up to 2,055 housing units (increase of 705 units); 200 hotel rooms (increase of 103 rooms); 40,000 square feet of public open space (increase of 40,000 square feet); and 446,000 square feet of commercial space (decrease of 64,000 square feet), including retail, dining, and entertainment uses (Table 2-1, *Alternative 3 Maximum Buildout*). The proposed increase in density is consistent with the major conclusions of the Urban Land Institute – Los Angeles (ULI-LA) Technical Assistance Panel (TAP) report, which states that "The TAP's vision for the Diamond Bar Town Center includes higher residential densities than currently allowed in the Vision 2040 General Plan."² Alternative 3 would also include supporting infrastructure through the adoption of Alternative 3 and associated entitlements.

To ensure a conservative approach, the analysis assumes maximum buildout of new housing units, new commercial development, and related uses (Table 2-1). Actual buildout is dependent on market conditions, birth rates, death rates, immigration rates, availability of resources, and entitlement processes from federal, state, and local regulations. Actual buildout of Alternative 3 would involve the development of new driveways and privately owned accessways between development within the Planning Area in addition to the development associated with housing, hotels, and commercial space. New development would be required to conform to the Objective Design Standards and Guidelines of the Specific Plan. Based on the density of development, the Diamond Bar Town Center Specific Plan Supplemental Environmental Impact Report (SIR) assumes that maximum buildout of Alternative 3 would involve construction of three- to six-story-high buildings within the Planning Area.³

¹ City of Diamond Bar. 2019. Diamond Bar General Plan 2040. <https://www.diamondbarca.gov/961/General-Plan-2040>

² Urban Land Institute. April 2021. Diamond Bar Town Center Technical Assistance Panel Report. <https://www.diamondbarca.gov/DocumentCenter/View/8250/Diamond-Bar-Town-Center-Report-April2021?bidId=> (accessed October 29, 2024).

³ City of Diamond Bar. 2026. Diamond Bar Town Center Specific Plan: Final Supplemental Environmental Impact Report. State Clearinghouse No. 2018051066. Prepared by Sapphos Environmental, Inc.

**TABLE 2-1
Alternative 3 Maximum Buildout**

	General Plan 2040 Existing Conditions (2023)	High Density, No Road Diet
Housing units	0	2,055
Hotel	97 rooms	200 rooms
Retail/commercial	510,000 SF	446,000 SF
Open space	0 SF	40,000 SF
Road diet	No	No
Number of Diamond Bar Blvd traffic lanes	6 lanes (within Planning Area) & landscaped median	6 lanes
Travel lane width	11–14.5 feet	11–14.5 feet
Turn pocket width	8.5–15 feet	8.5–15 feet
Bicycle lanes on Diamond Bar Blvd	Yes (Class II/on street)	Yes (Class II/on street)
Street parking on Diamond Bar Blvd	Not allowed	Not allowed
Sidewalk width on Diamond Bar Blvd	8–15 feet	8–15 feet
Bicycle lanes on Golden Springs Dr	Yes (Class II)	Yes (Class II)
Bicycle lanes on Grand Avenue	No	No
Bicycle lanes on Prospectors Road	No	No
Bicycle lanes on Sunset Crossing Road	No	No
<p>Source: Transportation Study (Appendix F to Supplemental Environmental Impact Report). City of Diamond Bar. December 2019. Diamond Bar General Plan 2040. https://www.diamondbarca.gov/961/General-Plan-2040</p> <p>Note: Class II Bicycle Lanes: on-street bicycle lanes that are not protected from vehicular traffic, demarcated by paint and signage. The width of a typical sidewalk for a major arterial street through a commercial zone is 12–15 feet or more. The General Plan 2040 proposes Class IV and Class III bicycle facilities within the Planning Area.</p>		

As indicated in Section 6.5 of the Specific Plan, structures would be up to 45 to 75 feet high depending on building type (see Table 2-2, *Alternative 3 Maximum Building Heights by Building Type*). Additionally, for height averaging, up to 30 percent of the building footprint area may be one story (10 feet) taller than the maximum height allowed in a given zone, provided an equal amount of building footprint area is one story (10 feet) shorter than the maximum allowed height.

**TABLE 2-2
Alternative 3 Maximum Building Heights by Building Type**

Maximum Height	Building Types
45 feet	Town House
50 feet	Flex/Loft Building
55 feet	Exposed Garage Building
65 feet	Courtyard Building Urban Supermarket Urban Anchor Building
75 feet	Liner Building with Garage Urban Block Building

Alternative 3 Development Standards

Alternative 3 contains numerous development standards that would avoid and/or reduce environmental impacts. These design standards are described in detail in the Specific Plan in Appendix G (Town Center Specific Plan) to the Draft SIR, with a selection presented in Table 2-3, *Alternative 3 Design Standards*.

**TABLE 2-3
Alternative 3 Design Standards**

Specific Plan Section	Relevance
3. Public Realm	Design features in public space that encourage pedestrian activity, and reduce reliance on cars.
4. Infrastructure	Upgrades to infrastructure, potentially resulting in a reduction in water and energy use.
5. Land Use, Density and Intensity Standards	Allowable residential uses and densities to support a variety of housing opportunities.
6. Objective Design Standards	Support the development of a “sense of place” throughout the Planning Area by setting forth building types, massing, landscaping, grading, lighting, parking, pedestrian and bicycle access, utilities, signage, architectural standards et al.

The design components or characteristics of future development under the Specific Plan would comply with these development standards. For example, future development would require trash receptacles to be covered and properly maintained in order to prevent potentially adverse odors.

In addition to design standards, the Specific Plan identifies constraints, opportunities, and other guidance to support the City’s goal of transforming the Planning Area into the vision described therein.

Construction Scenario

The Specific Plan is a planning-level document and, as such, there are no known projects, construction dates, or construction plans at this time. However, the type and size of total anticipated growth were estimated for the purposes of this environmental analysis, including a reasonable worst-case annual construction scenario.

Although future development that would occur under Alternative 3 would be subject to market conditions and various factors, the analyses throughout the Supplemental Environmental Impact Report (SIR) assume the maximum buildout that could occur with Alternative 3 implementation. Individual development projects that could occur under Alternative 3 would be subject to the applicable provisions of CEQA and would require additional survey, design, and engineering work to support design development and ultimately project construction, operation, and maintenance.

The existing land uses within the Town Center Focus Area that would not be redeveloped would remain open during the construction of individual projects, with portions of the subject property closed off as necessary for construction activity. The anticipated development described in the Specific Plan would be constructed within the Planning Area boundaries.

The exact locations of future projects and construction that would occur under Alternative 3 are not known at this time, although it is assumed that some of the activities would take place in close proximity to sensitive receptors, such as homes and schools. The severity of impacts due to construction (such as air quality or noise) would ultimately depend on project-specific information, such as the proximity of construction activities to sensitive receptors, the presence of intervening barriers, the number and types of equipment used, and the duration of the activity. While these details are not available at this time, it is assumed that future projects would comply with all applicable federal, state, regional, and local regulations and standards.

Construction Schedule

While phasing of individual projects cannot be determined, construction impacts were analyzed based on the assumption that construction could begin as early as summer 2025, and continue through 2041, consistent with the planning horizon and assumptions of the General Plan 2040. Construction is forecast based on the expectation that a maximum of 12.5 percent of the total new development under Alternative 3 could be developed in any year (i.e., an even annual rate of development over 15-16 years would result in 6.25 percent of Alternative 3 being built per year; therefore, conservatively, this analysis assumes a maximum of twice that much development per year or 12.5 percent of Alternative 3's maximum buildout).

Construction Activities

Construction would require the use of heavy equipment during the demolition, grading, excavation, and other construction activities within the Planning Area. During each stage of development for any given construction project, a different mix of equipment would be used. As such, construction activity would fluctuate depending on the particular type, number, and duration of use of the various pieces of equipment.

Construction activities would include demolition, site preparation, excavation, grading, building construction, and paving. The analysis assumes that earthmoving cut and fill of soil would be minimized onsite to minimize soil import or export by haul trucks. Heavy-duty equipment, vendor supply trucks, and concrete trucks would be used during construction of foundations and buildings. Landscaping and architectural coating would occur during the finishing activities.

Construction Equipment

The following types of construction equipment could potentially be used in the construction of individual projects under Alternative 3:

- Dump trucks
- Graders or dozers for earthwork
- Concrete/industrial saws
- Crew vehicles
- Rubber tired dozers
- Tractors/loaders/backhoe
- Delivery Trucks
- Scrapers
- Excavators
- Cranes
- Forklifts
- Generator sets
- Welders
- Pavers
- Paving equipment
- Rollers
- Air compressors
- Pile drivers

This list of typical construction equipment was used to evaluate Alternative 3's potential construction impacts.

Construction Requirements

Site preparation and construction for individual projects would be undertaken in accordance with all federal, state, and local applicable building codes. Development within the City, including the Planning Area, is required to comply with Chapter 22.28, *Noise Control*, of the Diamond Bar City Code. Daily construction activities would be undertaken Monday through Saturday, between 7:00 a.m. and 7:00 p.m. No work shall be conducted on Sundays or any recognized federal, state, or local holidays.⁴

The construction contractor shall ensure that all construction and grading equipment is properly maintained. All stockpiles shall be covered at all times when not in use. Best management practices (BMPs) shall be utilized through the duration of the construction per the Storm Water Pollution Prevention Plan (SWPPP).

In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are encountered during excavation activities, the County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby areas reasonably suspected to overlie adjacent remains within 100 feet shall occur until the County Coroner has determined the appropriate treatment and disposition of the human remains.

⁴ City of Diamond Bar. N.d. Chapter 22.28 – Noise Control. Diamond Bar City Code. https://library.municode.com/ca/diamond_bar/codes/code_of_ordinances?nodeId=CICO_TIT22DECO_ARTIIISIPLGE_DEST_CH22.28NOCO

3 MMRP

The SIR was prepared to address the potential environmental impacts of Alternative 3. The evaluation of the Alternative 3's impacts in the SIR takes into consideration the mitigation measures (MMs) that were incorporated into the SIR to avoid or reduce potentially significant environmental impacts. This MMRP is designed to monitor implementation of the MMs identified for Alternative 3 (Table 3-1, *Mitigation Monitoring and Reporting Program*).

**TABLE 3-1
Mitigation Monitoring and Reporting Program**

Mitigation Measure (MM)	Monitoring Phase	Enforcement Agency	Monitoring Agency	Verification		
				Initials	Date	Remarks
<p>3.1 Air Quality</p> <p><u>Certified General Plan EIR Mitigation Measure</u></p> <p>MM-AQ-1: Construction Features. Future development projects implemented under the General Plan will be required to demonstrate consistency with SCAQMD construction emission thresholds. Where emissions from individual projects exceed SCAQMD thresholds, the following measures shall be incorporated as necessary to minimize impacts. These measures do not exclude the use of other, equally effective mitigation measures.⁵</p> <ul style="list-style-type: none"> Require all off-road diesel equipment greater than 50 horsepower (hp) used for this Project to meet USEPA Tier 4 final off-road emission standards or equivalent. Such equipment shall be outfitted with Best Available Control Technology (BACT) devices including a California Air Resources Board certified Level 3 Diesel Particulate Filter or equivalent. Require a minimum of 50 percent of construction debris to be diverted for recycling. Require building materials contain a minimum 10 percent recycled content. Require materials such as paints, primers, sealants, coatings, and glues to have a low volatile organic compound concentration compared to conventional products. If low VOC materials are not available, architectural coating phasing should be extended sufficiently to reduce the daily emissions of VOCs. 	Prior to issuance of construction permit.	City of Diamond Bar	City of Diamond Bar Community Development Department			
<p><u>Certified General Plan EIR Mitigation Measure</u></p> <p>MM-AQ-2: Future Development. Future development would be required to demonstrate consistency with SCAQMD's operational thresholds. For projects where operational emissions exceed regulatory thresholds, the following measures may be used to reduce impacts. Note the following measures are not all inclusive and developers have the option to add or substitute measures that are equally or more appropriate for the scope of their project</p> <ul style="list-style-type: none"> Develop a project specific Transportation Demand Management (TDM) program for residents and/or employees that provides opportunities for carpool/vanpools. Provide onsite solar/renewable energy in excess of regulatory requirements. Require that owners/tenants of non-residential or multi-family residential developments use architectural coatings that are 10 grams per liter or less when repainting/repairing properties. Require dripless irrigation sensor units that prevent watering during rainstorms. 	Prior to discretionary project approval.	City of Diamond Bar	Construction contractor City of Diamond Bar Community Development Department			

⁵ City of Diamond Bar. 2019. Diamond Bar Comprehensive General Plan Update and Climate Action Plan Draft Environmental Impact Report. <https://ceqanet.opr.ca.gov/2018051066/2>

**TABLE 3-1
Mitigation Monitoring and Reporting Program**

Mitigation Measure (MM)	Monitoring Phase	Enforcement Agency	Monitoring Agency	Verification		
				Initials	Date	Remarks
<p><u>Alternative 3 Additional Mitigation Measure</u></p> <p>MM-AQ-3: The SCAG Mitigation Monitoring and Reporting Program (MMRP) for the final Connect SoCal PEIR provides guidance for lead agencies in the consideration of project-level mitigation measures to reduce substantial adverse effects related to a violation of air quality standards, in accordance with sections 15091(a)(2) and 15126.4(a)(1)(B) of the State CEQA Guidelines. The City shall consider implementation of the following measures to reduce impacts, including (but not limited to):⁶</p> <ul style="list-style-type: none"> • Suspend grading and earthmoving when wind gusts exceed 25 miles per hour unless the soil is wet enough to prevent dust plumes; • Cover trucks when hauling dirt; • Require projects to use Tier 4 Final equipment or better for all engines above 50 horsepower (hp). In the event that construction equipment cannot meet Tier 4 Final engine certification, the project representative or contractor must demonstrate through future study with written findings supported by substantial evidence that is approved by SCAG before using other technologies/strategies. 	<p>Measures identified prior to issuance of construction permit.</p> <p>Measures monitored from the initiation of grading through construction completion</p>	City of Diamond Bar	City of Diamond Bar Community Development Department			
<p><u>Alternative 3 Additional Mitigation Measure</u></p> <p>MM-AQ-4: Per the CAPCOA Handbook,⁷ the City shall implement the following measure to reduce construction emissions further for the refined project:</p> <ul style="list-style-type: none"> • C-3: Use Local Construction Contractors 	Prior to the release of grading and construction permits	City of Diamond Bar	City of Diamond Bar Community Development Department			
<p><u>Alternative 3 Additional Mitigation Measure</u></p> <p>MM-AQ-5: Per the CAPCOA Handbook,⁸ the City shall implement the following measures to reduce operation emissions further for the refined project, including (but not limited to):</p> <ul style="list-style-type: none"> • E-2: Require Energy Efficient Appliances • E-12-A: Install Alternative Type of Water Heater in Place of Gas Storage Tank Heater in Residences • E-12-B: Install Electric Space Heater in Place of Natural Gas Heaters in Residences • E-13: Install Electric Ranges in Place of Gas Ranges • E-15: Require All-Electric Development • T-23: Community-Based Travel Planning • AS-1: Use Low-VOC Cleaning Supplies • AS-2: Use Low-VOC Paints • LL-1: Replace Gas Powered Landscape Equipment with Zero-Emission Landscape Equipment 	Prior to City Approval of Plans and Specifications	City of Diamond Bar	City of Diamond Bar Community Development Department			

⁶ Southern California Association of Governments. May 2020. MMRP for the Connect SoCal Final PEIR. https://scag.ca.gov/sites/main/files/file-attachments/exhibit-a_connectsocial_peir.pdf#:~:text=It%20is%20the%20intent%20of%20this%20program%20to%3A,and%20%287%29%20utilize%20existing%20review%20processes%20wherever%20feasible.

⁷ California Air Pollution Control Officers Association. December 2021. Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity. https://calemod.com/documents/handbook/full_handbook.pdf

⁸ California Air Pollution Control Officers Association. December 2021. Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity. https://calemod.com/documents/handbook/full_handbook.pdf

**TABLE 3-1
Mitigation Monitoring and Reporting Program**

Mitigation Measure (MM)	Monitoring Phase	Enforcement Agency	Monitoring Agency	Verification		
				Initials	Date	Remarks
<p>Alternative 3 <u>Additional Mitigation Measure</u></p> <p>MM-AQ-6: The CAPCOA Handbook⁹ also offers qualitative or supporting measures. The refined project's Mobile and Area emissions are the two most prominent sources of operational Air Quality emissions based on the best available data. The City shall consider implementation of the following supporting measures to reduce transportation emissions further for the refined project, including (but not limited to):</p> <ul style="list-style-type: none"> • T-30: Using cleaner-fueled vehicles. • T-18: Provide Pedestrian Network Improvement. • T-13: Implement Employee Parking Cash-Out. • T-21-A: Implement Conventional Carshare Program. 	Prior to City approval of Project Plans and Specifications	City of Diamond Bar	City of Diamond Bar Community Development Department			
<p>Alternative 3 <u>Additional Mitigation Measure</u></p> <p>MM-AQ-7: The City shall consider implementation of the following CAPCOA Handbook supporting measure to reduce Area emissions:</p> <ul style="list-style-type: none"> • LL-2: Implement a yard equipment exchange program, which would require the refined project to participate in an established yard equipment exchange program, supplement an established program, or implement a new program. 	Prior to issuance of Certificate of Occupancy	City of Diamond Bar	City of Diamond Bar Community Development Department			
<p>Alternative 3 <u>Additional Mitigation Measure</u></p> <p>MM-TRANS-1: TDM Program. The refined project shall incorporate design features and transportation demand management (TDM) measures known to reduce baseline and cumulative project-generated VMT as much as feasible. These features and measures, originally described in the Transportation Study for the Diamond Bar Town Center Specific Plan project, comprise the project's TDM Program. The TDM Program conforms to VMT mitigation guidelines found in City of Diamond Bar Transportation Study Guidelines for Vehicle Miles Traveled and Level of Service Assessment (September 2020).</p> <p>Some components of the TDM Program consist of physical features of the refined project's design which shall be implemented over the duration of buildout of the refined project. Others which have an operational component will be implemented as early as feasible based on the land use mix and infrastructure as the project is built over time. The City shall designate a TDM Coordinator to oversee implementation and ensure continued operation of the VMT reduction strategies. The TDM Coordinator shall also produce annual monitoring reports describing the TDM strategies implemented under the TDM Program and the effectiveness of the program. The reports shall be submitted to the City for review to ensure that the mitigation obligations described in the TDM Program Plan are fulfilled. The TDM Coordinator position — which may be part-time or full-time as deemed necessary — shall eventually be funded through fees paid by the developers for common area maintenance and management.</p> <p>Each feature and measure is described in detail below, along with its implementation schedule, measure of effectiveness, and monitoring and reporting requirement:</p>	<p>Prior to issuance of Certificate of Occupancy.</p> <p>Monitoring shall be conducted via annual reports submitted to the city by the Transportation Demand Management (TDM) Coordinator.</p>	The City of Diamond Bar, who shall review annual reports to ensure appropriate responses to approved measures are practiced.	The City of Diamond Bar's Transportation Demand Management (TDM) Coordinator. Funding for this role to be fulfilled through fees paid by the developers for common area maintenance and management.			

⁹ California Air Pollution Control Officers Association. December 2021. Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity. https://calemod.com/documents/handbook/full_handbook.pdf

**TABLE 3-1
Mitigation Monitoring and Reporting Program**

Mitigation Measure (MM)	Monitoring Phase	Enforcement Agency	Monitoring Agency	Verification		
				Initials	Date	Remarks
<ul style="list-style-type: none"> • <u>Increased Bicycle Access:</u> Through the Road Diet and the City's Complete Streets project (being undertaken separately from the refined project), the refined project shall incorporate Class IV protected bicycle lanes on Diamond Bar Boulevard between Gentle Springs Lane / Palomino Drive and Golden Springs Drive to upgrade the existing Class II bicycle lanes. This improvement from unprotected to protected bicycle lanes reduces stress for bicyclists and, therefore, encourages bicycles as a mode choice. These bicycle lanes would be implemented as part of the Road Diet, which would dictate its timing. Aside from ensuring it is included in the Road Diet, there is no further monitoring or reporting requirement for this measure. • <u>Bike Facilities:</u> The TDM Program shall include secure bicycle parking for residents and employees per City requirements. Each application for development under the Diamond Bar Town Center Specific Plan will be required to demonstrate that it provides bicycle parking in accordance with City requirements. The annual monitoring report would summarize how many bicycle parking spaces have been installed within the Planning Area. • <u>First-Mile / Last-Mile Space:</u> The TDM Program shall dedicate space in a central location for first mile / last-mile solutions such as bike share, scooter share, or a future mode to serve medium-distance trips to larger transit hubs, such as the City of Industry Metrolink Station, located approximately 3.3 miles away. This space, which may be located in a parking structure, a building, or outside, will be set aside and constructed prior to receiving certificate of occupancy for 50% of allowed development (measured in square feet) under the Diamond Bar Town Center Specific Plan. Further, the TDM Coordinator will work with one or more service providers to populate the space with first-mile / last-mile solutions made available to the public. Prior to construction of this space, the annual monitoring report will track the amount of development that has occurred under the Diamond Bar Town Center Specific Plan to ensure the space is provided on schedule. Following its construction, the annual monitoring report will identify the services provided, pricing, and the level of utilization on a monthly basis over the prior year. Based on the Transportation Study, there is no target level of utilization for these services. However, the TDM Coordinator should periodically review the costs and benefits of the program compared with the level of utilization and, if necessary, identify alternative types of services that may be provided within this space to more effectively reduce VMT. • <u>Improved Pedestrian Network:</u> This TDM Program includes the development of new connections within the Planning Area and connecting to other areas. The refined project would improve pedestrian connectivity within the Planning Area, such as between the portion of the site fronting Golden Springs Drive and the portion of the site fronting Diamond Bar Boulevard, which is currently blocked by buildings, landscaping, and a grade differential. It would improve pedestrian connectivity to the surrounding areas, including by providing a connection to Prospectors Road and the residential neighborhood it serves. These features enhance walkability and accessibility. These pedestrian network connections are fundamental to the design guidelines incorporated into the Diamond Bar Town Center Specific Plan and will be implemented gradually throughout the duration of buildout. There is no further monitoring or reporting requirement for this measure. • <u>Car Sharing Program or Rideshare Subsidies:</u> The TDM Program shall either provide parking spaces and subsidies for car sharing services such as ZipCar, Car2Go, GetAround, etc. or the TDM Coordinator may develop agreements with one or more rideshare companies (e.g., Uber or Lyft) to provide subsidized rides for eligible residents and employees to or from the Planning Area. Such programs allow residents to forego car ownership but still have a vehicle available for certain types of trips where walking, bicycling, carpooling, or transit are not reasonable options. If the car sharing service option is selected, spaces shall be set aside 						

**TABLE 3-1
Mitigation Monitoring and Reporting Program**

Mitigation Measure (MM)	Monitoring Phase	Enforcement Agency	Monitoring Agency	Verification		
				Initials	Date	Remarks
<p>upon construction of any parking structure in the Planning Area and the TDM Coordinator will work with a service provider to provide a car sharing solution with at least two vehicles. The efficacy of the program shall be measured by the number of uses per month per vehicle. If the vehicles are used an average of two or more times per day, the TDM Coordinator should consider adding to the fleet. If the vehicles are used fewer than one time per day on average, the TDM Coordinator should consider additional marketing or reducing the fleet. If a rideshare agreement is made in lieu of a car sharing service, it shall be implemented prior to receiving a certificate of occupancy for 30% of allowed development under the Diamond Bar Town Center Specific Plan and would be open to all residents and employees within the Planning Area. The program should target participation on a monthly basis by at least 5% of households and 1% of employees. If participation is below these levels, the TDM Coordinator should consider additional marketing or increasing subsidies. The annual monitoring report will include a summary of the services offered and prices (or subsidy amounts) and a summary of utilization on a monthly basis, including the number of unique users.</p> <ul style="list-style-type: none"> • <u>Commuter Trip Reduction Marketing & Education:</u> The TDM Program shall implement a marketing campaign for project employees and visitors encouraging the use of transit, shared rides, and active modes to reduce VMT. The TDM Program would target this campaign at employees, residents, and visitors to the Planning Area. This campaign would be implemented following certificate of occupancy for 30% of allowed development under the Diamond Bar Town Center Specific Plan. The annual monitoring reports shall include a copy of all marketing and educational materials and a summary of any outreach efforts from the prior year. • <u>Employee Parking Cash-out:</u> The TDM Program shall charge employers for employee parking and employers will be required to reimburse employees for the cost of parking if they don't park a car at work. This provides a direct monetary benefit to the employee for choosing alternative travel modes and has been shown to reduce VMT. Paid employee parking cannot begin until parking areas are converted to controlled access which will not occur until one or more parking structures are completed. Therefore, employee parking cash-out shall begin upon commencement of paid employee parking. The efficacy of the employee parking cash-out program should be measured as the ratio of the number of employees taking advantage of the cash-out program to the number of leased spaces by employers. The program should target a 2% participation rate in accordance with the level of employee VMT reduction estimated in the Transportation Study. The annual monitoring report shall include the numbers used to calculate the participation rate as well as information on parking pricing. If the target participation rate is not met, corrective measures should be implemented by the TDM Coordinator, such as enhanced marketing of the program or raising the price of parking. • <u>Unbundled Residential Parking:</u> The TDM Program shall require parking to be leased to residents separately from their residential unit leases. This makes the cost of automobile storage transparent to residents, provides a direct monetary benefit to living without owning a vehicle, and reduces VMT by encouraging alternate modes of transportation. To ensure effectiveness, the TDM Program shall require pairing with the implementation of a residential parking permit program in nearby residential neighborhoods to avoid shifting project resident parking into those neighborhoods. Unbundled residential parking will be incorporated into any and all residential development under the Diamond Bar Town Center Specific Plan. The efficacy of the unbundled residential parking program should be measured as the ratio of the number of leased residential spaces compared to the parking requirement associated with the residential units, as calculated based on the City Code of Ordinances, Section 22.30.040 accounting for the specific unit mix. 						

**TABLE 3-1
Mitigation Monitoring and Reporting Program**

Mitigation Measure (MM)	Monitoring Phase	Enforcement Agency	Monitoring Agency	Verification		
				Initials	Date	Remarks
<p>The target ratio should be 95% or lower (i.e., 5% lower lease rate than required parking ratio) in accordance with the level of residential VMT reduction estimated in the Transportation Study. The annual monitoring report shall include the numbers used to calculate the residential parking ratio as well as information on parking pricing. If the target ratio is not met, residential parking pricing should be increased and marketing and education efforts to residents regarding alternative modes of transportation should be increased.</p> <p>The ultimate goal of the TDM Program is to reduce VMT in the most effective manner possible, which may require periodic re-evaluation of the measures described above. The TDM Coordinator shall use the information compiled in the annual reports to evaluate the effectiveness of the operational measures and assess when a change is warranted. Any change to the TDM Program must be reviewed and approved by City staff through a determination that it will provide equivalent or greater VMT reduction than the measure(s) being replaced.</p>						

Exhibit 2

DIAMOND BAR TOWN CENTER SPECIFIC PLAN

FINDINGS OF FACT
AND
STATEMENT OF OVERRIDING CONSIDERATIONS

STATE CLEARINGHOUSE NO. 2018051066

PREPARED FOR:

CITY OF DIAMOND BAR
21810 COPLEY DRIVE
DIAMOND BAR, CA 91765

PREPARED BY:

SAPPHOS ENVIRONMENTAL, INC.
430 NORTH HALSTEAD STREET
PASADENA, CALIFORNIA 91107

FEBRUARY 25, 2026

TABLE OF CONTENTS

SECTION	PAGE
I	Introduction and Background..... I-1
I.1	Certification..... I-1
I.2	Project Location I-2
I.3	Project Goals and Objectives I-2
I.4	Staff-Recommended Project: Alternative 3 (High Density, No Road Diet) I-3
I.5	CEQA Review Process..... I-6
II	Potential Environmental Effects That Are Less than SignificantII-1
II.1	Aesthetics II-1
II.2	Air Quality II-2
II.3	Greenhouse Gas Emissions II-5
II.4	Hydrology and Water Quality II-5
II.5	Noise II-6
II.6	Public Services II-7
II.7	Recreation II-10
II.8	Utilities and Service Systems II-11
III	Potential Environmental Effects That Can Be Mitigated to a Level of InsignificanceIII-1
IV	Significant Unavoidable Adverse Impacts That Cannot Be Mitigated to Below the Level of Significance..... IV-1
IV.1	Air Quality IV-1
IV.2	Transportation..... IV-6
V	Findings Regarding Recommended Project and Alternatives Not Recommended for Adoption V-1
V.1	Range of Reasonable Alternatives..... V-2
V.2	Comparative Analysis of Alternatives V-3
V.3	Environmentally Superior Alternative V-14
VI	Findings Regarding Mitigation Monitoring and Reporting Program VI-1
VII	Finding Regarding Location and Custodian of Documents VII-1
VIII	Finding Regarding Independent Judgment VIII-1
IX	State CEQA Guidelines Sections 15091, 15092, and 15093 Findings IX-1
IX.1	State CEQA Guidelines Section 15091 Findings IX-1
IX.2	State CEQA Guidelines Section 15092 Findings IX-3
IX.3	State CEQA Guidelines Section 15093 Findings IX-3

X CEQA Guidelines Section 15093 Findings: Statement of Overriding Considerations... X-1
XI References XI-1

I INTRODUCTION AND BACKGROUND

I.1 Certification

Findings of Fact and Statement of Overriding Considerations Regarding the Diamond Bar Town Center Specific Plan Final Supplemental Environmental Impact Report (State Clearinghouse Number No. 2018051066)

As required pursuant to Section 15090 of the State of California Environmental Quality Act (CEQA) Guidelines, the City of Diamond Bar (City) certifies that the Supplemental Environmental Impact Report (SIR) for the Diamond Bar Town Center Specific Plan (State Clearinghouse No. 2018051066) has been completed in compliance with CEQA. The Diamond Bar Town Center Specific Plan SIR supplements both the certified Diamond Bar Comprehensive General Plan Update and Climate Action Plan Draft Environmental Impact Report (certified in 2019) (Certified General Plan EIR) that was prepared for the Diamond Bar General Plan 2040 (adopted in 2019) (General Plan 2040) as refined by the Addendum EIR prepared for the General Plan 2040 (certified in 2022) for the 2021-2029 Housing Element Update, and Land Use and Economic Development Updates (adopted in 2022).^{1,2,3} These are available for review at the project website, A Downtown for Diamond Bar:

<https://www.downtown4db.com/environmental-review>.

The Final SIR was presented to the City Planning Commission and City Council. The Planning Commission provided its recommendations to the City Council for review and consideration. The City is the Lead Agency pursuant to CEQA, and the City Council is the decision-making body who acts on behalf of the City. The City Council has reviewed and considered the information contained in the Final SIR prior to approving the project.

- The Final SIR is comprised of Volume I: Draft SIR, dated August 2025; Volume II: Technical Appendices to the Draft SIR, dated August 2025; and Volume III: Final SIR, dated January 2026.
- This document is available for review by the public starting January 2026 at: <https://www.downtown4db.com/environmental-review>

The Final SIR reflects the City Council's independent judgment and analysis.

As required by Section 15092 of the State CEQA Guidelines, the City Council has:

- Eliminated or substantially lessened all significant effects on the environment where feasible as demonstrated in the Section 15091 Findings.
- Determined that any remaining significant effect on the environment found to be unavoidable pursuant to the Section 15091 Findings are acceptable due to overriding concerns as described in Section 15093.

¹ City of Diamond Bar. 2019. Diamond Bar Comprehensive General Plan Update and Climate Action Plan Draft Environmental Impact Report. <https://ceqanet.opr.ca.gov/2018051066/2>

² City of Diamond Bar. 2019. Diamond Bar General Plan 2040. <https://www.diamondbarca.gov/961/General-Plan-2040>

³ City of Diamond Bar. 2022. Diamond Bar General Plan 2040 Housing Element Update 2021-2029.

As required by Section 15093 of the State CEQA Guidelines, the City Council's approval of the project, which will result in the occurrence of significant impacts that are identified in the Final SIR that are not avoided or substantially lessened to a less than significant level, include a written statement of overriding considerations stating the specific reasons to support its actions based on the Final SIR and other information in the administrative record for the Final SIR.

I.2 Project Location

The Planning Area is approximately 45 acres, less than 0.5 percent of the land area within the City limits, bounded on the north by the Pomona Freeway (State Route [SR] 60), on the east by a neighborhood of single-family homes, on the south by Lorbeer Middle School and Mount Calvary Lutheran Church and School, and on the west by the Fall Creek private condominium community. The Planning Area is composed of 35 individual parcels with 23 unique property owners within a suburban-style commercial district (see Section 2.1, *Regional Location and Project Boundaries*, in the Draft SIR). The Planning Area is centered around Diamond Bar Boulevard, a six-lane thoroughfare with painted bike lanes, that bisects the Town Center and extends over 1,800 feet. It is bounded on the south by Golden Springs Drive for approximately 1,600 feet and on the north by the SR-60 Freeway. Access to the Town Center is provided by both SR-60 and SR-57. Traveling on SR-60, access to the Town Center can be attained by Diamond Bar Boulevard (Exit 26).

I.3 Project Goals and Objectives

Section 1.5, *Plan Goals*, in the Specific Plan lists eight goals. These goals are listed below as the eight objectives of the Diamond Bar Town Center Specific Plan for purposes of this SIR:

1. Implement the community vision, goals, and policies of the General Plan, which established the Town Center Mixed Use land use designation to “foster the development of a vibrant, pedestrian-oriented Town Center in Diamond Bar that serves as a place for Diamond Bar’s residents to shop, dine, and gather.”
2. Make the Town Center a complete neighborhood with a sense of place, that takes advantage of its location, to provide residents and visitors a unique experience.
3. Ensure that the physical design and programming of the Town Center supports health, wellbeing, and environmental sustainability, the latter so as to make progress toward meeting the greenhouse gas reduction targets of the Diamond Bar Climate Action Plan by supporting compact, infill, mixed-use development.
4. Allow for car-lite / car-optional living allowing those who choose not to use their car on a daily basis or who choose not to own a car at all to be easily accommodated thus furthering progress to the City’s climate action goals.
5. Provide great public spaces, and small parks with regenerative landscapes to support the goal of environmental sustainability.
6. Include a mix of uses and urban housing types at a range of affordability levels, so as to implement the 6th Cycle Housing Element (Chapter 9 of the General Plan) and to fulfill Diamond Bar’s commitment to provide affordable housing opportunities by rezoning the Town Center Specific Plan project area to facilitate the development of a portion of Diamond Bar’s Regional Housing Needs Assessment (RHNA) allocation, including the production of housing that will be affordable to lower-income households.
7. Provide flexibility for the future — particularly for retail and commercial space — so as to adapt to changes in lifestyle and market conditions that are likely to occur throughout the lifespan of the plan.

8. Facilitate the development of the Town Center in phases or increments so as to recognize the multiple owners in the Plan Area and the expectation that these owners will likely have different time frames for redevelopment.

I.4 Staff Recommended Project: Alternative 3: High Density, No Road Diet

Alternative 3, the High Density, No Road Diet Alternative, is intended to implement the General Plan 2040 by supporting its vision and development policies that guide the physical growth of the Planning Area. The Specific Plan details development standards, infrastructure requirements, and implementation measures for the Town Center. Alternative 3 establishes a horizon year of 2040, consistent with the General Plan 2040. The Specific Plan proposes the development of up to 2,055 housing units, which would result in a maximum residential density of approximately 46 dwelling units per acre (du/ac) in the Planning Area, as well 200 hotel rooms, 40,000 square feet (sf) of public open space, 446,000 sf of redeveloped commercial space, and supporting infrastructure (Table I.4-1, *Comparison of Certified General Plan EIR to Recommended Project: Alternative 3, High Density, No Road Diet*). The six lanes of Diamond Bar Boulevard are retained within the Planning Area, with 11-foot wide lane widths, and 10-foot-wide turn pockets (Table I.4-1). Alternative 3 does not accommodate parking on Diamond Bar Boulevard (Table I.4-1). The existing 8-foot-wide sidewalks adjacent to Diamond Bar Boulevard are retained. Alternative 3 includes Class IV bicycle lanes on Golden Springs Drive, Grand Avenue, and Prospectors Road and a Class III bicycle lane on Sunset Crossing Road (Table I.4-1). Alternative 3 achieves the basic objectives of the Specific Plan. Alternative 3 is compatible with the City's adopted "Complete Streets" Project. Alternative 3 retains all three existing traffic lanes in each direction on Diamond Bar Boulevard.

**TABLE I.4-1
COMPARISON OF CERTIFIED GENERAL PLAN EIR TO RECOMMENDED PROJECT:
ALTERNATIVE 3, HIGH DENSITY, NO ROAD DIET**

	General Plan 2040 Existing Conditions (2023)	No-Project Alternative (Housing Element Update)	Alternative 3	Proposed Change
Housing units	0	1,350	2,055	+2,055 units
Hotel	97 rooms	97 rooms	200 rooms	+103 rooms
Retail/commercial	510,000 sf	510,000 SF	446,000 sf	-64,000 sf
Open space	0 sf	0 SF	40,000 sf	+40,000 sf
Road diet	No	No	No	No change
Number of Diamond Bar Blvd traffic lanes	6 lanes (within Planning Area) & landscaped median	6 lanes	6 lanes	No change
Travel lane width ¹	11–14.5 feet	11 feet	11 feet	0–3.5 feet
Turn pocket width ¹	8.5–15 feet	10 feet	10 feet	-5 feet – +1.5 feet
Bicycle lanes on Diamond Bar Blvd	Yes (Class II/on street) ¹	Yes (Class IV)	Yes	No change
Street parking on Diamond Bar Blvd	Not allowed	Not allowed	Not allowed	No change
Sidewalk width on Diamond Bar Blvd	8–15 feet ²	8–15 feet	8–15 feet	No change
Bicycle lanes on Golden Springs Dr	Yes (Class II)	Yes (Class IV)	Yes (Class II) ^{2,3,4}	On-street bike lanes to Protected bike lanes ^{12,4}
Bicycle lanes on Grand Avenue	No	Yes (Class IV)	Yes (Class IV) ^{2,3,4}	No bike lanes to Protected bike lanes ^{12,4}
Bicycle lanes on Prospectors Road	No	Yes (Class IV)	Yes (Class IV) ^{2,3,4}	No bike lanes to Protected bike lanes ^{12,4}
Bicycle lanes on Sunset Crossing Road	No	Yes (Class III)	Yes (Class III) ^{2,3,4}	No bike lanes to Shared bike lanes ^{12,4}

Source: Transportation Study (Appendix F to SIR).

City of Diamond Bar. December 2019. Diamond Bar General Plan 2040. <https://www.diamondbarca.gov/961/General-Plan-2040>

Note: sf = square feet.

¹ Turn Lane width and turn pocket width are based on the width with the Complete Streets Project in place for the approved General Plan 2024 and proposed Alternative 3.

² Alternative 3 is able to accommodate the Bicycle Lane improvements contemplated by the Complete Streets Project: lass II Bicycle Lanes: on-street bicycle lanes that are not protected from vehicular traffic, demarcated by paint and signage. Class III Bicycle Lanes: bicycle routes that are shared with vehicles, typically on low-volume, low-speed streets. Class IV Bicycle Lanes: protected bicycle lanes/bikeways that are physically separated from vehicle traffic and are exclusively for bicycle use.

³ Alternative 3 is able to accommodate the Bicycle Lane improvements contemplated by the Complete Streets Project: The width of a typical sidewalk for a major arterial street through a commercial zone is 12-15 feet or more.

⁴ Alternative 3 is able to accommodate the Bicycle Lane improvements contemplated by the Complete Streets Project: The General Plan proposes Class IV and Class III bicycle facilities within the Planning Area.

Development Buildout

When compared to the No-Project Alternative (adopted General Plan 2040, as most recently updated by the 2019 Housing Element Update) Alternative 3 includes up to 2,055 housing units (increase of 755 units); 200 hotel rooms (increase of 103 rooms); 40,000 square feet of public open space (increase of 40,000 square feet); and 446,000 square feet of commercial space (decrease of 64,000 square feet), including retail, dining, and entertainment uses (see SIR Section 4.4, *Description of Alternatives*, and Table 4.4-1, *Comparison of Key Characteristics for Refined Project and Alternatives*). The proposed increase in density is consistent with the major conclusions of the Urban Land Institute – Los Angeles (ULI-LA) Technical Assistance Panel (Tap) Report,⁴ which states that “The TAP’s vision for the Diamond Bar Town Center includes higher residential densities than currently allowed in the Vision 2040 General Plan.”⁵ Alternative 3 also includes supporting infrastructure through the adoption of Alternative 3 and associated entitlements.

To ensure a conservative approach, the analysis in the SIR assumed maximum buildout of new housing units, new commercial development, and related uses. Actual buildout is dependent on market conditions, birth rates, death rates, immigration rates, availability of resources, and entitlement processes under federal, state, and local regulations. Actual buildout of Alternative 3 would involve the development of new driveways and privately owned accessways between development within the Planning Area in addition to the development associated with housing, hotels, and commercial space, in order to present a worst-case scenario throughout the analysis in the SIR. Based on the density of development, the SIR assumes that maximum buildout of Alternative 3 would involve construction of three- to six-story-high buildings within the Planning Area. New development would be required to conform to the Objective Design Standards and Guidelines of the Specific Plan. Alternative 3 includes objective design standards that would apply a unified design vision to all future development to create a “sense of place.”

General Plan Amendment

A General Plan Amendment would be required to increase the maximum residential density allowed within the Planning Area to allow Alternative 3 proposed density.

The “Town Center Mixed Use” land use designation in the Land Use and Economic Development Chapter of the General Plan 2040 establishes a maximum floor area ratio (FAR) of 1.5 and a residential density of 20.0 to 30.0 du/ac.⁶

Alternative 3 proposes the development of up to 2,055 housing units, which would result in a maximum residential density of approximately 45.7 du/ac in the Planning Area and assumes that all housing developments would include either 5 percent low-income or 15 percent moderate-

⁴ City of Diamond Bar. April 2021. Los Angeles Diamond Bar Town Center: Technical Assistance Panel Report. Available at: <https://www.diamondbarca.gov/DocumentCenter/View/8250/Diamond-Bar-Town-Center-Report-April2021?bidId=> . Accessed January 13, 2026.

⁵ Urban Land Institute-Los Angeles. April 2021. Technical Assistance Panel Report: Diamond Bar Town Center. <https://www.diamondbarca.gov/DocumentCenter/View/8250/Diamond-Bar-Town-Center-Report-April2021?bidId=> (accessed October 29, 2024).

⁶ City of Diamond Bar. August 2022. Diamond Bar General Plan 2040: Land Use and Economic Development Element 2021-2029. <https://www.diamondbarca.gov/DocumentCenter/View/8443/2021-2029-Housing-Element-Update?bidId=>

income units. Alternative 3 would involve amendments to the General Plan 2040 to update the maximum residential density for the Town Center Mixed Use land use designation.

Zoning Amendment

An amendment to the City Zoning Map would be required to re-zone all parcels within the Planning Area to “Specific Plan.” Alternative 3 would specify the permitted uses, maximum residential density, and FAR within the Planning Area.

All parcels in the Planning Area are zoned by the City as Regional Commercial (C-3), Community Commercial (C-2), and Neighborhood Commercial (C-1). Title 22, Development Code, of the City’s Code of Ordinances states that the allowable FAR for nonresidential development in these zones shall be from 0.25 to 1.00,⁷ which is less than the Alternative 3 FAR. Consistent with the Housing Element 2021-2019, Alternative 3 would involve amendments to the City Zoning Map to rezone all parcels in the Planning Area to “Specific Plan” to allow the proposed density and FAR of Alternative 3.

I.5 CEQA Review Process

This section describes the environmental review process undertaken for this SIR pursuant to CEQA.

Notice of Preparation and Scoping

The Notice of Preparation (NOP) was issued on June 5, 2023, and the public scoping period was from June 5, 2023, to July 5, 2023. A Notice of Completion (NOC) of an initial study was filed with the State Office of Planning and Research, and the NOP was filed with the Los Angeles County Clerk-Recorder and distributed by issuance in the *San Gabriel Tribune* on June 5, 2023, and notices mailed to 905 interested stakeholders, property owners, and business owners within a 1,000-foot radius of the Planning Area. A scoping meeting was held on June 8, 2023, at the Windmill Room, Diamond Bar City Hall, 21810 Copley Drive, Diamond Bar, California 91765.

The NOP and Initial Study were available for review during the scoping period at the offices of the City of Diamond Bar Planning Division, located at 21810 Copley Drive, Diamond Bar, California 91765 and on the Planning Division website:

<https://www.diamondbarca.gov/1065/Town-Center-Specific-Plan>

The NOP and related comment letters received are included as Appendices A and C, respectively, of the SIR.

Tribal Consultation

Pursuant to State law (Assembly Bill [AB] 52 and Senate Bill [SB] 18), the City contacted and sent letters for consultation on June 7, 2022, to nine Native American Groups and received two replies during the 90-day consultation request period required under SB 18:

⁷ City of Diamond Bar. N.d. Code of Ordinances, Title 22 – Development Code, Chapter 22.10 – Commercial/Industrial Zoning Districts.

1. On June 10, 2022, Andrew Salas of the Gabrieleño Band of Mission Indians – Kizh Nation stated that they agree with the Diamond Bar Town Center Specific Plan but would like to request further consultation if ground disturbance is to occur for all future projects at this location.
2. On July 7, 2022, Christina Conley of the Gabrielino Tongva Indians of California responded stating that they have no comment on the Diamond Bar Town Center Specific Plan.

In addition, the City contacted and sent letters for AB 52 consultation on July 9, 2025, to three Native American Groups and received two replies during the 30-day required consultation request period:

1. On July 9, 2025, Joseph Ontiveros of the Soboba Band of Luiseno Indians requested that consultation be deferred to Anthony Morales of the San Gabriel Band of Mission Indians.
2. On July 10, 2025, Brandy Salas of the Gabrieleño Band of Mission Indians - Kizh Nation stated that they have no concerns at this time and requested notification prior to any ground-disturbing activities.
3. As of August 9, 2025, the City did not receive any response from Anthony Morales of the Gabrieleño/Tongva San Gabriel Band of Mission Indians. The City made an unsuccessful effort to contact Mr. Morales via telephone on July 9, 2025, and two additional contact efforts were made via email on July 9 and 16, 2025.

Although no Native American (Tribal) consultation was requested for the Diamond Bar Town Center Specific Plan under SB 18 and AB 52, consistent with the Certified General Plan EIR, City staff shall facilitate project-specific consultation prior to ground disturbance occurring for future projects within the Planning Area (Certified General Plan EIR Mitigation Measure 3.4-2). No Tribal cultural resources have been previously recorded intersecting the Planning Area or within a quarter-mile radius, and background research does not indicate the presence of Tribal cultural resources within the Planning Area. Any Tribal cultural resources found on the project site during construction would be protected by adherence to Resource Conservation Measures RC-P-49 and RC-P-50. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are encountered during excavation activities, the County Coroner shall be notified within 24 hours of the discovery. Furthermore, the Diamond Bar Town Center Specific Plan would implement Certified General Plan EIR Resource Conservation Measures RC-G-15, RC-P-49, and RC-P-50, as well as comply with regulatory requirements relating to the unanticipated discovery of Tribal cultural resources.

Draft SIR Review

The Draft SIR was distributed for review to the public and interested and affected agencies for a period of 46 days from August 25, 2025, to October 10, 2025. An NOC of a Draft SIR was filed with the State Office of Planning and Research, and the Notice of Availability (NOA) was filed with the Los Angeles County Clerk-Recorder and distributed by issuance in the *San Gabriel Valley Tribune* on August 25 and September 8, 2025, and notices mailed to 910 interested stakeholders, property owners, and business owners within a 1,000-foot radius of the Planning Area.

The NOA, Draft SIR, and all related technical studies were available for review during the public review period at the offices of the City of Diamond Bar Planning Division, located at 21810 Copley Drive, Diamond Bar, California 91765 and on the Planning Division website:

<https://www.diamondbarca.gov/1065/Town-Center-Specific-Plan>

Final SIR and Certification

A total of 28 comment letters and emails were received during the 46-day public review period between August 25, 2025, and October 10, 2025. The City, as Lead Agency, considered all comments and has provided written responses to comments received on the Draft SIR per CEQA Guidelines Section 15088. All comments received during the public review period and responses to those comments are included in the Final SIR.

Relevant Plans and Environmental Studies

Pursuant to CEQA Guidelines Section 15150, an EIR may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public. Where all or part of another document is incorporated by reference, the incorporated language shall be considered to be set forth in full as part of the text of the SIR. Documents incorporated by reference must be briefly summarized in the SIR and made available to the public for inspection at a public place or a public building. The following reports are hereby incorporated by reference and are available for review at the City of Diamond Bar Planning Division:

- City of Diamond Bar Existing Conditions Report, Volumes I, II, and III (March 2017)
- City of Diamond Bar Adopted General Plan, including Certified Housing Element (December 2019–August 2022)
- City of Diamond Bar Adopted Climate Action Plan (December 2019)
- City of Diamond Bar 6th Cycle Housing Element (Adopted by the City Council August 2022, certified by HCD October 2022)
- City of Diamond Bar Addendum No. 1 to General Plan Update EIR for Housing Element (August 2022)

II POTENTIAL ENVIRONMENTAL EFFECTS THAT ARE LESS THAN SIGNIFICANT

The analysis undertaken in support of the SIR for the Specific Plan determined that Alternative 3 (High Density, No Road Diet) will result in less than significant impacts, taking into consideration clarifications and revisions to the Draft SIR, in relation to the following environmental resource categories articulated in Appendix G of the State CEQA Guidelines:

II.1 AESTHETICS

Impact 3.1.1 Would the project create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?

Impact:

Less than Significant.

Finding:

The analysis in the SIR (Section 4.6.1, *Aesthetics*) determined that Alternative 3 will result in less than significant impacts to aesthetics in relation to creating a new source of substantial light or glare which could adversely affect daytime or nighttime views in the area. No mitigation measures are required.

Rationale:

General Plan 2040 Policy LU-P-8 ensures that new residential development within the Planning Area will be compatible with the prevailing character of the surrounding neighborhood in terms of building scale, density, massing, and design, where the General Plan 2040 designates higher densities and provides adequate transitions to existing development. Conformance with provisions in the Diamond Bar City Code that limit light and glare for new non-residential and residential development (Section 22.16.050. – Exterior lighting; Section 21.30.140. – Street lighting; and Section 22.30.070. – Development standards for off-street parking) would be required. Operation and maintenance of Alternative 3 would be implemented in accordance with City’s development code and in conformance with the development standards related to light shielding for new or modified lighting sources, street lighting installation, and off-street parking restrictions to reduce sources of light and glare to the extent feasible.

Furthermore, the General Plan 2040 requires that efficient materials and lighting to be considered based on comfort, safety, visibility, cost, convenience, and environmental impact during the redevelopment of the mixed-use Town Center.¹ In addition, the development of Alternative 3 would be subject to conceptual design and plan check reviews in relation to light and glare, as well as all design components would be required to comply with City Code section 22.16.050, Exterior Lighting.

¹ City of Diamond Bar. 2019. Diamond Bar General Plan 2040: Community Character & Placemaking. <https://www.diamondbarca.gov/DocumentCenter/View/7090/3-Community-Characterr?bidId=>

II.2 AIR QUALITY

Impact 3.2.1 Would the project conflict with or obstruct implementation of the applicable air quality plan?

Impact:

Less than Significant for Construction and Operation.

Finding:

The analysis in the SIR (Section 4.6.2, *Air Quality*) determined that Alternative 3 will result in less than significant impacts to air quality in relation to conflict with or obstruction of implementation of the applicable air quality plan. No mitigation measures are required.

Rationale:

As discussed in the SIR, Alternative 3 would result in the same level of air quality emissions as the refined project with respect to both its construction and operation. Accordingly, the SIR findings for Impact 3.2.1 apply to Alternative 3, meaning Alternative 3 would not conflict with the 2022 AQMP, SCAG's forecasts, and the General Plan. Alternative 3 aligns with the General Plan, which aims for a diverse and efficiently-operated local and regional ground transportation system that reduces per capita VMT,² and with SCAG's Connect SoCal strategies that focus on balancing the conservation of open space with new development, improving mobility options, and creating new economic growth in the region.³ The proposed mixed-use development would serve as a center of activity for residents, provide housing, retail opportunities, and spaces for community gatherings; and endeavors to influence long-term health by promoting compact development patterns and transportation demand management measures to reduce VMT. Accordingly, Alternative 3 would result in less than significant impacts and would not conflict with or obstruct the implementation of an applicable air quality plan.

Impact 3.2.2 Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Impact:

Less than Significant for Construction.

Finding:

The analysis in the SIR determined that Alternative 3 would result in less than significant impacts to air quality for construction in relation to a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

² City of Diamond Bar. 2019. Diamond Bar General Plan 2040.Chapter 5 – Resource Conservation. <https://www.diamondbarca.gov/DocumentCenter/View/7092/5-Resource-Conservationr?bidId=>

³ Southern California Association of Governments. September 2020. Connect SoCal. https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial-plan_0.pdf?1606001176

Rationale:

The Certified General Plan EIR found that the 2022 Housing and Land Use Element Updates would exceed South Coast Air Quality Management District (SCAQMD) significance thresholds for volatile organic compounds (VOCs) and nitrous oxide (NO_x) and that construction and operational impacts would be significant and unavoidable.

Alternative 3 would reduce the construction footprint by dedicating 40,000 square feet (sf) to open space. As with the Certified General Plan EIR, Diamond Bar Boulevard would not be altered for the road diet. As a result, Alternative 3 would likely not align as well with Connect SoCal, specifically the goals and policies pertaining to vehicle miles traveled (VMT) reduction in the region.

As with the Certified General Plan EIR, Alternative 3 maintains existing longer pedestrian crossing distances and less space on the existing public right-of-way for alternative uses such as wider sidewalks, bus turnouts, and additional landscaping. However, Alternative 3 accommodates Class IV bicycle lanes at Diamond Bar Boulevard, Golden Springs Drive, Grand Avenue, and Prospectors Road and a Class III bicycle lane on Sunset Crossing Road.

Alternative 3 includes the same land use planning scenario evaluated in Section 3.2, *Air Quality*, of the SIR, differing only in the exclusion of the road diet. As such, the findings in Section 3.2 would be comparable to the analysis to the Alternative 3 findings.

As shown in Table 4.6-1, *Alternative 3: Overall Estimated Daily Construction Emissions by Year (Unmitigated)*, of the SIR, the Maximum Daily Construction Emissions between 2025 and 2041 would be below the SCAQMD Significance Criteria for all evaluated pollutants. In addition, as shown in Tables 4.6-1 and 4.6-2, *Alternative 3: Overall Estimated Daily Construction Emissions by Year (Mitigated)*, of the SIR, the Maximum Daily Construction Emissions for Alternative 3 are lower than those calculated for the land use planning scenario as evaluated in the Certified General Plan EIR for all evaluated Criteria Pollutants. Thus, the construction of Alternative 3 would result in less than significant impacts with respect to a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

Impact 3.2.3 Would the project expose sensitive receptors to substantial pollutant concentrations?

Impact:

Less than Significant for Construction.

Finding:

The analysis in the SIR determined that Alternative 3 would result in less than significant impacts to air quality in relation to exposing sensitive receptors to substantial pollutant concentrations for construction.

Rationale:

The Certified General Plan EIR found that the 2022 Housing and Land Use Updates would expose sensitive receptors to substantial pollutant concentrations and that construction and operational impacts from NO_x, CO, PM_{2.5}, and PM₁₀ would be significant and unavoidable.

Alternative 3 would reduce the construction footprint by dedicating 40,000 sf to open space. As with the Certified General Plan EIR, Diamond Bar Boulevard would not be altered for the road diet. As a result, Alternative 3 would likely not align as well with Connect SoCal, specifically the goals and policies pertaining to VMT reduction in the region.

As with the Certified General Plan EIR, Alternative 3 maintains the existing longer pedestrian crossing distances and less space on the existing public right-of-way for alternative uses such as wider sidewalks, bus turnouts, and additional landscaping. However, Alternative 3, accommodates Class IV bicycle lanes at Diamond Bar Boulevard, Golden Springs Drive, Grand Avenue, and Prospectors Road and a Class III bicycle lane on Sunset Crossing Road.

Alternative 3 includes the same land use development scenario evaluated in Section 3.2, *Air Quality*, of the SIR, for the refined project. Alternative 3 and the “refined project” differ only in that Alternative 3 does not include the road diet provided as an element of the refined project. As such, the construction scenario for Alternative 3 differs only in that the lane configuration, median, and sidewalks for Diamond Bar Boulevard within the Planning Area would remain in their baseline condition (see SIR Table 4.6-1, *Alternative 3: Overall Estimated Daily Construction Emissions by Year [Unmitigated]*, and Table 4.6-2, *Alternative 3: Overall Estimated Daily Construction Emissions by Year [Mitigated]*). As such, the findings in Section 3.2 would be comparable to the Alternative 3 findings for construction.

The maximum daily construction emissions between 2025 and 2041 would be below the SCAQMD significance thresholds for all evaluated criteria pollutants (SIR Table 4.6-1). In addition, the maximum daily construction emissions for Alternative 3 are reduced when compared to those calculated for the land use planning scenario evaluated in the Certified General Plan EIR for all evaluated criteria pollutants (SIR Tables 4.6-1 and 4.6-2). The reduction in emission of criteria pollutants results from the changes to the land use planning scenario for Alternative 3 when compared to that approved in the General Plan 2040 EIR.

As a result, Alternative 3 would reduce the impacts of criteria pollutants during construction for sensitive receptors, particularly those that live within one-half mile of the Planning Area, or those that would travel via bicycle or bus through the Planning Area.

Impact 3.2.4 Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Impact:

Less than Significant for Construction and Operation.

Finding:

The analysis in the SIR (Section 4.6.2, *Air Quality*) determined that Alternative 3 will result in less than significant impacts to air quality in relation to resulting in other emissions (such as odors) adversely affecting a substantial number of people. No mitigation measures are required.

Rationale:

Alternative 3 does not propose substantial change in land use type or function associated with potential odor impacts during operation as specified by the California Air Resources Board (CARB) Air Quality Handbook. During construction, Alternative 3 would potentially result in temporary and localized odor releases throughout the Planning Area, such as diesel exhaust and volatile organic compounds. Compliance with CARB and SCAQMD regulations would reduce diesel fuel combustion odors during the construction. Alternative 3 would result in less than significant impacts related to other emissions (such as odors) adversely affecting a substantial number of people.

II.3 GREENHOUSE GAS EMISSIONS

Impact 3.3.1 Would the project generate GHG emissions, either directly or indirectly?

Impact:

Less than Significant.

Finding:

The analysis in the SIR (Section 4.6.3, *Greenhouse Gas Emissions*) determined that Alternative 3 would result in less than significant impacts in relation to the generation of greenhouse gas (GHG) emissions, either directly or indirectly. No mitigation measures are required.

Rationale:

Alternative 3 would increase long-term operational GHG emissions, but it would achieve the goals and policies related to VMT reduction and access to open space articulated in the Southern California Association of Governments' (SCAG) Connect SoCal.⁴ Implementation of the City's Climate Action Plan (CAP) recommended measures, in addition to compliance with applicable State regulations, would reduce GHG emissions from Alternative 3.

II.4 HYDROLOGY AND WATER QUALITY

Impact 3.4.1 Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Impact:

Less than Significant.

⁴ Southern California Association of Governments. April 4, 2024. Connect SoCal. <https://scag.ca.gov/sites/main/files/file-attachments/23-2987-connect-socal-2024-final-complete-040424.pdf?1714175547>

Finding:

The analysis in the SIR (Section 4.6.4, *Hydrology and Water Quality*) determined that Alternative 3 would result in less than significant impacts to hydrology and water quality in relation to a substantial decrease in groundwater supplies or interference with groundwater recharge such that the project may impede sustainable groundwater management of the basin. No mitigation measures are required.

Rationale:

Alternative 3 would include 40,000 square feet of open space. Alternative 3 would be required to include Low Impact Development measures as required by the City of Diamond Bar in accordance with California Regional Water Quality Control Board Order No. R4-2012-0175, which regulates municipal discharges of storm water and non-storm water by the Los Angeles County Flood Control District, the County of Los Angeles, and 84 incorporated cities within the coastal watersheds of Los Angeles County with the exception of the City of Long Beach.

II.5 NOISE**Impact 3.5.1 Would the project generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?****Impact:**

Less than Significant.

Finding:

The analysis in the SIR (Section 4.6.5, *Noise*) determined that Alternative 3 would result in less than significant impacts to noise in relation to generation of noise levels in excess of established standards. No mitigation measures are required.

Rationale:

All future development would be required to comply with the restrictions of the Diamond Bar City Code. If a project requests to deviate, the project proponent would need to obtain permission from the City, including conditions and standards to minimize noise impacts. Future developments under Alternative 3 would be required to comply with the Diamond Bar City Code, Section 8.12.720, Construction Noise. As such, future developments would be required to limit construction hours for exterior construction and hauling activities to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. These developments would be required to be constructed such that the noise levels at the affected residential and commercial properties would not exceed the maximum noise level limits for mobile and stationary construction equipment.

With respect to operational noise, Alternative 3 would not result in new significant operational impacts greater than what was determined in the Certified General Plan EIR, and mitigation is not required. Furthermore, as a result of the supplemental analysis regarding the generation of noise levels in excess of local standards undertaken in this SIR, the land use refinements

proposed in the Specific Plan would not result in new or substantially more adverse impacts on noise than those evaluated for the Certified General Plan EIR.

Impact 3.5.2 Would the project generate excessive groundborne vibration or groundborne noise levels?

Impact:

Less than Significant.

Finding:

The analysis in the SIR (Section 4.6.5, *Noise*) determined that Alternative 3 would result in less than significant impacts in relation to generation of groundborne vibration or groundborne noise levels.

Rationale:

Large bulldozers and loaded trucks are the equipment anticipated to be used within the Planning Area that would generate the highest ground-borne vibration levels. The vibration analysis for the Certified General Plan EIR calculated the minimum distance that large bulldozers and loaded trucks could operate at for Class I through IV structures without causing significant damage (see Table 3.5-10, *Certified General Plan EIR Distances within Vibration Damage Criteria*, in the Draft SIR). The Certified General Plan EIR found that construction activities would be required to not operate within the distance for each structure type shown in Table 3.5-10 in the Draft SIR to avoid exceeding the vibration structural damage criteria. These construction distance requirements and Section 8.12.840 of the Diamond Bar City Code⁵ would apply to all future development under Alternative 3.

Regarding operation impacts, as the vibration from vehicles is temporary and intermittent, and it generates up to 0.005 inch per second (in/sec) peak particle velocity (PPV), which is well below the threshold of perception for humans (0.035 in/sec PPV).

II.6 PUBLIC SERVICES

Impact 3.6.1 Would the project result in substantial adverse physical impacts associated with the provision of new or physically governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives with respect to parks?

Impact:

Less than Significant.

⁵ Section 8.12.840 of the Diamond Bar City Code states, "Operating or permitting the operation of any device that creates vibration which is above the vibration perception threshold of any individual at or beyond the property boundary of the source if on private property, or at 150 feet (46 meters) from the source if on a public space or public right-of-way is prohibited. The perception threshold shall be a motion velocity of 0.01 in/sec over the range of one to 100 Hertz."

Finding:

The analysis in the SIR (Section 4.6.6, *Public Services*) determined that Alternative 3 would result in less than significant impacts to park-related public services and, thus, will not result in substantial adverse physical impacts associated with the provision of new or physically altered parks in order to maintain acceptable service ratios, response times or other performance objectives. No mitigation measures are required.

Rationale:

Alternative 3 would increase population in line with the 0.6 percent overall population growth outlined in the Certified General Plan EIR. This increased population could lead to a demand for more parks. Alternative 3, however, is not anticipated to cause a substantial population increase. Furthermore, as individual residential development projects are implemented, developers would be required to comply with the Quimby Act and provide a dedication of land or in lieu of fees to support the City's parkland standard, which would reduce these impacts.

Impact 3.6.2 Would the project result in substantial adverse physical impacts associated with the provision of new or physically governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for other public facilities?

Impact:

Less than Significant.

Finding:

The analysis in the SIR (Section 4.6.6, *Public Services*, and Section 5.5, *Impacts Found Not to Be Significant*) determined that Alternative 3 would result in less than significant impacts to other public facilities, such as libraries, regarding capacity or service level, or resulting in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives. No mitigation measures are required.

Rationale:

Fire prevention requires the Los Angeles County Fire Department to inspect all commercial buildings in the City to detect fire and life hazards. In addition, the City adheres to the California Building Code and Fire Code regarding fire safety, including standards for road widths and access, as well as building standards (e.g., construction materials, sprinkler systems).^{6,7} Alternative 3 would comply with Los Angeles Fire Department standards, the Diamond Bar City Code, and the California Building Code and Fire Code, which would ensure that fire protection

⁶ 2022 California Building Code, Title 24. <https://codes.iccsafe.org/content/CABC2022P1>

⁷ California Building Standards Commission. 2023. Revision Record for the State of California. 2022 Title 24, Part 9, California Fire Code. https://www.iccsafe.org/wp-content/uploads/errata_central/2022-California-Fire-Code-Part-9-Errata-eff.-January-2023-5590S221.pdf

capacity and service levels are maintained. Therefore, Alternative 3 would result in less than significant impacts in relation to fire protection.

As discussed in the Certified General Plan EIR, support for crime prevention in the Planning Area would be provided by the Crime Prevention through Environmental Design and other public safety programs, which would help keep service demand increases to a minimum. Alternative 3 would be a relatively compact/infill development contiguous to existing urbanized areas that are currently served by existing police stations. In addition, General Plan 2040 policies regarding emergency access and travel flow would ensure that emergency vehicles could efficiently access the Planning Area, thereby reducing the need for new facilities. Therefore, Alternative 3 would result in less than significant impacts in relation to police protection.

Alternative 3 is not anticipated to cause a substantial population increase beyond the anticipated 0.6 percent overall population growth rate for the City in the Housing Element 2021-2029. According to the Pomona Unified School District (PUSD) Strategic Plan, PUSD has planned for the economic development and increased capacity for corresponding enrollments as well as student retention.⁸ Generally, student enrollment in the PUSD has been trending down.⁹ With that plan in place, the public schools in the PUSD have the capacity to absorb more students as the population increases. Nonetheless, in accordance with SB 50 and PUSD Resolution No. 6 (2020-21), "Authorizing the Imposition and Collection of Increased Developer Fees on New Residential Construction," the PUSD would collect fees from new residential development to be used for school facilities. For purposes of CEQA, these fees would constitute complete and full mitigation of any potential impacts related to the demand for new or expanded school facilities. Therefore, the refined project would result in less than significant impacts associated with the provision of new or physically altered school facilities in order to maintain acceptable service ratios.

Under Alternative 3, future residents in the Planning Area would be served by the Diamond Bar Library, located at 21810 Copley Drive. The Diamond Bar Library's Memorandum of Understanding (MOU) (dated July 5, 2011) for operations allowed the County to relocate the Diamond Bar Library into a larger and more modern facility. This updated facility improved library services provided to City residents. Future potential property owners within the Planning Area would pay County property tax. The County may, through property tax revenue, improve the services provided within the existing Diamond Bar Library to adjust for the increase of residents as a result of the development of Alternative 3.¹⁰ The improvements made from the capital collected from the residential developments would work toward the Los Angeles County Library's Strategic Plan for 2024. These improvements may further the County library's objectives, such as ensuring safe meeting places for communities, maintaining pillars of service, and developing new library advocates.¹¹ Consistent with General Plan Policy PF-P-25, the City and the County would continue to cooperate to ensure adequate provision of library services.

⁸ Pomona Unified School District. 2015. Promise of Excellence: PUSD Strategic Plan 2015-2020. <https://4.files.edl.io/ca53/07/05/18/172730-f37a1a36-3e3f-434d-b959-ee1a9053eb45.pdf>

⁹ Pomona Unified School District. 2015. Promise of Excellence: PUSD Strategic Plan 2015-2020. <https://4.files.edl.io/ca53/07/05/18/172730-f37a1a36-3e3f-434d-b959-ee1a9053eb45.pdf>

¹⁰ County of Los Angeles Chief Executive Office. July 2011. Forty-Year Lease and Memorandum of Understanding with the City of Diamond Bar: The Diamond Bar Library, 2180 Copley Drive, Diamond Bar.

¹¹ LA County Library. 2024. Where Community Happens. Strategic Plan 2024-2028. https://lacountylibrary.org/wp-content/uploads/2024/03/LACountyLibrary_Strategic_Plan_2024-28.pdf (accessed December 2, 2024).

II.7 RECREATION

Impact 3.7.1 Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Impact:

Less than Significant.

Finding:

The analysis in the SIR (Section 4.6.7, *Recreation*) determined that Alternative 3 would result in less than significant impacts to recreation in relation to an increase of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or accelerate. No mitigation measures are required.

Rationale:

Alternative 3 would have a significant impact on regional parks and recreational facilities if the increased residential population would deteriorate existing facilities or require construction to expand the existing parks. All parks and recreation facilities proposed as part of Alternative 3 would occur within the existing development footprint. Further, any development under Alternative 3 would be required to comply with the Quimby Act and City regulations to address the increased recreation facility demands. Payment of an in-lieu fee would be required, if the development would create subdivisions (as discussed in Section 3.11, *Recreation*, of the Draft SIR). This would ensure that additional demand for parks would not result in the physical deterioration of existing parks and facilities within the City.

Impact 3.7.2 Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Impact:

Less than Significant.

Finding:

The analysis in the SIR (Section 4.6.7, *Recreation*) determined that Alternative 3 would result in less than significant impacts to recreation in relation to adverse physical effects on the environment as a result of proposed construction or expansion of recreational facilities. No mitigation measures are required.

Rationale:

All parks/recreational facilities proposed as part of Alternative 3 (including 40,000 sf of open space) would occur within the existing development footprint, and potential impacts are accounted for in the relevant sections throughout this SIR. Furthermore, future residential subdivisions under the Quimby Act would contribute land or in lieu fees.

II.8 UTILITIES AND SERVICE SYSTEMS

Impact 3.9.1 Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Impact: Less than Significant.

Finding:

The analysis in the SIR (Sections 3.9, *Utilities and Service Systems*, and 4.6.9, *Utilities and Service Systems*) determined that Alternative 3 would result in less than significant impacts in relation to the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. No mitigation measures are required.

Rationale:

The Planning Area is served by the Walnut Valley Water District (WVWD). The majority of the water supply is imported because of a lack of local potable groundwater. As determined in the Certified General Plan EIR, although drought conditions will continue to pose potential issues for water supply demand, a “drought-proof” recycled water system is used by parks and schools to ease overall demand on the WVWD potable water system. Additionally, the refined project will adhere to policies which promote water conservation (Diamond Bar Code of Ordinances § 8.14.010). Through various water conservation measures, the City’s average annual water usage from 2010 to 2015 steadily decreased. In the City of Diamond Bar General Plan Update Existing Conditions Report – Volume III, it was projected that by 2035, the water supply will be approximately 22,358 acre-feet (AF), while usage will be approximately 21,462 AF. In addition, the Water Supply Assessment (WSA) prepared for the Diamond Bar Town Center Specific Plan (SIR Appendix H) indicates that sufficient water supplies can be reasonably concluded to be fully reliable and available to meet WVWD’s existing demands and future demands through fiscal year (FY) 2044-45. Based on these projections, it is anticipated that WVWD will sufficiently provide potable water for the projected population growth in the City, including the land use development scenario for Alternative 3.

The existing City sewer system within and around the region of Alternative 3 is comprised of numerous sewer lines of varying sizes, slopes, and materials. The Los Angeles County Public Health regulations for wastewater treatment systems, as required by statewide AB 885, set standards for wastewater treatment and monitoring requirements. The local system of sewer lines and pump stations feed two trunk sewer lines that convey wastewater to an LACSD treatment facility.¹² As a result, the demand for existing treatment infrastructure may be reduced and potential impacts of any future decisions regarding the provisions of new infrastructure will be considered. Alongside compliance with state and local regulations, impacts would be less than significant. Therefore, no new or expanded wastewater treatment would be required for the

¹² City of Diamond Bar. 2023. City of Diamond Bar General Plan Update Existing Conditions Report – Volume III. https://www.diamondbarca.gov/DocumentCenter/View/7518/General-Plan-Existing-Conditions-Report---Volume-III_011017?bidId=

implementation of Alternative 3. Further, the Certified General Plan EIR noted that conversation methods to curb demand, ensure coordinated planning for provisions of public facilities including water and wastewater infrastructure and ensure facilities be designed and constructed to preserve the natural character of the Planning Area would reduce the demand on wastewater infrastructure.

WVWD'S water supply sources currently include treated and untreated, imported surface water purchased from MWD through Three Valleys Municipal Water District. Per the WSA (SIR Appendix H), the additional water usage by the refined project would range from about 18.9 and 20.1 million gallons a day (MGD) and, consequently, it is anticipated that the Three Valleys Municipal Water District would have sufficient capacity from its imported sources to meet its average day demands over the next 20 years, inclusive of the Alternative 3 land use scenario.

Alternative 3's potential impacts would be offset by local, regional, and statewide mandates for solid waste reduction, water availability assessments, and required wastewater treatment capacity assessments. Applicable statewide regulations regarding waste management include the State Mandatory Organic Waste Collection (SB 1383), Mandatory Commercial Recycling Regulation (AB 341) and California Solid Waste Reuse and Recycling Act (AB 939) as well as SB 610, SB 221 and SB 1262 (amending Sections 10910–10915 of the State Water Code).

Impact 3.9.2 Would the project have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Impact: Less than Significant.

Finding:

The analysis in the SIR (Section 4.6.9, *Utilities and Service Systems*) determined that Alternative 3 would result in less than significant impacts in relation to sufficient water supplies available to serve reasonably foreseeable future development during normal, dry and multiple dry years. No mitigation measures are required.

Rationale:

As discussed in the WSA (Appendix H to the SIR), the Specific Plan would result in a net additional water demand during an average/normal year of up to 372 acre-feet per year (AFY) by FY 2044-45. WVWD's estimated water demands are projected to be approximately 21,803 AFY by FY 2044-45. Based on the demonstrated reliability of WVWD's combined water supply sources in the United States, sufficient water supplies can be fully reliable and available to meet WVWD's existing demands and future demands through FY 2044-45, including during single and multiple dry years (i.e., 5 consecutive dry years).

Furthermore, each entitlement request within the Planning Area will submit a Water Availability Request application to the water purveyor for them to perform flow tests and hydraulic analysis of their water system to determine if adequate domestic and fire water flows and pressures are available in the Planning Area.

Impact 3.9.3 Would the project result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?

Impact: Less than Significant.

Finding:

The analysis in the SIR (Section 4.6.9, *Utilities and Service Systems*) determined that Alternative 3 would result in less than significant impacts in relation to the capacity of wastewater treatment facilities. No mitigation measures are required.

Rationale:

The development of Alternative 3 would generate wastewater and would require sanitary sewer wastewater treatment. However, goals and policies proposed in the General Plan aim to conserve water by curbing demand for domestic and commercial purposes, promoting water conservation strategies, and ensuring coordinated planning from the provision of public facilities including water infrastructure. Current regulations require compliance with water quality standards and would not allow development without adequate utility capacity, including wastewater treatment capacity. The future development that would occur as a result of Alternative 3 would be reviewed by the City and Los Angeles County Sanitation Districts to determine that sufficient capacity exists to serve the development.

III POTENTIAL ENVIRONMENTAL EFFECTS THAT CAN BE MITIGATED TO A LEVEL OF INSIGNIFICANCE

The analysis undertaken in support of the SIR for the Specific Plan did not identify any potentially significant impacts that were able to be reduced to a level of insignificance after the consideration of feasible alternatives and mitigation measures.

IV SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS THAT CANNOT BE MITIGATED BELOW THE LEVEL OF SIGNIFICANCE

The Final SIR determined that implementation of Alternative 3 would result in the following significant environmental effects, which, even after application of feasible mitigation measures and compliance with existing statutes, regulations, uniform codes, and project features, cannot be mitigated to below a level of significance and therefore will remain significant and unavoidable. Findings supporting the determinations are provided below.

IV.1 Air Quality

Operation

Impact 3.2.2 Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Impact:

Significant and Unavoidable for Operations.

Finding:

The analysis in the Final SIR determined that Alternative 3 would result in significant and unavoidable impacts to air quality during the operational phase of the project in relation to a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

Rationale:

The Certified General Plan EIR found that the 2022 Housing and Land Use Element Update would exceed South Coast Air Quality Management District (SCAQMD) significance thresholds for volatile organic compounds (VOCs) and nitrous oxide (NO_x) and that construction and operational impacts would be significant and unavoidable.

Alternative 3 would reduce the construction footprint by dedicating 40,000 square feet (sf) to open space.

Alternative 3 includes the same land use planning scenario evaluated in Section 3.2, *Air Quality*, of the SIR, differing only in the exclusion of the road diet.

Unmitigated Alternative 3 would be below the SCAQMD threshold for criteria pollutants in all categories except reactive organic gases (ROGs) and particulate matter 2.5 microns or less in diameter (PM_{2.5}) (see Table 4.6-3, *Alternative 3: Unmitigated Operations Emissions Threshold Evaluation*, of the SIR). However, Alternative 3 has reduced emissions for all criteria pollutants when compared to the land use planning scenario evaluated in the Certified General Plan EIR for all criteria pollutants, except ROGs (which were not evaluated in the Certified General Plan EIR)

and PM_{2.5}. As demonstrated in the SIR, operational impacts of mitigated Alternative 3 are reduced to below the SCAQMD significance threshold for operations for all categories, except ROGs and PM_{2.5}. Alternative 3 would be below the SCAQMD threshold for criteria pollutants in all categories except ROGs and PM_{2.5} (see Table 4.6-4, *Alternative 3: Mitigated Operations Emissions Threshold Evaluation*, of the SIR). Only emissions of PM_{2.5} for Alternative 3 remain above the SCAQMD significance operations thresholds even after the consideration of mitigation (Table 4.6-4). Although emissions of PM_{2.5} for Alternative 3, at 56.49 pounds per day (1.48 pounds per day above the threshold), remain significant and unavoidable, emissions are substantially reduced from the 352 pounds per day for the approved land use planning scenario in the Certified General Plan EIR.

The following mitigation measures have been identified in the SIR to reduce this impact:

MM-AQ-1: Construction Features. Future development projects implemented under the General Plan will be required to demonstrate consistency with SCAQMD construction emission thresholds. Where emissions from individual projects exceed SCAQMD thresholds, the following measures shall be incorporated as necessary to minimize impacts. These measures do not exclude the use of other, equally effective mitigation measures.¹

- Require all off-road diesel equipment greater than 50 horsepower (hp) used for this Project to meet USEPA Tier 4 final off-road emission standards or equivalent. Such equipment shall be outfitted with Best Available Control Technology (BACT) devices including a California Air Resources Board certified Level 3 Diesel Particulate Filter or equivalent.
- Require a minimum of 50 percent of construction debris to be diverted for recycling.
- Require building materials to contain a minimum 10 percent recycled content.
- Require materials such as paints, primers, sealants, coatings, and glues to have a low volatile organic compound concentration compared to conventional products. If low VOC materials are not available, architectural coating phasing should be extended sufficiently to reduce the daily emissions of VOCs.

MM-AQ-2: Future Development. Future development would be required to demonstrate consistency with SCAQMD's operational thresholds. For projects where operational emissions exceed regulatory thresholds, the following measures may be used to reduce impacts. Note the following measures are not all inclusive and developers have the option to add or substitute measures that are equally or more appropriate for the scope of their project.

- Develop a project specific Transportation Demand Management (TDM) program for residents and/or employees that provides opportunities for carpool/vanpools.
- Provide onsite solar/renewable energy in excess of regulatory requirements.
- Require that owners/tenants of non-residential or multi-family residential developments use architectural coatings that are 10 grams per liter or less when repainting/repairing properties.
- Require dripless irrigation sensor units that prevent watering during rainstorms.

MM-AQ-3: The SCAG Mitigation Monitoring and Reporting Program (MMRP) for the final Connect SoCal PEIR provides guidance for lead agencies in the consideration of project-level mitigation

¹ City of Diamond Bar. 2019. Diamond Bar Comprehensive General Plan Update and Climate Action Plan Draft Environmental Impact Report. <https://ceqanet.opr.ca.gov/2018051066/2>

measures to reduce substantial adverse effects related to a violation of air quality standards, in accordance with sections 15091(a)(2) and 15126.4(a)(1)(B) of the State CEQA Guidelines. The City shall consider implementation of the following measures to reduce impacts, including (but not limited to):²

- Suspend grading and earthmoving when wind gusts exceed 25 miles per hour unless the soil is wet enough to prevent dust plumes.
- Cover trucks when hauling dirt.
- Require projects to use Tier 4 Final equipment or better for all engines above 50 horsepower (hp). In the event that construction equipment cannot meet to Tier 4 Final engine certification, the project representative or contractor must demonstrate through future study with written findings supported by substantial evidence that is approved by SCAG before using other technologies/strategies.

MM-AQ-4: Per the CAPCOA Handbook,³ the City shall implement the following measure to reduce construction emissions further for Alternative 3:

- **C-3:** Use Local Construction Contractors

MM-AQ-5: Per the CAPCOA Handbook,⁴ the City shall implement the following measures to reduce operation emissions further for Alternative 3, including (but not limited to):

- **E-2:** Require Energy Efficient Appliances
- **E-12-A:** Install Alternative Type of Water Heater in Place of Gas Storage Tank Heater in Residences
- **E-12-B:** Install Electric Space Heater in Place of Natural Gas Heaters in Residences
- **E-13:** Install Electric Ranges in Place of Gas Ranges
- **E-15:** Require All-Electric Development
- **T-23:** Community-Based Travel Planning
- **AS-1:** Use Low-VOC Cleaning Supplies
- **AS-2:** Use Low-VOC Paints
- **LL-1:** Replace Gas Powered Landscape Equipment with Zero-Emission Landscape Equipment

MM-AQ-6: The CAPCOA Handbook⁵ also offers qualitative or supporting measures. The Alternative 3's Mobile and Area emissions are the two most prominent sources of operational Air Quality emissions based on the best available data. The City shall consider implementation of the

² Southern California Association of Governments. May 2020. MMRP for the Connect SoCal Final PEIR. https://scag.ca.gov/sites/main/files/file-attachments/exhibit-a_connectsocial_peir.pdf#:~:text=It%20is%20the%20intent%20of%20this%20program%20to%3A,and%20%287%29%20utilize%20existing%20review%20processes%20wherever%20feasible.

³ California Air Pollution Control Officers Association. December 2021. Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity. https://calemod.com/documents/handbook/full_handbook.pdf

⁴ California Air Pollution Control Officers Association. December 2021. Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity. https://calemod.com/documents/handbook/full_handbook.pdf

⁵ California Air Pollution Control Officers Association. December 2021. Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity. https://calemod.com/documents/handbook/full_handbook.pdf

following supporting measures to reduce transportation emissions further for Alternative 3, including (but not limited to):

- **T-30:** Using cleaner-fueled vehicles.
- **T-18:** Provide Pedestrian Network Improvement.
- **T-13:** Implement Employee Parking Cash-Out.
- **T-21-A:** Implement Conventional Carshare Program.

MM-AQ-7: The City shall consider implementation of the following CAPCOA Handbook supporting measure to reduce Area emissions:

- **LL-2:** Implement a yard equipment exchange program, which would require Alternative 3 to participate in an established yard equipment exchange program, supplement an established program, or implement a new program.

The unmitigated operational phase of Alternative 3 would result in significant emissions of two criteria pollutants: ROGs and PM_{2.5} (see SIR Table 4.6-3). The implementation of **MM-AQ-1, MM-AQ-2, MM-AQ-3, MM-AQ-4, MM-AQ-5, MM-AQ-6, and MM-AQ-7** would reduce air quality impacts in relation to cumulatively considerable net increase of four criteria pollutants—NO_x, CO, SO₂, and PM₁₀—for which the region is in non-attainment under the National Ambient Air Quality Standards or California Ambient Air Quality Standards to below the SCAQMD significance operation thresholds. Emissions of ROGs and PM_{2.5} would exceed the SCAQMD threshold of significance, causing operational emissions of criteria pollutants to remain significant and unavoidable. However, the operational emission of NO_x, CO, PM_{2.5}, and PM₁₀ would be substantially lower than those evaluated in the land use planning scenario for the General Plan 2040.

Significant and unavoidable impacts of the operational phase of the project necessitate a statement of overriding consideration (see Section X, *CEQA Guidelines Section 15093 Findings: Statement of Overriding Considerations*).

Impact 3.2.3 Would the project expose sensitive receptors to substantial pollutant concentrations?

Impact:

Significant and Unavoidable for Operation.

Finding:

The analysis in the Final SIR determined that Alternative 3 would result in significant and unavoidable impacts to air quality in relation to exposing sensitive receptors to substantial pollutant concentrations during the operational phase of the project.

Rationale:

Although Alternative 3 results in significant and unavoidable impacts to sensitive receptors as a result of exposure to criteria pollutants in excess of the SCAQMD significance operational thresholds, the operations emissions would be substantially lower than that evaluated for the Certified General Plan EIR maximum daily operations thresholds. The Certified General Plan EIR

found that the 2022 Housing and Land Use Updates would expose sensitive receptors to substantial pollutant concentrations and that operational impacts from NO_x, CO, PM_{2.5}, and PM₁₀ would be significant and unavoidable (see Table 4.6-3, *Alternative 3: Unmitigated Operations Emissions Threshold Evaluation*, and Table 4.6-4, *Alternative 3: Mitigated Operations Emissions Threshold Evaluation*, of the SIR). ROGs were not evaluated in the Certified General Plan EIR. The unmitigated operational impacts of criteria pollutants for NO_x, CO, and PM₁₀ for Alternative 3 would be below the SCAQMD significance operations thresholds. Only emission of PM_{2.5} for Alternative 3 would remain above the SCAQMD significance operations thresholds even after the consideration of mitigation (Table 4.6-4). Although emissions of PM_{2.5} for Alternative 3, at 56.49 pounds per day (1.48 pounds per day above the threshold), remain significant and unavoidable, emissions are substantially reduced from the 352 pounds per day for the approved land use planning scenario in the Certified General Plan EIR.

Alternative 3 includes the same land use development scenario evaluated in Section 3.2, *Air Quality*, of the SIR, for the refined project. Alternative 3 and the refined project differ only in that Alternative 3 does not include the road diet provided as an element of the refined project. As such, the construction scenario for Alternative 3 differs only in that the lane configuration, median, and sidewalks for Diamond Bar Boulevard within the Planning Area would remain in their baseline condition (see SIR Table 4.6-1, *Alternative 3: Overall Estimated Daily Construction Emissions by Year [Unmitigated]*, and Table 4.6-2, *Alternative 3: Overall Estimated Daily Construction Emissions by Year [Mitigated]*). As such, the findings in Section 3.2 would be comparable to the Alternative 3 findings for construction.

Alternative 3 would have a corresponding reduction in the impacts of criteria pollutants for sensitive receptors, particularly those that live within one-half mile of the Planning Area, or those that would travel via bicycle or bus through the Specific Plan Area.

Implementation of **MM-AQ-1, MM-AQ-2, MM-AQ-3, MM-AQ-4, MM-AQ-5, MM-AQ-6, and MM-AQ-7**, as listed above, would be required to reduce this impact.

The implementation of **MM-AQ-1, MM-AQ-2, MM-AQ-3, MM-AQ-4, MM-AQ-5, MM-AQ-6, and MM-AQ-7** would reduce air quality impacts in relation to cumulatively considerable net increase of criteria pollutants for which the region is in non-attainment under the National Ambient Air Quality Standards or California Ambient Air Quality Standards to below SCAQMD threshold of significance for four criteria pollutants: NO_x, CO, SO₂, and PM₁₀ (see Table 4.6-4, *Alternative 3: Mitigated Operations Emissions Threshold Evaluation*, in the SIR). Operational emissions of ROG_s and PM_{2.5} would exceed the SCAQMD operations significance threshold, causing operational emissions of criteria pollutants to remain significant and unavoidable (Table 4.6-4). However, the operational emission of NO_x, CO, PM_{2.5}, and PM₁₀ would be substantially lower than those evaluated in the land use planning scenario for the approved General Plan 2040 (Table 4.6-4).

Significant and unavoidable impacts of the operational phase of the project necessitate a statement of overriding consideration (see Section X, *CEQA Guidelines Section 15093 Findings: Statement of Overriding Consideration*).

IV.2 Transportation

Impact 3.8-1 Would the project conflict with or be inconsistent with CEQA Guidelines Section §15064.3, subdivision (b)?

Impact:

Significant and Unavoidable.

Finding:

The analysis in the Final SIR determined that Alternative 3 would result in significant and unavoidable impacts to transportation in relation to conflicting with or being inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b).

Rationale:

The Certified General Plan EIR determined that impacts would be significant and unavoidable in relation to conflicting with or being inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b), as implementation of the Diamond Bar General Plan 2040 would increase both resident and employee VMT per capita on a citywide basis, even with the City's goals and policies to reduce potential impacts. No mitigation was identified in the Certified General Plan EIR. Alternative 3 would not include a road diet. TDM measures (Mitigation Measure MM-TRANS-1) would be implemented with Alternative 3. Nonetheless, VMT would likely increase with Alternative 3, compared to the Certified General Plan EIR, because there would be no road diet to slow vehicle speeds, reduce traffic volume, and improve safety for all road users. Therefore, compared to the Certified General Plan EIR, Alternative 3 would similarly result in significant and unavoidable VMT impacts, but impacts would be greater than under the Certified General Plan EIR because there would be no road diet.

The following Mitigation Measure has been identified in the SIR to reduce this impact:

MM-TRANS-1: TDM Program. The Alternative 3 shall incorporate design features and transportation demand management (TDM) measures known to reduce baseline and cumulative project-generated VMT as much as feasible. These features and measures, originally described in the Transportation Study for the Diamond Bar Town Center Specific Plan project, comprise the project's TDM Program. The TDM Program conforms to VMT mitigation guidelines found in City of Diamond Bar Transportation Study Guidelines for Vehicle Miles Traveled and Level of Service Assessment (September 2020).

Some components of the TDM Program consist of physical features of Alternative 3's design which shall be implemented over the duration of buildout of Alternative 3. Others which have an operational component will be implemented as early as feasible based on the land use mix and infrastructure as the project is built over time. The City shall designate a TDM Coordinator to oversee implementation and ensure continued operation of the VMT reduction strategies. The TDM Coordinator shall also produce annual monitoring reports describing the TDM strategies implemented under the TDM Program and the effectiveness of the program. The reports shall be submitted to the City for review to ensure that the mitigation obligations described in the TDM Program Plan are fulfilled. The TDM Coordinator position — which may be part-time or full-time

as deemed necessary — shall eventually be funded through fees paid by the developers for common area maintenance and management.

Each feature and measure is described in detail below, along with its implementation schedule, measure of effectiveness, and monitoring and reporting requirement:

- Increased Bicycle Access: Through the City's Complete Streets Project (being undertaken separately from Alternative 3), Alternative 3 shall incorporate Class IV protected bicycle lanes on Diamond Bar Boulevard, Grand Avenue Golden Springs Drive, and Prospectors Road and a Class III bicycle lane on Sunset Crossing Roads. This improvement from unprotected to protected bicycle lanes reduces stress for bicyclists and, therefore, encourages bicycles as a mode choice. These bicycle lanes would be implemented as part of the Alternative 3, which would dictate its timing. Aside from ensuring it is included in the Alternative 3, there is no further monitoring or reporting requirement for this measure.
- Bike Facilities: The TDM Program shall include secure bicycle parking for residents and employees per City requirements. Each application for development under the Diamond Bar Town Center Specific Plan will be required to demonstrate that it provides bicycle parking in accordance with City requirements. The annual monitoring report would summarize how many bicycle parking spaces have been installed within the Planning Area.
- First-Mile / Last-Mile Space: The TDM Program shall dedicate space in a central location for first mile / last-mile solutions such as bike share, scooter share, or a future mode to serve medium-distance trips to larger transit hubs, such as the City of Industry Metrolink Station, located approximately 3.3 miles away. This space, which may be located in a parking structure, a building, or outside, will be set aside and constructed prior to receiving certificate of occupancy for 50% of allowed development (measured in square feet) under the Diamond Bar Town Center Specific Plan. Further, the TDM Coordinator will work with one or more service providers to populate the space with first-mile / last-mile solutions made available to the public. Prior to construction of this space, the annual monitoring report will track the amount of development that has occurred under the Diamond Bar Town Center Specific Plan to ensure the space is provided on schedule. Following its construction, the annual monitoring report will identify the services provided, pricing, and the level of utilization on a monthly basis over the prior year. Based on the Transportation Study, there is no target level of utilization for these services. However, the TDM Coordinator should periodically review the costs and benefits of the program compared with the level of utilization and, if necessary, identify alternative types of services that may be provided within this space to more effectively reduce VMT.
- Improved Pedestrian Network: This TDM Program includes the development of new connections within the Planning Area and connecting to other areas. The refined project would improve pedestrian connectivity within the Planning Area such as between the portion of the site fronting Golden Springs Drive and the portion of the site fronting Diamond Bar Boulevard, which is currently blocked by buildings, landscaping, and a grade differential. It would improve pedestrian connectivity to the surrounding areas, including by providing a connection to Prospectors Road and the residential neighborhood it serves. These features enhance walkability and accessibility. These pedestrian network connections are fundamental to the design guidelines incorporated into the Diamond Bar Town Center Specific Plan and will be implemented gradually throughout the duration of buildout. There is no further monitoring or reporting requirement for this measure.
- Car Sharing Program or Rideshare Subsidies: The TDM Program shall either provide parking spaces and subsidies for car sharing services such as ZipCar, Car2Go, GetAround, etc. or the TDM Coordinator may develop agreements with one or more rideshare

companies (e.g., Uber or Lyft) to provide subsidized rides for eligible residents and employees to or from the Planning Area. Such programs allow residents to forego car ownership but still have a vehicle available for certain types of trips where walking, bicycling, carpooling, or transit are not reasonable options. If the car sharing service option is selected, spaces shall be set aside upon construction of any parking structure in the Planning Area and the TDM Coordinator will work with a service provider to provide a car sharing solution with at least two vehicles. The efficacy of the program shall be measured by the number of uses per month per vehicle. If the vehicles are used an average of two or more times per day, the TDM Coordinator should consider adding to the fleet. If the vehicles are used fewer than one time per day on average, the TDM Coordinator should consider additional marketing or reducing the fleet. If a rideshare agreement is made in lieu of a car sharing service, it shall be implemented prior to receiving a certificate of occupancy for 30% of allowed development under the Diamond Bar Town Center Specific Plan and would be open to all residents and employees within the Planning Area. The program should target participation on a monthly basis by at least 5% of households and 1% of employees. If participation is below these levels, the TDM Coordinator should consider additional marketing or increasing subsidies. The annual monitoring report will include a summary of the services offered and prices (or subsidy amounts) and a summary of utilization on a monthly basis, including the number of unique users.

- Commuter Trip Reduction Marketing & Education: The TDM Program shall implement a marketing campaign for project employees and visitors encouraging the use of transit, shared rides, and active modes to reduce VMT. The TDM Program would target this campaign at employees, residents, and visitors to the Planning Area. This campaign would be implemented following certificate of occupancy for 30% of allowed development under the Diamond Bar Town Center Specific Plan. The annual monitoring reports shall include a copy of all marketing and educational materials and a summary of any outreach efforts from the prior year.
- Employee Parking Cash-out: The TDM Program shall charge employers for employee parking and employers will be required to reimburse employees for the cost of parking if they don't park a car at work. This provides a direct monetary benefit to the employee for choosing alternative travel modes and has been shown to reduce VMT. Paid employee parking cannot begin until parking areas are converted to controlled access which will not occur until one or more parking structures are completed. Therefore, employee parking cash-out shall begin upon commencement of paid employee parking. The efficacy of the employee parking cash-out program should be measured as the ratio of the number of employees taking advantage of the cash-out program to the number of leased spaces by employers. The program should target a 2% participation rate in accordance with the level of employee VMT reduction estimated in the Transportation Study. The annual monitoring report shall include the numbers used to calculate the participation rate as well as information on parking pricing. If the target participation rate is not met, corrective measures should be implemented by the TDM Coordinator, such as enhanced marketing of the program or raising the price of parking.
- Unbundled Residential Parking: The TDM Program shall require parking to be leased to residents separately from their residential unit leases. This makes the cost of automobile storage transparent to residents, provides a direct monetary benefit to living without owning a vehicle, and reduces VMT by encouraging alternate modes of transportation. To ensure effectiveness, the TDM Program shall require pairing with the implementation of a residential parking permit program in nearby residential neighborhoods to avoid shifting project resident parking into those neighborhoods. Unbundled residential parking will be incorporated into any and all residential development under the Diamond Bar Town Center Specific Plan. The efficacy of the unbundled residential parking program should be

measured as the ratio of the number of leased residential spaces compared to the parking requirement associated with the residential units, as calculated based on the City Code of Ordinances, Section 22.30.040 accounting for the specific unit mix. The target ratio should be 95% or lower (i.e., 5% lower lease rate than required parking ratio) in accordance with the level of residential VMT reduction estimated in the Transportation Study. The annual monitoring report shall include the numbers used to calculate the residential parking ratio as well as information on parking pricing. If the target ratio is not met, residential parking pricing should be increased and marketing and education efforts to residents regarding alternative modes of transportation should be increased.

The ultimate goal of the TDM Program is to reduce VMT in the most effective manner possible, which may require periodic re-evaluation of the measures described above. The TDM Coordinator shall use the information compiled in the annual reports to evaluate the effectiveness of the operational measures and assess when a change is warranted. Any change to the TDM Program must be reviewed and approved by City staff through a determination that it will provide equivalent or greater VMT reduction than the measure(s) being replaced.

With the implementation of **MM-TRANS-1**, impacts would remain significant and unavoidable in relation to baseline and cumulative project-generated VMT under Alternative 3.

Significant and unavoidable impacts of the operational phase of the project necessitate a statement of overriding consideration (see Section X, *CEQA Guidelines Section 15093 Findings: Statement of Overriding Consideration*).

V FINDINGS REGARDING RECOMMENDED PROJECT AND ALTERNATIVES NOT RECOMMENDED FOR ADOPTION

In April 2021, the Urban Land Institute-Los Angeles (ULI-LA) convened a Technical Assistance Panel (TAP) to prepare the Technical Assistance Panel Report: Diamond Bar Town Center (TAP Report).¹ The focus of the TAP Report was the consideration of market possibilities, implementation strategies, and design frameworks for implementing the Town Center defined in the General Plan. A Town Center Specific Plan was recommended to provide detailed development standards, infrastructure requirements and implementation measures for the Town Center. As part of the TAP's Town Center Specific Plan analysis, the real estate economics firm RCLCO Real Estate Consulting prepared a market feasibility study for the Town Center, which concluded that (1) market demand exists for over 2,000 housing units (an average of 44 units per acre), including more than 1,500 rental units of varying product types, based on market conditions, demographics and locational advantages in Diamond Bar; (2) a strong opportunity is presented for redevelopment and repositioning of existing retail space, which would benefit from synergies created by new housing; and (3) there is low demand for office development in the area.²

The market feasibility study also mentioned the commitment to the Complete Streets Project and the importance of future roadway improvements.³ "California passed the California Complete Streets Act (Complete Streets) in 2008, requiring circulation elements to include a complete streets approach that balances the needs of all users of the street."⁴ Complete Streets policies and framework have been required to be part of a City General Plan Circulation Element since January 30, 2011. Complete Streets are streets that are designed, constructed, operated, maintained, and are compatible with adjacent land uses as a balanced, multi-modal transportation network enabling safe comfortable, and attractive access to all users regardless of their transportation mode, ability, or age.⁵ The Complete Streets approach was incorporated and adopted into the City's General Plan in 2019.⁶ Under the Complete Streets approach, the City's roadways are characterized based on "through movement" and "level of access," both of which are requirements for complying with this approach towards mobility.

In November 21, 2023, the City Council authorized funds to incorporate improvements that are elements of the Diamond Bar Complete Streets Project, for Diamond Boulevard, between Golden Springs Drive and Palomino Drive, including elements that enhance multi-modal transportation,

¹ Urban Land Institute-Los Angeles. April 2021. Technical Assistance Panel Report: Diamond Bar Town Center. <https://www.diamondbarca.gov/DocumentCenter/View/8250/Diamond-Bar-Town-Center-Report-April2021?bidId=> (accessed March 13, 2023).

² RCLCO Real Estate Consulting. *Existing Conditions & Market Demand Analysis: Diamond Bar Town Center for the City of Diamond Bar, California*. September 6, 2022.

³ RCLCO Real Estate Consulting. *Existing Conditions & Market Demand Analysis: Diamond Bar Town Center for the City of Diamond Bar, California*. September 6, 2022.

⁴ City of Diamond Bar. 2019. City of Diamond Bar General Plan 2040. <https://www.diamondbarca.gov/DocumentCenter/View/7072/Diamond-Bar-General-Plan-2040?bidId=>

⁵ City of Diamond Bar. 2019. City of Diamond Bar General Plan 2040. <https://www.diamondbarca.gov/DocumentCenter/View/7072/Diamond-Bar-General-Plan-2040?bidId=>

⁶ City of Diamond Bar. 2019. City of Diamond Bar General Plan 2040: Circulation Element. <https://www.diamondbarca.gov/DocumentCenter/View/7072/Diamond-Bar-General-Plan-2040?bidId=>

stormwater treatment, and decorative street amenities.⁷ The City successfully secured funding for Diamond Bar Complete Streets Project elements between Golden Springs Drive and Palomino Drive from multiple sources, including Los Angeles County Metropolitan Transportation Authority (LACMTA) Regional Measure Multi-year Subregional Program; California Transportation Commission Active Transportation Planning Organization Cycle 6; and LACMTA-administered Caltrans-Managed Federal Surface Transportation Program-Local. (subsequently replaced with Proposition C funds). On December 17, 2024, the City adopted a categorical exemption for the Complete Streets project.⁸ On September 23, 2025, the City advertised for construction bids for the Diamond Bar Boulevard Complete Streets project elements. The recommended contractor was presented to the City Council for approval on November 4, 2025. The City Council approved the project and Construction Agreement via Resolution No. 2025-34. Construction of the Complete Streets Project is scheduled to be initiated in February 2026.⁹

V.1 Range of Reasonable Alternatives

Section 15126.6 of the State CEQA Guidelines requires the evaluation of a range of reasonable alternatives to the project, or to the location of the project that would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant project effects. The analysis of alternatives is limited to those that the City determines could feasibly attain most of the basic objectives of the project. Section 15126.6(f) of the State CEQA Guidelines describes feasibility as being dependent on several factors, including site suitability, economic viability, availability of infrastructure, specific plan consistency, consistency with other plans or regulatory limitations, jurisdictional boundaries, and the ability of the project proponent to gain access to or acquire an alternative site.

In light of the TAP Report's findings,¹⁰ the market feasibility study prepared by RCLCO Real Estate Consulting¹¹ to support the TAP Report, and the City's Complete Streets Project, the City identified the High Density, Maximum Buildout with Road Diet version of the Specific Plan, evaluated in the SIR as the "refined project," as it refined the land use scenario for the Planning Area that was adopted in General Plan 2040, as amended by 2021-2029 Housing Element) as the proposed project for evaluation in the SIR. Consistent with the requirements of Section 15126.9(e)(2) of the CEQA Guidelines, a No-Project Alternative was analyzed representing what would be reasonably expected to occur in the foreseeable future if the project or action alternative is not adopted and implementation of the Town Center is undertaken consistently with the 2021-2029 Housing

⁷ City of Diamond Bar. November 21, 2023. *First Amendment to the Professional Services Agreement with MNS Engineers, Inc. for the Design of Diamond Bar Complete Street Project (CIP# PW17400)*. City Council Agenda Report. Prepared by Daniel Fox, City Manager, for Honorable Mayor and Members of the City Council.

⁸ City of Diamond Bar. December 17, 2024. *Adopt Resolution Authorizing Execution of Funding Agreements for State and Federal Funding, Approve WVWD Utility Agreement, Approve LACFCD Trash Excluder Agreement and Adopt a Class 1 CEQA Exemption for the Diamond Bar Boulevard Complete Streets Project*. City Council Agenda Report. Prepared by Daniel Fox, City Manager, for Honorable Mayor and Members of the City Council.

⁹ City of Diamond Bar. November 4, 2025. *Award of Construction Agreement for the Diamond Bar Boulevard Complete Streets Project - CIP No. SI256 (Gentry Brothers, Inc.) and Approval of Amendment 2 to a Professional Services Agreement for Construction Management and Inspection Services (Local Agency Engineering Associates, Inc.)*. City Council Agenda Report. Prepared by Daniel Fox, City Manager, for Honorable Mayor and Members of the City Council.

¹⁰ City of Diamond Bar. April 2021. *Los Angeles Diamond Bar Town Center: Technical Assistance Panel Report*. Available at: <https://www.diamondbarca.gov/DocumentCenter/View/8250/Diamond-Bar-Town-Center-Report-April2021?bidId=> . Accessed January 13, 2026.

¹¹ RCLCO Real Estate Consulting. *Existing Conditions & Market Demand Analysis: Diamond Bar Town Center for the City of Diamond Bar, California*. September 6, 2022.

Element Update. The No-Project Alternative was not analyzed as keeping the property in the existing conditions (as of 2023) would be inconsistent with Diamond Bar Town Center planning objectives. As required by Section 15126.6 of the CEQA Guidelines, three additional alternatives, representing a reasonable range of alternatives, that are responsive to the TAP Report and supporting market feasibility study were defined: Alternative 1 (Medium Density with Road Diet), Alternative 2 (Low Density with Road Diet), and Alternative 3 (High Density, No Road Diet). Alternatives 1 and 2 reduced the density of dwelling units, reduced the number of hotel rooms, and reduced the maximum allowable retail/commercial area, while retaining the open space, road diet and bicycle lanes that were elements of the refined project. Alternative 3 retained the dwelling units, hotel room, retail/commercial area, open space, and bicycle lanes evaluated for the refined project and deleted the road diet evaluated for the refined project, leaving Diamond Bar in a comparable configuration within the Planning Area. Alternative 3 provides a balance of land uses that would achieve the highest number of housing units and hotel rooms, square footage of retail/commercial space, and square footage of open space within the Planning Area; retains Diamond Bar Boulevard in a comparable condition to its existing condition; retains sidewalks adjacent to Diamond Bar Boulevard; and adds Class IV and Class III bicycle lanes. In addition, Alternative 3 is able to accommodate the bicycle lane improvements contemplated by the City's Complete Streets Project. As a result of the analysis contained in the SIR regarding the environmental, health, and social characteristics of the project and alternatives, the City Community Development Director recommended Alternative 3: High Density, No Road Diet, rather than the refined project, as the land use planning and development scenario that best meets the needs of the City.

V.2 Comparative Analysis of Alternatives

This section of the Findings of Fact provides a comparative analysis of recommended Alternative 3 and the four alternatives evaluated in the SIR in relation to three factors:

- Attainment of the development goals resulting from the TAP Report,¹² and supporting marketing feasibility study,¹³ City adopted Complete Streets Project (Table V.2-1, *Comparison of Specific Plan Elements for Recommended Project and Alternatives*)
 1. Market demand exists for over 2,000 housing units;
 2. Redevelopment and repositioning of existing retail space, which would benefit from synergies created by new housing; and
 3. Low demand for office development in the area
- Ability to meet Diamond Bar Town Center Specific Plan Objectives (Table V.2-2, *Ability of Recommended Project and Alternatives to Meet the Diamond Bar Town Center Specific Plan Objectives*)
- Environmental impacts (Table V.2-3, *Comparative Analysis of Impacts for Recommended Alternative 3 and Alternative Considered*)

¹² City of Diamond Bar. April 2021. Los Angeles Diamond Bar Town Center: Technical Assistance Panel Report. Available at: <https://www.diamondbarca.gov/DocumentCenter/View/8250/Diamond-Bar-Town-Center-Report-April2021?bidId=> . Accessed January 13, 2026.

¹³ RCLCO Real Estate Consulting. *Existing Conditions & Market Demand Analysis: Diamond Bar Town Center for the City of Diamond Bar, California*. September 6, 2022.

**TABLE V.2-1
COMPARISON OF SPECIFIC PLAN ELEMENTS FOR RECOMMENDED AND ALTERNATIVES**

Specific Plan Elements	Recommended Alternative 3 (High Density, No Road Diet)	No-Project Alternative (Housing Element Update)	Refined Project (High Density with Road Diet)	Alternative 1 (Medium Density with Road Diet)	Alternative 2 (Low Density with Road Diet)
Housing Units	2,055	1,350	2,055	1,677	1,350
Single-Family	0	0	0	0	0
Multi-Family	2,055	1,350	2,055	1,677	1,350
Non-Residential					
Hotel	200 rooms ^b	97 rooms	200 rooms ^b	175 rooms ^b	150 rooms ^b
Retail/Commercial	446,000 sf	510,000 sf ^a	446,000 sf	426,000 sf	411,000 sf
Open Space	40,000 sf	0 sf	40,000 sf	40,000 sf	40,000 sf
Road Diet	Retains 6 lanes for Diamond Bar Blvd.	No	Reduces Diamond Bar Blvd. from 6 lanes to 4 lanes	Reduces Diamond Bar Blvd. from 6 lanes to 4 lanes	Reduces Diamond Bar Blvd. from 6 lanes to 4 lanes
Compatibility with City Complete Streets Project	Yes	Yes	No	No	No
Compared to No-Project Alternative	<ul style="list-style-type: none"> • 705 more housing units allowed • 103 more hotel rooms • 64,000 sf less retail/commercial • Added 40,000 sf open space • No road diet 	<ul style="list-style-type: none"> • Same (no project) 	<ul style="list-style-type: none"> • 705 more housing units allowed • 103 more hotel rooms • 64,000 sf less retail/commercial • Added 40,000 sf open space • Added road diet 	<ul style="list-style-type: none"> • 327 more housing units allowed • 78 more hotel rooms • 84,000 sf less retail/commercial • Added 40,000 sf open space • Added road diet 	<ul style="list-style-type: none"> • Same housing units allowed • 53 more hotel rooms • 99,000 sf less retail/commercial • Added 40,000 sf open space • Added road diet
Compared to Recommended Project	<ul style="list-style-type: none"> • Same (recommended project) 	<ul style="list-style-type: none"> • 705 fewer housing units allowed • 103 fewer hotel rooms • 64,000 sf more retail/commercial • 40,000 sf less open space • No road diet 	<ul style="list-style-type: none"> • Same housing units allowed • Same hotel rooms allowed • Same retail/commercial sf • Same open space sf • Added road diet, reduces Diamond Bar Blvd. from 6 lanes to 4 lanes 	<ul style="list-style-type: none"> • 378 fewer housing units allowed • 25 fewer hotel rooms • 20,000 sf less retail/commercial • Same open space sf • Added road diet, reduces Diamond Bar Blvd. from 6 lanes to 4 lanes 	<ul style="list-style-type: none"> • 705 fewer housing units allowed • 50 fewer hotel rooms • 35,000 sf less retail/commercial • Same open space sf • Added road diet, reduces Diamond Bar Blvd. from 6 lanes to 4 lanes

Note:
^a Includes approximately 475,500 square feet (sf) of retail/restaurant/service space plus multiple gas stations and a childcare center.
^b Includes 97 existing hotel rooms.

**TABLE V.2-2
ABILITY OF RECOMMENDED ALTERNATIVE 3 AND ALTERNATIVES
TO MEET DIAMOND BAR TOWN CENTER SPECIFIC PLAN OBJECTIVES**

Project Objectives	Does the Alternative (Alt.) Accomplish the Project Objectives?				
	Recommended Alt. 3	No-Project Alt.	Refined Project	Alt. 1	Alt. 2
1. Implement the community vision, goals, and policies of the General Plan, which established the Town Center Mixed Use land use designation to “foster the development of a vibrant, pedestrian-oriented Town Center in Diamond Bar that serves as a place for Diamond Bar’s residents to shop, dine, and gather.”	Yes	Yes	Yes	Yes	Yes
2. Make the Town Center a complete neighborhood with a sense of place, that takes advantage of its location, to provide residents and visitors a unique experience.	Yes	No	Yes	Yes	Yes
3. Ensure that the physical design and programming of the Town Center supports health, wellbeing, and environmental sustainability, the latter so as to make progress toward meeting the greenhouse gas reduction targets of the Diamond Bar Climate Action Plan by supporting compact, infill, mixed-use development.	Yes	No	Yes	Yes	Yes
4. Allow for car-lite / car-optional living allowing those who choose not to use their car on a daily basis or who choose not to own a car at all to be easily accommodated, thus furthering progress to the City’s climate action goals	Yes	No	Yes	Yes	Yes
5. Provide great public spaces, and small parks with regenerative landscapes to support the goal of environmental sustainability	Yes	No	Yes	Yes	Yes
6. Include a mix of uses and urban housing types at a range of affordability levels, so as to implement the 6th Cycle Housing Element (Chapter 9 of the General Plan) and to fulfill Diamond Bar’s commitment to provide affordable housing opportunities by rezoning the Town Center Specific Plan project area to facilitate the development of a portion of Diamond Bar’s Regional Housing Needs Assessment (RHNA) allocation, including the production of housing that will be affordable to lower-income households.	Yes	Yes	Yes	Yes	Yes
7. Provide flexibility for the future—particularly for retail and commercial space—so as to adapt to changes in lifestyle and market conditions that are likely to occur throughout the lifespan of the plan	Yes	Yes	Yes	Yes	Yes
8. Facilitate the development of the Town Center in phases or increments so as to recognize the multiple owners in the Plan Area and the expectation that these owners will likely have different time frames for redevelopment	Yes	Yes	Yes	Yes	Yes

**TABLE V.2-3
COMPARATIVE ANALYSIS OF IMPACTS FOR RECOMMENDED ALTERNATIVE 3 AND
ALTERNATIVES CONSIDERED**

Impact	Level of Impact Comparison				
	Recommended Alternative 3 (High Density, No Road Diet)	No-Project Alternative (Housing Element Update)	Refined Project (High Density with Road Diet)	Alternative 1 (Medium Density with Road Diet)	Alternative 2 (Low Density with Road Diet)
Aesthetics					
Light and Glare	LTS	LTS (Similar)	LTS (Similar)	LTS (Lesser)	LTS (Lesser)
Air Quality					
Air Quality Plan	LTS	LTS (Similar)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Air Quality Standards	SU	SU (Similar)	SU (Lesser)	SU (Lesser)	SU (Lesser)
Sensitive Receptors	SU	SU (Similar)	SU (Similar)	SU (Lesser)	SU (Lesser)
Odors	LTS	LTS (Similar)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Greenhouse Gas Emissions					
Greenhouse Gas Emissions	LTS	LTS (Greater)	LTS (Lesser)	LTS (Lesser)	LTS (Lesser)
Hydrology and Water Quality					
Groundwater	LTS	LTS (Greater)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Noise					
Ambient Noise	LTS	LTS (Similar)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Groundborne Vibration	LTS	LTS (Similar)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Public Services					
Park Facilities	LTS	LTS (Similar)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Other Public Facilities	LTS	LTS (Similar)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Recreation					
Deterioration of Facilities	LTS	LTS (Similar)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Construction of Facilities	LTS	LTS (Similar)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Transportation					
Vehicle Miles Traveled	SU	SU (Greater)	SU (Similar)	SU (Similar)	SU (Similar)
Utilities and Service Systems					
Water or Wastewater Facilities	LTS	LTS (Similar)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Water Supply	LTS	LTS (Similar)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Wastewater Capacity	LTS	LTS (Similar)	LTS (Similar)	LTS (Similar)	LTS (Similar)
Note: NI = No Impact; LTS = Less than Significant; LTSM = Less than Significant with Mitigation; SU = Significant and Unavoidable. Less = Impacts are less than those that would occur with the Alternative 3; Similar = Impacts are similar to those that would occur with the Alternative 3; Greater = Impacts are greater than those that would occur with the Alternative 3.					

V.2.1 Recommended Alternative 3: High Density, No Road Diet

Specific Plan Elements: Recommended Alternative 3 was designed to implement General Plan 2040 by supporting its vision and development policies which guide the physical growth of the Town Center Planning Area, taking into consideration the recommended Specific Plan elements resulting from the TAP Report,¹⁴ and supporting market feasibility study.¹⁵ In addition,

¹⁴ City of Diamond Bar. April 2021. Los Angeles Diamond Bar Town Center: Technical Assistance Panel Report. Available at: <https://www.diamondbarca.gov/DocumentCenter/View/8250/Diamond-Bar-Town-Center-Report-April2021?bidId=> . Accessed January 13, 2026.

¹⁵ RCLCO Real Estate Consulting. *Existing Conditions & Market Demand Analysis: Diamond Bar Town Center for the City of Diamond Bar, California*. September 6, 2022.

Recommended Alternative 3 does not include a road diet, and as such is compatible with the City's Complete Streets Project.

Alternative 3 achieves the highest number of housing units and hotel rooms, square footage of retail/commercial space, and square footage of open space within the Planning Area; retains Diamond Bar Boulevard in a comparable condition to the existing condition; retains sidewalks adjacent to Diamond Bar Boulevard; and adds Class IV and Class III bicycle lanes (Table V.2-1), as indicated below:

- Up to 2,055 multi-family housing units
- 200 hotel rooms,
- 446,000 square feet (sf) of commercial leasable space
- 40,000 sf of open space
- Six lanes of Diamond Bar Boulevard are retained within the Specific Plan Area, with 11-foot-wide lane widths, and 10-foot-wide turn pockets
- Does not accommodate parking on Diamond Bar Boulevard
- Existing 8- to 15-foot-wide sidewalks adjacent to Diamond Bar Blvd are retained
- Class IV Bicycle Lanes on Diamond Bar Boulevard, Golden Springs Drive, Grand Avenue, and Prospectors Road, and Class III on Sunset Crossing Road

Recommended Alternative 3 achieves and exceeds the 2,000 dwelling units recommended by the TAP Report,¹⁶ adds 103 hotel room, adds 40,000 sf of open space, and retains 446,000 sf of retail/commercial space. Recommended Alternative 3 also preserves six lanes on Diamond Bar Boulevard within the Specific Plan area and, as such, is compatible with the City's Complete Streets Project.

Effectiveness in Meeting Project Objectives: Recommended Alternative 3, meets the eight objectives established for the Diamond Bar Town Center Specific Plan (see Table V.2-2).

Alternative 3 Environmental Impacts: Recommended Alternative 3 results in less than significant impacts to light and glare, consistency with air quality plans, construction emissions, odors, greenhouse gas emissions, depletion of groundwater, ambient noise, groundborne vibration, park facilities, other public facilities, deterioration of existing recreation facilities, or the need to construct new recreation facilities, water or wastewater facilities, water supply or wastewater capacity (Table V.2-3). Recommended Alternative 3 results in significant and unavoidable impacts related to emissions of criteria pollutants, ROG and PM_{2.5}, during operation and exposure of sensitive receptors to criteria air pollutants. Although Traffic Demand Management measures would be employed with Recommended Alternative 3, per capita vehicle miles travelled would be expected to increase in the Specific Plan area due to the addition of 2,055 dwelling units and 200 hotel rooms over the existing condition, and 705 more dwelling units than General Plan 2040, as updated by the 2021-2029 Housing Element Update (Table V.2-3).

Recommended Alternative 3 requires implementation of seven Air Quality measures identified in the Certified General Plan EIR: MM-AQ-1, MM-AQ-2, MM-AQ-3, MM-AQ-4, MM-AQ-5, MM-AQ-6, and MM-AQ-7. In addition, Recommended Alternative 3 requires implementation of MM-TRANS-1. Alternative 3 is the recommended alternative because it provides a balance of land

¹⁶ City of Diamond Bar. April 2021. Los Angeles Diamond Bar Town Center: Technical Assistance Panel Report. Available at: <https://www.diamondbarca.gov/DocumentCenter/View/8250/Diamond-Bar-Town-Center-Report-April2021?bidId=> . Accessed January 13, 2026.

uses that would achieve the highest number of housing units and hotel rooms, square footage of retail/commercial space, and square footage of open space within the Planning Area; retains Diamond Bar Boulevard in a comparable condition to the existing condition; retains sidewalks adjacent to Diamond Bar Boulevard; and adds Class IV and Class III bicycle lanes. Alternative 3 is able to accommodate the bicycle lane improvements contemplated by the Complete Streets Project. In addition, turn lane width and turn pocket width are based on the width with the Complete Streets Project in place for the approved General Plan 2040 and proposed Alternative 3.

V.2.2 No-Project Alternative (Housing Element Update)

Specific Plan Elements: Under the No-Project Alternative, the Specific Plan Area would be subject to the General Plan 2040, as updated by the 2021-2029 Housing Element and Land Use Planning Element policies, regulations, development standards, and land use designations that apply to the Town Center Mixed Use, land use designation. Under the No-Project Alternative (Housing Element Update), the maximum FAR would be 1.5 for the entire Town Center. The No-Project Alternative would allow for development in the Town Center Focus Area consistent with the approved Town Center development density from the Housing Element Update:

- Up to 1,350 multi-family dwelling units
- 97 hotel rooms
- 510,000 sf of commercial leasable space
- 0 sf of open space
- Six lanes of Diamond Bar Boulevard are retained within the Specific Plan Area, with 11- to 14.5-foot-wide lane widths, and 8.5- to 15-foot-wide turn pockets
- Does not accommodate parking on Diamond Bar Boulevard
- Existing 8- to 15-foot-wide sidewalks adjacent to Diamond Bar Blvd are retained
- Class IV Bicycle Lanes on Diamond Bar Boulevard, Golden Springs Drive, Grand Avenue, and Prospectors Road and Class III on Sunset Crossing Road

When compared to Recommended Alternative 3, the No-Project Alternative results in 705 fewer dwelling units, 103 fewer hotel rooms, no open space, and 64,000 more sf of retail/commercial space, thus falling far short of the recommendations of the TAP Report.¹⁷ It provides no open space. As with Recommended Alternative 3, the No-Project Alternative preserves six lanes on Diamond Bar Boulevard within the Specific Plan area and, as such, is compatible with the City's Complete Streets Project.

Effectiveness in Meeting Project Objectives: Under the No-Project Alternative, four of the eight objectives—Objectives 1, 6, 7, and 8—would be met (see Table V.2-2). Although the No-Project Alternative meets Objective 1 by providing 1,350 dwelling units, this is only 68 percent of the market demand for 2,000 dwelling units identified by the TAP Report.¹⁸ The No-Project Alternative fails to meet Objectives 2, 3, 4, and 5, because it does not include components that would create a sense of place, such as open space, and would not further the City's progress toward its climate

¹⁷ City of Diamond Bar. April 2021. Los Angeles Diamond Bar Town Center: Technical Assistance Panel Report. Available at: <https://www.diamondbarca.gov/DocumentCenter/View/8250/Diamond-Bar-Town-Center-Report-April2021?bidId=> . Accessed January 13, 2026.

¹⁸ City of Diamond Bar. April 2021. Los Angeles Diamond Bar Town Center: Technical Assistance Panel Report. Available at: <https://www.diamondbarca.gov/DocumentCenter/View/8250/Diamond-Bar-Town-Center-Report-April2021?bidId=> . Accessed January 13, 2026.

action goals (Table V.2-2). In addition, the No-Project Alternative would not meet the market demand of over 2,000 housing units determined by the market feasibility study¹⁹ (Table V.2-2).

Comparative Impacts of the No-Project Alternative: As with Recommended Alternative 3, the No-Project Alternative results in less than significant impacts to light and glare, consistency with air quality plans, odors, greenhouse gas emissions, depletion of groundwater, ambient noise, groundborne vibration, park facilities, other public facilities, deterioration of existing recreation facilities, or the need to construct new recreation facilities, water or wastewater facilities, water supply or wastewater capacity (Table V.2-3). The No-Project Alternative results in significant and unavoidable impacts related to emissions of criteria pollutants, NO_x, PM_{2.5}, and PM₁₀, during construction and exposure of sensitive receptors to criteria air pollutants due to the proximity and intensity of construction activities. The No-Project Alternative results in significant and unavoidable impacts related to exposure of sensitive receptors to criteria air pollutants due to the proximity and intensity of construction activities. In addition, like Recommended Alternative 3, the No-Project Alternative would result in significant and unavoidable impacts due to the 1,350 additional dwelling units, 97 hotels rooms, and retention of 510,000 sf of retail/commercial space. Without increasing local housing, the No-Project Alternative would exacerbate the per capita VMT by focusing on destination trips from housing and office space beyond the limits of the Specific Plan Area. Unlike Recommended Alternative 3, the No-Project Alternative does not require Traffic Demand Management measures that would be employed with Recommended Alternative 3, thus further contributing to increase per capita VMT (Table V.2-3).

The No-Project Alternative does not resolve the significant and unavoidable impacts that would occur with the recommended Alternative 3.

As with Recommended Alternative 3, the No-Project Alternative requires implementation of seven Air Quality Measures identified in the Certified General Plan EIR: MM-AQ-1, MM-AQ-2, MM-AQ-3, MM-AQ-4, MM-AQ-5, MM-AQ-6, and MM-AQ-7. MM-TRANS-1 was not included in the Certified General Plan EIR.

The No-Project Alternative is, thus, deemed to be infeasible and is not recommended as it would only meet four of the eight project objectives and would not avoid significant environmental impacts. In addition, the No-Project Alternative would exacerbate the per capita VMT and would not provide a balance of land uses that would achieve the highest number of housing units and square footage of open space within the Planning Area.

V.2.3 Refined Project, High Density with Road Diet

Specific Plan Elements: As with Recommended Alternative 3, the Refined Project was designed to implement General Plan 2040 by supporting its vision and development policies which guide the physical growth of the Town Center Planning Area, taking into consideration the recommended Specific Plan elements resulting from the TAP Report,²⁰ and supporting market

¹⁹ RCLCO Real Estate Consulting. *Existing Conditions & Market Demand Analysis: Diamond Bar Town Center for the City of Diamond Bar, California*. September 6, 2022.

²⁰ City of Diamond Bar. April 2021. Los Angeles Diamond Bar Town Center: Technical Assistance Panel Report. Available at: <https://www.diamondbarca.gov/DocumentCenter/View/8250/Diamond-Bar-Town-Center-Report-April2021?bidId=> . Accessed January 13, 2026.

feasibility study.^{21,22} Unlike Recommended Alternative 3, the refined project includes a road diet and, as such, is incompatible with the City's Complete Streets Project.

As with Recommended Alternative 3, the refined project achieves the highest number of housing units and hotel rooms, square footage of retail/commercial space, and the same square footage of open space within the Planning Area and adds bicycle lanes (Table V.2-1):

- Up to 2,055 multi-family housing units
- 200 hotel rooms
- 446,000 sf of commercial leasable space
- 40,000 sf of open space
- Four of six lanes of Diamond Bar Boulevard are retained within the Specific Plan Area, with 11-14.5-foot-wide lane widths, and 5- to 15-foot-wide turn pockets
- Accommodates parking on Diamond Bar Boulevard
- Existing 8-foot wide sidewalks adjacent to Diamond Bar Boulevard are retained
- Class IV Bicycle Lanes on Diamond Bar Boulevard, Golden Springs Drive, Grand Avenue, and Prospectors Road and Class III bicycle lane on Sunset Crossing Road

The proposed refinements to Diamond Bar Boulevard within the Specific Plan Area are incompatible with the City's Complete Streets Project.

Effectiveness in Meeting Project Objectives: As with Recommended Alternative 3, the refined project meets the eight objectives established for the Diamond Bar Town Center Specific Plan (see Table V.2-1).

Comparative Impacts of the Refined Project Alternative: As with Recommended Alternative 3, the refined project results in less than significant impacts to light and glare, consistency with air quality plans, odors, greenhouse gas emissions, depletion of groundwater, ambient noise, groundborne vibration, park facilities, other public facilities, deterioration of existing recreation facilities, or the need to construct new recreation facilities, water or wastewater facilities, water supply or wastewater capacity (Table V.2-3). As with Recommended Alternative 3, the refined project results in significant and unavoidable impacts related to emissions of criteria pollutants, ROG, and PM_{2.5}, during operation and exposure of sensitive receptors to criteria air pollutants (Table V.2-3). As with Recommended Alternative 3, the refined project requires Traffic Demand Management measures to be applied; however, per capita VMT would be expected to increase in the Specific Plan area due to the addition of 2,055 dwelling units and 200 hotel rooms over the existing conditions, and 705 more dwelling units than General Plan 2040, as updated by the 2021-2029 Housing Element Update (Table V.2-3).

The refined project does not resolve the significant and unavoidable impacts that would occur with the recommended Alternative 3.

As with Recommended Alternative 3, the refined project requires implementation of seven Air Quality measures identified in the Certified General Plan EIR: MM-AQ-1, MM-AQ-2, MM-AQ-3,

²¹ City of Diamond Bar. April 2021. Los Angeles Diamond Bar Town Center: Technical Assistance Panel Report. Available at: <https://www.diamondbarca.gov/DocumentCenter/View/8250/Diamond-Bar-Town-Center-Report-April2021?bidId=> . Accessed January 13, 2026.

²² RCLCO Real Estate Consulting. *Existing Conditions & Market Demand Analysis: Diamond Bar Town Center for the City of Diamond Bar, California*. September 6, 2022.

MM-AQ-4, MM-AQ-5, MM-AQ-6, and MM-AQ-7. In addition, as with Recommended Alternative 3, the refined project requires implementation of MM-TRANS-1.

The refined project is, thus, deemed to be infeasible and is not recommended as it would be incompatible with the Complete Streets Project (see Table V.2-1). The incompatibility of the road diet element of the refined project with the adopted Complete Streets Project was determined by the Director of Community Development to not be in the best interest of the City.

V.2.4 Alternative 1 (Medium Density with Road Diet)

Specific Plan Elements: As with Recommended Alternative 3, Alternative 1 was designed to implement General Plan 2040 by supporting its vision and development policies which guide the physical growth of the Planning Area, taking into consideration the recommended Specific Plan elements resulting from the TAP Report,²³ and supporting market feasibility study.²⁴ Unlike Recommended Alternative 3, Alternative 1 includes a road diet and, as such, is incompatible with the City's Complete Streets Project.

As with Recommended Alternative 3, Alternative 1 provides dwelling units and hotel rooms, retail/commercial space, and open space within the Diamond Bar Specific Plan Area and adds bicycle lanes (Table V.2-1):

- Up to 1,677 multi-family housing units
- 175 hotel rooms
- 426,000 sf of commercial leasable space
- 40,000 sf of open space
- Four of six lanes of Diamond Bar Boulevard are retained within the Specific Plan Area, with 11- to 14.5-foot-wide lane widths, and 5- to 15-foot-wide turn pockets
- Accommodates parking on Diamond Bar Boulevard
- Existing 8-foot-wide sidewalks adjacent to Diamond Bar Boulevard are retained
- Class IV Bicycle Lanes on Diamond Bar Blvd, Golden Springs Drive, Grand Avenue, and Prospectors Road and Class III bicycle lane on Sunset Crossing Road

Alternative 1 calls for less development than Recommended Alternative 3. Specifically, there would be 378 fewer dwelling units, 25 fewer hotel rooms, and 20,000 sf less retail/commercial space. As with Recommended Alternative 3, Alternative 1 calls for the development of 40,000 sf of open space. Unlike Recommended Alternative 3, Alternative 1 includes a road diet reducing Diamond Bar Boulevard from six lanes within the Planning Area to four lanes.

The proposed refinements to Diamond Bar Boulevard (reduction from six lanes to four lanes) within the Specific Plan Area are incompatible with the City's Complete Streets Project.

Effectiveness in Meeting Project Objectives: As with Recommended Alternative 3, Alternative 1 meets the eight objectives established for the Diamond Bar Town Center Specific Plan; however, Objectives 6 and 7 would only be partially met due to the reductions in dwelling units and

²³ City of Diamond Bar. April 2021. Los Angeles Diamond Bar Town Center: Technical Assistance Panel Report. Available at: <https://www.diamondbarca.gov/DocumentCenter/View/8250/Diamond-Bar-Town-Center-Report-April2021?bidId=> . Accessed January 13, 2026.

²⁴ RCLCO Real Estate Consulting. *Existing Conditions & Market Demand Analysis: Diamond Bar Town Center for the City of Diamond Bar, California*. September 6, 2022.

retail/commercial space (see Table V.2-1). Although Alternative 1 meets Objective 1 by providing 1,677 dwelling units, this is only 84 percent of the market demand for 2,000 dwelling units identified by the TAP Report.²⁵

Comparative Impacts of Alternative 1: As with Recommended Alternative 3, Alternative 1 results in less than significant impacts to light and glare, consistency with air quality plans, odors, greenhouse gas emissions, depletion of groundwater, ambient noise, groundborne vibration, park facilities, other public facilities, deterioration of existing recreation facilities, or the need to construct new recreation facilities, water or wastewater facilities, water supply or wastewater capacity (Table V.2-3). As with Recommended Alternative 3, Alternative 1 results in significant and unavoidable impacts related to emissions of criteria pollutants, ROG and PM_{2.5}, during operation and exposure of sensitive receptors to criteria air pollutants (Table V.2-3). As with Recommended Alternative 3, Alternative 1 requires Traffic Demand Management Measures to be applied; however, per capita VMT would be expected to increase in the Specific Plan area due to the addition of 1,677 dwelling units and 175 hotel rooms over the existing condition, and 327 more dwelling units than General Plan 2040, as updated by the 2021-2029 Housing Element Update (Table V.2-3).

Alternative 1 does not resolve the significant and unavoidable impacts that would occur with the recommended Alternative 3.

As with Recommended Alternative 3, Alternative 1 requires the implementation of seven Air Quality measures identified in the Certified General Plan EIR: MM-AQ-1, MM-AQ-2, MM-AQ-3, MM-AQ-4, MM-AQ-5, MM-AQ-6, and MM-AQ-7. In addition, as with Recommended Alternative 3, Alternative 1 requires implementation of MM-TRANS-1.

Alternative 1 is, thus, deemed to be infeasible and is not recommended as it would not meet all of the project objectives as fully as Alternative 3, would not avoid the significant impacts that would occur under Alternative 3, and would be incompatible with the Complete Streets Project (see Table V.2-1). The incompatibility of the road diet element of Alternative 1 with the adopted Complete Streets Project was determined by the Director of Community Development to not be in the best interest of the City. In addition, Alternative 1 would not fully provide a balance of land uses that would achieve the highest number of housing units and commercial space within the Planning Area as it would provide fewer housing units and commercial space than Alternative 3.

V.2.5 Alternative 2: Low Density with Road Diet

Specific Plan Elements: As with Recommended Alternative 3, Alternative 2 was designed to implement General Plan 2040 by supporting its vision and development policies which guide the physical growth of the Town Center Planning Area, taking into consideration the recommended Specific Plan elements resulting from the TAP Report,²⁶ and supporting market

²⁵ City of Diamond Bar. April 2021. Los Angeles Diamond Bar Town Center: Technical Assistance Panel Report. Available at: <https://www.diamondbarca.gov/DocumentCenter/View/8250/Diamond-Bar-Town-Center-Report-April2021?bidId=> . Accessed January 13, 2026.

²⁶ City of Diamond Bar. April 2021. Los Angeles Diamond Bar Town Center: Technical Assistance Panel Report. Available at: <https://www.diamondbarca.gov/DocumentCenter/View/8250/Diamond-Bar-Town-Center-Report-April2021?bidId=> . Accessed January 13, 2026.

feasibility study.²⁷ Unlike Recommended Alternative 3, Alternative 2 includes a road diet and, as such, is incompatible with the City's Complete Streets Project.

As with Recommended Alternative 3, Alternative 2 provides dwelling units and hotel rooms, retail/commercial space, and open space within the Planning Area and adds bicycle lanes (Table V.2-1):

- Up to 1,350 multi-family housing units
- 150 hotel rooms
- 411,000 sf of commercial leasable space
- 40,000 sf of open space
- Four of six lanes of Diamond Bar Boulevard are retained within the Planning Area, with 11- to 14.5-foot-wide lane widths, and 5- to 15-foot-wide turn pockets
- Accommodates parking on Diamond Bar Boulevard
- Existing 8-foot-wide sidewalks adjacent to Diamond Bar Boulevard are retained
- Class IV Bicycle Lanes on Diamond Bar Blvd, Golden Springs Drive, Grand Avenue, and Prospectors Road and Class III bicycle lane on Sunset Crossing Road

Alternative 2 calls for even less development than recommended Alternative 3. Specifically, there would be 705 fewer housing units, 50 fewer hotel rooms, and 35,000 sf less retail/commercial space. As with Recommended Alternative 3, Alternative 2 calls for development of 40,000 sf of open space. Unlike Recommended Alternative 3, Alternative 1 includes a road diet reducing Diamond Bar Boulevard from six lanes within the Planning Area to four lanes.

The proposed refinements to Diamond Bar Boulevard (reduction from six lanes to four lanes) within the Specific Plan Area are incompatible with the City's Complete Streets Project.

Effectiveness in Meeting Project Objectives: As with Recommended Alternative 3, Alternative 2 meets the eight objectives established for the Diamond Bar Town Center Specific Plan; (however, Objectives 6 and 7 would only be partially met due to the reductions in dwelling units and retail/commercial space) (see Table V.2-1). Although Alternative 2 meets Objective 1 by providing 1,350 dwelling units, this is only 68 percent of the market demand for 2,000 dwelling units identified by the TAP Report.²⁸

Comparative Impacts of Alternative 2: As with Recommended Alternative 3, Alternative 2 results in less than significant impacts to light and glare, consistency with air quality plans, odors, greenhouse gas emissions, depletion of groundwater, ambient noise, groundborne vibration, park facilities, other public facilities, deterioration of existing recreation facilities, or the need to construct new recreation facilities, water or wastewater facilities, water supply or wastewater capacity (Table V.2-3). As with Recommended Alternative 3, Alternative 2 results in significant and unavoidable impacts related to emissions of criteria pollutants, ROG and PM_{2.5}, during operation and exposure of sensitive receptors to criteria air pollutants (Table V.2-3). As with Recommended Alternative 3, Alternative 2 requires Traffic Demand Management Measures to be applied;

²⁷ RCLCO Real Estate Consulting. *Existing Conditions & Market Demand Analysis: Diamond Bar Town Center for the City of Diamond Bar, California*. September 6, 2022.

²⁸ City of Diamond Bar. April 2021. Los Angeles Diamond Bar Town Center: Technical Assistance Panel Report. Available at: <https://www.diamondbarca.gov/DocumentCenter/View/8250/Diamond-Bar-Town-Center-Report-April2021?bidId=> . Accessed January 13, 2026.

however, per capita VMT would be expected to increase in the Specific Plan area due to the addition of 1,350 dwelling units and 150 hotel rooms over the existing conditions (Table V.2-3). Dwelling units would be the same as General Plan 2040, as updated by the 2021-2029 Housing Element Update (Table V.2-3).

As with Recommended Alternative 3, Alternative 2 requires the implementation of seven Air Quality measures identified in the Certified General Plan EIR: MM-AQ-1, MM-AQ-2, MM-AQ-3, MM-AQ-4, MM-AQ-5, MM-AQ-6, and MM-AQ-7. In addition, as with Recommended Alternative 3, Alternative 2 requires implementation of MM-TRANS-1.

The SIR identified Alternative 2, with its lesser impacts under four impact categories, and reduced development scenario and construction footprint, as the Environmentally Superior Alternative. However, Alternative 2 was found to be inconsistent with the City's goals and policies because it would not fully meet the eight objectives established for the Diamond Bar Town Center Specific Plan due to the reduced development scenario. As such, the Environmentally Superior Alternative was deemed infeasible and not recommended to the Planning Commission or City Council for adoption (see Section V.3, *Environmentally Superior Alternative*).

V.3 Environmentally Superior Alternative

Section 15126.6 of the CEQA Guidelines requires the identification of an environmentally superior alternative among the alternatives analyzed. Section 15126.6(e) of the CEQA Guidelines requires the evaluation of a "No-Project Alternative" and its potential environmental impacts. Where the proposed project is a land use or regulatory plan, the "No-Project Alternative" is a continuation of the existing plan or policy into the future (CEQA Guidelines Section 15126.6(b)(3)(A)). As a result, "the projected impacts of the proposed plan ... would be compared to the impacts that would occur under the existing plan" (Section 15126.6(b)(3)(A) of the CEQA Guidelines). The "environmentally superior alternative" in CEQA refers to the alternative that would result in the fewest or least severe environmental impacts among all alternatives evaluated in an EIR. If the alternative with the least environmental impact is the No-Project Alternative, then the EIR must also identify the next most environmentally superior alternative (CEQA Guidelines Section 15126.6(e)(2)).

As shown in Table V.2-3, above, Alternatives 1 (Medium Density with Road Diet) and 2 (Low Density with Road Diet) would have impacts to four issue areas that are less than those of Recommended Alternative 3 (High Density, No Road Diet) (aesthetics/light and glare, air quality standards, and GHG emissions). The refined project would have impacts to two issue areas that are less than those of Recommended Alternative 3 (air quality standards and GHG emissions). By comparison, the No-Project Alternative would result in similar or greater impacts for all impact areas compared to Recommended Alternative 3.

Both Alternatives 1 and 2 would result in lesser impacts to light and glare as compared to Recommended Alternative 3. However, by virtue of Alternative 2's reduced development scenario and construction footprint (705 less housing units, 53 less hotel rooms, and 55,000 sf less of retail/commercial development), Alternative 2 would result in a lower level of sources of light and glare. Both Alternatives 1 and 2 would result in lesser impacts to emissions of criteria pollutants and the exposure of sensitive receptors to the emissions of criteria pollutants when compared to Recommended Alternative 3; however, by virtue of the Alternative 2 reduced development scenario and construction footprint, it would result in lower level of sources of

emissions of criteria pollutants. Both Alternatives 1 and 2 would result in lesser impacts to GHG emissions when compared to Recommended Alternative 3.

Alternative 2, with its lesser impacts under the four impact categories, and reduced development scenario and construction footprint, is the Environmentally Superior Alternative. However, Alternative 2 was found to be inconsistent with City's goals and policies as they relate to a reduction of dwelling units to 68 percent of the market demand established in the TAP Report,²⁹ and the corresponding reduction in consumers to support retail/commercial development. Similarly, the incompatibility of the Road Diet element of Alternative 2 with the adopted Complete Streets Project was found to be inconsistent with the City's goals and policies. While Alternative 2 would meet the eight objectives established for the Diamond Bar Town Center Specific Plan, Objectives 6 and 7 would only be partially met due to the reduced development scenario. And while lowering emissions during construction, Alternative 2 shares the same significant and unavoidable impacts that would result from Recommended Alternative 3. Further, although Alternative 2 meets Objective 1 by providing 1,350 dwelling units, this reduced development scenario is only 68 percent of the market demand for 2,000 dwelling units identified by the TAP Report and would be economically infeasible to meet the City's requirements. Therefore, while Alternative 2, with its lesser impacts with respect to the four impact categories and reduced development scenario and construction footprint, is the Environmentally Superior Alternative, it was thus rejected as infeasible.

²⁹ City of Diamond Bar. April 2021. Los Angeles Diamond Bar Town Center: Technical Assistance Panel Report. Available at: <https://www.diamondbarca.gov/DocumentCenter/View/8250/Diamond-Bar-Town-Center-Report-April2021?bidId=> . Accessed January 13, 2026.

VI FINDINGS REGARDING MITIGATION MONITORING AND REPORTING PROGRAM

According to Section 21081.6 of the Public Resources Code, and pursuant to Sections 15091 and 15097 of the State CEQA Guidelines, CEQA requires that when a public agency is making the findings required by Section 21081 and Section 15091, the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted to mitigate or avoid significant effects on the environment.

The City of Diamond Bar hereby finds that the Mitigation Monitoring and Reporting Program for the Recommended Alternative 3 meets the requirements of Section 21081.6 of the Public Resources Code and Sections 15091 and 15097 of the State CEQA Guidelines by providing a monitoring program designed to ensure compliance during project implementation with mitigation measures adopted by the City.

VII FINDINGS REGARDING LOCATION AND CUSTODIAN OF DOCUMENTS

Section 15091(e) of the State CEQA Guidelines requires a public agency specify the location and custodian of the documents or other materials that constitute the record of proceedings upon which the decision is based.

The documents and other materials that constitute the Record of Proceedings on which the City of Diamond Bar's Findings of Fact are based are located at:

City of Diamond Bar
Community Development Department/Planning Division
21810 Copley Dr.
Diamond Bar, CA 91765
Phone: (909) 839-7030
Email: glee@diamondbarca.gov

The Record of Proceedings, including copies of the SIR and all documents incorporated by reference in the SIR, are available for review between the hours of 7:30 a.m. and 5:30 p.m. Monday through Thursday, and 7:30 a.m. to 4:30 p.m. on Friday.

The custodian of these documents is the City of Diamond Bar. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2).

For purposes of CEQA and these Findings, the Record of Proceedings for the Project consists of the following documents and other evidence, at a minimum:

- The NOP, NOA, and all other public notices issued by the City of Diamond Bar in conjunction with the Project;
- The Final SIR;
- The Draft SIR;
- All written comments submitted by agencies or members of the public during the public review comment period on the Draft SIR;
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the Draft SIR;
- All written and verbal public testimony presented during a noticed public hearing for the project;
- The reports and technical memoranda included or referenced in the Response to Comments;
- All documents, studies, or other materials incorporated by reference in the Draft SIR and Final SIR;
- The Resolutions adopted by the City of Diamond Bar in connection with the project, and all documents incorporated by reference therein, including comments received after the close of the comment period and responses thereto;
- Matters of common knowledge to the City of Diamond Bar, including but not limited to federal, state, and local laws and regulations;
- Any documents expressly cited in these Findings; and,
- Any other relevant materials required to be in the record of proceedings by Public Resources Code Section 21167.6(e).

VIII CERTIFICATION REGARDING INDEPENDENT JUDGMENT

The City of Diamond Bar reviewed the Draft SIR, its supporting technical appendices, and required changes to those documents prior to their circulation for public review. The Draft SIR circulated for public review reflected the independent judgment of the City of Diamond Bar. The Final SIR similarly has been subject to review and revision by the City of Diamond Bar City Council, Planning Commission, and Community Development Department. Pursuant to Section 21082.1(c) of the Public Resources Code and Section 15090(a) of the State CEQA Guidelines, the City of Diamond Bar certifies that the Final SIR was presented to the City Council and that the City Council has independently reviewed and analyzed the Final SIR prior to making a decision on the project. The Final SIR reflects the City Council's independent judgment and analysis.

IX STATE CEQA GUIDELINES SECTIONS 15091, 15092, AND 15093 FINDINGS

The City has prepared a Final SIR. The Final SIR includes all comments received during the public comment period and responses to public comments. A copy of the response to comments was provided to the party making the comment prior to the consideration of the Final SIR for certification and prior to consideration of the Diamond Bar Town Center Specific Plan for certification. The City made the Final SIR available for review by the public for a period 10 days prior to consideration for certification, and provided the public with the opportunity to comment at the Public Hearing held by the Planning Commission and a Public Hearing held by the City Council to consider certification of the Final SIR and consider approval of the Diamond Bar Town Center Specific Plan as described in Alternative 3 (High Density, No Road Diet). Based on the whole record, the Community Development Director has recommended Alternative 3 (High Density, No Road Diet) to the Planning Commission and City Council for approval. This section includes documentation of compliance with the required FOF/SOC to support the consideration of the Final SIR for approval and consideration of Recommended Alternative 3 (High Density, No Road Diet) by the City Council.

IX.1 State CEQA Guidelines Section 15091 Findings

The City has made the required findings with respect to the significant impacts on the environment resulting from the City of Diamond Bar Town Center Specific Plan Recommended Alternative 3 (High Density, No Road Diet) pursuant to Section 15091 of the State CEQA Guidelines.

- (a) Required Findings for Significant Environmental Effects Supported by Substantial Evidence
 - (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final SIR. The Final SIR and FOF/SOC document the analysis that was undertaken with respect to each environmental issue area carried forward for detailed evaluation in the Final SIR:
 - a. Significant Unavoidable Adverse Impacts That Cannot Be Mitigated to a Level of Insignificance (SIR Section 4.6, *Impact Analysis of Alternatives*, and FOF/SOC Section IV, *Significant Unavoidable Adverse Impacts That Cannot Be Mitigated to Below the Level of Significance*).
 - (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
 - a. The City has determined that the changes or alterations to the land use development scenario adopted in the Diamond Bar General Plan 2040 (General Plan 2040),¹ as updated by the 2021-2029 Housing Element Update and Land Use Planning Update that are embodied in Recommended Alternative 3 (High Density, No Road Diet) are solely in

¹ City of Diamond Bar. 2019. Diamond Bar General Plan 2040. <https://www.diamondbarca.gov/961/General-Plan-2040>

the responsibility of the City. The City has identified the California Department of Transportation (Caltrans) District 7, Regional Water Quality Control Board – Los Angeles Region, South Coast Air Quality Management District, and Southern California Association of Governments as other decision-making bodies that may rely on the Final SIR in the consideration and issuance of subsequent projects undertaken pursuant to the Final SIR (“Intended Uses of This SIR” in Section 2.2, *Purpose and Objective of the Refined Project*, of the Final SIR). The City provided the Draft SIR to Caltrans District 7, Regional Water Quality Control Board – Los Angeles Region, South Coast Air Quality Management District, and Southern California Association of Governments for review and comment.

- (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final SIR.
 - a. The City has carried forward the seven applicable mitigation measures from the certified Diamond Bar Comprehensive General Plan Update and Climate Action Plan Draft Environmental Impact Report² and added one additional mitigation measure for transportation (FOF/SOC Section IV, *Significant Unavoidable Adverse Impacts That Cannot Be Mitigated to Below the Level of Significance*).

IX.2 State CEQA Guidelines Section 15092 Findings

The Community Development Director has determined that based on the whole of the record, the City Planning Commission and City Council have concurred that the City has:

- (a) Eliminated or substantially lessened all significant effects on the environment where feasible as shown in the Section 15091 Findings, and
- (b) Determined any remaining significant effects on the environment found to be unavoidable under Section 15091 are acceptable due to findings under Section 15093 (FOC/SOC, Section X, *Section 15093 Findings: Statement of Overriding Considerations*).

² City of Diamond Bar. 2019. Diamond Bar Comprehensive General Plan Update and Climate Action Plan Draft Environmental Impact Report. <https://ceqanet.opr.ca.gov/2018051066/2>

X STATEMENT OF OVERRIDING CONSIDERATIONS

CEQA and its implementing regulations permit a public agency to approve a project notwithstanding the existence of significant and unavoidable environmental effects, provided that the agency makes a written statement identifying the specific benefits of the project that the agency has determined outweigh those unavoidable effects, and that this determination is supported by substantial evidence in the record. Specifically, CEQA Guidelines Section 15093 provides as follows:

- (a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposal project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered “acceptable.”
- (b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.
- (c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

The SIR concluded that the implementation of Alternative 3 (the “Project”) would result in significant and unavoidable air quality and transportation impacts. Specifically, after imposition of mitigation measures **MM-AQ-1, MM-AQ-2, MM-AQ-3, MM-AQ-4, MM-AQ-5, MM-AQ-6, and MM-AQ-7**, the SIR concluded that operation of Alternative 3 would result in significant and unavoidable impacts based on a cumulatively considerable net increase of ROG_s and PM_{2.5}, and with respect to exposure of sensitive receptors to substantial pollutant concentrations of ROG_s and PM_{2.5}. Further, after imposition of mitigation measure **MM-TRANS-1**, the SIR concluded that the Project would result in a significant and unavoidable impact based on project-generated VMT per-service population.

The Project, however, provides the following benefits:

A. The Specific Plan Would Further Implement the City’s Housing Element Commitments to Meet Regional Housing Needs

The City is required to accommodate its share of regional housing needs as determined by the Regional Housing Needs Assessment (“RHNA”). On March 4, 2021, the Southern California Association of Governments (“SCAG”) adopted the 6th Cycle RHNA, 2021-2029, which assigned 2,521 dwelling units to the City. That allocation is further broken down across income categories as follows: 844 extremely low and very low, 434 low, 437 moderate, and 806 above-moderate

units. In order to plan for this number of units, the City's Housing Element commits the City to rezone three mixed use focus areas at a density of up to 30 units per acre, including the Town Center. The City adopted a Housing Element Site Overlay to achieve this minimum density within the Town Center.

The Specific Plan would further implement the Housing Element's commitments and help the City to achieve its RHNA allocation by providing development incentives that may exceed those otherwise available under the City's Development Code (Section 22.18.010) or the State Density Bonus Law (Government Code Sections 65915–65918) for the production of housing units within the Town Center. The Specific Plan includes an Inclusionary Incentive Program that would increase the base density for each "Inclusionary Point" earned by a developer. These points would be earned by providing, among other things, affordable housing units. (Specific Plan, § 5.3, Table 5-2, Table 5-3.) The goal of this program is to encourage the production of affordable housing in the Town Center to help the City accommodate its affordable housing RHNA allocation, and, ultimately, to expand rental and homeownership opportunities for young households, residents who wish to downsize and remain in Diamond Bar, and members of the workforce for whom housing costs in Diamond Bar are out of reach.

B. The Specific Plan Is Projected to Generate a Positive Fiscal Impact to the City's General Fund

In 2022, RCLCO prepared a fiscal impact analysis to evaluate potential development scenarios for the Town Center. (RCLCO Fiscal Impact Analysis Diamond Bar Town Center, November 18, 2022.) The fiscal impact analysis projected that a development program of approximately 2,055 residential units and approximately 446,000 square feet of commercial space would generate a stabilized positive annual net fiscal impact of approximately \$1.96 million to the City's General Fund. (p. 5.) The existing use of the site, at the time that the fiscal impact analysis was prepared, was approximately \$1.05 million in annual net fiscal impact. (p. 5.)

The existing Town Center area, which comprises primarily aging automobile-oriented retail (approximately 456,000 square feet) and a 97-room motel, currently generates limited property tax revenue (approximately \$142,100 annually) and sales tax revenue (approximately \$672,800 annually) to the City. (p. 6.) The Specific Plan would transform this underutilized commercial area into a vibrant mixed-use development. The Specific Plan, which would allow for up to 2,055 residential units and approximately 446,000 square feet of commercial space, closely matches the residential and commercial components analyzed in the fiscal study. (pp. 4, 6.) And, as a result, according to the fiscal impact analysis, the Specific Plan could generate approximately \$900,000 more annually as compared to the existing use. (p. 5.)

The increased fiscal benefits would result primarily from new property tax revenues (projected at approximately \$1.24 million annually) and sales tax revenues (projected at approximately \$1.11 million annually), as well as transient occupancy tax (projected at approximately \$520,500 annually for 97 hotel rooms. (p. 6.) The Specific Plan, however, allows for up to 200 hotel rooms compared to the 97 hotel rooms analyzed in the fiscal study, which would generate additional transient occupancy tax revenues beyond those projected in the analysis. (pp. 4, 16.) While the Specific Plan would result in increased demand for City services due to the additional residential population and commercial activity, the incremental General Fund expenditures required to serve the new development are projected to be substantially lower than the revenues generated, resulting in a strong positive net fiscal impact. (pp. 6-7.)

These recurring revenues would provide a stable, long-term funding source to support essential municipal services including public safety, parks and recreation, public works, and community development programs that benefit all City residents. Without the Specific Plan, the Town Center would remain subject to the City's Housing Element Site Overlay, which establishes a maximum density of 30 units per acre but does not provide the enhanced development incentives included in the Specific Plan's Inclusionary Incentive Program. The Specific Plan's incentive structure is what makes the scale of mixed-use development analyzed in the fiscal impact study—approximately 2,055 residential units and 446,000 square feet of commercial space—financially achievable, and therefore what makes the projected fiscal benefits to the General Fund realistically attainable.

C. The Specific Plan Represents a Guiding Framework for Future Development Based on Extensive Public Engagement

The Specific Plan would implement the City's 2040 General Plan, adopted by the City Council in December 2019 following a three-year process of public outreach, engagement, and participation. Throughout the General Plan update process, Diamond Bar residents consistently expressed their desire for more local access to dining, entertainment, and retail establishments, as well as for pedestrian-oriented, mixed-use activity centers. (Urban Land Institute Technical Assistance Panel Report, p. 5.) As a result, the 2040 General Plan established a new vision for a pedestrian-oriented "Town Center," where residents can enjoy activated spaces, urban housing opportunities, food-oriented retail, restaurants, and entertainment.

The Specific Plan is the result of further public input from residents and local stakeholders. (Specific Plan, § 1.10.) Through public workshops, periodic meetings, and a public website, the public was encouraged to share their thoughts on the proposed Specific Plan. (Specific Plan §§ 1.10.1-1.10.3.) Public comments and questions were noted and factored into the final plan. (Specific Plan § 1.10.3.)

The Specific Plan translates this community vision into implementable development standards and design guidelines for the Town Center Mixed Use Area. The Specific plan is "crafted to reflect the aspiration of the City's residents for a pedestrian friendly Town Center." (Specific Plan § 2.3.) To that end, the Specific Plan calls for (among other things): a "New Town Square", a public green visible from Diamond Boulevard with a civic building; a "New Main Street," a north-south street with 18' wide sidewalks and views of the San Gabriel Mountains; a "New Street Grid" that would improve street intersection density, which is in turn associated with increased walkability and decreased per capita air pollution from vehicle emissions (the existing condition is 65 intersections/square mile, the minimum density to achieve a walkable environment is 150 intersections/square mile, and the Specific Plan calls for 284 intersections/square mile); a "New Torito Lane" that would extend the existing Torito Lane around a new neighborhood green crossing and through the new public plaza; and a "New Neighborhood Adjacent to Golden Springs Drive" that integrates elevated parcels into the larger Town Center through a public, accessible grand staircase inspired by the Spanish Steps in Rome. (Specific Plan §§ 2.3.)

Without the Specific Plan, the existing zoning for the Town Center area would not implement the 2040 General Plan's vision or fulfill the community's expressed desire for a pedestrian-oriented, mixed-use Town Center with activated public spaces, diverse housing options, and walkable streets.

D. The Specific Plan Reflects Best Practices and Expert Recommendations for Town Center Development

Following adoption of the Vision 2040 General Plan, the City sought guidance from the Urban Land Institute Los Angeles (ULI-LA) to better understand market possibilities, implementation strategies, and design frameworks for the Diamond Bar Town Center. (Urban Land Institute Technical Assistance Panel Report (“TAP Report”), Diamond Bar Town Center, April 2021, p. 5.) In April 2021, ULI-LA convened a Technical Assistance Panel (“Panel”) of experts in land use, real estate development, architecture, urban design, city planning, economic analysis, and development financing to provide pro bono planning assistance. (TAP Report at p. 2.) Over a week-long process, the panel toured the site, interviewed city officials, property owners, and community members, analyzed the area, and presented findings to a joint session of the City Council and Planning Commission. (TAP Report at pp. 8-9.)

The Panel identified comparable successful projects including The Village at Totem Lake (26 acres, 850 units, 400,000 SF retail), Santana Row (42 acres, 1,200 units, 680,000 SF retail), and Santa Clara Square (92 acres, 1,300 units, 120,000 SF retail), demonstrating that mixed-use town centers of similar or larger scale have been successfully developed in other California communities. (TAP Report at pp. 20-21.) The Panel emphasized that “[a]ll over the country and world, successful town centers are surrounded by, and integrated with, denser residential densities” and concluded its vision “includes higher residential densities than currently allowed in the Vision 2040 General Plan” because “[t]hese higher residential densities would provide the benefit of creating new housing options affordable at a mix of income levels” and “[t]he resulting residential population would also drive demand for new restaurants, retail, walkability, and open and gathering spaces in the Town Center.” (TAP Report at pp. 7, 13.) The Panel recommended that the City develop a Specific Plan “that provides both the certainty to incentivize investment and the flexibility to ensure the financial feasibility of future development” and use “an urban framework to guide the cohesive redevelopment of the Town Center, with urban-sized blocks, residential density, and a priority on pedestrian movement.” (TAP Report at p. 7.)

The Specific Plan incorporates these expert recommendations through its urban street grid (284 intersections per square mile compared to the existing 65), pedestrian features including the grand staircase and 18-foot wide sidewalks, mix of uses, minimum residential density of 30 units per acre, and Inclusionary Incentive Program. By following guidance from experienced professionals who evaluated comparable successful projects, the Specific Plan increases the likelihood of achieving the community’s vision and delivering anticipated benefits.

E. The Specific Plan Leverages Unique Site Characteristics and Regional Connectivity

The Town Center site possesses exceptional characteristics that the Specific Plan would leverage to create a unique community asset. The ULI Technical Assistance Panel identified the site’s sloped topography as creating opportunities for design elements that take advantage of the natural topography while optimizing the location of parking and creating space for pedestrian plazas and paseos. (TAP Report at p. 7.) The Panel noted that “[w]ith dramatic vistas to the San Gabriel Mountains to the north, these pedestrian spaces would be lined by creative and authentic food uses—the kinds of uses that activate the atmosphere of a village, with people shopping, eating, and celebrating.” (TAP Report at p. 7.)

The Specific Plan leverages these exceptional site characteristics through deliberate design strategies and development standards. The sloped topography identified by the TAP is utilized

through the grand staircase connecting Golden Springs Drive to New Main Street to the north—a public amenity that not only provides pedestrian connectivity between upper and lower portions of the site but is envisioned as “a place in and of itself,” offering dramatic views to the San Gabriel Mountains while serving as a community gathering space. (Specific Plan § 2.3.5.) The Specific Plan’s street grid and block structure optimize parking locations by integrating structured and subgrade parking that takes advantage of the site’s grade changes, reducing surface parking from the current 2,086 spaces that dominate the site and freeing land for the pedestrian plazas, paseos, and activated street frontages recommended by the TAP.

The site’s strategic location adjacent to the SR-57 and SR-60 interchange—where approximately 350,000 vehicles traverse during a typical weekday—provides exceptional regional visibility and accessibility. (TAP Report at p. 11.) This strategic location positions the site to capture demand from a broader market area than a typical neighborhood-serving commercial center. The site is also proximate to the Gateway Corporate Center, which houses the South Coast Air Quality Management District, City Hall, and several Fortune 500 companies, supplying a high concentration of well-paying jobs and a large daytime workforce population that can support Town Center retail and dining establishments. (TAP Report at p. 10.) The Panel noted that ongoing phased improvements to the 57-60 interchange are “intended to significantly reduce congestion and collisions while also preventing overflow traffic onto the surface streets of Diamond Bar,” which would make the area more accommodating to pedestrian activity and support the Specific Plan’s vision for a walkable, mixed-use Town Center. (TAP Report at p. 11.)

The Specific Plan’s mix of uses, including up to 2,055 residential units and approximately 446,000 square feet of commercial space, is specifically scaled to take advantage of the site’s strategic location adjacent to major regional transportation corridors and proximity to the Gateway Corporate Center’s daytime workforce population, creating the critical mass of residents and daytime workers needed to support viable retail and dining establishments.

F. The Specific Plan Responds to Strong Market Demand

The Specific Plan responds to documented market demand for housing and retail uses in Diamond Bar that has been unmet for decades. Market analysis prepared by RCLCO in September 2022 found that “[d]evelopment of new housing in Diamond Bar has been limited over the past two decades” with no new apartment communities delivered in the city since 1989 and building permits decreasing precipitously between 1980 and 2000. (RCLCO Existing Conditions & Market Demand Analysis “Demand Analysis”, Diamond Bar Town Center, September 6, 2022, p. 6.) This limited inventory has resulted in historically low apartment vacancy rates of just 0.8%, and tight vacancies combined with strong rent growth averaging 5.3% between 2017 and 2021 indicate strong demand for new multifamily housing. (Demand Analysis, p. 6.) RCLCO concluded that “the market has been underdeveloped for several decades and harbors inherent unmet demand” and that “[t]he aging population of Diamond Bar is resultant of a lack of new housing” such that “the introduction of a highly stratified and master-planned housing program should induce the latent demand within the region that has been building.” (Demand Analysis, p. 6.)

The Specific Plan would address this unmet demand by implementing a targeted maximum of 2,055 residential units in diversified housing types serving residents at multiple income levels and life stages — the kind of “highly stratified and master-planned housing program” that RCLCO identified as necessary to induce the region’s latent demand. While the City’s Housing Element Site Overlay establishes the entitlement framework for residential development in the Town Center, it alone does not provide the master-planned structure, diversified product mix, or development incentives needed to capture this demand at meaningful scale. Given the City’s

current lack of a central retail corridor or true town center, the Diamond Bar Town Center has the opportunity to capture a broad demand pool for retail, dining, hospitality, and multifamily housing with limited competition. (Demand Analysis, p. 6.) By providing new housing options in a cohesive mixed-use environment—options that have been unavailable in Diamond Bar for over three decades—the Specific Plan would allow younger households to move into the community, enable existing residents to downsize while remaining in Diamond Bar, and accommodate essential workers and the daytime workforce serving the Gateway Corporate Center and other Diamond Bar employers who currently cannot afford to live in the City.

Conclusion

The City of Diamond Bar has balanced the Project's benefits against the Project's significant unavoidable impacts. The City Council finds that the proposed Project's benefits outweigh the Project's significant unavoidable impacts, and these impacts, therefore, are considered acceptable in light of the Project's benefits. The City Council finds that each of the benefits described above is an overriding consideration, independent of the other benefits, which warrants approval of the Project notwithstanding the Project's significant unavoidable impacts.

XI REFERENCES

- California Air Pollution Control Officers Association. December 2021. Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity. https://caleemod.com/documents/handbook/full_handbook.pdf
- California Building Standards Commission. 2023. Revision Record for the State of California. 2022 Title 24, Part 9, California Fire Code. https://www.iccsafe.org/wp-content/uploads/errata_central/2022-California-Fire-Code-Part-9-Errata-eff.-January-2023-5590S221.pdf
- City of Diamond Bar. 2019. Diamond Bar Comprehensive General Plan Update and Climate Action Plan Draft Environmental Impact Report. <https://ceqanet.opr.ca.gov/2018051066/2>
- City of Diamond Bar. 2019. Diamond Bar General Plan 2040. <https://www.diamondbarca.gov/961/General-Plan-2040>
- City of Diamond Bar. 2019. Diamond Bar General Plan 2040: Community Character & Placemaking. <https://www.diamondbarca.gov/DocumentCenter/View/7090/3-Community-Characterr?bidId=>
- City of Diamond Bar. 2022. Diamond Bar General Plan 2040 Housing Element Update 2021-2029. <https://www.diamondbarca.gov/963/Housing-Element-Update>
- City of Diamond Bar. 2023. City of Diamond Bar General Plan Update Existing Conditions Report – Volume III. https://www.diamondbarca.gov/DocumentCenter/View/7518/General-Plan-Existing-Conditions-Report---Volume-III_011017?bidId=
- City of Diamond Bar. November 21, 2023. First Amendment to the Professional Services Agreement with MNS Engineers, Inc. for the Design of Diamond Bar Complete Street Project (CIP# PW17400). City Council Agenda Report. Prepared by Daniel Fox, City Manager, for Honorable Mayor and Members of the City Council. https://diamondbarca.iqm2.com/Citizens/Detail_LegiFile.aspx?Frame=&MeetingID=1962&MediaPosition=&ID=3375&CssClass= (accessed January 13, 2026).
- City of Diamond Bar. December 17, 2024. Adopt Resolution Authorizing Execution of Funding Agreements for State and Federal Funding, Approve WVWD Utility Agreement, Approve LACFCD Trash Excluder Agreement and Adopt a Class 1 CEQA Exemption for the Diamond Bar Boulevard Complete Streets Project. City Council Agenda Report. Prepared by Daniel Fox, City Manager, for Honorable Mayor and Members of the City Council. https://diamondbarca.iqm2.com/Citizens/Detail_LegiFile.aspx?Frame=&MeetingID=2052&MediaPosition=&ID=3615&CssClass= (accessed January 13, 2026).
- City of Diamond Bar. November 4, 2025. Award of Construction Agreement for the Diamond Bar Boulevard Complete Streets Project - CIP No. SI256 (Gentry Brothers, Inc.) and Approval of Amendment 2 to a Professional Services Agreement for Construction Management and Inspection Services (Local Agency Engineering Associates, Inc.). City

Council Agenda Report. Prepared by Daniel Fox, City Manager, for Honorable Mayor and Members of the City Council.

City of Diamond Bar. January 2026. Diamond Bar Town Center Specific Plan Mitigation Monitoring and Reporting Program.

City of Diamond Bar. N.d. Code of Ordinances, Title 22 – Development Code, Chapter 22.10 – Commercial/Industrial Zoning Districts.

County of Los Angeles Chief Executive Office. July 2011. Forty-Year Lease and Memorandum of Understanding with the City of Diamond Bar: The Diamond Bar Library, 2180 Copley Drive, Diamond Bar.

LA County Library. 2024. Where Community Happens. Strategic Plan 2024-2028. https://lacountylibrary.org/wp-content/uploads/2024/03/LACountyLibrary_Strategic_Plan_2024-28.pdf (accessed December 2, 2024).

RCLCO Real Estate Consulting. 2022. Existing Conditions & Marketing Demand Analysis: Diamond Bar Town Center, Diamond Bar, California. Prepared for Torti Gallas + Partners.

Pomona Unified School District. 2015. Promise of Excellence: PUSD Strategic Plan 2015-2020. <https://4.files.edl.io/ca53/07/05/18/172730-f37a1a36-3e3f-434d-b959-ee1a9053eb45.pdf>

South Coast Air Quality Management District. 1993. CEQA Air Quality Handbook. [http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993))

South Coast Air Quality Management District. June 2008. Appendix C, LST Mass Look-up Tables. Final Localized Significance Thresholds Methodology. <http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/appendix-c-mass-rate-lst-look-up-tables.pdf?sfvrsn=2>

Southern California Association of Governments. May 2020. MMRP for the Connect SoCal Final PEIR. https://scag.ca.gov/sites/main/files/file-attachments/exhibit-a_connectsocial_peir.pdf#:~:text=It%20is%20the%20intent%20of%20this%20program%20to%3A,and%20%287%29%20utilize%20existing%20review%20processes%20wherever%20feasible.

Southern California Association of Governments. September 2020. Connect SoCal. https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial-plan_0.pdf?1606001176

2022 California Building Code, Title 24. <https://codes.iccsafe.org/content/CABC2022P1>

Urban Land Institute-Los Angeles. April 2021. Technical Assistance Panel Report: Diamond Bar Town Center. <https://www.diamondbarca.gov/DocumentCenter/View/8250/Diamond-Bar-Town-Center-Report-April2021?bidId=> (accessed October 29, 2024).

RESOLUTION NO. 2026-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DIAMOND BAR, CALIFORNIA, ADOPTING AMENDMENTS TO THE GENERAL PLAN 2040 LAND USE AND ECONOMIC DEVELOPMENT ELEMENT IN CONNECTION WITH ADOPTION OF THE TOWN CENTER SPECIFIC PLAN.

WHEREAS, on December 17, 2019, the City Council adopted the Diamond Bar General Plan 2040 and the Climate Action Plan 2040 to create a vision and blueprint for development through 2040. The Diamond Bar General Plan 2040 establishes the Town Center Mixed-Use, Neighborhood Mixed-Use, Transit Oriented Mixed-Use, and Community Core Overlay focus areas and corresponding land use designations, estimates that up to 3,750 new housing units could be built in the city by 2040, and anticipates that much of this growth will occur within these four focus areas; and

WHEREAS, the Town Center Mixed-Use focus area and land use designation encompasses those properties within an approximately 45-acre area along Diamond Bar Boulevard, between Golden Springs Drive and the SR-60 Freeway; and

WHEREAS, on August 11, 2022, the City Council adopted the City's 2021-2029 General Plan Housing Element ("2021-2029 Housing Element"), which was subsequently found by the California Department of Housing and Community Development (HCD) to be in full compliance with State Housing Element Law (Article 10.6 of the Government Code) on October 5, 2022. The 2021-2029 Housing Element identifies sites to accommodate the City's Regional Housing Needs Allocation (RHNA) of 2,516 residential units, including through rezoning of underutilized sites in the Town Center Mixed-Use, Neighborhood Mixed-Use, Transit Oriented Mixed-Use focus areas. The 2021-2029 Housing Element expressly contemplates the implementation of a specific plan for mixed-use development in the Town Center Focus Area and encourages incentives to encourage and facilitate redevelopment in the Town Center Focus Area; and

WHEREAS, on January 27, 2025, the City Council adopted Resolution No. 2025-04 approving an amendment to the Land Use Element of the General Plan to establish a minimum residential density of 20 dwelling units per acre and a maximum residential density of 30 dwelling units per acre on sites within the Town Center Mixed-Use and Neighborhood Mixed-Use Land Use Designations, as required under Program H-8 of the; and

WHEREAS, to implement the Land Use and Economic Development and Housing Elements of the General Plan, the City of Diamond Bar initiated preparation of the Town Center Specific Plan ("TCSP") pursuant to Government Code sections 65450 through 65457 and corresponding amendments to the General Plan Land Use and Economic Development Element, Development Code, and Official Zoning Map to establish the TCSP as the regulatory document governing the Town Center Mixed-Use land use designation and to revise the General Plan criteria and the zoning designation applicable

to the Planning Area covered by the Specific Plan as necessary to ensure consistency with, and implementation of, the Specific Plan's framework, including maximum residential density and permitted uses; and

WHEREAS, the proposed TCSP would establish a regulatory framework to guide the transformation of the Town Center from the existing suburban-style retail shopping centers into a pedestrian-oriented downtown, providing housing opportunities, retail, restaurants, and entertainment uses within the City of Diamond Bar. Implementation of the TCSP is anticipated to result in the development of up to 2,055 housing units (an increase of 705 units); 200 hotel rooms (an increase of 103 rooms); 40,000 square feet of public open space (an increase of 40,000 square feet); and 446,000 square feet of commercial space (a net decrease of 64,000 square feet), including retail, dining, and entertainment uses, as compared to development anticipated for the area under the General Plan, as amended by the 2021-2029 Housing Element. Supporting infrastructure and development standards will be implemented through the TCSP and associated entitlements; and

WHEREAS, the proposed General Plan Amendment would amend the Land Use and Economic Development Element to ensure consistency between it and the TCSP by specifying that the Town Center Mixed Use Land Use designation is implemented by the TCSP and project density may be increased over the maximum base residential density of 30.0 dwelling units per acre in certain circumstances only through application of either the State Density Bonus Law or the TCSP Inclusionary Incentive Program Standards described in the TCSP, or through density transfers as permitted in the TCSP; and

WHEREAS, the proposed General Plan Amendment, Town Center Specific Plan, Development Code Amendment, and Zoning Map Amendment are collectively referred to herein as the "Project"; and

WHEREAS, the City determined that the appropriate environmental document for the Project would be a Supplemental Environmental Impact Report ("SIR") to the Diamond Bar General Plan 2040 ("General Plan") and Climate Action Plan Program EIR, State Clearinghouse Number 2018051066, certified on December 18, 2019, as addended on August 11, 2022 with adoption of the 2021-2029 Housing Element Update, and an SIR has been prepared for the Project in compliance with the California Environmental Quality Act ("CEQA"); and

WHEREAS, on February 10, 2026, the City of Diamond Bar Planning Commission held a duly noticed public hearing regarding the Project and adopted Resolution No. 2026-02 making specified findings and recommending that the City Council adopt the proposed Town Center Specific Plan and corresponding General Plan, Development Code, and Zoning Map amendments. The City Council hereby adopts the facts and reasons stated in Planning Commission Resolution No. 2026-02, a copy of which is on file with the City Clerk and which is incorporated herein by reference with the same force and effect as if set forth in full; and

WHEREAS, on February 20, 2026, notification of the City Council public hearing for the Project was published in the *San Gabriel Valley Tribune*. Public hearing notices were mailed to property owners within a 1000-foot radius of the Planning Area, inclusive of the Planning Area, and notices were posted at the City's designated community posting sites; and

WHEREAS, on March 3, 2026, the City Council held a duly noticed public hearing regarding the proposed Project; and

WHEREAS, concurrently with the adoption of this Resolution, the City Council (1) introduced an Ordinance adopting the Town Center Specific Plan and (2) adopted Resolution No. 2026-05 certifying the Final SIR for the Project, finding the Final SIR was prepared in compliance with CEQA; finding that the Final SIR reflects the independent judgment and analysis of the City Council; finding the Final SIR was presented to, and reviewed and considered by, the City Council; adopting a Statement of Overriding Considerations; and adopting a Mitigation Monitoring and Reporting Program; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Diamond Bar as follows:

Section 1. The City Council hereby specifically finds that all of the facts set forth in the Recitals of this Resolution are true and accurate.

Section 2. Based on the findings and conclusions set forth above, the City Council hereby adopts the amendments to the General Plan 2040 Land Use and Economic Development Element attached hereto as Exhibit 1 and incorporated herein by reference.

Section 3. This Resolution shall take effect from and after the effective date of the TCSP.

PASSED, APPROVED, AND ADOPTED this 3rd day of March, 2026.

CITY OF DIAMOND BAR

Steve Tye, Mayor

ATTEST:

I, Kristina Santana, City Clerk of the City of Diamond Bar, California, do hereby certify that the foregoing Resolution was duly and regularly passed, approved and adopted by the City Council of the City of Diamond Bar, California at its regular meeting held on the 3rd day of March 2026, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAINED:	COUNCIL MEMBERS:

Kristina Santana, City Clerk

**Exhibit 1
AMENDMENTS TO THE GENERAL PLAN 2040 LAND
USE AND ECONOMIC DEVELOPMENT ELEMENT**

Revisions to the following passages of the General Plan 2040 Land Use and Economic Development Element are highlighted with ~~strikethrough~~ text to show deletions, and double underline text to show additions.

1. The description of the Town Center Mixed Use on Page 2-12 of the section entitled *Land Use Classifications* is revised as follows:

Town Center Mixed Use

Allows and encourages a mix of uses with an emphasis on community-serving and destination retail, dining, and entertainment uses. Offices and professional services, and residential uses are also permitted. The Town Center Mixed Use Land Use designation is implemented by the Town Center Specific Plan (“TCSP”). Maximum FAR for non-residential uses is 1.5 and a residential density of 20.0 to 30.0 dwelling units per acre (20.0 - 30.0 du/ac) is permitted. Project density may be increased over the maximum base residential density of 30.0 dwelling units per acre in certain circumstances only through application of either the State Density Bonus Law or the TCSP Inclusionary Incentive Program Standards described in the TCSP, or through density transfers as permitted in the TCSP.

2. Page 2-16, Table 2-2 is revised as follows

Table 2-2: Land Use Density/Intensity Standards Summary Table				
Land Use	Density (du/ac)	Intensity (FAR)	Acreage	% of Planning Area
CITY OF DIAMOND BAR				
...				
Mixed Use				
Town Center Mixed Use	Min. 20.0/Max 30.0	Up to 1.5	45	<1
Neighborhood Mixed Use	Min. 20.0/Max 30.0	Up to 1.25	38	<1
Transit-Oriented Mixed Use	Min. 20.0/Max 30.0	Up to 1.5	33	<1
...				

Note: In the Town Center Mixed Use land use designation, project density may be increased over the maximum base residential density of 30.0 dwelling units per acre in certain circumstances only through application of either the State Density Bonus Law or the TCSP Inclusionary Incentive Program Standards described in the TCSP, or through density transfers as permitted in the TCSP.

ORDINANCE NO. 03 (2026)

AN ORDINANCE OF THE CITY OF DIAMOND BAR ADOPTING THE TOWN CENTER SPECIFIC PLAN, AMENDING TITLE 22 (DEVELOPMENT CODE) OF THE DIAMOND BAR CITY CODE TO ADD NEW CHAPTER 22.11 (MIXED USE DISTRICTS) AND TO ESTABLISH THE TOWN CENTER SPECIFIC PLAN (TCSP) ZONING DISTRICT, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DIAMOND BAR TO REZONE ALL PROPERTIES WITHIN THE TOWN CENTER MIXED USE GENERAL PLAN LAND USE DESIGNATION TO THE TOWN CENTER SPECIFIC PLAN (TCSP) DISTRICT.

WHEREAS, On November 3, 1998, the City of Diamond Bar adopted a Development Code (Title 22 of the Diamond Bar City Code); and

WHEREAS, on December 17, 2019, the City Council adopted the Diamond Bar General Plan 2040 and the Climate Action Plan 2040 to create a vision and blueprint for development through 2040. The Diamond Bar General Plan 2040 establishes the Town Center Mixed-Use, Neighborhood Mixed-Use, Transit Oriented Mixed-Use, and Community Core Overlay focus areas and corresponding land use designations, estimates that up to 3,750 new housing units could be built in the city by 2040, and anticipates that much of this growth will occur within these four focus areas; and

WHEREAS, the Town Center Mixed-Use focus area and land use designation encompasses those properties within an approximately 45-acre area along Diamond Bar Boulevard, between Golden Springs Drive and the SR-60 Freeway; and

WHEREAS, on August 11, 2022, the City Council adopted the City's 2021-2029 General Plan Housing Element ("2021-2029 Housing Element"), which was subsequently found by the California Department of Housing and Community Development (HCD) to be in full compliance with State Housing Element Law (Article 10.6 of the Government Code) on October 5, 2022. The 2021-2029 Housing Element identifies sites to accommodate the City's Regional Housing Needs Allocation (RHNA) of 2,516 residential units, including through rezoning of underutilized sites in the Town Center Mixed-Use, Neighborhood Mixed-Use, Transit Oriented Mixed-Use focus areas. The 2021-2029 Housing Element expressly contemplates the implementation of a specific plan for mixed-use development in the Town Center Focus Area and encourages incentives to encourage and facilitate redevelopment in the Town Center Focus Area; and

WHEREAS, on January 27, 2025, the City Council adopted Resolution No. 2025-04 approving an amendment to the Land Use Element of the General Plan to establish a minimum residential density of 20 dwelling units per acre and a maximum residential density of 30 dwelling units per acre on sites within the Town Center Mixed-Use and Neighborhood Mixed-Use Land Use Designations, as required under Program H-8 of the; and

WHEREAS, on February 4, 2025, the City Council adopted Ordinance No. 01 (2025), establishing the housing element site (H) overlay district to provide development

and land use regulations for the development of multifamily dwellings on specified sites identified in the City of Diamond Bar 2021-2029 Housing Element to accommodate the City's RHNA requirements. The Zoning Map was concurrently amended to apply the H overlay district designation to those parcels with a General Plan land use designation of Town Center Mixed-Use, Neighborhood Mixed-Use, and Transit-Oriented Mixed-Use. The H overlay district establishes a maximum residential density of 30 dwelling units per acre; and

WHEREAS, to implement the Land Use and Economic Development and Housing Elements of the General Plan, the City of Diamond Bar initiated preparation of the Town Center Specific Plan ("TCSP") pursuant to Government Code sections 65450 through 65457 and corresponding amendments to the General Plan Land Use and Economic Development Element, Development Code, and Official Zoning Map to establish the TCSP as the regulatory document governing the Town Center Mixed-Use land use designation and to revise the General Plan criteria and the zoning designation applicable to the Planning Area covered by the Specific Plan as necessary to ensure consistency with, and implementation of, the Specific Plan's framework, including maximum residential density and permitted uses; and

WHEREAS, the proposed TCSP would establish a regulatory framework to guide the transformation of the Town Center from the existing suburban-style retail shopping centers into a pedestrian-oriented downtown, providing housing opportunities, retail, restaurants, and entertainment uses within the City of Diamond Bar. Implementation of the TCSP is anticipated to result in the development of up to 2,055 housing units (an increase of 705 units); 200 hotel rooms (an increase of 103 rooms); 40,000 square feet of public open space (an increase of 40,000 square feet); and 446,000 square feet of commercial space (a net decrease of 64,000 square feet), including retail, dining, and entertainment uses, as compared to development anticipated for the area under the General Plan, as amended by the 2021-2029 Housing Element. Supporting infrastructure and development standards will be implemented through the TCSP and associated entitlements; and

WHEREAS, the proposed General Plan Amendment would amend the Land Use and Economic Development Element to ensure consistency between it and the TCSP by specifying that the Town Center Mixed Use Land Use designation is implemented by the TCSP and project density may be increased over the maximum base residential density of 30.0 dwelling units per acre in certain circumstances only through application of either the State Density Bonus Law or the TCSP Inclusionary Incentive Program Standards described in the TCSP, or through density transfers as permitted in the TCSP; and

WHEREAS, the proposed Development Code Amendment would establish a new Town Center Specific Plan zoning district that implements the TCSP and would incorporate the TCSP into the Development Code by reference. These provisions are proposed to be set forth in a new chapter 22.11 of the Development Code entitled "Mixed Use Zoning Districts," which will provide a framework for the incorporation of future specific plans implementing General Plan goals and policies for the the Neighborhood Mixed-Use and Transit Oriented Mixed-Use land use designations; and

Ordinance No. 03 (2026)

WHEREAS, the proposed Zoning Map Amendment would rezone all properties within the Town Center Mixed Use General Plan land use designation to the new Town Center Specific Plan (TCSP) District; and

WHEREAS, the proposed General Plan Amendment, Town Center Specific Plan, Development Code Amendment, and Zoning Map Amendment are collectively referred to herein as the “Project”; and

WHEREAS, on February 10, 2026, the City of Diamond Bar Planning Commission held a duly noticed public hearing regarding the Project and adopted Resolution No. 2026-02 making specified findings and recommending that the City Council adopt the proposed Town Center Specific Plan and corresponding General Plan, Development Code, and Zoning Map amendments; and

WHEREAS, on February 20, 2026, notification of the City Council public hearing for the Project was published in the *San Gabriel Valley Tribune*. Public hearing notices were mailed to property owners within a 1000-foot radius of the TCSP Planning Area, inclusive of the Planning Area, and notices were posted at the City’s designated community posting sites; and

WHEREAS, on March 3, 2026, the City Council held a duly noticed public hearing regarding the proposed Project; and

WHEREAS, following the public hearing held on March 3, 2026, the City Council (1) adopted Resolution No. 2026-05 certifying the Final SIR for the Project, finding that the Final SIR was completed in compliance with the California Environmental Quality Act (“CEQA”) ; finding that the Final SIR reflects the independent judgment and analysis of the City Council; finding that the Final SIR was presented to, and revised and considered by the, City Council; adopting a Statement of Overriding Considerations; and adopting a Mitigation Monitoring and Reporting Program; and (2) adopted Resolution No. 2026-06 approving a text amendment to the General Plan Land Use and Economic Development Element to ensure consistency between it and the TCSP by specifying that the Town Center Mixed Use Land Use designation is implemented by the TCSP and project density may be increased over the maximum base residential density of 30.0 dwelling units per acre in certain circumstances only through application of either the State Density Bonus Law or the TCSP Inclusionary Incentive Program Standards described in the TCSP, or through density transfers as permitted in the TCSP; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, the City Council of the City of Diamond Bar does hereby find, determine and ordains as follows:

SECTION 1. Incorporation of Recitals

The foregoing recitals set forth above are true and correct and are incorporated herein by reference.

SECTION 2. Findings

The City Council hereby finds and determines as follows:

- A. The City Council of the City of Diamond Bar has considered the proposed Town Center Specific Plan (“TCSP”), prepared pursuant to Government Code Sections 65450–65457.
- B. The TCSP is being adopted by ordinance in accordance with Government Code Section 65453, following a recommendation from the Planning Commission and after a duly noticed public hearing.
- C. The TCSP is consistent with the General Plan, as amended pursuant to City Council Resolution No. 2026-06, as required by Government Code Section 65454, in that it implements the General Plan’s goals, policies, and land use framework applicable to the Town Center Mixed-Use land use designation, and provides regulatory standards and development guidance that further the General Plan’s vision for orderly, compatible, and well-planned development.
- D. The TCSP complies with Government Code Section 65451 by including a statement of land uses, circulation and infrastructure provisions, development standards, and implementation measures necessary to carry out the General Plan within the Specific Plan area.
- E. The proposed Development Code and Zoning Map Amendments are internally consistent with the General Plan, the TCSP, and other adopted goals and policies of the City.
- F. The City Council hereby adopts the facts and reasons stated in Planning Commission Resolution No. 2026-02 recommending City Council approval of the Project, a copy of which is on file with the City Clerk and which is incorporated herein by reference with the same force and effect as if set forth in full.

SECTION 3. CEQA Compliance

The City determined that the appropriate environmental document for the Project would be a Supplemental Environmental Impact Report (“SIR”) to the Diamond Bar General Plan 2040 (“General Plan”) and Climate Action Plan Program EIR, State Clearinghouse Number 2018051066, certified on December 18, 2019, as addended on August 11, 2022 with adoption of the 2021-2029 Housing Element Update, and an SIR has been prepared for the Project in compliance with the California Environmental Quality Act and the State CEQA Guidelines. On March 3, 2026, the City Council adopted Resolution No. 2026-05 certifying the Final SIR for the Project, finding the Final SIR was completed in compliance with CEQA; finding that the Final SIR reflects the independent judgment and analysis of the City Council; finding that the Final SIR was presented to, and reviewed and considered by, the City Council; adopting a Statement of Overriding Considerations; and adopting a Mitigation Monitoring and Reporting Program.

SECTION 4. Adoption of Specific Plan

The Town Center Specific Plan, a copy of which is attached hereto and incorporated herein by reference as Exhibit 1, is hereby adopted.

SECTION 5. Development Code Amendment

Title 22 of the Diamond Bar City Code is hereby amended to add new Chapter 22.11, entitled “Mixed Use Districts,” to read in its entirety as follows:

“CHAPTER 22.11 – MIXED-USE ZONING DISTRICTS

Sec. 22.11.010. – Purpose of chapter.

This chapter provides regulations for development and new land uses in the mixed-use zoning districts established by section 22.11.020.

Sec. 22.11.020. – Purpose of mixed-use zoning districts.

The purposes of the individual mixed-use zoning districts and the manner in which they are applied are as follows:

- (1) *TCSP (town center specific plan) district.* The TCSP district implements the “Town Center Specific Plan” and is consistent with the town center mixed use land use category of the general plan.

Sec. 22.11.030. – Mixed-use zoning district land uses, permit requirements, and development standards.

- (1) *TCSP (town center specific plan) district.* All development within the town center specific plan district shall be subject to the Town Center Specific Plan, as it may be amended from time to time. The Town Center Specific Plan is on file with the City Clerk and is incorporated herein by reference.

Sec. 22.11.040. – Special provisions applicable to lower-income sites within mixed-use zoning districts.

- (1) *TCSP (town center specific plan) district.* In accordance with subdivision (h) of Government Code Section 65583.2, the following additional regulations shall apply to each site within the town center specific plan district identified in Table B-3 of Appendix B to the City of Diamond Bar 2021-2029 General Plan Housing Element to accommodate the City’s low- or very low-income housing needs: (a) at least sixteen (16) dwelling units may be developed on the site; (b) 100% of the uses on the site may be residential; (c) residential uses shall occupy at least 50 percent of the total gross floor area of any new development on the site; (c) for developments in which 20 percent or more of the units are affordable to lower income households, multifamily dwellings shall be considered a use by right and

Ordinance No. 03 (2026)

shall be reviewed ministerially pursuant to section 22.18.040(f).”

SECTION 6. Zoning Map Amendment

The Zoning Map of the City of Diamond Bar is hereby amended as shown in Exhibit 2 to this Ordinance to rezone all properties within the Town Center Mixed Use General Plan Land Use designation to the Town Center Specific Plan (TCSP) District and to denote the Town Center Specific Plan (TCSP) District for the applicable properties.

SECTION 7. Effective Date

This Ordinance shall be effective 30 days after adoption pursuant to Government Code Section 36937, provided, however, that the effectiveness of this Ordinance shall be contingent upon the adoption and effectiveness of City Council Resolution No. 2026-06 approving and adopting the associated General Plan Amendment. Should Resolution No. 2026-06 not be adopted or take effect, this Ordinance shall automatically be deemed null and void.

SECTION 8. Severability Clause

If any section, subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subdivision, paragraph, sentence, clause and phrase thereof, irrespective of the fact that any one (or more) section, subdivision, paragraph, sentence, clause or phrase had been declared invalid or unconstitutional.

SECTION 9. Certification and Posting of Ordinance

The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause a certified copy of this Ordinance to be posted within fifteen (15) days after this Ordinance is passed and adopted, in the Office of the City Clerk and two additional public places, together with the vote for and against the same.

APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Diamond Bar on the ____ day of ____, 2026.

CITY OF DIAMOND BAR

Steve Tye, Mayor

Ordinance No. 03 (2026)

ATTEST:

I, Kristina Santana, City Clerk of the City of Diamond Bar, do hereby certify that the foregoing Ordinance was duly introduced at a regular meeting of the City Council of the City of Diamond Bar held on the ____ day of _____, 2026, and was finally passed at a regular meeting of the City Council of the City of Diamond Bar held on the ____ day of _____, 2026, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

Kristina Santana, City Clerk

Exhibit 1

Town Center Specific Plan

Bound separately due to document size.

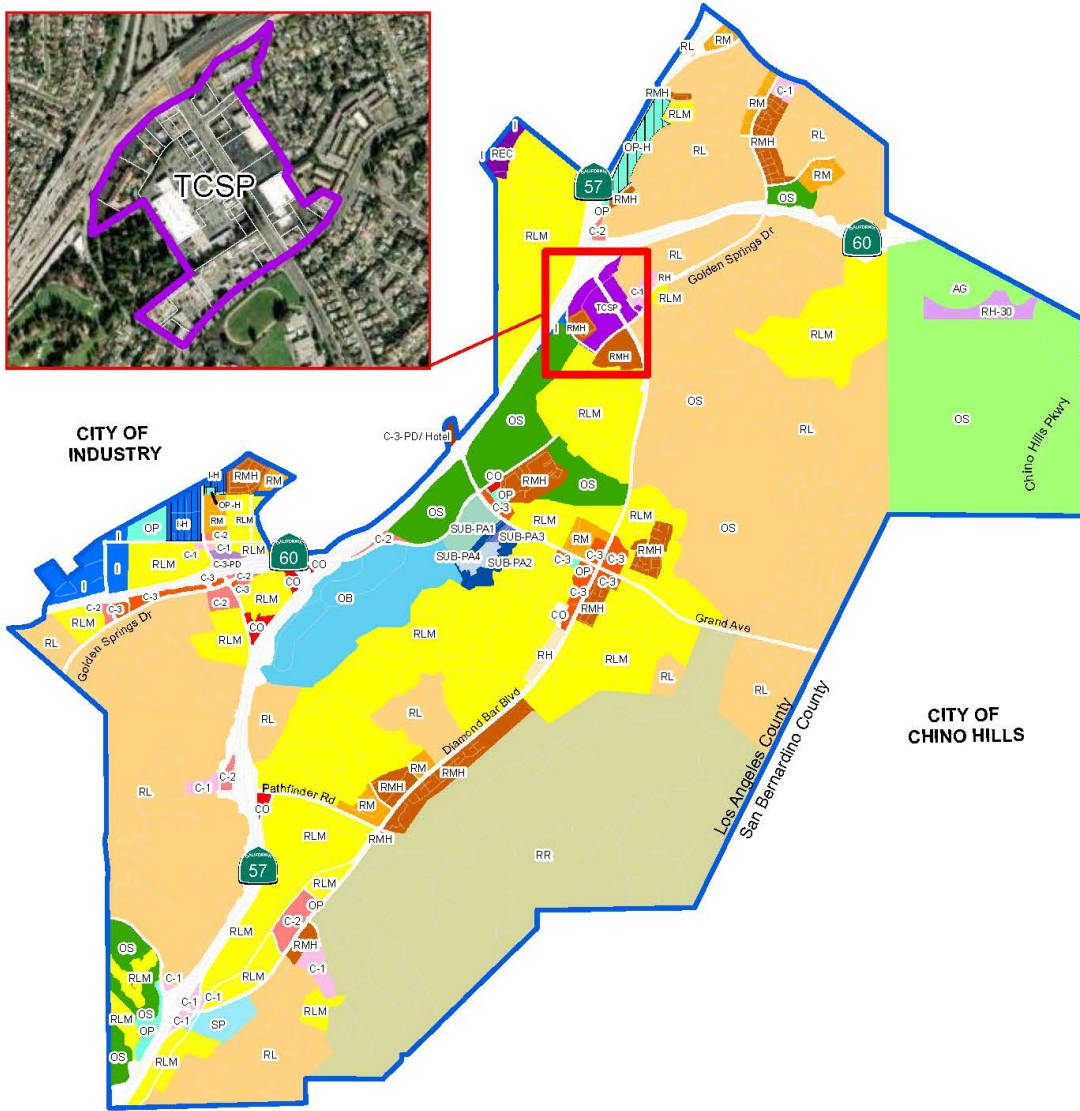
The full document has been provided to the City Council.

Also available at www.downtown4db.com

Exhibit 2

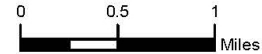
Amended Zoning Map

Adopted July 25, 1995, As Amended
 Last Amended: _____, 2026 City Council Ordinance No. XX (2026)



- | | |
|---|---|
| City Boundary | REC: Recreation |
| Zoning | RH: High Density Residential |
| AG: Agricultural | RH-30: High Density Residential-30 units/acre |
| C-1: Neighborhood Commercial | RL: Low Density Residential |
| C-2: Community Commercial | RLM: Low Medium Density Residential |
| C-3: Regional Commercial | RM: Medium Density Residential |
| C-3-PD: Regional Commercial Planned Development | RMH: Medium High Density Residential |
| C-3-PD/Hotel: Regional Commercial/Hotel | RR: Rural Residential |
| CO: Commercial Office | SP: Specific Plan Overlay |
| I: Light Industry | SUB-PA1: Planning Area 1 |
| I-H: Light Industry-Housing Element Site Overlay | SUB-PA2: Planning Area 2 |
| OB: Office, Business Park | SUB-PA3: Planning Area 3 |
| OP: Office, Professional | SUB-PA4: Planning Area 4 |
| OP-H: Office, Professional-Housing Element Site Overlay | TCSP: Town Center Specific Plan |
| OS: Open Space/Conservation | |

Zoning Map





PLANNING COMMISSION AGENDA REPORT

TOWN CENTER SPECIFIC PLAN

SUMMARY:

The proposed Diamond Bar Town Center Specific Plan ("TCSP" or "Project") establishes a comprehensive regulatory framework to guide the transformation of approximately 45 acres of existing suburban-style retail centers into a pedestrian-oriented, mixed-use downtown, or "Town Center." The Specific Plan provides for a mix of residential, commercial, hotel, entertainment, and public open space uses, supported by form-based development standards intended to shape building scale, massing, and transitions adjacent to existing neighborhoods.

At buildout, the TCSP would allow development of up to 2,055 residential units, 200 hotel rooms, approximately 446,000 square feet of commercial space, and 40,000 square feet of public open space. Compared to development assumptions under the General Plan (as amended by the 2022 Housing Element Update), the Project increases residential capacity and open space while reducing overall commercial square footage.

Environmental review has been completed through a Final Supplemental EIR (Final "SIR") prepared as a supplement to the previously certified General Plan EIR, including a subsequent Addendum adopted for the 2021-2029 Housing Element Update. The Final SIR identifies significant and unavoidable impacts related to air quality and transportation (vehicle miles traveled). A Statement of Overriding Considerations has been prepared to weigh the Project's unavoidable environmental effects against a series of economic, social, planning, and legal benefits supported by substantial evidence in the record.

Required Legislative Actions

In addition to adopting the TCSP regulatory document, concurrent legislative actions include a General Plan Amendment and zoning map and text amendments. These actions align the General Plan land use designations and zoning with the Town Center Specific Plan to ensure internal consistency and to implement the Specific Plan's land use framework.

The Planning Commission's role is advisory. In other words, the Commission is asked to evaluate the policy framework of the Specific Plan, its consistency with adopted plans, and the adequacy of the environmental review, and to forward a recommendation to the City Council.

Enactment of the TCSP requires the following discretionary actions:

1. Adoption of the Diamond Bar Town Center Specific Plan;
2. Adoption of a General Plan Amendment;
3. Adoption of zoning map and zoning text amendments; and
4. Certification of the Final Supplemental EIR, adoption of Findings of Fact and Statement of Overriding Considerations, and adoption of the Mitigation Monitoring and Reporting Program.

The two attached resolutions drafted for the Planning Commission's consideration incorporate recommended actions for the City Council to consider at an upcoming hearing.

RECOMMENDATION:

1. Adopt the attached Resolution (Attachment 1) recommending that the City Council certify the Final SIR, adopt the Findings of Fact and Statement of Overriding Considerations; and
2. Adopt the attached Resolution (Attachment 2) recommending that the City Council adopt the Town Center Specific Plan and corresponding General Plan Amendment, Development Code Amendment and Zoning Map Amendment.

BACKGROUND:

From a planning and policy perspective, the Specific Plan represents a deliberate shift toward a more compact, mixed-use development pattern in a location identified for long-term transformation. Key considerations include housing and mixed-use development, economic viability, neighborhood compatibility, and environmental review.

General Plan

The vision to create a Diamond Bar Town Center was conceived with the adoption of the Diamond Bar General Plan 2040 ("General Plan") in December 2019. Early in the General Plan Update process, Diamond Bar residents expressed a desire to establish a downtown, or "Town Center" in Diamond Bar: a walkable "place" with entertainment, retail, restaurants, community gathering spaces and urban housing opportunities. Participants in the General Plan Update process cited various examples of thriving historic, revitalized and newly created downtowns in nearby communities that they patronize regularly, including Brea, Chino Hills, Claremont, Fullerton and Monrovia. Several sites within the City were initially identified and discussed as potential locations for the Town Center. Ultimately, the 45-acre commercial district along Diamond Bar Boulevard, between Golden Springs Drive and the SR-60 Freeway would be designated as the Town Center Mixed-Use Focus Area in the General Plan.

- *Vision 2040*

The following passage from the General Plan summarizes the community vision ("Vision 2040") for the Town Center:

Throughout the General Plan update process, residents of Diamond Bar have expressed a desire for greater access to dining, entertainment, and retail establishments within the city. More specifically, community input indicated a desire for the concentration of these new establishments within a walkable area resembling a more traditional downtown. While Diamond Bar has numerous centers of activity, including the Diamond Bar Center, the City Hall and Library complex, high schools and various suburban-style commercial centers, the city lacks a clear community focal point – a role commonly played by a vibrant downtown.

- *Guiding Principles*

The General Plan established seven Guiding Principles to further expand, reinforce and support the community vision. Guiding Principle 3 describes the Town Center's role as follows: "Foster the development of a vibrant, pedestrian-oriented Town Center in Diamond Bar that serves as a place for Diamond Bar's residents to shop, dine and gather."

- *Goals and Policies*

To support the community vision and Guiding Principle 3, the General Plan Land Use and Economic Development Element sets forth the following Goals for the Town Center:

LU-G-22 -Promote and support the commercial area on both sides of Diamond Bar Boulevard from Golden Springs Drive to SR-60 as a vibrant, pedestrian-oriented Town Center that serves as Diamond Bar's primary specialty retail and dining destination and is accessible to all Diamond Bar residents.

LU-G-23 - Ensure an inviting and comfortable public realm to encourage pedestrian activity in the Town Center area.

These Goals are further refined into a series of actionable Policies to implement the community vision for a future Town Center.

Urban Land Institute Technical Assistance Panel

In the fall of 2020, The City engaged the Urban Land Institute – Los Angeles (ULI-LA) to assemble a Technical Assistance Panel (TAP) to gain a better understanding of the market possibilities, implementation strategies, and design framework to consider as an initial step to implement the policies of the General Plan for the Town Center Focus Area.

The TAP convened between April 12 - 16, 2021, where panelists were able to visit, analyze and present some initial recommendations about the opportunities for the project area. The TAP presented its findings and recommendations at a Special Joint Planning Commission/City Council meeting on April 16, 2021 which was open to the public. Key recommendations from the TAP included the following:

- An increase in the residential densities over that currently allowed by the General Plan 2040 is needed to encourage new housing options affordable at a mix of income levels, and help drive demand for new restaurants, retail, walkability, and open and gathering spaces in the Town Center.

- An urban framework with urban-sized blocks, residential density with a priority on pedestrian movement in and around the focus area is envisioned to create a successful Town Center environment.

- Deliberate design choices can take advantage of the natural topography of the site by creating pedestrian-only plazas and paseos lined with retail and restaurants to activate the space offering dramatic views of the San Gabriel mountains.

- Adoption of a Specific Plan would provide the certainty to incentivize investment and create flexibility to ensure financial feasibility for future development.

In the summer of 2021, ULI-LA published the *Diamond Bar Town Center Technical Assistance Panel Report*, which documented the TAP's land use, design, programming and implementations recommendations for the Town Center, including the items above.

TCSP Planning Process

In July 2022, the City initiated the Town Center Specific Plan ("TCSP") to implement the vision, goals and policies set forth in the General Plan, as well as the recommended land use strategies published ULI-LA TAP Report. A fiscal impact analysis was prepared among the various technical reports and studies prepared following the kick-off of the TCSP, which recommended a residential buildout of 2,055 dwellings units in the

Town Center.

Public engagement played a significant role in developing the vision, guiding principles and regulatory framework for the TCSP. More than 600 individuals subscribed to the dedicated TCSP website (www.downtown4db.com). Between July 2022 and June 2023, the City hosted two well-attended community workshops, a weeklong design charrette, interviews with most of the property owners within the TCSP Planning Area, and two joint City Council/Planning Commission study sessions.

Setting and Location

As stated, the Town Center Planning Area is located along the segment of Diamond Bar Boulevard between Golden Springs Drive and the 60 Freeway. The Planning Area encompasses approximately 45 acres, and is currently developed with automobile-oriented retail and commercial uses. Surrounding land uses include single-family residential neighborhoods, commercial development, and public facilities. The Planning Area is served by major arterial roadways and is identified in the General Plan as a key opportunity area for reinvestment and intensification.



Town Center Planning Area

PROJECT DESCRIPTION:

Overview

The TCSP establishes land use regulations, development standards, and implementation policies intended to facilitate long-term redevelopment of the Planning Area into a cohesive, walkable Town Center. The Specific Plan regulates permitted uses, development intensity, building form, height, and site design, and is implemented through associated General Plan and zoning amendments.

Land Use and Buildout Targets

The TCSP allows a mix of residential, commercial, hotel, entertainment, and public open space uses. At buildout, the Specific Plan envisions the following land use and buildout profile:

- Up to 2,055 residential units;

- Up to 200 hotel rooms;

- Approximately 446,000 square feet of commercial space; and

- Approximately 40,000 square feet of public open space.

Inclusionary Point System

Purpose and Policy Context

The Town Center Specific Plan includes a voluntary, incentive-based Inclusionary Point System designed to implement the City's housing, economic development, and placemaking objectives while responding to constraints imposed by recent State housing laws. The system is intended to encourage affordable housing production, activate ground-floor commercial uses, and promote cohesive, master-planned development within the Town Center, while providing predictability and transparency to project applicants.

Rather than relying on negotiated development standards or State Density Bonus Law as the primary mechanism for achieving higher residential densities, the Inclusionary Point System establishes a clear, formula-based framework under which additional residential density may be earned in exchange for the provision of identified community benefits.

The TCSP's Inclusionary Point (IP) System is provided as an *alternative* to State Density Bonus Law: a developer may design their project utilizing *either* the IP System *or* State Density Bonus Law, but not both.

Base Density and Incentive Structure

The Specific Plan establishes a base residential density of 30 dwelling units per acre (du/ac) for all parcels within the Town Center. Residential density above this base level is not automatic and may only be achieved by either applying State Density Bonus Law, or by earning Inclusionary Points pursuant to Chapter 5 of the Specific Plan.

Each Inclusionary Point ("IP") earned increases the allowable residential density by 10% (i.e., 3 dwelling units per acre). The "Inclusionary Density" (ID) is calculated as follows:

$$\mathbf{ID = 30 + 3(IP)}$$

As an example, a mixed-use project could earn Inclusionary Points by providing a combination of affordable housing units, ground-floor commercial space, and consolidating parcels to create a two-acre site area. If these elements result in the project being eligible for 5 Inclusionary Points, the above formula would yield an Inclusionary Density of 45 du/ac.

Eligibility and Point-Earning Criteria

Inclusionary Points may be earned through the voluntary provision of one or more of the following community

priorities, as specified in Chapter 5 of the Specific Plan:

- Affordable Housing – Provision of very low-, low-, or moderate-income units in excess of baseline requirements, with points awarded based on affordability level and percentage of units provided.

- Commercial and Mixed-Use Activation – Inclusion of ground-floor commercial square footage intended to support a walkable, mixed-use Town Center environment.

- Site Assembly and Project Scale – Development on parcels meeting minimum acreage thresholds or involving parcel consolidation to encourage larger, coordinated projects.

- Hotel Uses (Location-Specific) – Provision of hotel uses in designated subareas where such uses advance the Town Center vision.

The Specific Plan varies IP opportunities by subarea to reflect differing land use objectives, desired development character, and locational priorities within the Town Center.

Relationship to State Density Bonus Law

The Inclusionary Point System is structured to provide a locally tailored alternative to the State Density Bonus Law by offering predictable, by-right density increases that may exceed what would otherwise be achievable through State law alone. The intent is to provide a locally tailored incentive framework that aligns with the Town Center vision, while preserving an applicant's ability to utilize State Density Bonus Law where applicable.

Participation in the Inclusionary Point System is voluntary, and applicants may elect to pursue density increases under State law where applicable; however, the Specific Plan is designed to make the local incentive framework the more attractive and integrated option for achieving higher density.

Planning Considerations

From a planning and policy perspective, the Inclusionary Point System allows the City to shape the form, scale, and mix of development in the Town Center through objective standards and incentives rather than mandates. The system is intended to balance housing production with commercial vitality and public amenities, while providing certainty to applicants and a clear nexus between increased development capacity and community benefits.

Treatment of Existing Service Stations

The Specific Plan classifies legally established, existing service stations within the Planning Area as conforming uses. The Plan allows these uses to continue operating and to reinvest in their sites over time. Existing service stations may expand, modernize, and introduce ancillary uses, including automated car washes through approval of a Conditional Use Permit.

This regulatory approach reflects a deliberate land use policy choice recognizing the ongoing economic viability of existing service stations and their role as contributors to the City's tax base. Allowing existing service stations to remain conforming and to adapt over time avoids premature obsolescence while maintaining regulatory oversight through the Specific Plan and applicable discretionary review processes.

Form-Based Development Standards and Residential Transitions

In addition to regulating land use and development intensity, the Specific Plan incorporates form-based development standards set forth in Chapter 6. These standards regulate building height, massing, and site design based on location and context, rather than solely on land use classification.

The Specific Plan includes specific provisions addressing transitions between Town Center development and existing residential neighborhoods. These provisions include graduated height limits, massing controls, step-back requirements, and design standards intended to reduce perceived bulk and potential privacy impacts where buildings abut or face residential uses. Together, these form-based standards provide an objective and enforceable framework to ensure appropriate transitions at residential interfaces while allowing flexibility for redevelopment within the Town Center.

Road Diet

One of the key planning considerations of the TCSP was to establish a “Road Diet” along the segment of Diamond Bar Boulevard that traverses the Planning Area. The Road Diet would reduce the number of travel lanes along Diamond Bar Boulevard from three lanes in each direction to two. The intent of the Road Diet would be to slow traffic and shorten pedestrian crossing distances to enhance the overall walkability of the Town Center.

The transportation analysis prepared for the Draft Supplemental Environmental Impact Report found the proposed Road Diet configuration to have no reduction in traffic flow, primarily due to the incorporation of right-turn lanes to relieve the flow of through-traffic. However, public input reflected limited support for incorporating the Road Diet, so staff is recommending that the TCSP be adopted without the Road Diet as a required component of the Specific Plan.

ANALYSIS:

Consistency with Adopted Plans and Policies

- o *General Plan*

The TCSP is consistent with the Diamond Bar General Plan 2040 (“General Plan”), as amended, which identifies the Planning Area as a key opportunity site for reinvestment, intensification, and long-term transformation. The General Plan anticipates a transition from auto-oriented commercial development to a more compact, mixed-use pattern that supports housing production, economic vitality, and multimodal circulation.

The Specific Plan implements these objectives by establishing a comprehensive regulatory framework that allows increased residential density, a diversified mix of land uses, and form-based development standards that shape building scale, massing, and transitions. Concurrent General Plan and zoning amendments are proposed to ensure consistency between the General Plan land use designations, zoning regulations, and the Specific Plan.

- o *2021-2029 Housing Element Update*

The Specific Plan is consistent with the City’s certified 2021–2029 Housing Element. The Planning Area was identified in the Housing Element as a key site capable of accommodating higher-density residential development to support the City’s Regional Housing Needs Allocation (RHNA).

By allowing up to 2,055 residential units and establishing an objective Inclusionary Point System to incentivize affordable housing and mixed-use development, the Specific Plan directly supports Housing Element policies related to housing supply, housing choice, and long-term housing feasibility.

o *ULI-LA Recommendations*

The Town Center Specific Plan is consistent with the policy recommendations and major conclusions of the Urban Land Institute – Los Angeles (ULI-LA) Technical Assistance Panel (TAP) report, published in 2021, which recommended increased residential density and a coordinated, mixed-use approach to redevelopment in order to create a viable Town Center environment.

NOTICE OF PUBLIC HEARING:

On January 21, 2026, notification of the Planning Commission public hearing for the TCSP, including all related legislative actions, was published in the *San Gabriel Valley Tribune*. Public hearing notices were mailed to property owners within a 1000-foot radius of the TCSP Planning Area, inclusive of the Planning Area, and notices were posted at the City's designated community posting sites.

PUBLIC COMMENTS RECEIVED:

Following distribution of the public hearing notice, the City received written correspondence from a nearby resident expressing concern regarding building height, massing, and potential privacy impacts where new Town Center development interfaces with existing single-family neighborhoods.

The comment requests careful consideration of building transitions, including step-backs, landscaping, placement of balconies and windows, lighting, and service areas adjacent to residential uses.

The concern raised regarding building height, massing, and potential privacy impacts at residential interfaces is a valid planning consideration. As discussed earlier in this report, the Specific Plan anticipates these issues and addresses them through objective, form-based development standards contained in Chapter 6.

Because these provisions are embedded within the adopted regulatory framework of the Specific Plan and are applied at the project level, the issues raised in the public comment are addressed through the Plan's form-based standards and do not require additional discretionary modifications or amendments.

ENVIRONMENTAL ASSESSMENT:

In accordance with the California Environmental Quality Act (CEQA), the City, as Lead Agency, prepared a Supplemental Environmental Impact Report (SIR) to evaluate the potential environmental impacts associated with adoption and implementation of the TCSP and related legislative actions. The SIR was prepared as a supplement to the previously certified Diamond Bar General Plan 2040 and Climate Action Plan Program Environmental Impact Report (State Clearinghouse No. 2018051066), which was certified by the City Council on December 17, 2019, and as subsequently addended in conjunction with adoption of the City's 2021–2029 Housing Element on August 11, 2022.

The City determined that an SIR was the appropriate environmental document because the Town Center Specific Plan represents a refinement and implementation of the General Plan land use framework for a defined Planning Area, and because the certified General Plan EIR and Housing Element Addendum provide relevant program-level environmental analysis. The SIR focuses on those environmental topics where additional project-specific analysis was warranted and relies on the prior EIR and addenda where impacts were previously analyzed and remain adequately addressed.

Environmental Review Process and Public Participation

On June 5, 2023, the City issued a Notice of Preparation (NOP) to solicit comments regarding the scope and

content of the SIR. The NOP was circulated to the State Clearinghouse, responsible and trustee agencies, and interested parties; published in the *San Gabriel Valley Tribune*; mailed to property owners and business owners within a 1,000-foot radius of the Planning Area; and distributed electronically to individuals subscribed to receive Town Center updates. The NOP was circulated for a 30-day public review period.

As part of the scoping process, the City held a public scoping meeting on June 8, 2023, at Diamond Bar City Hall, during which verbal comments were received from members of the public and considered in preparation of the Draft SIR. Written comments were also received from public agencies and individuals and were incorporated where appropriate into the environmental analysis.

Following completion of the Draft SIR, the City filed a Notice of Completion with the State Clearinghouse and a Notice of Availability with the Los Angeles County Clerk of the Board. The Draft SIR was circulated for a State-mandated 45-day public review period, which ran from August 25, 2025, through October 10, 2025. Notice of availability was published in the *San Gabriel Valley Tribune*, mailed to approximately 910 property owners, business owners, agencies, and interested parties, and distributed electronically to subscribers.

During the public review period, the Draft SIR was made available for review on the City's dedicated Town Center website (www.downtown4db.com) and in hard copy at Diamond Bar City Hall and the Diamond Bar Public Library. The City received written comment letters and emails from public agencies, organizations, and members of the public during the review period.

Final Supplemental EIR

Following the close of the public review period, the City prepared a Final Supplemental EIR, which includes the Draft SIR, all written comments received during the public review period, responses to those comments, and minor revisions and clarifications to the Draft SIR where appropriate. The Final SIR does not identify any new significant impacts beyond those disclosed in the Draft SIR and reflects the City's independent judgment and analysis as Lead Agency.

The Final SIR, together with the Mitigation Monitoring and Reporting Program (MMRP) and the Findings of Fact and Statement of Overriding Considerations (discussed in detail below), has been made available for public review on the Town Center website and in hard copy at City Hall and the Diamond Bar Public Library in advance of the Planning Commission hearing.

Environmental Impacts

The Final SIR concludes that most environmental impacts would be less than significant or mitigated to a less-than-significant level. Significant and unavoidable impacts remain in the areas of air quality and transportation (vehicle miles traveled), consistent with CEQA Guidelines Section 15064.3.

Statement of Overriding Considerations

Because the Final Supplemental EIR identifies significant and unavoidable impacts related to air quality and transportation (vehicle miles traveled), approval of the Town Center Specific Plan would require adoption of a Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15093.

As documented in the Statement of Overriding Considerations prepared for the Project, the City Council will be asked to weigh the Project's unavoidable environmental effects against a series of economic, social, planning, and legal benefits supported by substantial evidence in the record. These benefits include, but are not limited to, the following:

- **Implementation of the City's Housing Element Commitments and RHNA Obligations.**

The Specific Plan implements the City's certified 2021–2029 Housing Element by rezoning the Town Center to permit residential development at a base density of 30 dwelling units per acre and by establishing an

Inclusionary Point System that incentivizes the production of affordable housing. The Town Center represents one of the City's primary opportunity sites for accommodating its assigned Regional Housing Needs Allocation across multiple income categories.

- **Generation of Long-Term Fiscal Benefits to the City.**

The fiscal analysis prepared for the Town Center projects that redevelopment under the Specific Plan would result in a substantial positive net fiscal impact to the City's General Fund, driven by increased property tax, sales tax, and transient occupancy tax revenues. These revenues would support essential municipal services and represent a significant improvement over the existing underutilized commercial condition of the site.

- **Implementation of the Community's Longstanding Vision for a Town Center.**

The Specific Plan translates the community vision established through the General Plan 2040 and subsequent public engagement into an implementable regulatory framework. The Plan reflects extensive public outreach, including workshops, study sessions, and a design charrette, and establishes form-based standards to guide future development consistent with that vision.

- **Consistency with Expert Planning and Urban Design Recommendations.**

The Specific Plan incorporates recommendations from the ULI-LA TAP, which concluded that higher residential densities, a coordinated street grid, and pedestrian-oriented design are necessary to create a viable and successful Town Center environment.

- **Leveraging Unique Site Characteristics and Regional Accessibility.**

The Plan capitalizes on the site's topography, regional freeway access, and proximity to major employment centers to create a mixed-use destination with sufficient scale to support housing, retail, dining, and public spaces in a manner not achievable under existing zoning.

- **Response to Documented Market Demand.**

The market analysis demonstrates long-standing unmet demand for housing and mixed-use development in Diamond Bar. The Specific Plan responds to this demand by providing new housing opportunities for a range of household types while supporting a critical mass of residents and visitors necessary to sustain a Town Center.

Ultimately, the City Council will need to determine whether these benefits, considered individually and collectively, provide the basis to determine that the Project's unavoidable environmental impacts are acceptable in light of the Project's overall benefits.

Mitigation Monitoring and Reporting Program

A Mitigation Monitoring and Reporting Program has been prepared to ensure implementation of all applicable mitigation measures identified in the Final SIR.

PREPARED BY:

Greg Gubman, Director, Community Development

ATTACHMENTS:

**MINUTES OF THE CITY OF DIAMOND BAR
REGULAR MEETING OF THE PLANNING COMMISSION
February 10, 2026**

1. CALL TO ORDER:

AC/Torres called the meeting to order at 6:30 p.m. in the Windmill Community Room, 21810 Copley Drive, Diamond Bar, CA 91765.

PLEDGE OF ALLEGIANCE: Mao

ROLL CALL: Mehta, Torres, Mao

ABSENT: Rawlings, Worthington

STAFF PRESENT: Greg Gubman, Community Development Director, Grace Lee, Planning Manager, Hal Ghafari, Public Works Manager/Assistant City Engineer, Neal Payton, Consultant, Marie Campbell, Consultant, Arlene Laviera, Administrative Coordinator; Ricia R. Hager, Assistant City Attorney and Michael Daudt, City Attorney.

2. PUBLIC COMMENTS: None.

3. CONSENT CALENDAR:

3.1 **MINUTES OF THE PLANNING COMMISSION REGULAR MEETING** –
November 25, 2025.

Mao moved, and Mehta seconded to approve consent calendar. Motion carried 3-0-0-2 by the following Roll Call vote:

AYES: 3 COMMISSIONERS: Mao, Mehta, A/C Torres
NOES: 0 COMMISSIONERS: None
ABSTAIN: 0 COMMISSIONERS: None
ABSENT: 2 COMMISSIONERS: Rawlings, Worthington

4. OLD BUSINESS:

5. NEW BUSINESS:

6. PUBLIC HEARING:

6.1 Town Center Specific Plan: The proposed Diamond Bar Town Center Specific Plan ("TCSP" or "Project") establishes a comprehensive regulatory framework to guide the transformation of approximately 45 acres of existing suburban-style retail centers into a pedestrian-oriented, mixed-use downtown, or "Town Center." The Specific Plan provides for a mix of residential, commercial, hotel, entertainment, and public open space uses, supported

by form-based development standards intended to shape building scale, massing, and transitions adjacent to existing neighborhoods.

At buildout, the TCSP would allow development of up to 2,055 residential units, 200 hotel rooms, approximately 446,000 square feet of commercial space, and 40,000 square feet of public open space. Compared to development assumptions under the General Plan (as amended by the 2022 Housing Element Update), the Project increases residential capacity and open space while reducing overall commercial square footage.

Environmental review has been completed through a Final Supplemental EIR (Final “SIR”) prepared as a supplement to the previously certified General Plan EIR, including a subsequent Addendum adopted for the 2021-2029 Housing Element Update. The Final SIR identifies significant and unavoidable impacts related to air quality and transportation (vehicle miles traveled). A Statement of Overriding Considerations has been prepared to weigh the Project’s unavoidable environmental effects against a series of economic, social, planning, and legal benefits supported by substantial evidence in the record.

Required Legislative Actions

In addition to adopting the TCSP regulatory document, concurrent legislative actions include a General Plan Amendment and zoning map and text amendments. These actions align the General Plan land use designations and zoning with the Town Center Specific Plan to ensure internal consistency and to implement the Specific Plan’s land use framework.

The Planning Commission’s role is advisory. In other words, the Commission is asked to evaluate the policy framework of the Specific Plan, its consistency with adopted plans, and the adequacy of the environmental review, and to forward a recommendation to the City Council.

Enactment of the TCSP requires the following discretionary actions:

1. Adoption of the Diamond Bar Town Center Specific Plan;
2. Adoption of a General Plan Amendment;
3. Adoption of zoning map and zoning text amendments; and
4. Certification of the Final Supplemental EIR, adoption of Findings of Fact and Statement of Overriding Considerations, and adoption of the Mitigation Monitoring and Reporting Program.

The two attached resolutions drafted for the Planning Commission’s consideration incorporate recommended actions for the City Council to consider at an upcoming hearing.

Environmental Assessment:

In accordance with the California Environmental Quality Act (CEQA), the City, as Lead Agency, prepared a Supplemental Environmental Impact Report (SIR) to evaluate the potential environmental impacts associated with adoption and implementation of the TCSP and related legislative actions. The SIR was prepared as a supplement to the previously

certified Diamond Bar General Plan 2040 and Climate Action Plan Program Environmental Impact Report (State Clearinghouse No. 2018051066), which was certified by the City Council on December 17, 2019, and as subsequently added in conjunction with adoption of the City's 2021–2029 Housing Element on August 11, 2022.

The City determined that an SIR was the appropriate environmental document because the Town Center Specific Plan represents a refinement and implementation of the General Plan land use framework for a defined Planning Area, and because the certified General Plan EIR and Housing Element Addendum provide relevant program-level environmental analysis. The SIR focuses on those environmental topics where additional project-specific analysis was warranted and relies on the prior EIR and addenda where impacts were previously analyzed and remain adequately addressed.

Environmental Review Process and Public Participation

On June 5, 2023, the City issued a Notice of Preparation (NOP) to solicit comments regarding the scope and content of the SIR. The NOP was circulated to the State Clearinghouse, responsible and trustee agencies, and interested parties; published in the *San Gabriel Valley Tribune*; mailed to property owners and business owners within a 1,000-foot radius of the Planning Area; and distributed electronically to individuals subscribed to receive Town Center updates. The NOP was circulated for a 30-day public review period.

As part of the scoping process, the City held a public scoping meeting on June 8, 2023, at Diamond Bar City Hall, during which verbal comments were received from members of the public and considered in preparation of the Draft SIR. Written comments were also received from public agencies and individuals and were incorporated where appropriate into the environmental analysis.

Following completion of the Draft SIR, the City filed a Notice of Completion with the State Clearinghouse and a Notice of Availability with the Los Angeles County Clerk of the Board. The Draft SIR was circulated for a State-mandated 45-day public review period, which ran from August 25, 2025, through October 10, 2025. Notice of availability was published in the *San Gabriel Valley Tribune*, mailed to approximately 910 property owners, business owners, agencies, and interested parties, and distributed electronically to subscribers.

During the public review period, the Draft SIR was made available for review on the City's dedicated Town Center website (www.downtown4db.com) and in hard copy at Diamond Bar City Hall and the Diamond Bar Public Library. The City received written comment letters and emails from public agencies, organizations, and members of the public during the review period.

Final Supplemental EIR

Following the close of the public review period, the City prepared a Final Supplemental EIR,

which includes the Draft SIR, all written comments received during the public review period, responses to those comments, and minor revisions and clarifications to the Draft SIR where appropriate. The Final SIR does not identify any new significant impacts beyond those disclosed in the Draft SIR and reflects the City's independent judgment and analysis as Lead Agency.

The Final SIR, together with the Mitigation Monitoring and Reporting Program (MMRP) and the Findings of Fact and Statement of Overriding Considerations (discussed in detail below), has been made available for public review on the Town Center website and in hard copy at City Hall and the Diamond Bar Public Library in advance of the Planning Commission hearing.

Environmental Impacts

The Final SIR concludes that most environmental impacts would be less than significant or mitigated to a less-than-significant level. Significant and unavoidable impacts remain in the areas of air quality and transportation (vehicle miles traveled), consistent with CEQA Guidelines Section 15064.3.

Statement of Overriding Considerations

Because the Final Supplemental EIR identifies significant and unavoidable impacts related to air quality and transportation (vehicle miles traveled), approval of the Town Center Specific Plan would require adoption of a Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15093.

As documented in the Statement of Overriding Considerations prepared for the Project, the City Council will be asked to weigh the Project's unavoidable environmental effects against a series of economic, social, planning, and legal benefits supported by substantial evidence in the record. These benefits include, but are not limited to, the following:

- **Implementation of the City's Housing Element Commitments and RHNA Obligations.**

The Specific Plan implements the City's certified 2021–2029 Housing Element by rezoning the Town Center to permit residential development at a base density of 30 dwelling units per acre and by establishing an Inclusionary Point System that incentivizes the production of affordable housing. The Town Center represents one of the City's primary opportunity sites for accommodating its assigned Regional Housing Needs Allocation across multiple income categories.

- **Generation of Long-Term Fiscal Benefits to the City.**

The fiscal analysis prepared for the Town Center projects that redevelopment under the Specific Plan would result in a substantial positive net fiscal impact to the City's General Fund, driven by increased property tax, sales tax, and transient occupancy tax revenues. These revenues would support essential municipal services and represent a significant improvement

over the existing underutilized commercial condition of the site.

- **Implementation of the Community’s Longstanding Vision for a Town Center.**

The Specific Plan translates the community vision established through the General Plan 2040 and subsequent public engagement into an implementable regulatory framework. The Plan reflects extensive public outreach, including workshops, study sessions, and a design charrette, and establishes form-based standards to guide future development consistent with that vision.

- **Consistency with Expert Planning and Urban Design Recommendations.**

The Specific Plan incorporates recommendations from the ULI-LA TAP, which concluded that higher residential densities, a coordinated street grid, and pedestrian-oriented design are necessary to create a viable and successful Town Center environment.

- **Leveraging Unique Site Characteristics and Regional Accessibility.**

The Plan capitalizes on the site’s topography, regional freeway access, and proximity to major employment centers to create a mixed-use destination with sufficient scale to support housing, retail, dining, and public spaces in a manner not achievable under existing zoning.

- **Response to Documented Market Demand.**

The market analysis demonstrates long-standing unmet demand for housing and mixed-use development in Diamond Bar. The Specific Plan responds to this demand by providing new housing opportunities for a range of household types while supporting a critical mass of residents and visitors necessary to sustain a Town Center.

Ultimately, the City Council will need to determine whether these benefits, considered individually and collectively, provide the basis to determine that the Project’s unavoidable environmental impacts are acceptable in light of the Project’s overall benefits.

Mitigation Monitoring and Reporting Program

A Mitigation Monitoring and Reporting Program has been prepared to ensure implementation of all applicable mitigation measures identified in the Final SIR.

Recommended Action:

1. Adopt the attached Resolution (Attachment 1) recommending that the City Council certify the Final SIR, adopt the Findings of Fact and Statement of Overriding Considerations; and
2. Adopt the attached Resolution (Attachment 2) recommending that the City Council adopt the Town Center Specific Plan and corresponding General Plan Amendment, Development Code Amendment and Zoning Map Amendment.

CDD/Gubman presented the staff report.

Recess taken at 7:10 p.m. to address technical issues with audio.

The Planning Commission reconvened at 7:15 p.m.

AC/Torres opened the public hearing.

The following provided public comments:

Mario Del Hoya, resident, expressed concerns regarding traffic, parking, and safety of the children that attend nearby schools. One other concern is that his solar panels will be blocked depending on the size of the buildings within the Town Center.

Mao moved, Mehta seconded to adopt Resolution Nos. 2026-01, and 2026-02 recommending that the City Council certify the Final SIR, adopt the Findings of Fact and Statement of Overriding Considerations; and adopt the Town Center Specific Plan, corresponding General Plan Amendment, Development Code Amendment and Zoning Map Amendment subject to the conditions of approval. Motion carried 3-0-0-2 by the following Roll Call vote:

AYES:	3	COMMISSIONERS:	Mao, Mehta, A/C Torres
NOES:	0	COMMISSIONERS:	None
ABSTAIN:	0	COMMISSIONERS:	None
ABSENT:	2	COMMISSIONERS:	Rawlings, Worthington

7. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

8. STAFF COMMENTS/INFORMATIONAL ITEMS:

CDD/Gubman informed the Planning Commission that on February 24, 2026 staff is presenting the Citywide Objective Design Standards.

9. SCHEDULE OF FUTURE EVENTS:

As noted in the agenda.

10. ADJOURNMENT: With no further business before the Planning Commission, AC/Torres adjourned the Regular Planning Commission meeting at 7:49 p.m.

The foregoing minutes are hereby approved this 10th day of February, 2026.

Attest:

Respectfully Submitted,

Greg Gubman, Community Development Director

Ruben Torres, Acting Chairperson



CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: General Plan Status Report for 2025.

STRATEGIC GOAL: Open, Engaged and Responsive Government

RECOMMENDATION:

Approve the report for filing with the State Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

FINANCIAL IMPACT:

None.

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 and policies for implementation. In the fall of 2016, the City embarked on a comprehensive update to the General Plan to create a community vision and blueprint for the City through 2040. The City Council adopted *Diamond Bar General Plan 2040* on December 17, 2019.

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 region's housing needs. The attached report lists the City's progress toward the implementation of the General Plan for the period of January 1, 2025 to December 31, 2025.

The City Council is asked to review and approve the annual report for submittal to OPR and HCD. This report is due to HCD by April 1, 2026.

ANALYSIS:

Major accomplishments during this period include the following:

- **General Plan Amendment, Development Code Amendment, and Zone Change for Housing Element Implementation:** As part of the City's implementation of the City's Certified Housing Element, the City

rezoned the General Plan's three Mixed-Use designations (Town Center Mixed-Use, Neighborhood Mixed-Use and Transit-Oriented Mixed-Use focus areas) to allow residential development at a minimum density of 20 dwelling units per acre and a maximum density of at least 30 dwelling units per acre. The amendments to the General Plan, Development Code and Zoning Map implemented General Plan Goals and Policies LU-G-4, LU-G-7, LU-G-12, LU-G-15, LU-G-18, LU-P-23, LU-P-29, LU-P-35, and Housing Element Program H-8 of the 2021-2029 City's Certified 2001-2029 Housing Element.

- **Diamond Bar PONY Baseball Stevens Field Property:** The 10.23-acre property located at 22601 Sunset Crossing Road was transferred to the City at no cost by a Transfer Agreement Facilities Use Agreement. This property combined with the adjacent City-owned 2.78-acre site will create a 13-acre park site that has the potential to be developed into a large community park with amenities for residents of all ages, interests and activity levels in an underserved area. However, funding to construct a new park on the property has not been secured, and the cost is estimated to exceed \$20 million. Upon completion of the property transfer, the City invested approximately \$1 million to improve playability on three of the four existing fields, remove existing hazards, and complete basic maintenance of existing trees and landscaping. By restoring the site's playability, the City will be able to provide additional capacity for a variety of Diamond Bar youth and adult sports, including baseball, softball, soccer and football, among others, ultimately reducing existing allocation impacts on community facilities such as Pantera and Peterson parks. This transfer implemented General Plan Policies PF-P-17 and CHS-P-1.

- **Sustainability/Environmental Services:** The City has been actively working to reduce waste and increase diversion under the new waste hauler contracts that began in September 2025. During the transition to the new contracts, the City and its waste haulers implemented an education and outreach campaign to re-educate residents on proper sorting practices to increase diversion and reduce contamination. Outreach efforts included print and electronic materials, in-person and virtual workshops, and ongoing contamination monitoring. The City also continues to provide waste reduction tips through its monthly electronic environmental newsletter. In addition to its ongoing student education programs with Discovery Cube that focus on recycling and waste reduction, the City partnered with Algalita Marine Research to offer an additional educational experience for youth, focused on plastic pollution and prevention strategies. These services implemented General Plan Goal CHS-G-14.

- **Keep It Local: Shop Diamond Bar First Campaign:** The City officially launched the campaign to shop in Diamond Bar. New businesses get a free ribbon-cutting ceremony when they open their doors for the first time, celebrate a major milestone, or complete a major improvement or renovation project. The program also provides businesses with free exposure and marketing through social media content, short highlight videos, and a month-long incentive that encourages people to shop or dine with them for 10% back in rewards through the Open Rewards: Shop Local app. This initiative implements General Plan Policy LU-P-13.

- **Diamond Bar TV:** The City expanded improvements in communication by making the City's government access channel, Diamond Bar TV (DBTV) available for free streaming on Roku and the Cablecast application. Previously only available on Spectrum Cable Channel 3 or Frontier FiOS television Channel 47, DBTV is one of the many ways the City shares information about City programs, projects and services with the community. Programming on DBTV include city council meeting replays, local business spotlights, public safety videos, and the DB Minute video shorts services that covers various City services and programs. This project implemented General Plan Policy CHS-P-30.

- **Diamond Bar Boulevard Complete Streets Project:** The Diamond Bar Boulevard Complete Streets Project is a comprehensive, multi-modal infrastructure project that advances the City's General Plan 2040 vision for a vibrant, pedestrian-oriented Town Center. Located along Diamond Bar Boulevard between Golden Springs Drive and Palomino Drive, this project implements complete street and right-of-way improvements consistent with the Town Center Specific Plan, including enhanced pedestrian and bicycle facilities, stormwater treatment features, and decorative streetscape elements. Over several years, City staff successfully secured a diverse mix of external funding from federal, state, and regional sources, positioning the project for construction while minimizing local financial impact. This project represents the first phase of future Town Center improvements and establishes a foundation for long-term mobility, placemaking, and economic vitality along Diamond Bar Boulevard, and implements General Plan Goals and Policies: LU-P-5, CC-G-5, CC-P-2, CC-P-5, CC-P-21, CR-G-2, CR-P-1, CR-P-3, CR-P-4, CR-P-17, CR-P-39, CR-P-44, and PS-P-13.

- **Maple Hill Park Improvements Project:** This project represents a major reinvestment in aging park infrastructure to enhance recreational amenities, accessibility, and user experience. The Project includes the replacement of an outdated playground, construction of a new prefabricated restroom building, and comprehensive Americans with Disabilities Act (ADA) improvements to the playground area, restroom facilities, and adjacent pedestrian pathways connecting to the parking lot. These upgrades ensure compliance with current accessibility standards while significantly improving public safety and usability. The City successfully secured a \$660,000 State Parks Grant to support project funding, leveraging external resources to modernize this community asset. This project implemented General Plan Goals and Policies: LU-P-5, CHS-G-3, CHS-P-1, and CHS-P-59.

A complete summary matrix of the City's progress toward implementing the General Plan is provided in Attachment A.

On February 24, 2026, the Planning Commission reviewed the report and directed staff to forward it to the City Council with a recommendation to receive and file.

PREPARED BY:

Grace S. Lee, Planning Manager, Community Development

ATTACHMENTS:

1. 2025 GP Status Report Matrix

City of Diamond Bar General Plan Status Report 2025

Period beginning January 1, 2025, and ending December 31, 2025

OVERVIEW

On December 17, 2019, the City Council adopted Diamond Bar General Plan 2040, 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 20 years. The General Plan serves as the foundation for all land use decisions and provides a vision and blueprint about how a community will grow, reflecting community priorities and values while shaping the future.

The City of Diamond Bar General Plan consists of the following eight elements (“Chapters”):

- | | | | |
|------------------------------------|--------------------------------------|--------------------------------------|--------------------------|
| 1) Land Use & Economic Development | 2) Community Character & Placemaking | 3) Circulation | 4) Resource Conservation |
| 5) Public Facilities & Services | 6) Public Safety | 7) Community Health & Sustainability | 8) Housing |

The following information summarizes the status of the goals and policies that the City has implemented for each chapter of the updated General Plan in 2020. Each chapter is organized by color scheme for navigation.

1. Land Use & Economic Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
LAND USE & ECONOMIC DEVELOPMENT				
This chapter provides the overall framework for the physical development of the community and the distribution and intensity of land uses upon which many of the goals and policies in other chapters are based.				
GENERAL				
<i>Goals</i>				
LU-G-3	Land Use	In areas planned to accommodate new growth, ensure quality design that makes a positive contribution to the character of Diamond Bar.	To bring Diamond Bar into compliance with State law, as well as implement its Housing Element Programs, the City must formulate solely objective standards to govern the design of the multi-family residential and mixed-use projects. On June 4, 2024, a consultant services agreement with Torti Gallas + Partners was awarded to prepare the Citywide Objective Design Standards (ODS). In 2025, staff made significant progress reviewing numerous versions of the draft ODS and the final document is ready for Planning Commission and City Council consideration and is tentatively scheduled for the February 24, 2026 Planning Commission hearing.	Community Development
LU-G-4	Land Use	Locate new residential growth in or adjacent to mixed-use centers and transit stations to support regional and statewide efforts to encourage sustainable land use planning and smart growth principles.	In June 2022, the City kicked off the preparation of the Town Center Specific Plan (TCSP) for the Town Center Mixed-Use focus area. The TCSP will provide the regulatory and urban design framework to establish a downtown, or “Town Center” in Diamond Bar as a walkable place with entertainment, retail, restaurants community gathering spaces and urban housing opportunities. The 45-day public review period for the Supplemental SIR was August 25 through October 10, 2025. On February 10, 2026, the Planning	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
			<p>Commission recommended approval to the City Council, and is tentatively scheduled for the March 3, 2026 City Council hearing.</p> <p>On February 4, 2025, the City rezoned the General Plan's three Mixed-Use designations (Town Center Mixed-Use, Neighborhood Mixed-Use and Transit-Oriented Mixed-Use focus areas) to allow residential development at a minimum density of 20 dwelling units per acre and a maximum density of at least 30 dwelling units per acre, as part of the City's implementation of the City's Certified Housing Element.</p>	
<i>Policies</i>				
LU-P-1	Land Use	Ensure that the scale and massing of new development provides sensitive transitions or design techniques in building height, bulk, and landscaping to minimize impacts on adjacent, less intensive uses, particularly residential uses.	<i>See Land Use Chapter Goal LU-G-3.</i>	Community Development
LU-P-4	Land Use	Monitor and evaluate potential impacts of proposed adjacent, local, and regional developments to anticipate and require mitigation to the greatest extent feasible to reduce land use, circulation, and economic impacts on Diamond Bar.	In October 2025, the Pomona Unified School District published a draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Diamond Ranch High School Solar Farm Project, in preparation for the construction and operation of a 2.8-megawatt direct current solar photovoltaic (PV) power generating system, which would include supporting structures, inverter modules, pad-mounted transformers, access roads and fencing, and a 480-volt switchgear station. A total of 4,284 PV panels would be installed on ground-mounted racks. The renewable energy generated by the project would be distributed to the existing Southern California Edison (SCE) distribution line located beneath Diamond Ranch Road and exported to SCE's grid to offset electricity use at 20 District-owned properties. The project would generate 2.8 megawatts of electricity per year, which equates to approximately 20 percent of the District's annual energy use. The City reviewed the draft IS/MND and had no comments.	Community Development
LU-P-5	Land Use	Ensure that adequate public services, facilities, and infrastructure are available or provided to support new development, including water, wastewater, stormwater, solid waste, transportation, public safety, and parks.	<p>Safe, Clean Water Program (Measure W)</p> <p>Staff prepared and submitted the City's Measure W Annual Plan to the County of Los Angeles. The Annual Plan outlined the City's proposed Measure W expenditures for the fiscal year, including CIP projects, routine maintenance, consultant costs, efforts to pursue grant funding, and staff time. As a result, Diamond Bar received its local return of over \$850K for FY2024-25.</p>	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
			<p>Stormwater Quality Improvement Projects</p> <p>In 2025, the City completed the construction for the Grand Avenue and Golden Springs Drive Intersection Improvements Project, which features drainage infrastructure to improve stormwater quality.</p> <p>Parks and Facility Projects</p> <p>In January 2025, the construction of the Diamond Bar Center Air Conditioner Replacement and Air Quality Upgrades Project was completed. The scope of this project included the replacement of the HVAC system at the Diamond Bar Center, which improved reliability, efficiency, and improved indoor air quality.</p> <p>In September 2025, the construction of the Pantera Park Hard Court Rehabilitation and LED Lighting Retrofit Project was completed. The scope of this project included the resurfacing of the existing basketball and tennis courts, rehabilitating the sports equipment, and retrofitting site illumination to LED lighting.</p> <p>In October 2025, the construction of the Maple Hill Park Improvements Project was completed. The scope of this project included the replacement of the restroom building, playground equipment, and site accessibility improvements.</p> <p>In November 2025, the construction of the City Hall Cable Channel Broadcast and Audio-Visual Equipment Upgrade Project was completed. The scope of this project included the upgrade of the A/V technology inside the Windmill Room at City Hall, which is now capable of streaming various City meetings and events through enhanced cameras and audio capturing equipment.</p> <p><i>See Community Character & Placemaking Chapter Policy CC-G-5 for the update on the Diamond Bar Boulevard Complete Streets Corridor Project.</i></p>	
LU-P-6	Land Use	When appropriate, require new development to pay its fair share of the public facilities and off-site improvements needed to serve the proposed use.	The City requires all new development projects to pay their fair share of public improvements, including impact fees for parks, sewer, and traffic (when applicable).	Public Works
LU-P-7	Land Use	As larger vacant or underutilized sites within the built environment are developed or redeveloped, maximize multimodal accessibility	The Town Center Specific Plan (see Goal LU-G-4 above) will establish a fine-grained street and block grid to encourage	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
		with appropriately designed street networks, and walkable block sizes scaled to proposed uses.	pedestrian and bicycle circulation, and improved connectivity between the east and west sides of Diamond Bar Boulevard.	
RESIDENTIAL				
<i>Goals</i>				
LU-G-7	Land Use	Promote a variety of housing and neighborhood types that respond to a range of income, household sizes, and accessibility levels.	<p>The City has been processing new ADUs in accordance with State laws and continues to encourage ADUs and Junior ADUs, which provide an affordable housing option for lower income households. In 2025, 51 building permits for ADUs were issued.</p> <p>The City is in the early testing phase of its Pre-Approved Accessory Dwelling Unit (ADU) Program, known as DBADU, which supports the City's General Plan housing goals by streamlining ADU development and expanding housing opportunities. The program is implemented pursuant to State ADU law, including Government Code Sections 65852.2 and 65852.22, which require ministerial approval of ADUs that comply with objective standards and encourage jurisdictions to reduce regulatory barriers to ADU construction. The DBADU program allows qualified design professionals to submit ADU plans for City review and pre-approval, with the intent of creating a catalog of code-compliant designs that homeowners may use to reduce permitting time and uncertainty. In December 2025, in order to support implementation, City staff has developed a dedicated program website and application materials, and the City is currently piloting the program with a selected firm to test workflows and review procedures before opening participation to additional professionals and releasing pre-approved plans for broader public use.</p>	Community Development
<i>Policies</i>				
LU-P-8	Land Use	Ensure that new residential development be compatible with the prevailing character of the surrounding neighborhood in terms of building scale, density, massing, and design. Where the General Plan designates higher densities, provide adequate transitions to existing development.	All new residential development requires review and approval by the Planning Commission through a Development Review application process to assess a project's compatibility, architectural design, size, scale and massing with the neighborhood. The Planning Commission reviews the design to ensure compliance with the City's General Plan policies and design guidelines, and to minimize adverse effects of the proposed project upon the surrounding properties and the City in general. In compliance with recent legislation, the City has begun the process of formulating objective design standards for residential development, beginning with the drafting of the Town Center Specific Plan regulatory document, and have embarked on the preparation of Citywide objective design standards.	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
LU-P-9	Land Use	Incorporate architectural and landscape design features in new development that create more pedestrian-friendly neighborhoods, such as orientation to the street; set-back, or detached garages; tree-lined streets; and landscaped parkways between streets and sidewalks.	Through the development review process, all new development is reviewed to promote high functional and aesthetic architectural and landscape standards to complement and add to the economic, physical, and social character of Diamond Bar.	Community Development
LU-P-10	Land Use	Provide opportunities for and incentivize 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.	On January 16, 2025, pursuant to SB 35, the City approved the development of a 44-unit multi-family residential project located at 2235 Morning Canyon Road. The project would provide 36 market-rate units, four very low-income units, and four moderate income units. Plans were submitted for plan check in the Summer of 2025.	Community Development
COMMERCIAL, OFFICE, AND INDUSTRIAL				
<i>Goals</i>				
LU-G-11	Land Use	Support existing commercial centers by encouraging ongoing investment and, where appropriate, reuse and redevelopment.	In 2025, the City approved three Conditional Use Permits for a Pilates studio, a Type 21 alcohol license at a gas station, and a banquet. All three businesses have occupied an existing tenant space, thereby encouraging ongoing investment of the existing commercial centers. In addition, 196 new business licenses were issued in 2025.	Community Development
<i>Policies</i>				
LU-P-13	Land Use	Promote the revitalization of existing neighborhood commercial centers by encouraging property owners to maintain and improve the appearance of individual buildings and commercial centers through building façade improvements, landscaping, and pedestrian improvements.	In Spring 2025, the City officially launched a Business Recognition Program, a new component to the Keep it Local: Shop Diamond Bar First campaign. As part of this program, Diamond Bar businesses get a free ribbon-cutting ceremony when they open their doors for the first time, celebrate a major milestone, or complete a major improvement or renovation project. Beyond these ceremonies, the program also provides businesses with free exposure and marketing through social media content, short highlight videos, and a month-long incentive that encourages people to shop or dine with them for 10% back in rewards through the Open Rewards: Shop Local app. Created in 2024, the Keep it Local: Shop Diamond Bar First campaign aims to highlight and celebrate the many and varied small businesses located in town and encourage more people to make shopping locally a year-round priority. In 2025, the businesses that took part in the recognition program were Popeyes, Certified Federal Credit Union, Tacitas Coffee, Hikari Sushi, and Klatch Coffee.	City Manager's Office and Community Relations Division
LU-P-14	Land Use	Improve vehicular accessibility, traffic flow, and parking availability as well as pedestrian and bicycle access and amenities within office, commercial, and industrial areas.	During project review, staff ensures that all office, commercial, and industrial areas provide improved vehicular accessibility, traffic flow, and parking availability as well as review for opportunities to incorporate pedestrian and bicycle access and amenities.	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
			<p>Adaptive Traffic Control System The City's Adaptive Traffic Control System (ATCS) was deployed in 2020 and continues to adapt based on actual traffic demands. The system accommodates construction projects of various durations and other traffic-impacting activities to promote circulation along the City's arterial roadways.</p> <p>Traffic Signal Battery Back-Up Systems All of the City's maintained traffic signals feature a battery backup system (BBS) that helps extend operations amid power disruptions. The BBS hardware was proven to be useful amid the multiple outages and Public Safety Power Shutoff (PSPS) events throughout 2025, as traffic circulation was minimally compromised because of the backup power source available to extend the operations of impacted traffic signals. In 2025, as part of the annual Capital Improvement Program, the City replaced the BBS units at several intersections to ensure that the hardware is ready for use with future outage events as planned.</p> <p>SR57/60 Confluence Project The construction of the SR57/60 Confluence Project continued in 2025. The construction of the SR57 northbound overpass bridge extension improvements above Golden Springs Drive were completed. Also, the construction of the new northbound SR57 ramps at Grand Avenue were completed. Throughout all phases of this project, the City is collaborating with the San Gabriel Valley Council of Governments (SGVCOG) and contractors to manage traffic flow affected by the various stages of construction. The project is scheduled for completion in 2028.</p> <p><i>See Community Character & Placemaking Chapter Goal CC-G-5 for update on the Diamond Bar Boulevard Complete Streets Project.</i></p>	Public Works
MIXED USE				
<i>Goals – General</i>				
LU-G-12	Land Use	Encourage compact mixed-use developments and projects that are walkable, designed to encourage community interaction, and fulfill a diversity of local commercial, employment, housing, and recreational needs.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
LU-G-13	Land Use	Maximize multi-modal accessibility to and connectivity within mixed-use areas.	<i>See Land Use Chapter Goal LU-P-7.</i>	Community Development
LU-G-14	Land Use	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.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development
Goals – Town Center Mixed Use				
LU-G-22	Land Use	Promote and support the commercial area on both sides of Diamond Bar Boulevard from Golden Springs Drive to SR-60 as a vibrant, pedestrian-oriented Town Center that serves as Diamond Bar’s primary specialty retail and dining destination and is accessible to all Diamond Bar residents.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development
LU-G-23	Land Use	Ensure an inviting and comfortable public realm to encourage pedestrian activity in the Town Center area.	<i>See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.</i>	Community Development
LU-G-24	Land Use	Allow residential and office uses as secondary to commercial (retail, dining, and entertainment) uses.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development
Policies – General				
LU-P-17	Land Use	Promote site designs that create active street frontages and introduce pedestrian-scaled street networks and street designs.	<i>See Land Use Chapter Goal LU-G-3.</i>	Community Development
LU-P-18	Land Use	Development should be sensitive to the building form, density, massing, and scale of surrounding residential neighborhoods.	<i>See Land Use Chapter Goal LU-G-3.</i>	Community Development
Policies – Town Center Mixed Use				
LU-P-35	Land Use	Ensure that any reuse, redevelopment, or refurbishment of the Town Center area maintains a dominance of retail, dining, and entertainment uses. Allow residential uses within the designation’s permitted maximum range, as well as offices, either on upper floors or otherwise in locations that do not detract from the area’s predominant role as a community shopping, dining, and entertainment destination.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development
LU-P-36	Land Use	Prioritize and support renovation, infill, and reuse of the existing commercial center. Require, where appropriate, redesign and modernization of architectural 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.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
LU-P-37	Land Use	Utilize buildings and streetscapes to define the public realm and encourage pedestrian activity and comfort. To further promote these objectives, incorporate attractive landscaping elements and usable outdoor green spaces, and discourage new drive through uses.	See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.	Community Development
LU-P-38	Land Use	Promote site designs that create an active street frontage and screen off-street parking from the Diamond Bar Boulevard and Golden Springs Drive frontages.	See Land Use Chapter Goal LU-G-4.	Community Development
LU-P-39	Land Use	Streetscape and intersection improvements along the major corridors of South Diamond Bar Boulevard and Golden Springs Drive should enhance connectivity, comfort, and safety for all modes of travel, and increase accessibility to and from surrounding areas.	See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.	Community Development
LU-P-40	Land Use	Study, as necessary, the implementation of safe pedestrian connectivity between the north and south sections of the Town Center Mixed-Use project site and at Lorbeer Middle School. <i>Potential strategies for achieving safe pedestrian connectivity may include traffic calming measures along the roadways, crosswalk visibility improvements, ensuring adequate time for walk signals, refuge islands, bulb-outs, bridges, and others.</i>	See Community Character & Placemaking Chapter Policy CC-G-5 for the update on the Diamond Bar Boulevard Complete Streets Corridor Project, which includes pedestrian safety enhancements at the intersection of Diamond Bar Boulevard and Golden Springs Drive.	Public Works
LU-P-41	Land Use	Maximize accessibility for transit, automobiles, cyclists, and pedestrians to the Town Center from surrounding neighborhoods, the Metrolink station, and other Diamond Bar destinations.	See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.	Community Development
LU-P-42	Land Use	Avoid expanses of surface parking and encourage the consolidation and location of parking to the rear or side of buildings where appropriate.	See Land Use Chapter Goal LU-G-4.	Community Development
LU-P-43	Land Use	When updating the Development Code's parking standards or preparing specific plans, evaluate parking ratios for the Town Center to balance the financial feasibility of development projects with the provision of adequate parking for visitors. Coordinate with developers and transit agencies to the extent possible to provide alternative modes of transportation to allow for reduced parking requirements.	See Land Use Chapter Goal LU-G-4.	Community Development
<i>Policies – Community Core Overlay</i>				
LU-P-51	Land Use	Provide streetscape and intersection improvements along Golden Springs Drive to enhance comfort and safety for all modes of travel and increase accessibility to and from surrounding areas.	Intersection Safety Improvements on Golden Springs Drive at Golden Prados Drive	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
			<p>In August 2025, the City Council approved the installation of “No Right Turn on Red” and “Yield to Pedestrian” signage at the intersection of Golden Springs Drive and Golden Prados Drive. These improvements encourage safer driving habits and enhance pedestrian safety.</p> <p><i>See Community Character & Placemaking Chapter Policy CC-G-5 for the update on the Diamond Bar Boulevard Complete Streets Corridor Project.</i></p>	
PUBLIC FACILITIES, OPEN SPACE, AND HILLSIDES				
<i>Policies</i>				
LU-P-56	Land Use	<p>Ensure that development on privately owned, residentially designated land in hillside areas is compatible with surrounding natural areas promoting the following design principles:</p> <ul style="list-style-type: none"> a) Minimize—as articulated by the landform grading criteria of the Development Code’s Hillside Management regulations—excavation, grading, and earthwork to retain natural vegetation and topography; b) Preserve existing vistas of significant hillside features such as ridgelines, particularly from public places; c) Do not create unsafe conditions; d) Incorporate site and architectural designs that are sensitive to natural contours and land forms and hydrological features; e) Preserve natural watersheds, including existing vegetation within undeveloped hillside areas to the maximum extent feasible, including mature trees and native plant materials; f) Incorporate fuel modification as part of the Fire Department’s approved fuel modification program; g) Utilize planting palettes consisting of drought tolerant, fire resistant, non-invasive plants that are native to or compatible with those in the surrounding area; and h) Group plants within swale areas to more closely reflect natural conditions within landform graded slopes. 	<p>All new residential development requires review and approval by the Planning Commission through a Development Review application process to ensure compliance with the design principles listed.</p> <p>MS4 Permit and NPDES Program Compliance To comply with the City’s MS4 Permit and Municipal NPDES Program, the City conducted investigations for illicit discharges and inspected eligible businesses for stormwater-related violations.</p>	<p>Community Development</p> <p>Public Works</p>
ECONOMIC DEVELOPMENT				
<i>Goals</i>				
ED-G-1	Economic Development	Prioritize infill development opportunities and the reuse of existing vacant commercial space to grow the city’s base of residents and	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
		employment to ensure long-term fiscal sustainability and promote conservation of natural open space.		
ED-G-2	Economic Development	Provide for the development of jobs and commercial uses within Diamond Bar to reduce residents' commutes, and to encourage residents to shop and dine locally.	The TCSP envisions the Town Center to become Diamond Bar's downtown, a mixed-use village setting where the local workforce can live and work, and provide the greater community with more local options to shop and dine.	Community Development
ED-G-3	Economic Development	Support the retention, rehabilitation, and/or expansion of existing businesses, and the attraction of new businesses.	<i>See Land Use Goal LU-G-11.</i>	Community Development
<i>Policies – Commercial Centers</i>				
ED-P-3	Economic Development	Create commercial centers or districts that have a sense of place and provide attractive places to shop, dine, and gather. Within these areas, support the development of uses and distinct characters that complement other commercial areas within Diamond Bar and adjacent jurisdictions.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development
<i>Policies – Community-Serving Uses</i>				
ED-P-7	Economic Development	Allow for home occupations where compatible with the privacy and residential character of the neighborhood.	Home based businesses are allowed, and are required to comply with the operating standards in Diamond Bar City Code Section 22.42.070, where the business shall be incidental and secondary to the residential use of the property. Modifications that alter the character of the residence or change its occupancy classification are prohibited, and activities that create nuisances, such as glare, light, noise, solid waste, or other characteristics in excess of that customarily associated with similar residential uses are prohibited. 95 home-based business licenses were issued in 2025.	Community Development

2. Community Character & Placemaking

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
COMMUNITY CHARACTER & PLACEMAKING				
This Chapter guides the physical form and character of the City by providing strategies to strengthen the City's identity through both new development and public improvements. Placemaking elements include features such as monuments and decorative treatments that define City entry points, public art installations, decorative streetscape elements at key intersections or districts, and landscaping that creates a memorable and unified character. The Goals and Policies contained in this Chapter provide direction to incorporate such elements into both new development projects and public improvements. The majority of the Goals and Policies are related to the new opportunities within the four mixed-use focus areas and encourage walkable and pedestrian-oriented neighborhoods.				
OVERALL CHARACTER & DESIGN				
<i>Goals</i>				

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
CC-G-2	Community Character & Placemaking	Encourage development within mixed-use areas that is inviting to pedestrians, promotes community interaction and activity, and contributes to an engaging street environment.	See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.	Community Development
CC-G-4	Community Character & Placemaking	Preserve the scale and character of existing residential neighborhoods and ensure sensitive transitions between densities and uses.	See Land Use Chapter Goal LU-G-3, Policies LU-P-1 and LU-P-8.	Community Development
CC-G-5	Community Character & Placemaking	Provide an expanded pedestrian and bicycle infrastructure network to improve connectivity throughout the city where topography and technology permit.	Diamond Bar Boulevard Complete Streets Corridor In November 2025, the City Council awarded a \$8.8M construction contract award for the Diamond Bar Boulevard Complete Streets Project. The City secured adequate grant funding for the costs of the construction phase. A pre-construction meeting with the contractor was held in December 2025, and work is planned to start in February 2026. The project is planned for completion in February 2027.	Public Works
CC-G-6	Community Character & Placemaking	Encourage high-quality, human-scaled design and development that respects the surrounding built environment while offering a diversity of building types.	See Land Use Chapter Goal LU-G-3.	Community Development
<i>Policies – City Identity</i>				
CC-P-2	Community Character & Placemaking	Incorporate prominent corner architectural features, such as prominent entries or corner towers, on new development at key intersections or gateways.	See Community Character & Placemaking Chapter Goal CC-G-5 for update on the Diamond Bar Boulevard Complete Streets Project.	Public Works
CC-P-5	Community Character & Placemaking	Establish a landscaping palette made up of native, drought-tolerant plants and stormwater management systems with a view to enhancing beautification and sustainable landscaping practices.	See Land Use & Economic Development Chapter Policy LU-P-5 and Community Character & Placemaking Chapter Goal CC-G-5 and Policy CC-P-1. The streetscape design in the TCSP project area will be centered around reducing the number of years to carbon neutral/zero carbon in order to reduce the effects of climate change by planting evergreen trees and installation of cool pavements such as hydro pavers. As part of the FY2025-26 Capital Improvement Program, the City Council approved the development of landscaping and irrigation standards for Landscape Assessment District Nos. 39-2022 and 41-2021. The awarded consultant will evaluate the existing conditions and recommend standardized improvements for district-maintained areas. The improvements include the removal of nonfunctional turf areas, and prioritize the use of drought-tolerant plants and water efficient irrigation systems.	Community Development Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
CC-P-6	Community Character & Placemaking	Prioritize sustainability in site design. When incorporating on-site stormwater management through the use of bioswales, rain gardens, permeable pavement, and/or other available low-impact development technologies, require such features to be aesthetically integrated into the site design.	The City requires developers to responsibly manage and mitigate the stormwater quality impacts from their projects, in compliance with the City's MS4 Permit and NPDES Program. Every project's proposed Low Impact Development (LID) best management practices are reviewed and approved by the City.	Public Works
<i>Policies – Streetscapes & Building to Street Interface</i>				
CC-P-9	Community Character & Placemaking	Encourage pedestrian orientation in mixed-use development using a variety of site planning and architectural strategies, such as locating and orienting buildings to street frontages, plazas, or pedestrian paseos; providing visual transparency through fenestration; entries and arcades close to the street edge and sidewalk; and/or incorporating porches, patios, or outdoor spaces that overlook or interact with front yards or sidewalks.	The TSCP is intended to create vibrant public realm with a high intensity mix of uses to include retail, office, hotel, civic, and residential uses, and a bustling active environment during both day and evening hours. Numerous new public spaces, both hardscape squares and landscaped greener park spaces, will be located throughout the Plan area to provide a variety of environments that will serve residents and downtown visitors alike. <i>See Land Use Chapter Goal LU-G-4 and LU-P-7 and Community Character & Placemaking Chapter Goal CC-G-5 and Policy CC-P-1</i>	Community Development
CC-P-11	Community Character & Placemaking	In residential and mixed-use areas, use traffic calming measures such as pavers, bollards, sidewalk bulb-outs, and speed humps to slow travel speeds.	Neighborhood Traffic Management Program In August 2025, the City Council approved the installation of 3 new stop signs along Hawkwood Road, at the intersections of Chirping Sparrow Road, Ambushers Street, and Barbi Lane. The implemented stop signs help establish right-of-way and support safe traffic flow throughout the neighborhood.	Public Works
CC-P-12	Community Character & Placemaking	Develop and enforce private slope maintenance standards for properties with rear descending slopes that face public streets, with special emphasis on those along Grand Avenue, Diamond Bar Boulevard, Golden Springs Drive, Pathfinder Road, and the freeways.	Private Slopes Affected by the February 2024 Winter Storms Through 2025, the City worked with private property owners to restore the private slopes affected by the February 2024 Winter Storms. A Grading Permit was issued in July 2025 for the property owner to rehabilitate the private slope along Diamond Bar Boulevard. The City continues to work with other affected property owners on restoring the private slopes along Golden Springs Drive.	Public Works
<i>Policies – Parks & Open Spaces</i>				
CC-P-13	Community Character & Placemaking	Encourage landscaped common public spaces to be incorporated into new mixed-use development.	<i>See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.</i>	Community Development
CC-P-16	Community Character & Placemaking	Ensure that common spaces be integrated elements of development, coordinating landscaping and amenities with the projects' architecture and character.	<i>See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.</i>	Community Development
<i>Policies – Site Planning & Parking</i>				

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
CC-P-17	Community Character & Placemaking	Encourage the aggregation of individual small lots into larger development parcels within mixed-use areas that will support an appropriately-scaled, cohesive and economically viable development.	<p><i>See Land Use Chapter Goal LU-G-4.</i></p> <p>The TCSP is an important component of the City’s overall strategy to revitalize older areas and expand housing production. Incentives for lot consolidation are being considered as the TCSP is being crafted to encourage the improvement of underutilized properties.</p>	Community Development
CC-P-18	Community Character & Placemaking	As large vacant or underutilized sites are developed or redeveloped, maximize multimodal accessibility with fine-grained street networks and walkable block sizes. Generally limit new block sizes to a maximum of about 400 feet in length. Mid-block plazas or alleys may be considered if the intent is to ensure fine-grained patterns where pedestrian access can be accommodated in intervals no more than 400 feet apart.	<p><i>See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.</i></p>	Community Development
CC-P-21	Community Character & Placemaking	<p>Site plans should be designed to create pedestrian-oriented neighborhoods that follow these guidelines:</p> <ul style="list-style-type: none"> a) Buildings should be oriented to the street; b) Garages and parking areas should be screened and/or located at the side or rear of properties wherever possible; and c) Landscaping, sidewalk conditions, and other streetscape elements should be improved during rehabilitation and new construction. 	<p><i>See Land Use Chapter Goal LU-G-4 and Policy LU-P-7.</i></p> <p>The planning goals for the TCSP include the following:</p> <ol style="list-style-type: none"> 1. To implement the community vision, goals and policies of the General Plan, which established the Town Center Mixed-Use land use designation to “foster the development of a vibrant, pedestrian-oriented Town Center in Diamond Bar that serves as a place for Diamond Bar’s residents to shop, dine, and gather. 2. To make the town center a complete neighborhood with a sense of place, that takes advantage of its location, to provide residents and visitors a unique experience. 3. Ensure that the physical design and programming of the town center supports health, wellbeing, and environmental sustainability, the latter so as to make progress toward meeting the greenhouse gas reduction targets of the Diamond Bar Climate Action Plan by supporting compact, infill, mixed-use development. 4. The town center allows for car-lite/car-optional living allowing those who choose not to use their car on a daily basis or who choose not to own a car at all to be easily accommodated thus furthering progress to the City’s climate action goals. 5. The town center provides great public spaces, and small parks with regenerative landscapes to support the goal of environmental sustainability. 	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
CC-P-22	Community Character & Placemaking	Orient buildings adjacent to public spaces such that entries, windows, and seating areas face the public space.	See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.	Community Development
CC-P-23	Community Character & Placemaking	Where appropriate and feasible, locate and orient active uses (such as commercial uses and parks) along the street edges of new mixed-use development, at street corners, or along main roadways internal to larger developments.	See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.	Community Development
CC-P-25	Community Character & Placemaking	Encourage the design of shared parking for commercial and office uses where possible.	See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.	Community Development
CC-P-26	Community Character & Placemaking	Establish reduced minimum commercial parking requirements for all development within new mixed-use land use designations. Reduced parking requirements should be supported by proximity to transit, shared parking, and technologies that, once mainstreamed, would reduce the need for conventional parking layouts.	See Land Use Chapter Goal LU-G-4 and Policy CC-P-21.	Community Development
<i>Policies – Building Massing and Design</i>				
CC-P-30	Community Character & Placemaking	Ensure that infill residential development is designed to be sensitive to the scale, character, and identity of adjacent existing development.	All new residential development requires review and approval by the Planning Commission through a Development Review application process to assess a project's compatibility, architectural design, size, scale and massing with the neighborhood. The Planning Commission reviews the design to ensure compliance with the City's General Plan policies and design guidelines, and ensure sensitive transitions between densities and uses. On August 5, 2025, the City received an application for the demolition of an existing office building and associated improvements to allow for the development of a for-sale residential community consisting of 49 attached and detached condominium units. The project site is being reviewed to ensure sensitive transitions to adjacent uses, particularly the nearby residential neighborhoods.	Community Development
CC-P-32	Community Character & Placemaking	Emphasize human-scaled design within large-scale commercial and mixed-use centers. Employ measures such as articulated massing, awnings, and landscape elements to break down the scale of development.	See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.	Community Development
CC-P-33	Community Character & Placemaking	Encourage new mixed-use and commercial development to incorporate visual quality and interest in architectural design on all visible sides of buildings through the following approaches: a) Utilizing varied massing and roof types, floor plans, detailed planting design, or color and materials;	See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
		<ul style="list-style-type: none"> b) Maintaining overall harmony while providing smaller-scale variety; and c) Articulating building facades with distinctive architectural features like awnings, windows, doors, and other such elements. 		
CC-P-34	Community Character & Placemaking	Update the City of Diamond Bar Citywide Design Guidelines as needed to reflect the design guidance articulated in the General Plan.	<i>See Land Use Chapter Goal LU-G-3.</i>	Community Development
TOWN CENTER MIXED USE FOCUS AREA				
<i>Goals</i>				
CC-G-11	Community Character & Placemaking	Support an intense mix of active uses on both sides of Diamond Bar Boulevard within the Town Center focus area.	<i>See Land Use Chapter Goal LU-G-4 and Policy LU-P-21.</i>	Community Development
CC-G-12	Community Character & Placemaking	Establish an inviting and comfortable public realm that encourages pedestrian activity in the Town Center focus area.	<i>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
CC-G-13	Community Character & Placemaking	Establish a new pedestrian-oriented “Main Street” within the Town Center focus area lined with retail uses.	<i>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
<i>Policies</i>				
CC-P-41	Community Character & Placemaking	Through development review, ensure that the Town Center remains predominantly a community shopping, dining, and entertainment destination, and that residential uses and offices are located so as not to detract from this image.	<i>See Land Use Chapter Goal LU-G-4 and Policy CC-P-21.</i>	Community Development
CC-P-42	Community Character & Placemaking	Prioritize retail and other uses that promote pedestrian activity on the ground floor of buildings.	<i>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
CC-P-43	Community Character & Placemaking	Establish gateways to the Town Center area at the intersections of Diamond Bar Boulevard and Golden Springs Drive and at Diamond Bar Boulevard and Palomino Drive. Gateway elements should be consistent with the gateway design palette.	<i>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
CC-P-44	Community Character & Placemaking	As the Town Center redevelops, enhance pedestrian connectivity throughout the district through the incorporation of a new “Main Street” within the western portion of the focus area that is off of or set back from Diamond Bar Boulevard.	<i>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development
CC-P-45	Community Character & Placemaking	The design of new development should be pedestrian-oriented, with the majority of building frontages located at the new street edge and with entrances located along the roadway or along pedestrian pathways or public spaces.	<i>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</i>	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
CC-P-46	Community Character & Placemaking	Ensure that new buildings employ horizontal and vertical building articulation and diversity in color, materials, scale, texture, and building volumes.	See Land Use Chapter Goal LU-G-4 and Policy CC-P-21.	Community Development
CC-P-47	Community Character & Placemaking	Develop specific building height and other development standards through implementation mechanisms such as the City's Zoning Ordinance or a master or specific planning process.	See Land Use Chapter Goal LU-G-4 and Policy CC-P-21.	Community Development
CC-P-48	Community Character & Placemaking	Encourage dining establishments to incorporate outdoor dining or sidewalk cafés.	See Land Use Chapter Goal LU-G-4 and Policy CC-P-21.	Community Development
CC-P-49	Community Character & Placemaking	Encourage reductions in surface parking and allow for the development of consolidated parking structures, provided that they are screened from view from Diamond Bar Boulevard and Golden Springs Drive.	See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.	Community Development
CC-P-50	Community Character & Placemaking	Where possible, above-grade parking structures should be wrapped with pedestrian uses where they front onto active streets. If active uses are not feasible, frontages should be architecturally attractive. This may include unique designs and materials such as glass, articulated masonry, murals, or landscaping setbacks.	See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.	Community Development
CC-P-51	Community Character & Placemaking	Enhance the pedestrian experience along Diamond Bar Boulevard within the Town Center area with widened sidewalks, shade trees, and pedestrian amenities such as street furniture, attractive paving, pedestrian-scaled lighting, and landscape buffers.	See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.	Community Development

3. Circulation

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
CIRCULATION				
This Chapter is aimed at improving the transportation network within the City, balancing the circulation needs with safety and access across a variety of modes of transportation, including automobile travel, public transit, non-motorized transportation and goods movement through a Complete Streets approach.				
TRANSPORTATION NETWORK AND STREET DESIGN				
<i>Goals</i>				
CR-G-1	Circulation	Improve the operating efficiency of the transportation system by reducing vehicle travel demand and providing opportunities for other modes of travel. Before approving roadway improvements that focus on increasing vehicle capacity, consider alternatives that reduce vehicle volumes and prioritize projects that would reduce single-occupancy vehicle use and greenhouse gas emissions.	Transportation Study Guidelines The City's Transportation Study Guidelines are implemented in the review of the new development projects for, among other things, the mitigation and reduction of the level of Vehicle Mile Traveled (VMT) of the projects. Additionally, the City updated the Transportation	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
			Study Guidelines per the new requirements and clarifications from the State and the new (2020) model data from SCAG.	
CR-G-2	Circulation	Maintain a street classification system that considers the broad role of streets as corridors for movement but also reflects a Complete Streets concept that enables safe, comfortable, and attractive access for pedestrians, bicyclists, motorists, and transit users of all ages and abilities, in a form that is compatible with and complementary to adjacent land uses, including neighborhood schools.	See Community Character & Placemaking Chapter Goal CC-G-5 for update on the Diamond Bar Boulevard Complete Streets Project.	Public Works
CR-G-3	Circulation	Strive to achieve a finer grained network of streets and pedestrian/bicycle connections as development occurs, especially in focus areas such as the Transit-Oriented, Neighborhood, Town Center, and Community Core mixed-use areas.	See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.	Community Development
CR-G-4	Circulation	Design roadways serving pedestrian-oriented mixed-use areas to promote neighborhood interaction, pedestrian comfort and walkability, and commercial patronage.	See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.	Community Development
CR-G-5	Circulation	Develop neighborhood streets and alleys that encourage walking, biking, and outdoor activity through engineering and urban design principles that reduce the potential for speeding and cut-through traffic, which may include traffic calming measures.	See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.	Community Development
<i>Policies</i>				
CR-P-1	Circulation	When redesigning streets, plan for the needs of different modes by incorporating elements such as shade for pedestrians, safe pedestrian-friendly crossings/ intersections, lighting at the pedestrian scale, bike lanes, signage visible to relevant modes, transit amenities, etc.	See Community Character & Placemaking Chapter Goal CC-G-5 for update on the Diamond Bar Boulevard Complete Streets Project.	Public Works
CR-P-3	Circulation	Plan for and provide new connections within the Transit-Oriented, Neighborhood, Town Center, and Community Core mixed-use areas to create finer grained, pedestrian-scaled circulation networks that support the development of connected and accessible neighborhoods. Connections should facilitate the use of alternatives to single-occupancy vehicles, such as walking, bicycling, and transit by improving the safety and accessibility of those modes.	See Community Character & Placemaking Chapter Goal CC-G-5 for update on the Diamond Bar Boulevard Complete Streets Project. See Circulation Chapter Policy CR-P-1.	Public Works
CR-P-4	Circulation	Develop traffic calming strategies for Diamond Bar Boulevard between Temple Avenue and Golden Springs Drive in order to provide a safe and comfortable pedestrian-friendly environment	See Community Character & Placemaking Chapter Goal CC-G-5 for update on the Diamond Bar Boulevard Complete Streets Project.	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
		along and through the Neighborhood Mixed Use and Town Center Mixed Use areas.		
CR-P-5	Circulation	Necessary transportation improvements should be in place, or otherwise guaranteed to be installed in a timely manner, before or concurrent with new development. In evaluating whether a transportation improvement is necessary, consider alternatives to the improvement consistent with CR-G-1, and the extent to which the improvement will offset the traffic impacts generated by proposed and expected development.	See Circulation Chapter Goal CR-G-1.	Public Works
VEHICLE CIRCULATION				
<i>Goals</i>				
CR-G-7	Circulation	Ensure smooth traffic flows by maintaining or improving traffic levels of service (LOS) that balance operational efficiency, technological and economic feasibility, and safety.	See Circulation Chapter Goal CR-G-1.	Public Works
CR-G-8	Circulation	Encourage reduction in vehicle miles traveled (VMT) as part of a strategy to reduce greenhouse gas (GHG) emissions.	See Circulation Chapter Goal CR-G-1.	Public Works
CR-G-10	Circulation	Discourage traffic from SR-57 and SR-60 from using Diamond Bar roadways as alternatives to the freeway.	See Land Use & Economic Development Chapter Policy LU-P-14 for update on the SR57/60 Confluence Project.	Public Works
<i>Policies – Level of Service (LOS) Standards</i>				
CR-P-12	Circulation	Balance meeting LOS standards with the need to reduce VMT through maintaining and supporting multi-modal connectivity such as transit, bicycling, walking, and by encouraging infill development with a pedestrian-friendly urban design character.	See Circulation Chapter Goal CR-G-1.	Public Works
CR-P-13	Circulation	Maintain a standard of LOS D during peak hour conditions on all streets in the City’s jurisdiction, with exceptions as noted below: a) Brea Canyon Rd south of Diamond Bar Blvd (LOS F) b) Brea Canyon Rd north of Diamond Bar Blvd (LOS E) c) Grand Ave west of Country View Dr (LOS E) d) Diamond Bar Blvd at SR-60 Eastbound Ramps (LOS F).	See Circulation Chapter Goal CR-G-1.	Public Works
CR-P-14	Circulation	Prioritize pedestrian movement and safety— through wider sidewalks, more frequent pedestrian crossings, sidewalk bulbouts, median pedestrian refuges etc.—rather than LOS in Community Character Priority Areas, which are areas designated for higher density mixed-use development in the General Plan. See Section 4.4 for more detailed policies on bicycle and pedestrian movement in mixed-use areas.	See Community Character & Placemaking Chapter Policy CC-G-5 for the update on the Diamond Bar Boulevard Complete Streets Corridor Project. See Land Use & Economic Development Chapter Policy LU-P-61 for the update on the Intersection Safety Improvements on Golden Springs Drive at Golden Prados Drive.	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
CR-P-17	Circulation	Maintain roadway design standards to manage vehicle speeds and traffic volumes, updating them as needed.	See <i>Community Character & Placemaking Chapter Policy CC-G-5 for the update on the Diamond Bar Boulevard Complete Streets Corridor Project.</i>	Public Works
<i>Policies – Adaptive Traffic Control (ATCS) & Intelligent Traffic Systems (ITS)</i>				
CR-P-20	Circulation	Implement measures such as additional signal timing and synchronization, speed limit regulations, and ITS techniques to increase safety and reduce congestion. Maintain a pavement management system and maintenance program for all public roadways throughout the City.	<p>Triennial Pavement Management Program Update</p> <p>In February 2025, the City Council awarded a consulting services agreement for the Pavement Management Program (PMP) update. Each City street is assessed by the consultant and assigned a Pavement Condition Index (PCI) score. The assigned PCI score determines the level of treatment required for pavement maintenance. The City utilizes the completed PMP to plan future residential and arterial pavement rehabilitation projects. The PMP report was finalized in August 2025, and the average Citywide PCI score (for arterial and residential streets) was 78.</p> <p>See <i>Land Use & Economic Development Chapter Policy LU-P-14.</i></p>	Public Works
CR-P-21	Circulation	On an ongoing basis, examine opportunities to avoid delay, spillover, or cut-through traffic onto Diamond Bar’s roadways through techniques such as adaptive traffic control systems along major corridors and traffic calming measures along cut-through routes that would reduce speeds and discourage drivers from electing to drive on them. Consider financial and technological feasibility and community priorities to determine whether and how strategies should be implemented.	See <i>Land Use & Economic Development Chapter Policy LU-P-14 and Circulation Chapter Policy CR-P-20.</i>	Public Works
<i>Policies – Safety</i>				
CR-P-22	Circulation	Implement traffic calming measures to slow traffic on local and collector residential streets and prioritize these measures over congestion management where appropriate and feasible.	See <i>Community Character & Placemaking Chapter Policy CC-P-11.</i>	Public Works
CR-P-23	Circulation	Maintain the integrity of existing residential areas and discourage cut-through traffic by retaining cul-de-sacs and implementing other traffic calming measures that promote safe driving at speeds appropriate to the surrounding neighborhood, particularly at Prospectors Road, Chaparral Drive, Sunset Crossing Road, Lycoming Street, and Washington Street.	See <i>Community Character & Placemaking Chapter Policy CC-P-11.</i>	Public Works
<i>Policies – Inter-Jurisdictional Coordination</i>				
CR-P-26	Circulation	As opportunities arise, coordinate with other jurisdictions, including neighboring cities, Los Angeles County, San Bernardino County,	See <i>Circulation Chapter Policy CR-P-2.</i>	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
		and Caltrans, on improvements to street segments common to the City of Diamond Bar and other jurisdictions.		
CR-P-27	Circulation	Encourage improvements to regional routes and arterial streets to account for environmental, aesthetic, and noise concerns, as well as to provide adequate buffers to adjacent land uses.	See Community Character & Placemaking Chapter Policy CC-P-1.	Public Works
CR-P-29	Circulation	Solicit State and Federal funds to improve area freeways and local streets.	See Community Character & Placemaking Chapter Goal CC-G-5.	Public Works
PEDESTRIAN AND BICYCLE CIRCULATION				
<i>Goals</i>				
CR-G-11	Circulation	Expand and strengthen existing pedestrian and cyclist network and facilities.	See Community Character & Placemaking Chapter Goal CC-G-5.	Public Works
CR-G-12	Circulation	Improve safety and accessibility for pedestrians and cyclists.	See Community Character & Placemaking Chapter Goal CC-G-5.	Public Works
<i>Policies – Bicycle & Pedestrian Movement in Mixed Use Areas</i>				
CR-P-39	Circulation	<p>Ensure a safe environment for pedestrians and cyclists while allowing for local traffic to access freeways in the Neighborhood Mixed Use area through the following strategies:</p> <ul style="list-style-type: none"> a) Widening sidewalks, providing planting strips between sidewalks and streets and providing pedestrian amenities such as shade trees and street furniture along Diamond Bar Boulevard; b) Implementing traffic calming measures such as reduced vehicle speeds, striping and signage along Diamond Bar Boulevard; c) Buffering bike lanes along Diamond Bar Boulevard; d) Enhancing pedestrian crossings at the intersection of Diamond Bar Boulevard and Sunset Crossing Road, at Diamond Bar Boulevard and Highland Valley Road, and at Diamond Bar Boulevard and the SR-60 on/off ramps; and e) Incorporating multi-use pathways internal to new development and connecting to existing development. 	See Community Character & Placemaking Chapter Goal CC-G-5. All of these elements and considerations are being incorporated into the design of the Diamond Bar Boulevard Complete Street Project and the future TCSP. After completion, this project will be referenced as the Complete Streets template for the remainder of the City.	Public Works
CR-P-40	Circulation	<p>Provide for a vibrant Town Center that encourages pedestrian activity and comfort within the Town Center Mixed Use area while accommodating through traffic along Diamond Bar Boulevard through the following strategies:</p> <ul style="list-style-type: none"> a) Establishing a new pedestrian-oriented main street or pedestrian pathway in the Town Center; b) Enhancing the pedestrian experience along Diamond Bar Boulevard within the Town Center area with widened 	<p>See Land Use Chapter Goal LU-G-4 and Policies LU-P-7 and CC-P-21.</p> <p>See Circulation Chapter Goal CR-P-39.</p>	<p>Community Development</p> <p>Public Works</p>

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
		<p>sidewalks, shade trees, and pedestrian amenities such as street furniture, attractive paving, pedestrian-scaled lighting, and landscape buffers;</p> <p>c) Buffering bike lanes along Diamond Bar Boulevard;</p> <p>d) Improving crosswalks at the intersection of Diamond Bar Boulevard and Palomino Drive, at Diamond Bar Boulevard and Golden Springs Drive, and where Diamond Bar Boulevard intersects with the driveway to the Town Center; and</p> <p>e) Strengthening cyclist and pedestrian connections between the Town Center area and nearby schools to provide safe and convenient routes to the Town Center for students by identifying barriers such as safety hazards and gaps in the bicycle and pedestrian networks and implementing improvements to address those barriers.</p>		
<i>Policies – Safety</i>				
CR-P-44	Circulation	<p>Enhance bicycle and pedestrian safety and comfort where feasible through means such as:</p> <p>a) Introducing bicycle- and pedestrian-level street lighting to improve safety at night;</p> <p>b) Furnishing intersections with crosswalks on all legs of the intersection;</p> <p>c) Improving pedestrian safety with intersection design features such as improved signal timing, sidewalk bulbouts, pedestrian refuge islands with “noses” that extend past the crosswalks, advance vehicle stop bars, high visibility crosswalk striping or decorative paving;</p> <p>d) Improving bicycle safety with intersection design features such as bicycle detection and signalization, painted bike boxes, and intersection crossing markings;</p> <p>e) Widening sidewalks, providing planting strips between sidewalks and streets and providing pedestrian amenities such as shade trees and street furniture; and</p> <p>f) Implementing traffic calming measures to reduce vehicle speeds and congestion.</p>	<p><i>See Community Character & Placemaking Chapter Goal CC-G-5. All of these elements and considerations are being incorporated into the design of the Diamond Bar Boulevard Complete Street Project and the future TCSP. After completion, this project will be referenced as the Complete Streets template for the remainder of the City.</i></p>	Public Works
CR-P-45	Circulation	<p>Routinely review pedestrian and cyclist collision data for type, location, severity, and cause, and develop strategies to prevent these collisions.</p>	<p>The City always reviews collision data to develop prevention strategies. This process occurs after the Los Angeles County Sheriff’s Department concludes its investigation of the collision and provides the accident report with findings.</p>	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
PUBLIC TRANSPORTATION				
<i>Goals</i>				
CR-G-13	Circulation	Support the availability, efficiency, and effectiveness of public transit service.	<i>See Circulation Chapter Policy CR-P-1</i>	Public Works
<i>Policies</i>				
CR-P-48	Circulation	As opportunities arise, work with Foothill Transit to maintain and improve bus stops and shelters, as well as identify areas where service can be improved or expanded to increase system use.	The City maintains and improves bus stops and shelters as necessary, and coordinates with Foothill Transit to identify areas where service can be improved or expanded to increase system use.	Public Works
PARKING				
<i>Goals</i>				
CR-G-14	Circulation	Provide adequate parking for all land use types, while balancing this against the need to promote walkable, mixed-use districts and neighborhoods in targeted areas, and promoting ride-sharing and alternative transportation modes.	<i>See Land Use Chapter Goal LU-G-4.</i>	Community Development
<i>Policies</i>				
CR-P-53	Circulation	Update parking standards in the Development Code to ensure that they are reflective of the community's needs, using current data on parking demand and taking into consideration demographics and access to alternative modes of transportation.	The City is currently implementing during project reviews.	Public Works
CR-P-54	Circulation	Incorporate criteria in the Development Code to allow reductions in parking requirements in exchange for VMT reduction measures.	The City is currently implementing during project reviews.	Public Works
<i>Policies – Truck Routes</i>				
CR-P-64	Circulation	Continue prohibiting trucks heavier than 5 tons from operating on designated residential streets, except for emergency, maintenance, residential moving trucks, and transit vehicles, to maintain pavement integrity.	The City currently implements this restriction.	Public Works
CR-P-65	Circulation	Periodically review collision data for type, location, severity, and cause. Develop countermeasures for sites with recurrent truck-involved collisions.	The City reviews collision data to develop prevention strategies. This process occurs after the Los Angeles County Sheriff's Department concludes its investigation of the collision and provides the accident report with findings.	Public Works

4. Resource Conservation

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
RESOURCE CONSERVATION				
A conservation element is required to provide guidance for the conservation, development, and utilization of natural resources, including water quality and hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and others as applicable to each jurisdiction. An open space element is intended to ensure that cities and counties recognize that open space land is a limited and valuable resource, and that they prepare and carry out open space plans to guide the comprehensive long-range preservation and conservation of open space land. The Resource Conservation Chapter provides policies to guide the City's stewardship of its resources, ensuring the conservation and enhancement of open spaces, biological resources, water and air quality, and cultural resources.				
OPEN SPACE				
<i>Goals</i>				
RC-G-3	Resource Conservation	Preserve to the extent possible open space ridgelines, hilltops, and prominent slopes for aesthetic, biological and natural resource conservation, and safety purposes.	The Canyon Loop Trail project included many improvements to the existing trail and triggered habitat monitoring to comply with all state and federal requirements for the protection, replacement and restoration of native habitat affected by the project. The City contracted with Michael Baker International and Helix Environmental to implement the five-year Habitat Mitigation Monitoring Program to implement mitigation measures supporting the natural habitat found around the Canyon Loop Trail. Currently, three unique areas on the trail are being restored and enhanced to meet the existing conditions.	Parks & Recreation
<i>Policies</i>				
RC-P-7	Resource Conservation	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. Landform grading criteria and maximum allowable densities shall be based upon the slope density formula as set forth in the Development Code.	The Planning Division reviews each project to ensure compliance with the City's General Plan policies and City's Hillside Management Design Guidelines. The guidelines were created to ensure that development will complement the character and topography of hillside areas set forth in the Development Code.	Community Development
RC-P-8	Resource Conservation	To the extent feasible, support and cooperate with the efforts of other jurisdictions and conservation organizations to protect prominent ridges, slopes, and hilltops in and adjacent to the City and its Sphere of Influence. <i>Such features include, but are not limited to, areas identified by Los Angeles County as Significant Ecological Areas; Tonner Canyon; the hills within Tres Hermanos Ranch; and the hillsides along SR-57, between Diamond Bar and Brea.</i>	In coordination with the cities of Chino Hills and Industry, a one day guided tour of the Tres Hermanos property was provided free of charge for approximately 100 members of the public on September 27, 2025. The guided tours included exhibits and historical presentations led by local historians, current City Managers and staff.	Parks & Recreation

BIOLOGICAL RESOURCES				
<i>Goals</i>				
RC-G-6	Resource Conservation	Utilize native and drought-tolerant vegetation in landscaping, site stabilization and restoration where practical to prevent the spread of invasive plant species into natural open spaces.	During project review, the Planning Division ensures that the plant palette is diverse, Southern California native and drought-tolerant vegetation is utilized, and that the planting and irrigation plans comply with the City's Water Efficient Landscaping Ordinance.	Community Development
<i>Policies</i>				
RC-P-9	Resource Conservation	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. Focused plant surveys shall be conducted at the appropriate time of year, and local reference populations checked to ensure detectability of the target species. Wildlife shall also be evaluated by a qualified biologist through appropriate survey or trapping techniques necessary to determine presence. Such evaluation shall analyze the existing and potential natural resources of a given site as well as the potential for significant adverse impacts on biological resources. The report shall identify measures to avoid, minimize, or mitigate any impacts to species that have been observed or have the potential of being present on the site. In approving any permit based on the evaluation, the City shall require implementation of 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.	In compliance with the Mitigation Monitoring and Reporting Program (MMRP) for the Canyon Loop Trail project, focused plant and nesting bird surveys were conducted prior to any habitat restoration work during the breeding seasons of the California Gnatcatcher and Cactus Wren.	Parks & Recreation
RC-P-10	Resource Conservation	Require, to the greatest extent feasible, 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, etc., as set forth under the Diamond Bar Tree Preservation and Protection Ordinance. Review the ordinance periodically and update it as necessary to reflect current best practices.	The Planning Division reviews each project to evaluate if a protected tree can be preserved or retained on-site. If preservation is not feasible, trees are required to be replanted at a minimum 3:1 ratio pursuant to the City's Tree Preservation and Protection Ordinance.	Community Development
WATER RESOURCES				
<i>Goals</i>				
RC-G-7	Resource Conservation	Protect waterways—including creeks, riverines, artesian springs, seeps, and wetlands—and watersheds in Diamond Bar from pollution and degradation as a result of urban activities.	See <i>Land Use & Economic Development Chapter Policy LU-P-5</i> .	Public Works

<i>Policies – Water Conservation</i>				
RC-P-17	Resource Conservation	Continually evaluate and upgrade the efficiency of City irrigation systems, prioritizing the use of reclaimed water.	The City continues to evaluate and upgrade the efficiency of City irrigation systems and prioritize the use of reclaimed water, wherever possible and feasible.	Public Works
RC-P-19	Resource Conservation	Encourage the implementation of the latest water conservation technologies into new developments.	Building and Safety requires water conservation fixtures as required by the California Green Building Code (CALGreen) and the California Plumbing Code.	Community Development
<i>Policies – Water Quality</i>				
RC-P-23	Resource Conservation	Ensure that post-development peak stormwater runoff discharge rates do not exceed the estimated predevelopment rate and that dry weather runoff from new development not exceed the pre-development baseline flow rate to receiving water bodies.	The City implements this engineering standard on all development projects by reviewing the stormwater quality and quantity (hydraulic and hydrology study) impacts and requiring construction and maintenance of low impact development (LID) best management practices (BMPs).	Public Works
AIR QUALITY				
<i>Goals</i>				
RC-G-14	Resource Conservation	Aim for a diverse and efficiently-operated local and regional ground transportation system that reduces VMT and generates the minimum amount of pollutants feasible.	<i>See Circulation Chapter Goal CR-G-1 for VMT Guidelines and implementation efforts.</i>	Public Works
<i>Policies</i>				
RC-P-24	Resource Conservation	Encourage new development to minimize impacts on air quality through the following measures: a. Use of building materials and methods that minimize air pollution. b. Use of fuel-efficient heating equipment, and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces, boiler units, and low or zero-emitting architectural coatings. c. Use of clean air technology beyond what is required by South Coast Air Quality Management District (SCAQMD), leveraging State and local funding sources.	<ul style="list-style-type: none"> • Building & Safety implements CALGreen. Whenever a building permit is issued for construction, CALGreen requires the building inspector to verify the reduction of dust and volatile organic compounds (VOCs). Dust control measures include watering of dirt on projects that are moving earthwork and VOCs are limited in quantity by requiring materials with certified lower VOCs be used. • Through the implementation of the California Energy Code and CALGreen, more efficient equipment and reduced VOC's are required respectively. The CA Energy Code requires highly efficient heating and cooling systems through requiring high seasonal energy efficiency ratings and energy efficient materials such as low-E (low emissivity) windows. The CA Energy Code also requires high efficacy lighting, energy efficient switching and sensors, certified cooktop hoods, rooftop solar installations in new construction, and mostly instantaneous water heaters for new construction. CALGreen requires low emitting architectural coatings through limiting the VOC's and requiring certified listed low-emitting products including paints and sealants. 	Community Development

			<ul style="list-style-type: none"> CALGreen requires clean air within buildings including through requiring higher minimum efficiency reporting value (MERV) filters and minimum outdoor air circulation. Higher filtration removes contaminants and outdoor air circulation reduces carbon dioxide levels within structures 	
RC-P-25	Resource Conservation	Conserve natural open spaces, biological resources, and vegetation, recognizing the role of these resources in the reduction and mitigation of air pollution impacts, and the promotion of CO2 sequestration.	Building & Safety follows various SCAQMD rules including requiring SCAQMD proof of notification before some projects are demolished, preventing wood burning fireplaces from being installed, prevention of excessive dust on construction sites, and requiring SCAQMD notification prior to the issuance of permits for char-broilers.	Community Development
RC-P-28	Resource Conservation	Cooperate with the ongoing efforts of the U.S. Environmental Protection Agency (EPA), SCAQMD, the Southern California Association of Governments (SCAG), and the State of California Air Resources Board in improving air quality in the regional air basin.	Building & Safety Department requires all construction projects to provide proper mechanical ventilation systems pursuant to the California Mechanical Code. The California Building Code limits the amount of hazardous materials on a site which could lead to further Toxic Air Contaminants. During construction, dust mitigation and erosion control are required and enforced by the building inspector on any construction project. The remainder of this work is conducted through the Public Works Department.	Community Development
RC-P-30	Resource Conservation	For new or modified land uses that have the potential to emit dust, odors, or TACs that would impact sensitive receptors, require the business owners to obtain all necessary SCAQMD clearances or permits prior to business license or building permit issuance. <i>Sensitive receptors include residences, schools, childcare centers, playgrounds, parks and other recreational facilities, nursing homes, hospitals, and other medical care facilities.</i>	The Public Works Department requires an erosion control plan to be provided prior to permit issuance, including sandbags around the property and intermittent watering of a grading site. Prior to any demolition, the Building & Safety Division requires that SCAQMD to be notified before permits are issued.	Community Development Public Works
RC-P-33	Resource Conservation	Require construction and grading plans to include State and AQMD-mandated measures to the maximum extent possible 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.	Public Works implements all dust control measures during grading with assistance from Building & Safety during construction.	Community Development Public Works
RC-P-39	Resource Conservation	Reduce paved road dust emissions through targeted street sweeping of roads subject to high traffic levels and silt loadings.	The City continuously monitors and adjusts the frequency of the street sweeping service depending on the season.	Public Works
RC-P-40	Resource Conservation	Continue to advocate at all levels of government for improvements to the confluence of the SR-57 and SR-60 freeways, including the construction of the missing interchanges between the two freeways, to reduce congestion and delays on the freeways, as well as affected surface streets and on/offramps.	<i>See Land Use & Economic Development Chapter Policy LU-P-14 for update on the SR57/60 Confluence Project.</i> The City continues to advocate for additional improvements to the SR-57 and SR-60 freeways, including the missing interchanges from the westbound SR-60 to northbound SR-57 and southbound SR-57 to eastbound SR-60.	Public Works

CULTURAL AND HISTORIC RESOURCES				
Policies – Tribal Cultural Resources				
RC-P-46	Resource Conservation	Conduct project-specific Native American consultation early in the development review process to ensure adequate data recovery and mitigation for adverse impacts to significant Native American sites. Ensure that City staff and local developers are aware of their responsibilities to facilitate Native American consultation under Senate Bill 18 and Assembly Bill 52.	For projects subject to AB 52, which includes the Walnut Valley Unified School District digital billboard project, the City implements resource conservation policies that require consultation with California Native American tribes regarding potential impacts to Tribal Cultural Resources. The project applicants have formally entered into and commenced consultation with the Kizh Nation, and consultation has resulted in agreed-upon mitigation measures to protect tribal cultural resources, including the presence of a qualified tribal monitor during all ground-disturbing activities. Following project approval, the applicants and the Kizh Nation will enter into a monitoring agreement, and a copy of the fully executed agreement will be provided to the City prior to issuance of any construction permits, which is anticipated to begin construction in early 2026.	Community Development

5. Public Facilities and Services

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
PUBLIC FACILITIES & SERVICES				
This Chapter sets forth the policy framework for the City to manage infrastructure and services, identify areas for improvement, and ensure that public utilities, services, and programs can meet the needs of the community into the future.				
PARKS & RECREATION				
<i>Goals</i>				
PF-G-3	Public Facilities & Services	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.	As a condition of tentative map approval, the applicant is required to dedicate land and/or pay a fee in compliance with DBCC Section 21.32.040 for the purpose of developing new or rehabilitating existing park or recreation facilities to serve the subdivision.	Community Development
<i>Policies – General</i>				
PF-P-6	Public Facilities & Services	Monitor and seek to actively engage in Cal Poly Pomona's plans for the redevelopment of the former Lanterman site, and seek joint use opportunities for parks and recreation facilities developed on the site.	City staff continue to utilize the revised Joint Use Agreement with Walnut Valley Unified School District for indoor athletic space for community programming.	Parks & Recreation
<i>Policies – Parks & Recreation Facilities</i>				
PF-P-8	Public Facilities & Services	Develop and maintain a parkland dedication requirement/in-lieu fee consistent with the General Plan standard of five acres per 1,000 residents in Diamond Bar.	See <i>Public Facilities and Services Chapter Goal PF-G-3</i> .	Community Development

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
PF-P-9	Public Facilities & Services	Prioritize public parkland dedication as a condition of new residential development, allowing the use of in lieu fees only where parkland dedication is not feasible, to ensure a public park system available to the entire community.	See Public Facilities and Services Chapter Goal PF-G-3.	Community Development
PF-P-16	Public Facilities & Services	Continue to provide programming and services for seniors, including active programs, classes, and activities and outings, adjusting programming based on needs and preferences, particularly as Diamond Bar's residents age.	On November 12, 2025, the City hosted a Senior Health Day which provided aging resources, health checks, and free information to approximately 250 local seniors at the Diamond Bar Center	Parks & Recreation
PF-P-17	Public Facilities & Services	Address the recreational needs of all children and adults, including persons with disabilities, seniors, and dependent adults, be addressed in recreational facility planning efforts.	On January 21, 2025, the 10.23-acre property located at 22601 Sunset Crossing Road was transferred to the City at no cost by a Transfer Agreement Facilities Use Agreement. This property combined with the adjacent City-owned 2.78-acre site will create a 13-acre park site that has the potential to be developed into a community park with amenities for residents of all ages, interests and activity levels.	Parks & Recreation
SCHOOLS AND COMMUNITY FACILITIES				
<i>Goals</i>				
PF-G-4	Public Facilities & Services	Continue to provide residents of all ages to high quality local educational facilities and learning opportunities in cooperation with the Walnut Valley and Pomona Unified School Districts (WVUSD and PUSD, respectively), the Los Angeles County library system, and community organizations.	The Walnut Valley Unified School District's digital billboard will be located on an existing, developed Walnut Valley Unified School District property, and avoids the displacement of existing land uses or the need for new infrastructure and supports the continued efficient use of an established institutional site. The project establishes a cooperative public-public partnership between the City and the School District by generating ongoing lease revenue for WVUSD to help support educational programs and facility improvements, while also providing a community benefit to the City through dedicated on-screen time for public service announcements. This allocation would allow the City to disseminate important community information and emergency notifications at no cost, strengthening interagency collaboration and enhancing public communication. The City Council approved the project on December 16, 2025.	Community Development
<i>Policies – Schools</i>				
PF-P-28	Public Facilities & Services	Continue sponsoring and promoting events and cultural activities that bring the community together in different locations throughout the city.	City staff continues to organize and update City-wide special events such as the Windmill Lighting, Veterans Day, Corporate Showcase, and Wedding & Event Expo in order to promote community enrichment and the business community.	Parks & Recreation
UTILITIES				

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
<i>Goals</i>				
PF-G-6	Public Facilities & Services	Ensure that public facilities and services, including water, wastewater, sewage, electricity, natural gas, and solid waste, are provided in a safe, efficient, and timely manner to meet the current and future needs of the city.	Will serve letters from outside agencies are required for building permit issuance to show that adequate facilities are or will be available to serve a proposed Accessory Dwelling Unit or subdivision. <i>See Land Use & Economic Development Chapter Policy LU-P-5 for the update on the Rule 20A Utility Undergrounding Project.</i>	Community Development
<i>Policies – Water & Wastewater</i>				
PF-P-37	Public Facilities & Services	As opportunities arise, work with the Los Angeles County Public Works Department (LACPWD) and Los Angeles County Sanitation District (LACSD) to ensure that wastewater treatment conveyance systems and treatment facility capacity is available to serve planned development within Diamond Bar.	Will serve letters from the LACSD are required for building permit issuance to show that adequate sewer facilities are or will be available to serve a proposed Accessory Dwelling Unit or subdivision.	Community Development

6. Public Safety

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
PUBLIC SAFETY				
The purpose of this Chapter is to identify the natural and man-made public health and safety hazards that exist within the City, and to establish preventative and responsive policies and programs to mitigate their potential impacts, particularly in light of our unique environmental, seismic, and topographic conditions. This Chapter also addresses the excellent public safety services provided by the L.A. County Sheriff's and Fire Departments, and endorses the continuation of the contract model of government for the continuation of these services. Lastly, the Public Safety Chapter addresses noise and serves to limit the exposure of the community to excessive noise levels. The Goals and Policies emphasize partnerships with local, regional and State agencies to ensure the City's readiness for public safety threats through action plans and educational efforts.				
SEISMIC AND GEOLOGIC HAZARDS				
<i>Goals</i>				
PS-G-1	Public Safety	Partner with the Los Angeles County Fire and Sheriff's Departments in community education efforts aimed at preventing 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.	In 2025, the City partnered with public safety partners, including Los Angeles county Sheriff's Department, Los Angeles county Fire Department, and Inland Valley humane Society to present five public town-hall style meetings. Topics included an overview of the City's public safety programs and budget, crime prevention, wildfire prevention, emergency preparedness, and animal care and control. Each meeting also included opportunities to meet public safety officials, ask questions, and receive valuable informational resources.	Community Relations Division
<i>Policies</i>				

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
PS-P-2	Public Safety	<p>Require areas identified as having significant liquefaction potential (including secondary seismic hazards such as differential compaction, lateral spreading, settlement, rock fall, and landslide) to undergo site-specific geotechnical investigation prior to development and to mitigate the potential hazard to a level of insignificance or, if mitigation is not possible, to preserve these areas as open space or agriculture.</p> <p><i>Figure 7-3 (Page 7-8 of the Public Safety Element) shows areas where historical occurrence of liquefaction, or local geological, geotechnical, and groundwater conditions indicate a potential for permanent ground displacements.</i></p>	<p>The City implements this engineering standard on all grading projects by requiring a site-specific geotechnical investigation to identify any hazards and to develop proper hazard mitigation as appropriate.</p>	Public Works
PS-P-4	Public Safety	<p>Carry out a review of City-owned critical facilities that may be vulnerable to major earthquakes and landslides and develop programs to upgrade them.</p>	<p>The City regularly inspects and evaluates its facilities and infrastructure.</p> <p>In 2025, the City consulted with a civil engineering firm to design roadway stabilization plans for a damaged section of Diamond Bar Boulevard, between Cold Spring Lane and Crooked Creek Drive. The plans will be finalized in 2026, and the conditions will be continuously monitored until construction funding is secured.</p>	Public Works
FLOOD HAZARDS AND PROTECTION				
<i>Goals</i>				
PS-G-2	Public Safety	<p>Implement measures aimed at preventing 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.</p>	<p>The City prepared a comprehensive update to the City's Hazard Mitigation Plan (Plan) with the assistance of a Federal Emergency Management Agency (FEMA) grant, which was adopted by the City Council and approved by FEMA July 19, 2022. The Plan Update includes an all-hazards summary of potential risks to the City from earthquakes, fires, floods, severe storms, and other natural disasters. In 2025, City staff submitted a grant request to FEMA/CalOES to fund the development of the next five-year update, with an expected completion date of 2027-2028. The Plan, in concert with the City's Emergency Operations Plan (EOP), can eventually be used to support resilient planning, mitigation, reconstruction strategies, and response efforts to climate conditions and incidents impacting the community. The Plan review process included a public comment period, including initial submission and review by FEMA. Very High Severity Fire Zones have been mapped throughout the City hillside areas requiring new construction to be fire-resistant at exterior surfaces exposed to wildland areas.</p>	Public Works

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
			Also applies to Public Safety Chapter goals PS-G-3 and PS-G-8 and policies PS-P-7, PS-P-38, PS-P-39, and PS-P-44	

<i>Policies</i>				
PS-P-7	Public Safety	Work with the Federal Emergency Management Agency (FEMA) as needed to ensure that the City's floodplain information is up to date with the latest available hydrologic and hydraulic engineering data.	<i>See Public Safety Chapter goal PS-G-2</i>	Public Works
PS-P-8	Public Safety	Continue to implement flood control programs, such as the City's Grading and Floodplain Ordinances, that reduce flood hazards to comply with State flood risk management requirements.	The City routinely implements flood control programs that reduce hazards to comply with State requirements.	Public Works
PS-P-9	Public Safety	Consider the impacts to health and safety from potential flooding on future development in flood-prone areas, including those identified as being within the 100- or 500-year floodplains. Require installation of protective structures or other design measures to protect proposed building and development sites from the effects of flooding in these areas. <i>Figure 7-4 (Page 7-12 of the Public Safety Element) shows flood zones in and around the Planning Area based on FEMA's 2016 flood hazard data.</i>	The City considers the impacts of potential flooding on future development in flood-prone areas and requires mitigation measures, as appropriate.	Public Works
PS-P-12	Public Safety	As part of the Capital Improvement Program, consider and incorporate flood control improvements identified in the drainage master plan that specifies funding and timing of prioritized improvements. Coordinate the City's Capital Improvement Program with planned County improvements.	<i>See Land Use & Economic Development Chapter Policy LU-P-5 for information about the flood control and drainage improvement projects constructed in 2025.</i>	Public Works
PS-P-13	Public Safety	As resources become available, reduce the flooding impact of a storm event by enhancing the city's green infrastructure system to complement the gray infrastructure system where feasible.	<i>See Community Character & Placemaking Chapter Goal CC-G-5 for information about the green street component included in the scope of the Diamond Bar Boulevard Complete Streets Project.</i>	Public Works
FIRE HAZARDS				
<i>Goals</i>				
PS-G-3	Public Safety	Partner with the Los Angeles County Fire Department and affiliated agencies to implement hazard mitigation plans and community education efforts aimed at preventing the potential for loss of life, physical injury, property damage, public health hazards, and nuisances from wildland and urban fires.	<i>See Public Safety Chapter goal PS-G-2</i>	City Manager's Office
<i>Policies – General</i>				
PS-P-14	Public Safety	Educate the public about fire hazards and fire prevention. Work with the County of Los Angeles Fire Department and CAL FIRE to disseminate information on fire weather watches and fire risks and encourage all Diamond Bar residents to engage in risk reduction and fire preparedness activities.	The City continues to expand upon public education and outreach efforts to educate residents with a comprehensive approach to fire and weather-related hazards, through a variety of platforms such as City's website, monthly DBConnection newsletter, public presentations, emergency alert system, and informational videos. The information, in collaboration with City and Public Safety partners with Los Angeles County Sheriff and Fire Departments, is aimed at	City Manager's Office

		<p><i>The Los Angeles County Fire Department maintains information on family fire preparedness plans and risk reduction measures such as vegetation management.</i></p>	<p>improving public safety preparedness efforts, increase resident awareness, and ensure compliance with State and County Public Health Orders. The Los Angeles County Fire Department also has an active fire brush clearance program that incorporates inspections from local fire stations in areas of know fire danger to ensure that residents are aware of mitigation measures they can implement on their property.</p> <p>The City, in collaboration with Los Angeles County Office of Emergency Management (OEM), County of Los Angeles Fire Department, and Los Angeles County Sheriff's Department, finalized and implemented the Genasys Project in 2024 – where the City of Diamond Bar and cities throughout the County have pre-designated fire evacuation zones that can be used to communicate to residents in the event of a fire emergency requiring evacuation. The system is complete and the zone information has been used for testing and preparedness efforts during summer 2025 SCE Public Safety Power Shutoff (PSPS) activations.</p> <p><i>Also applies to Public Safety Chapter goal PS-G-9 and policies PS-P-18 and PS-P-42</i></p> <p><i>See Land Use & Economic Development Chapter Policy LU-P-5 for the update on the Rule 20A Utility Undergrounding Project.</i></p>	
PS-P-15	Public Safety	<p>Ensure adherence to applicable Fire and Building Codes, including standards for minimum road widths, access and clearance for emergency vehicles, and the identification of all roads, streets, and major public buildings in a manner that is clearly visible to fire protection and other emergency vehicles.</p>	<p>Prior to building permit issuance, all residential projects located in the High Fire Hazard Severity Zone are required to submit landscape plans designed to comply with the requirements of the Los Angeles County Fire Department's Fuel Modification Plan Guidelines in terms of plant selection, placement and maintenance. The final landscape and fuel modification plans are submitted to the Los Angeles Fire Department for review and approval.</p>	Community Development
PS-P-16	Public Safety	<p>For privately-owned property within areas designated for development that are subject to high wildfire risk, condition approval of development upon the implementation of measures to reduce risks associated with that development, including, but not limited to, fuel modification plans and Fire Code requirements in effect at the time of project approval.</p>	<p>Prior to building permit issuance, all residential projects located in the High Fire Hazard Severity Zone are required to submit landscape plans designed to comply with the requirements of the Los Angeles County Fire Department's Fuel Modification Plan Guidelines in terms of plant selection, placement and maintenance. The final landscape and fuel modification plans are submitted to the Los Angeles Fire Department for review and approval.</p>	Community Development
PS-P-18	Public Safety	<p>Work cooperatively with the County of Los Angeles Fire Department, CAL FIRE, and fire protection agencies of neighboring jurisdictions to address regional wildfire threats.</p>	<p><i>See Public Safety Chapter policy PS-P-14</i></p>	City Manager's Office

Policies – Fire Hazard Severity Zones & State Responsibility Areas				
PS-P-19	Public Safety	Maintain and update the City’s High Fire Hazard Severity Zones map consistent with changes in designation by CAL FIRE to ensure that the County of Los Angeles Fire Department is protecting the community from wildland-urban fires as future development takes place.	<i>See Public Safety Chapter Policy PS-P-14.</i>	City Manager’s Office
PS-P-20	Public Safety	Prior to permit approval, 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.	<i>See Public Safety Chapter Policy PS-P-14.</i>	Community Development
PS-P-21	Public Safety	Collaborate with the County of Los Angeles Fire Department to ensure that properties in and adjacent to High or Very High Fire Hazard Severity Zones as indicated in Figure 7-6 are adequately protected from wildland fire hazards in a manner that minimizes the destruction of natural vegetation and ecosystems through inspection and enforcement. Update Figure 7-6 as new information becomes available from CAL FIRE.	<i>See Public Safety Chapter Policy PS-P-14.</i>	Community Development
PS-P-22	Public Safety	Support the County of Los Angeles Fire Department’s Provision of weed abatement and brush thinning and removal services in High and Very High Fire Hazard Severity Areas in order to curb potential fire hazards.	<i>See Public Safety Chapter Policy PS-P-14.</i>	Community Development
PS-P-23	Public Safety	Where development is proposed within High or Very High Fire Hazard Severity Zones, ensure that the County of Los Angeles Fire Department has the opportunity to review the proposal in terms of its vulnerability to fire hazards and its potential as a source of fire, including fuel modification plan review for new development or additions that are equal or greater than 50 percent of the existing square footage.	Prior to building permit issuance, all residential projects located in the High Fire Hazard Severity Zone are required to submit landscape plans designed to comply with the requirements of the Los Angeles County Fire Department’s Fuel Modification Plan Guidelines in terms of plant selection, placement and maintenance. The final landscape and fuel modification plans are submitted to the Los Angeles Fire Department for review and approval.	Community Development
HAZARDOUS MATERIALS AND OPERATIONS				
<i>Policies</i>				
PS-P-25	Public Safety	On sites with known contamination of soil and groundwater, work with State and local agencies to continue to identify and compel cleanup of such sites to ensure that construction workers, future occupants, the public, and the environment are adequately protected from hazards associated with contamination. <i>The City may reference the State Water Resources Control Board’s Geotracker database and the California Department of Toxic Substances Control’s EnviroStor database to identify potentially hazardous sites. Figure 7-8 (Page 7-26 of</i>	City staff is continuing to monitor the progress of groundwater remediation of the vacant lot at 23671 Golden Springs Drive. The owner is currently working with the California Regional Water Quality Control Board to test and cleanup releases from underground gas storage tanks where the former Chevron gas station previously occupied the site.	Community Development

		<i>the Public Safety Element) shows sites identified through these databases in 2019.</i>		
SHERIFF, FIRE, AND EMERGENCY SERVICES				
<i>Goals</i>				
PS-G-5	Public Safety	Maintain safety services that are responsive to citizens' needs to ensure a safe and secure environment for people and property in the community.	The City continues to fund and administer the Flock Safety Automated License Plate Reader (ALPR) system as an investigative tool to close out cases and prevent criminal activity. The City has also invested \$50,000 into additional burglary prevention/suppression patrols, which in partnership with the Los Angeles Sheriff's Department is designed to focus on burglary suppression activity to reduce property crimes in residential and commercial areas in the City. <i>See Public Safety Chapter Goal PS-G-1</i>	City Manager's Office
PS-G-6	Public Safety	Support community-based policing partnerships to enhance public awareness of crime prevention and strengthen the relationship between the Los Angeles County Sheriff's Department and neighborhoods throughout the city.	The City continued to distribute information through its "Let's Talk Public Safety" program, primarily through law enforcement safety blogs and videos. New to 2025, the City collaborated with the County of Los Angeles Sheriff's Department, Los Angeles County Fire Department, and Inland Valley Humane Society to host a series of "Meet Your Public Safety Services Providers" events. The four informational meetings provided residents an opportunity to hear from the City's local public safety providers, including programs and services such as Neighborhood Watch, Business Watch, fire prevention and emergency preparedness, animal licensing efforts and living with wildlife. Additionally, The "Coffee with a Cop" meetings are held once a month at locations through the City, where residents and businesses can talk with a member of the Sheriff's Department about crime and other law enforcement techniques. <i>Also applies to Public Safety Chapter Policy PS-P-30</i>	City Manager's Office
PS-G-7	Public Safety	Provide effective emergency preparedness and response programs.	<i>See Public Safety Chapter Policy PS-P-37</i>	City Manager's Office
<i>Policies</i>				
PS-P-29	Public Safety	Coordinate with the Los Angeles County Sheriff's Department for review of applications for new development and for the intensification of existing development, ensuring that review is consistent with Crime Prevention Through Environmental Design (CPTED) principles.	<i>See Public Safety Chapter Goal PS-G-6</i>	City Manager's Office

PS-P-30	Public Safety	Continue to promote the establishment of neighborhood watch and business watch programs to encourage community participation in the patrol of neighborhoods.	<i>See Public Safety Chapter Goal PS-G-6</i>	City Manager's Office
PS-P-37	Public Safety	Maintain area-wide mutual aid agreements and communication links with adjacent governmental authorities and other participating jurisdictions.	The City continues to expand upon its emergency preparedness and response capabilities through training, testing, and exercises. 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 outage, with redundant communications capabilities including the Sheriff's Department and County Office of Emergency Management (OEM). The City participated in the annual Great California Shakeout in October 2025, and will continue efforts with additional training and exercises in collaboration with LA County OEM, local school districts, and adjoining municipalities. <i>Also applies to Public Safety Chapter Goal PS-G-7 and Policies PS-P-40, PS-P-41, and PS-P-43</i>	City Manager's Office
EMERGENCY AND DISASTER MANAGEMENT				
<i>Goals</i>				
PS-G-8	Public Safety	Use the Local Hazard Mitigation Plan and Emergency Operations Plan to address mitigation and response for local hazards, including seismic hazards, flood hazards, fire hazards, hazardous materials incidents, and hazardous sites, and to plan for the protection of critical facilities (i.e., schools, hospitals), disaster and emergency response preparedness and recovery, evacuation routes, peak load water supply requirements, and minimum road width and clearance around structures.	<i>See Public Safety Chapter Goal PS-G-2</i>	City Manager's Office
PS-G-9	Public Safety	Conduct emergency and disaster management planning in a collaborative manner with State and local agencies and neighboring jurisdictions, while striving for self-sufficiency in City-level emergency response.	<i>See Public Safety Chapter Policy PS-P-14</i>	City Manager's Office
<i>Policies</i>				
PS-P-38	Public Safety	Maintain, review, and update Diamond Bar's Local Hazard Mitigation Plan as needed to take into account new hazard conditions in the Planning Area and new emergency management techniques.	<i>See Public Safety Chapter Goal PS-G-2</i>	City Manager's Office
PS-P-39	Public Safety	Adopt, implement and update as necessary the Local Hazard Mitigation Plan to develop strategies to address changing risks from	<i>See Public Safety Chapter Goal PS-G-2</i>	City Manager's Office

		flood, drought, fire, landslides, seismic activity, hazardous materials, and other potential hazards, including strategies related to monitoring, emergency preparedness, development policies, conservation, vulnerable populations, and community resilience.		
PS-P-40	Public Safety	Continue to coordinate the City's emergency preparedness and response plans and operations with the State Office of Emergency Management, Los Angeles County, schools, and other neighboring jurisdictions.	<i>See Public Safety Chapter Policy PS-P-37</i>	City Manager's Office
PS-P-41	Public Safety	Maintain and expand as necessary community emergency preparedness resources including personnel, equipment, material, specialized medical and other training, and auxiliary communications.	<i>See Public Safety Chapter Policy PS-P-37</i>	City Manager's Office
PS-P-42	Public Safety	Continue to disseminate public information and alerts regarding the nature and extent of possible natural and manmade hazards, resources identifying measures residents and businesses can take to prepare for and minimize damage resulting from these hazards, citywide response plans, and evacuation routes.	The City issues regular emergency preparedness updates and information on its website, public access television channels, social media accounts, print newsletters, and e-subscription services/Civic Ready notification service. Emergency preparedness topics are also covered in the eight-meeting City Government Explained series, four-meeting Let's Talk Public Safety series, and in Council presentations throughout the year.	Community Relations Division
PS-P-43	Public Safety	Require all City staff to be adequately trained to respond to emergency situations, and conduct regular emergency preparedness drills with local organizations including the Los Angeles County fire and Sheriff's departments.	<i>See Public Safety Chapter Policy PS-P-14</i>	City Manager's Office
PS-P-44	Public Safety	Leverage pre- and post-disaster assistance programs to support resilient planning, mitigation, and reconstruction strategies that consider future climate conditions, such as the California Governor's Office of Emergency Services' Hazard Mitigation Grant Program and California Disaster Assistance Act.	<i>See Public Safety Chapter Policy PS-P-37</i>	City Manager's Office
NOISE				
<i>Policies</i>				
PS-P-49	Public Safety	Ensure that detailed site-specific noise analysis, including the identification of noise mitigation measures, be prepared for all development proposals located where project noise exposure would be other than normally or conditionally acceptable as specified in Table 7-1. With mitigation, development should meet the allowable exterior and interior noise exposure standards established in the Noise Control Ordinance.	During grading and construction activities, development projects are required to properly muffle all construction equipment to reduce noise levels.	Public Works and Community Development
PS-P-52	Public Safety	Ensure that noise attenuation facilities are installed as feasible in all noise-sensitive areas impacted by County, State, or federal	<i>See Land Use & Economic Development Chapter Policy LU-P-14.</i>	Public Works

		highways through coordination with Caltrans and the Federal Highway Administration.	The SR57/60 Confluence Project will install sound walls wherever applicable and necessary within the limits of the project.	
--	--	---	---	--

7. Community Health & Sustainability

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
COMMUNITY HEALTH & SUSTAINABILITY				
The Goals and Policies in this Chapter identify strategies to facilitate healthy and active lifestyles, social connections and celebrating diversity, access to healthy food, and climate change resilience. Many of these strategies could be incorporated into existing or future City programs and Development Code standards.				
ACTIVE LIFESTYLE				
<i>Goals</i>				
CHS-G-3	Community Health & Sustainability	Promote the use of public parks, recreational and other spaces for healthy exercise and physical activity.	Dozens of enrichment classes and athletic opportunities are provided throughout the year at local parks by the City, independent contracts, or non-profit organizations.	Parks & Recreation
<i>Policies</i>				
CHS-P-1	Community Health & Sustainability	Strive to ensure that all areas of the community have an equal distribution of public parks and public recreational facilities to maximize access.	On January 21, 2025, the 10.23-acre property located at 22601 Sunset Crossing Road was transferred to the City at no cost by a Transfer Agreement Facilities Use Agreement. This property combined with the adjacent City-owned 2.78-acre site will create a 13-acre park site that has the potential to be developed into a community park with amenities for residents of all ages, interests and activity levels.	Parks & Recreation
SOCIAL CONNECTION				
<i>Goals</i>				
CHS-G-5	Community Health & Sustainability	Enhance cultural and generational diversity and social connections through opportunities for volunteerism and civic engagement, public gathering places, public art, family-friendly activities, and events that connect residents to one another, helping them to stay socially active in the community.	The City provides annual City-wide special events and senior programming that support teens looking to volunteer and seniors interested in intergenerational opportunities.	Parks & Recreation
CHS-G-6	Community Health & Sustainability	Provide safe and welcoming opportunities for meeting and gathering that encourage face-to-face interactions between people.	The Diamond Bar Center and Heritage Park serve as “home” for six unique senior clubs who meet regularly throughout the week for both organized activity and leisurely gatherings.	Parks & Recreation
<i>Policies</i>				
CHS-P-7	Community Health & Sustainability	Continue to support and promote citywide events that integrate families, schools, and the greater community.	Many City-wide special events include partnerships with both local high schools and a middle school who are responsible for an active role in the event.	Parks & Recreation

POLICY #	CHAPTER	GOALS & POLICIES	STATUS	DEPARTMENT
CHS-P-9	Community Health & Sustainability	Encourage and provide volunteer opportunities for residents to engage and support a wide variety of events and activities.	The Parks & Recreation Department offers volunteer opportunities for teens at events, seniors at the Diamond Bar Center, and adults through the youth sports programs.	Parks & Recreation
CHS-P-13	Community Health & Sustainability	Support the provisions of spaces, programs and facilities across the community to provide opportunities for artistic and cultural engagement and expression for all members of the Diamond Bar community.	The City provides annual live Concerts in the Park at no charge. These performances including a variety of genres and entertainment for all ages.	Parks & Recreation
CHS-P-14	Community Health & Sustainability	Encourage the development of “destinations”—such as the clusters of commercial uses that draw residents from the entire community into the Neighborhood Mixed Use, the Transit-Oriented Mixed Use, and the Town Center focus areas.	<i>See Land Use Chapter Goal LU-G-4 and Policy CC-P-21.</i>	Community Development
CHS-P-15	Community Health & Sustainability	Encourage the establishment of gathering areas in new neighborhoods.	<i>See Land Use Chapter Goal LU-G-4 and Policy CC-P-21.</i>	Community Development
HEALTHCARE & HUMAN SERVICES				
HEALTHY FOOD				
<i>Policies</i>				
CHS-P-21	Community Health & Sustainability	Promote healthy food and beverages at City-sponsored events, programs, and recreation activities. Ensure that safe, clean drinking water is available for the public at all City-owned buildings where public programs occur.	Clean drinking water is available at all City facilities and a variety of food trucks typically provide an array of food and beverage options at City-sponsored special events. Staff is also provided with clean drinking water at events. Water bottle filling stations are available at the Diamond Bar Center and also included at parks when replacing the previous drinking fountain.	Parks & Recreation
CHS-P-24	Community Health & Sustainability	Explore opportunities as they arise to incorporate community gardens into City parks and open space areas, and encourage the Diamond Bar Community Garden and other organizations to facilitate the development, administration, and operation of additional community gardens in the City.	Compost and mulch is available year-round at Sycamore Canyon Park to support community members in maintaining their home gardens. This resource is part of the City’s commitment to promoting sustainable gardening practices. To further educate residents, the City offers workshops at community events focused on composting techniques and organic gardening methods. Additionally, the monthly EnviroLink newsletter provides valuable information and resources on these topics, helping residents learn how to effectively use compost and mulch while reducing organic waste. These efforts aim to empower the community with the knowledge and tools needed for sustainable gardening.	City Manager’s Office

PUBLIC HEALTH AND ENVIRONMENTAL JUSTICE

Policies

CHS-P-30	Community Health & Sustainability	Support a better informed and civically engaged community by making information available both in print and electronic format, and, to the extent possible, provide this information in the languages predominantly spoken in the community.	The City's efforts to keep community members informed and engaged include using various communication channels to give residents the choice of how they receive information and participate in the decision-making process. These channels include a monthly printed newsletter mailed to all Diamond Bar addresses, a weekly electronic newsletter, Weekly Highlights, sent via email or text to subscribers, a mobile app, two-way engagement on Facebook, and regular postings on Instagram and YouTube. In 2025, the City expanded its improvement in communication by making the City's government access channel, Diamond Bar TV, (DBTV) available for free streaming on Roku and the Cablecast app. Previously only available on Spectrum Cable Channel 3 or Frontier FiOS television Channel 47, DBTV is one of the many ways the City shares information about City programs, projects and services with the community. Programming on DBTV include City Council meeting replays, local business spotlights, public safety videos, and the DB Minute video shorts series that covers various City services and programs.	Community Relations Division
-----------------	-----------------------------------	--	---	------------------------------

CLIMATE CHANGE AND GREENHOUSE GASES

Goals

CHS-G-13	Community Health & Sustainability	Promote energy efficiency and conservation in the community.	The City has partnered with the San Gabriel Valley Council of Governments (SGVCOG) to increase public awareness of energy conservation programs and best practices from Southern California Edison and the Gas Company. Information is distributed through the City's EnviroLink newsletter, as well as direct communication from partner agencies and utility providers.	City Manager's Office
CHS-G-14	Community Health & Sustainability	Encourage waste reduction and diversion practices to meet State targets and reduce GHG emissions.	<p>The City complies with all State laws governing waste management and recycling. The City continues to maintain its economic incentive programs, in partnership with its waste haulers, as described in prior years, to reduce waste and increase diversion under the new waste hauler contracts that began in September 2025.</p> <p>During the transition to the new contracts, the City and its waste haulers implemented an education and outreach campaign to re-educate residents on proper sorting practices to increase diversion and reduce contamination. Outreach efforts included print and electronic materials, in-person and virtual workshops, and ongoing contamination monitoring.</p>	City Manager's Office

			The City also continues to provide waste reduction tips through its monthly electronic environmental newsletter. In addition to its ongoing student education programs with Discovery Cube that focus on recycling and waste reduction, the City partnered with Algalita Marine Research to offer an additional educational experience for youth, focused on plastic pollution and prevention strategies.	
<i>Policies – Energy Efficiency & Conservation</i>				
CHS-P-39	Community Health & Sustainability	Support Southern California Edison (SCE) and Southern California Gas Company's (SoCalGas) efforts to increase public awareness of energy conservation technology and best practices.	The City has partnered with the San Gabriel Valley Council of Governments (SGVCOG) to increase public awareness of energy conservation technologies and best practices from Southern California Edison and the Gas Company. Information is distributed through the City's Envirolink newsletter, as well as direct communication from partner agencies and utility providers.	City Manager's Office
CHS-P-44	Community Health & Sustainability	Promote energy conservation and retrofitting of existing buildings through the implementation of the Green Building Codes.	The Building & Safety Division implements CALGreen by requiring all construction projects to meet State requirements. This is done through requiring all waste hauling by the City's franchise hauler or to a recycling facility, requiring low emitting vehicle parking for new commercial projects, limiting VOCs, inspecting erosion control, and requiring low water usage in plumbing.	Community Development
<i>Policies – Waste Reduction & Recycling</i>				
CHS-P-46	Community Health & Sustainability	In order to achieve compliance with the source reduction goals set forth under Assembly Bill (AB) 939 amendments thereto, incorporate solid waste diversion goal performance standards into the contracts with the City's franchise waste haulers, and enforce the City's Construction and Demolition Waste Ordinance.	The City Manager's Department has been actively working on new solid waste franchise agreements, launched in 2025. To meet the source reduction goals of Assembly Bill (AB) 939 and its amendments, the City is incorporating solid waste diversion performance standards into the contracts by standardizing monthly and annual reporting with franchise waste haulers. This initiative supports the City's commitment to compliance and sustainability. The City is also strengthening its Construction and Demolition Waste Ordinance by updating applications and improving intake and processing procedures, further emphasizing responsible waste management practices.	City Manager's Office
CHS-P-47	Community Health & Sustainability	Reduce the disposal of household hazardous wastes in landfills through continued cooperation with waste pick-up service providers, the County Sanitation Districts, and the Los Angeles County Department of Public Works in the provision of curbside pick-up and annual household waste round up events.	The City is actively working to reduce household hazardous waste (HHW) disposal in landfills by collaborating with waste service providers, the County Sanitation Districts, and the Los Angeles County Department of Public Works. These efforts include organizing, supporting, and promoting annual HHW round-up events. The City enhances these initiatives with the Door-to-Door curbside collection program through waste hauler and provides information about local drop-off locations for common HHW as alternatives to curbside pickup or the annual County collection event in Diamond Bar. The City promotes nearby County HHW events	City Manager's Office

			hosted in other cities. The City held two e-waste collection events, one in April and another in August, and plans to expand to three e-waste events next year to further reduce environmental impacts. The City continues to monitor and support the collection of batteries and light bulbs at the local Ace Hardware.	
CHS-P-48	Community Health & Sustainability	Continue to promote the safe disposal of household hazardous waste through public education and incentives.	<p>The City is dedicated to promoting the safe disposal of household hazardous waste (HHW) through education and incentives. We focus on raising awareness about proper disposal methods, including the local Ace Hardware takeback program, and encouraging responsible waste management.</p> <p>The City supports several collection programs and events, including the At Your Door curbside collection program, the annual County HHW collection event in Diamond Bar (held in March), and nearby County-hosted events in other cities. A local HHW recycling and disposal guide has been created and is distributed at events, community centers, and collection partners like Ace Hardware, AutoZone, and Sherwin-Williams. The guide is also included in the 2025 City Calendar mailed to all residents.</p>	City Manager's Office
CHS-P-49	Community Health & Sustainability	Continue to educate residential, commercial, and industrial generators about source reduction and recycling programs and encourage their participation in these programs through promotional campaigns and incentives.	<p>The City is committed to promoting source reduction and recycling through targeted education for residential, commercial, and industrial sectors. Educational efforts include outreach campaigns delivered through waste hauler billing inserts, City newsletters, social media, the City's website, community events, and workshops. Waste haulers also provide in-person and virtual workshops focused on proper sorting practices and contamination minimization.</p> <p>To encourage participation, the City offers free incentives such as food waste kitchen pails, compost bins, and used oil collection kits. In addition, the City has extended its contract with its waste and recycling education provider, Discovery Cube, and launched a new environmental education partnership with Algalita Marine Research, focusing on plastic waste, pollution, and prevention strategies.</p>	City Manager's Office
CHS-P-50	Community Health & Sustainability	Encourage generators of edible food to have contracts or agreements with food rescue organizations to minimize edible food from being disposed of or destroyed.	In our ongoing efforts to minimize edible food waste, the City contracted consultants are actively encouraging generators of edible food to establish contracts or agreements with food rescue organizations. This initiative aims to divert edible food from being needlessly disposed of or destroyed. The City is facilitating the establishment of partnerships between generators and food rescue organizations, fostering a collaborative approach to addressing food waste challenges.	City Manager's Office

CHS-P-51	Community Health & Sustainability	Encourage residents and businesses to compost leaves, grass clippings, food waste, and other organic materials by promoting existing food waste pickup services, residential waste hauler rate composting discounts, and residential backyard composting.	<p>The City actively encouraged and re-educated residents and businesses on composting, proper sorting, and contamination reduction through a Citywide education campaign in preparation for the waste hauler transition scheduled for September 2025. Information on hauler economic incentive programs, sorting guides, and additional disposal options was mailed to every resident and business in the City, providing comprehensive details on available waste-related programs.</p> <p>To further expand outreach, waste haulers hosted a series of in-person and virtual workshops to reinforce proper sorting practices and program awareness. The City also continues to incorporate composting and food waste reduction information into its monthly electronic environmental newsletters and community events.</p>	City Manager's Office
CHS-P-52	Community Health & Sustainability	Collaborate with the City's contract waste haulers to educate and encourage residents and businesses about waste reduction strategies.	<p>The City works closely with its franchised waste haulers to educate and motivate residents and businesses to adopt effective waste reduction strategies. As part of the hauler transition, businesses are now required to source-separate recyclables from trash. To support this effort, WM mailed sorting guides and additional program information to each business. During the rollout of the program, businesses received additional education focused on proper recycling practices and contamination reduction and one-on-one support in implementing these practices.</p> <p>Through continued collaboration, the City ensures that residents and businesses receive consistent waste reduction information through newsletters from both the haulers and the City, as well as through site visits, phone calls, and emails. The City remains committed to strengthening these partnerships and fostering a culture of responsible waste management throughout the community.</p>	City Manager's Office
CHS-P-53	Community Health & Sustainability	Support and cooperate with County and State regulatory agency efforts to require commercial and industrial generators to develop and implement a source reduction and recycling plan tailored to their individual waste streams.	The City supports and cooperates with County and State regulatory agencies to implement measures that require commercial and industrial generators to develop and execute source reduction and recycling plans tailored to their unique waste streams. Our collaborative efforts aim to ensure compliance with regulations, where applicable, while promoting sustainable waste management practices among businesses.	City Manager's Office
<i>Policies – Climate Change Resiliency</i>				
CHS-P-57	Community Health & Sustainability	Encourage water conservation, drought-tolerant landscaping and the use of greywater and reclaimed and recycled water, where appropriate, with a view to reducing water use.	During project review, the Planning Division ensures that the plant palette is diverse, Southern California native and drought-tolerant vegetation is utilized, and that the planting and irrigation plans comply with the City's Water Efficient Landscaping Ordinance. Also,	Community Development

			reclaimed water is required for nonresidential irrigation systems where available. <i>See Resource Conservation Chapter Goal RC-G-6.</i>	
CHS-P-59	Community Health & Sustainability	As resources become available, increase the efficiency of water usage in public places, such as irrigation in public parks, and utilize drought-tolerant landscaping in City parks and streetscapes.	<i>See Community Conservation Chapter Policy CC-P-5.</i>	Public Works

8. Housing – 2021-2029 (6th Cycle) Housing Element Program Evaluation

PROGRAM #	OBJECTIVES	STATUS
<p>HOUSING The Housing Element, which has been certified by the California Department of Housing and Community Development (HCD) on October 5, 2022, identifies and makes provisions for existing and future housing needs. While most of these enabling policies require the participation of the private sector, the City also actively participates in implementation by budgeting a portion of its annual Community Development Block Grant (CDBG) allocation and state Permanent Local Housing Allocation (PLHA) funds to administer the City’s Home Improvement Program (HIP). The HIP provides zero-interest deferred loans of up to \$30,000 to eligible low-income households to perform essential home repairs and improvements. Low-income households are also eligible to participate in the Los Angeles County Community Development Commission’s CDBG-funded Home Ownership Program (HOP) for first-time homebuyer assistance.</p> <p>The City will file the Housing Element Annual Progress (APR) with HCD and Office of Planning and Research (OPR) by April 1, 2026, which outlines progress on the implementation of the adopted 2021-2029 (6th Cycle) Housing Element. The table below summarizes the 2021-2029 Housing Element housing programs offered through the Community Development Department along with program objectives, accomplishments, and implementation status.</p>		
1. Residential Neighborhood Improvement Program	Continue to implement the code enforcement program, and direct eligible households to available rehabilitation assistance to correct code violations. Provide focused code enforcement and rehabilitation assistance for 5 to 6 households during the planning period in neighborhoods evidencing concentrations of deteriorating units.	The City continues to operate the code enforcement program. This program is successful and is being continued. Code enforcement cases have increased in number and complexity due to factors including aging housing stock and the declining financial resources of longtime residents. The code enforcement officers and building inspectors are typically the first public officials to learn which homeowners lack the financial resources to correct property maintenance violations, and in the process, become aware of other deferred maintenance issues. The officers carry copies of the City’s Home Improvement Program (HIP) brochures and inform homeowners potentially in need of assistance that the City offers no-interest, deferred loans for essential home repairs.
2. Home Improvement Program	Improve neighborhoods evidencing deferred maintenance through property maintenance and rehab. Provide minor repair and rehabilitation to 4 units annually.	The City allocates at least \$100,000 of its annual CDBG award to the Home Improvement Program. The HIP provides zero-interest loans of up to \$30,000 to low- and very-low-income homeowners, which do not need to be repaid unless the home is sold or refinanced. There is a waiting list of pre-screened applicants, and HIP loans are processed in the order received. The HIP Program Policies are highlighted below: <ul style="list-style-type: none"> • The maximum loan amount for single-family detached homes increased from \$20,000 to \$30,000.

PROGRAM #	OBJECTIVES	STATUS
		<ul style="list-style-type: none"> • Owner-occupants of condominiums that meet the household income requirements are now eligible for HIP loans for up to \$20,000, provided that PLHA funds are available. The maximum loan amount is lower than the cap for single-family detached homes because costlier improvements, such as roof maintenance and exterior repairs, are the responsibility of the condominium HOAs, not the individual homeowners. • PLHA funds may be used to issue loans to households (both single-family detached and condominium) earning up to 150% of the Area Median Income (AMI) for L.A. County. CDBG funds continue to be restricted to owner-occupied households of single-family detached housing earning no more than 80% of AMI. • A minimum loan amount of \$10,000 is now required. Previously, no minimum was specified. Establishing a minimum loan amount encourages homeowners to address more improvements at once, and provides economies of scale with respect to the administrative costs associated with processing loans. <p>The HIP is successful in improving housing conditions and is being continued at available funding levels.</p>
3. Section 8 Rental Assistance Program	Continue to direct eligible households to the County Section 8 program.	This program is beneficial in reducing problems such as overpayment and overcrowding. City continues to coordinate with the County on the Section 8 program. Handouts are available at the public counter and contact information is regularly provided to requestors. The program is being continued.
4. Preservation of Assisted Housing	Preserve 100 percent of the 149 low- and moderate-income units in The Seasons Apartments.	Diamond Bar contains only one assisted housing project, the 149-unit Seasons Apartments (formerly Heritage Park) for senior citizens. This project was constructed in 1988 and was originally financed under the Los Angeles County Multi-Family Mortgage Revenue Bond program. The project was refinanced in November 1999 under the California Community Development Authority's Multi-Family Housing Re-funding Bond, and was transferred to the Corporate Fund for Housing, a non-profit organization. According to the terms of the new bond agreement, income restrictions for residents and corresponding rent limits were set. For the duration of the bond, which expires December 2, 2034, all units will be affordable: 30 units (20%) will be very-low-income, 82 units (55%) will be low-income, and 37 units will be moderate-income (defined as 100% AMI). All units will be preserved.
5. Mobile Home Park Preservation	Continue to support preservation of the City's two mobile home parks as important affordable housing resources.	Zoning for mobile home parks is successful in preserving this affordable housing option and is being continued. No proposals to close the parks were submitted. The City will continue to support preservation of its two mobile home parks as important affordable housing resources.

PROGRAM #	OBJECTIVES	STATUS
6. First-time Homebuyer Assistance Programs	Advertise County's Home Ownership Program (HOP) and Mortgage Credit Certificate (MCC) and provide information to interested homebuyers. In addition, the City will work with realtors to make them aware of these programs.	The City advertised these programs on the City website and will provide information to interested homebuyers annually via City newsletters and through social media. In addition, the City will work with realtors to make them aware of these programs.
7. Senior and Workforce Housing Development	Identify and evaluate sites suitable for new senior and workforce housing. The City will post information on the City website during the first year of the planning period regarding the City's interest in assisting in the development of senior and workforce housing, provide information on available regulatory and financial incentives, and assist developers in applying for funds. The City will also contact local colleges and universities annually to identify potential partnership opportunities for affordable housing.	This program is intended to encourage affordable housing development and is being continued. The City is a member of the San Gabriel Valley Regional Housing Trust (SGVRHT), which is a joint powers authority. SGVRHT's focus is primarily on providing funding assistance in the planning and construction of new homeless and affordable housing. The Trust provides funding and loans to help bridge funding gaps for affordable housing projects. Land Use Policies 10 and 28, which were adopted in the 2019 General Plan Update, also encourage the production of senior and workforce housing.
8. Land Use Element and Zoning	Maintain adequate sites for housing development at all income levels in conformance with the RHNA and ensure compliance with No Net Loss requirements. Process Development Code amendments to provide adequate sites to accommodate the RHNA. Update all regulations and fees on the City website annually throughout the planning period. Notify water and sewer providers immediately upon adoption of the Housing Element.	<p>The City has maintained adequate sites for housing development at all income levels and ensure compliance with No Net Loss requirements. In May 2022, the City entered into a Consultant Services Agreement with Torti Gallas + Partners to prepare the Town Center Specific Plan (TCSP) in the Town Center Mixed-Use focus area, which is one of the sites to accommodate the RHNA. Continual progress has been made on the Specific Plan during the planning period. The 45-day public review period for the Supplemental SIR was August 25 through October 10, 2025. On February 10, 2026, the Planning Commission recommended approval to the City Council, and is tentatively scheduled for the March 3, 2026 City Council hearing.</p> <p>On February 4, 2025, the City rezoned the General Plan's three Mixed-Use designations (Town Center Mixed-Use, Neighborhood Mixed-Use and Transit-Oriented Mixed-Use focus areas) to allow residential development at a minimum density of 20 dwelling units per acre and a maximum density of at least 30 dwelling units per acre.</p> <p>On November 15, 2022, the City notified the water and sewer providers immediately upon adoption of the Housing Element.</p>
9. Mixed Use Development	Prepare handout and marketing materials encouraging mixed-use development where appropriate and make it available to interested developers throughout the planning period.	In December 2019, the City adopted the Comprehensive General Plan Update that created community visions and blueprint for growth and development in the City through 2040. One of the key features of the new General Plan was the establishment of three new Focus Areas where substantial land use changes are planned as part of a strategy to provide walkable mixed-use activity centers. Goals and policies to promote mixed use developments are as follows: Land Use Goals 12, 14, 15, 16, 18, 19, 22, 24, 26, Land Use Policies 15, 16, 21, 23, 27, 28, 29, 35, 45; Community Character and Placemaking Goals 7, 8, 14, 17; and Circulation Goal 4.

PROGRAM #	OBJECTIVES	STATUS
		<p>In May 2022, the City entered into a Consultant Services Agreement with Torti Gallas + Partners to prepare the Town Center Specific Plan in the Town Center Mixed-Use focus area. The TCSP will provide the regulatory and urban design framework to establish a downtown, or “Town Center” in Diamond Bar as a walkable place with entertainment, retail, restaurants, community gathering spaces, and urban housing opportunities. This program is an important component of the City’s overall strategy to revitalize older areas and expand housing production. The 45-day public review period for the Supplemental SIR was August 25 through October 10, 2025. On February 10, 2026, the Planning Commission recommended approval to the City Council, and is tentatively scheduled for the March 3, 2026 City Council hearing.</p> <p><i>See Land Use Chapter Goal LU-G-4 and Policy CC-P-21.</i></p>
<p>10. Accessory Dwelling Units</p>	<p>Continue to encourage construction of ADUs through an informational handout available at City Hall and on the City website throughout the planning period.</p>	<p>In 2017, the City approved an amendment to the municipal code pertaining to accessory dwelling units to satisfy all of the requirements of Government Code §§65852.150-65852.2. Per AB 68 (Ting), AB 587 (Friedman), AB 671 (Friedman), AB 881 (Bloom), SB 13 (Wieckowski) that went into effect January 1, 2020. In 2021 the City adopted a subsequent amendment to ADU regulations in accordance with the new State laws. On July 16, 2024, the City adopted another Development Code Amendment for consistency with the most recent passages of AB 2221 (Quirk-Silva) and SB 897 (Wieckowski). The updated ADU Ordinances have been effective in supporting the production of ADUs and provides affordable rents to low- and moderate-income households. An ADU handout has been created which is being distributed at the public counter. The City continues to encourage accessory dwelling units and this program is being continued.</p> <p>51 building permits for ADUs totaling 38,407 square feet were issued.</p> <p>The City is in the early testing phase of its Pre-Approved Accessory Dwelling Unit (ADU) Program, known as DBADU, which supports the City’s General Plan housing goals by streamlining ADU development and expanding housing opportunities. The program is implemented pursuant to State ADU law, including Government Code Sections 65852.2 and 65852.22, which require ministerial approval of ADUs that comply with objective standards and encourage jurisdictions to reduce regulatory barriers to ADU construction. The DBADU program allows qualified design professionals to submit ADU plans for City review and pre-approval, with the intent of creating a catalog of code-compliant designs that homeowners may use to reduce permitting time and uncertainty. To support implementation, City staff has developed a dedicated program</p>

PROGRAM #	OBJECTIVES	STATUS
		website and application materials, and the City is currently piloting the program with a selected firm to test workflows and review procedures before opening participation to additional professionals and releasing pre-approved plans for broader public use. The DBADU is set to be open to the public in early 2026.
11. Housing for Persons with Special Needs	Continue to facilitate emergency shelters and transitional/ supportive housing and continue participating with LAHSA and SGVCOG on efforts to address homelessness throughout the planning period. Process an amendment to the Development Code to allow supportive housing, low barrier navigation centers and large residential care facilities consistent with State law.	On July 16, 2024, the City adopted a Development Code Amendment to allow supportive housing and low barrier navigation centers consistent with State law and to replace or modify the CUP requirement to provide greater objectivity and development certainty for residential care facilities serving seven or more persons in all residential zones.
12. Affordable Housing Incentives/ Density Bonus	Amend the Development Code in 2021 consistent with current Density Bonus Law and continue to encourage the production of affordable housing through the use of density bonus and other incentives.	<p>This program is being continued in compliance with recent changes to State density bonus law. City staff discusses opportunities for affordable housing and density bonuses with developers for housing projects. As mentioned above, an inclusionary housing requirement is also being considered for the TCSP, in addition to other incentives to increase density. The density bonus program is among several tools the City utilizes to facilitate affordable housing. On July 16, 2024, the City adopted a Development Code Amendment to be in conformance with current Density Bonus Law.</p> <p>The City is also a member of the San Gabriel Valley Regional Housing Trust (SGVRHT), which is a joint powers authority. SGVRHT's focus is primarily on providing fundings assistance in the planning and construction of new homeless and affordable housing. The Trust provides funding and loans to help bridge funding gaps for affordable housing projects.</p>
13. Efficient Project Processing	Continue to offer streamlined development processing, and periodically review departmental processing procedures to ensure efficient project processing.	<p>The City continues to offer efficient permit processing. As a small city, staff is able to work closely with applicants through the review and approval process, thereby helping to expedite the entitlement process to issuance of building and zoning permits. In addition, the City has several procedures in place to minimize project review times, which include concurrent processing, pre-application reviews, and recently adopted General Plan EIR, which allows for individual projects that fall within the scope of the EIR to utilize this as environmental clearance under CEQA.</p> <p>Practices to streamline the issuances for residential projects such as room additions and ADUs have been implemented to eliminate the need to submit a separate application for Planning prior to applying for building permits. The pandemic accelerated implementation of online permit services, and by June 2020, applicants were able to submit applications, plans and payments entirely online. In 2023, the City embarked on the implementation of a new permitting software (Enterprise Land Management system), which will eventually streamline City processes and project processing and expected to go live by</p>

PROGRAM #	OBJECTIVES	STATUS
		July 2026. This program will be further enhanced through revisions to the Development Code.
14. Affirmatively Furthering Fair Housing	Explore and pursue alternative land use strategies and make necessary amendments to zoning and other land use documents to facilitate a variety of housing choices, including but not limited to higher density opportunities on religious, institutional and quasi-institutional lands, missing middle zoning in addition to SB9 such as SB10, adaptive reuse, more than one JADU per structure, acquiring and adding affordability to existing structures and upzoning with the goal of 50 housing opportunities in the planning period.	<p>On December 21, 2021, the City adopted an urgency ordinance to expand the housing supply in single-family zones by allowing for lot splits and duplexes under the parameters of SB 9. The permanent ordinance is anticipated for Planning Commission hearing in the Fall of 2026.</p> <p>The City continues to distribute fair housing information at the public counter through brochures, and refers fair housing related complaints to the Housing Rights Center.</p>
15. Reasonable Accommodation for Persons with Disabilities	Continue to implement reasonable accommodation procedures for persons with disabilities in compliance with SB 520.	<p>The City supports the provision of housing for disabled persons through zoning opportunities for transitional housing, reasonable accommodation procedures, and programs to facilitate affordable housing. In 2010, the City adopted an ordinance to facilitate reasonable accommodations. This program is an important component of the City's overall efforts to address the special housing needs of persons with disabilities and is being continued and revised to include additional amendments to City regulations to incorporate recent changes to State law.</p> <p>The City is currently processing a Development Code Amendment to ensure that reasonable housing accommodation procedures do not inadvertently act as a constraint on persons with disabilities. The Code Amendment is anticipated for Planning Commission hearing in the Fall of 2026.</p>

Climate Action Plan

CAP POLICIES AND ACTIONS	IMPLEMENTATION	GENERAL PLAN GOALS & POLICIES
<p>CLIMATE ACTION PLAN (“CAP”) A Climate Action Plan is a comprehensive inventory of specific activities a public agency should undertake to reduce greenhouse gas (“GHG”) emissions that originate within its jurisdiction. The City of Diamond Bar adopted a Climate Action Plan concurrently with the General Plan Update to document how it will be able to reduce its GHG emissions in compliance with State mandates and goals to the year 2040, which is the horizon year for the General Plan Update. The table below lists the General Plan Update goals and policies that have been implemented to reduce GHG emissions, quantifies emissions reductions, and explains how these policies and actions will be implemented and organized according to the following categories: 1. Pedestrian Improvements and Increased Connectivity; 2. Bikeway System Improvements; 3. Traffic Calming; 4. Electric Vehicle Infrastructure; 5. Parking Facilities and Policies; and 6. Transportation Improvements.</p>		
<p>1. Pedestrian Improvements and Increased Connectivity</p>	<p>The General Plan Update includes policies that create more walkable, livable neighborhoods by expanding the multi-modal transportation system and creating a safe, pedestrian-oriented environment. Providing an improved pedestrian network and increasing connectivity encourages people to walk more and results in people driving less, causing a reduction in vehicle miles traveled (VMT).</p>	<p>LU-P-9: See status above. LU-P-14: See status above. CC-G-5: See status above. CC-P-4: See status above. CC-P-7: See status above. CC-P-9: See status above. CC-P-21: See status above.</p>
<p>2. Bikeway System Improvements</p>	<p>The General Plan Update provides strategies for maximizing multi-modal accessibility to and connectivity within mixed use areas, including the Metrolink Station and new Town Center. With the total bicycle improvements listed in the General Plan Update, there would be approximately 2.4 miles of bike lanes per square mile. Diamond Bar currently has approximately 2,840 people per square miles. This corresponds to a 0.06 percent reduction in VMT emissions.</p>	<p>LU-P-14: See status above. CC-G-5: See status above. CC-P-7: See status above. CR-G-2: See status above. CR-P-30: See status above. CR-P-43: See status above</p>
<p>3. Traffic Calming</p>	<p>A 0.25 percent reduction in VMT was assumed to occur from the traffic calming improvements to make streets safer and more comfortable for pedestrian travel. Traffic calming devices include roundabouts, corner bulb-outs, speed cushions, surface textures, raised pavement, road narrowing, and other devices that encourage people to drive more slowly or to walk or bike instead of using a vehicle, especially for short trips in and around residential neighborhoods.</p>	<p>CR-P-4: See status above. CR-P-21: See status above. CR-P-22: See status above. CR-P-23: See status above.</p>
<p>4. Electric Vehicle Infrastructure</p>	<p>A 0.05 percent reduction in VMT was assumed to occur from installation of electric vehicle infrastructure, which will encourage Diamond Bar residents, businesses, and the City vehicle fleet to switch to clean fuel and electric vehicles in order to reduce energy use and cost and transportation related GHG emissions.</p>	<p>RC-P-28: See status above.</p>
<p>5. Parking Facilities and Policies</p>	<p>Parking policies reflect both the necessity of providing for adequate and appropriately located vehicle and bicycle parking in existing and new development, and priorities related to safety, urban design, and transportation management. Reduced parking standards and other policies reducing parking availability have an estimated 5 to 12.5 percent VMT reduction. Conservatively assuming the effect of General Plan parking reduction strategies would result in the lower end of VMT reduction, the cumulative reduction from implementations would result in a 5 percent VMT reduction.</p>	<p>N/A</p>
<p>6. Transportation Improvements</p>	<p>Transit service can provide an alternative to automobile travel and is a critical mode of transportation for those who cannot drive or do not have access to a vehicle. The General Plan policies support Metrolink ridership by improving bus, bicycle, and pedestrian connections to the station and by introducing Transit-Oriented Mixed-Use development around the station. Conservatively assuming the combined effect of these strategies, summing the low end of the VMT reduction ranges gives a 0.62 percent reduction in VMT emissions.</p>	<p>CR-G-13: See status above. CR-P-48: See status above.</p>



CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: Housing Element Annual Progress Report for 2025.

STRATEGIC GOAL: Open, Engaged and Responsive Government

RECOMMENDATION:

Approve the report for filing with the State Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

FINANCIAL IMPACT:

None.

BACKGROUND:

Government Code Section 65588 requires that each local government review its Housing Element as frequently as appropriate to evaluate all of the following:

1. The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
2. The effectiveness of the Housing Element in attainment of the community's housing goals and objectives;
3. The progress of the city, county, or city and county in implementation of the Housing Element; and
4. The effectiveness of the Housing Element goals, policies, and related actions to meet the community's needs.

The City's 6th Cycle (2021-2029) Housing Element was adopted by the City Council on August 11, 2022. The California Department of Housing and Community Development (HCD) reviewed the Housing Element and found it to be in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code) in a letter dated October 5, 2022. With the adoption and certification of the City's Housing Element, the City has initiated updates to the City's Development Code to implement the goals, policies, and programs in the Housing Element.

Regional Housing Needs Assessment

Each California city is required to plan for new housing to accommodate a share of regional needs. The

Regional Housing Needs Assessment ("RHNA") is the process established by State law in which housing needs are determined. The Southern California Association of Governments (SCAG) determines the housing growth needs by income category for cities within its jurisdiction, which includes the City of Diamond Bar. The City's RHNA allocation for the 6th cycle planning period was 2,521 units, which was divided into income groups as follows:

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

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

Housing Element Annual Progress Report

Pursuant to Government Code Section 65400, local jurisdictions are required to file a Housing Element Annual Progress Report (APR) with HCD and the Office of Planning and Research (OPR) by the first of April each year. The APR (Attachment 1) outlines progress on the implementation of the adopted 6th Cycle Housing Element.

Tables A and A2 list approvals and permits issued in 2025 for housing units, categorized by income category. Table B counts those units toward the City's RHNA obligation for the 2021-2029 planning period. Table D outlines progress toward implementation of the City's Housing Element programs.

ANALYSIS:

Housing Units

According to the California Department of Finance (DOF) Diamond Bar had approximately 17,959 housing units in 2000, and 18,478 housing units in 2013. The DOF estimated that as of January 1, 2025, the City had approximately 18,921 housing units, comprised of 81.9% single-family residences, 16.3% multi-family units, and 1.8% mobile homes.

The City's housing production for 2025 is summarized below:

- Four entitlement requests were approved for new single-family residences;
- One building permit was issued for a new single-family residence;
- 46 building permits were issued for new Accessory Dwelling Units (ADUs);
- Five building permits were issued for new Junior Accessory Dwelling Units (JADUs);
- Two single-family residences received certificates of occupancy; and
- 32 ADUs received certificates of occupancy.

The 2025 reporting period shows that there was a decrease in the number of total building permits issued for new housing units compared to that of the previous year (a total of 61 building permits issued in 2024). There was also a decrease in the number new housing units that received certificates of occupancy compared to that of the previous year (a total of 43 issued in 2024).

The number of ADUs in Diamond Bar will continue to increase, largely due to the passage of several bills: SB 13, AB 881, AB 68(1), AB 587, and AB 671, which were intended to address the State's housing shortage by easing development restrictions that cities and counties may place on ADUs. These new laws took effect on January 1, 2020, and on July 20, 2021, the City Council adopted Ordinance No. 01 (2021), updating the City's ADU regulations to comply with State law. On July 16, 2024, the City adopted another Development Code Amendment for consistency with the most recent passages of AB 2221 (Quirk-Silva) and SB 897 (Wieckowski). The updated ADU Ordinances have been effective in supporting the production of ADUs and provides

affordable rents to low- and moderate-income households.

Additionally, the City is in the early testing phase of its Pre-Approved ADU Program, known as "DBADU", which supports the City's General Plan housing goals by streamlining ADU development and expanding housing opportunities. The program is implemented pursuant to State ADU law, including Government Code Sections 65852.2 and 65852.22, which require ministerial approval of ADUs that comply with objective standards and encourage jurisdictions to reduce regulatory barriers on ADU construction. The DBADU program allows qualified design professionals to submit ADU plans for City review and pre-approval, with the intent of creating a catalog of code-compliant designs that homeowners may choose from to reduce permitting time and uncertainty. To support implementation, City staff has developed a dedicated program website and application materials, and the City is currently piloting the program with a selected firm to test workflows and review procedures before opening participation to additional professionals and releasing pre-approved plans for broader public use.

Future opportunities for housing production lie primarily with ADUs and development in the mixed-use districts created under the current General Plan. On January 27, 2025, the City Council adopted a General Plan Amendment to allow a maximum residential density of 30 dwelling units per acre in the three mixed-use districts (Town Center Mixed-Use, Neighborhood Mixed-Use and Transit-Oriented Mixed-Use focus areas); Development Code Amendment to establish the Housing Element Site Overlay ("H") zoning designation and associated development standards; and Zoning Map Amendment to rezone the sites identified in Program H-8 of the 2021-2029 Housing Element with the H zoning designation.

In May 2022, the City entered into a Consultant Services Agreement with Torti Gallas + Partners to prepare the Town Center Specific Plan (TCSP) in one of the mixed-use districts, which is also one of the housing sites identified in the Housing Element to accommodate the RHNA. The TCSP is an important component of the City's overall strategy to revitalize older areas and expand housing production. On February 10, 2026, the Planning Commission recommended approval of the specific plan to the City Council, and the City Council approved the first reading of the TCSP at its March 3, 2026 hearing, which included a corresponding General Plan Amendment, Development Code Amendment, and Zoning Map Amendment to align the General Plan land use designations and zoning with the TCSP.

The 15 housing programs identified in the Housing Element include efforts to remove constraints to the maintenance, improvement, and development of housing, as listed under Table D of Attachment 1. All programs remained in effect during the reporting period.

PREPARED BY:

Mayuko Nakajima, Senior Planner, Community Development

ATTACHMENTS:

1. 2025 Annual Progress Report

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	Diamond Bar	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	17
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	24
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		4
Total Units		51

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	3	1	2
2 to 4 units per structure	0	0	0
5+ units per structure	44	0	0
Accessory Dwelling Unit	0	50	35
Mobile/Manufactured Home	0	0	0
Total	47	51	37

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	51	51
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	59
Number of Proposed Units in All Applications Received:	105
Total Housing Units Approved:	83
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	56	102
Discretionary	3	3

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	44
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	15
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes										Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes			
1					2	3	4	5										6	7	8	9	10	11		12	13	14		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below							0	15	0	0	4	1	0	38	4	1	42	105	83	0									
8713040029	2234 Indian Creek			PL2024-82	SFD	O	7/14/2025										1	1	1	1		NONE	No	No	No	Approved	Discretionary		
8713035016	2521 Indian Creek			PL2024-65	SFD	O	5/28/2025										1	1	1	1		NONE	No	No	No	Approved	Discretionary		
8713038018	2725 Clear Creek			PL2022-74	SFD	O	2/26/2025										1	1	1	1		NONE	No	No	No	Approved	Discretionary		
8292009138	2235 S Diamond Bar			PL2022-89	5+	R	1/16/2025					4					36	44	44			NONE	No	Yes	Yes	Approved	Ministerial	SB 35	
8718033023	147 Pintado			PR2025-2048	ADU	R	12/30/2025										1	1	1	1		NONE	No	No	No	Pending	Ministerial		
8760017043	834 Glenwick			PR2025-2028	ADU	R	12/18/2025										1	1	1	1		NONE	No	No	No	Pending	Ministerial		
8760018023	20717 Northampton			PR2025-2003	ADU	R	12/16/2025										1	1	1	1		NONE	No	No	No	Pending	Ministerial		
8763009009	1280 Glenhorpe			PR2025-1903	ADU	R	12/2/2025										1	1	1	1		NONE	No	No	No	Pending	Ministerial		
8293008008	1310 Barberry			PR2025-1867	ADU	R	11/24/2025										1	1	1	1		NONE	No	No	No	Pending	Ministerial		
8292021028	21324 Pinehill			PR2025-1807	ADU	R	11/13/2025										1	1	1	1		NONE	No	No	No	Pending	Ministerial		
8293031025	22437 Birds Eye			PR2025-1769	ADU	R	11/6/2025										1	1	1	1		NONE	No	No	No	Pending	Ministerial		
8760017015	854 Adamsgrove			PR2025-1721	ADU	R	10/31/2025										1	1	1	1		NONE	No	No	No	Pending	Ministerial	JADU	
8763001023	1038 Adel			PR2025-1691	ADU	R	10/27/2025										1	1	1	1		NONE	No	No	No	Pending	Ministerial		
8719015037	747 Lincoln			PR2025-1640	ADU	R	10/13/2025		1								1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8763005003	1141 Hare			PR2025-1502	ADU	R	9/22/2025										1	1	1	1		NONE	No	No	No	Pending	Ministerial		
8281016019	23712 Meadow Falls			PR2025-1499	ADU	R	9/19/2025										1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8760019017	20955 Moonlake			PR2025-1310	ADU	R	9/17/2025										2	2	2	2		NONE	No	No	No	Pending	Ministerial	ADU & JADU	
8285016023	21339 Hipass			PR2025-1445	ADU	R	9/10/2025										1	1	1	1		NONE	No	No	No	Pending	Ministerial	JADU	
8760020018	20955 Northampton			PR2025-1439	ADU	R	9/10/2025										2	2	2	2		NONE	No	No	No	Pending	Ministerial	ADU & JADU	
8713038002	2514 Braided Mane			PR2025-1390	ADU	R	9/3/2025										1	1	1	1		NONE	No	No	No	Pending	Ministerial		
8718012021	369 Rock River			PR2025-1375	ADU	R	9/2/2025		1								1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8702019054	23298 Forest Canyon			PR2025-1235	ADU	R	8/8/2025										2	2	2	2		NONE	No	No	No	Pending	Ministerial	ADU & JADU	
8702006042	23833 Country View			PR2025-119	ADU	R	7/15/2025										1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8292008028	21517 Pathfinder			PR2025-1075	ADU	R	7/8/2025										1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8713014004	2950 Steeplechase			PR2025-1083	ADU	R	7/7/2025										1	1	1	1		NONE	No	No	No	Pending	Ministerial		
8292012026	1856 Morning Canyon			PR2025-1063	ADU	R	7/1/2025										1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8292022030	1866 Fern Hollow			PR2025-1059	ADU	R	7/1/2025										1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8714007001	3170 Hawkwood			PR2025-1000	ADU	R	6/24/2025										1	1	1	1		NONE	No	No	No	Pending	Ministerial		
8701030016	23715 Little Quail			PR2025-1010	ADU	R	6/23/2025										1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8281016001	23705 Golden Springs			PR2025-1009	ADU	R	6/23/2025										1	1	1	1		NONE	No	No	No	Pending	Ministerial		
8703013032	23690 Bower Cascade			PR2025-1006	ADU	R	6/23/2025										1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8285027018	21002 Bandana			PR2025-930	ADU	R	6/10/2025										1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8293006015	22843 Mountain Laurel			PR2025-928	ADU	R	6/10/2025										1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8293011063	22508 Celso			PR2025-766	ADU	R	5/13/2025		1								1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8292004016	21372 Broken Arrow			PR2025-759	ADU	R	5/12/2025		1								1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8714013001	3443 Crooked Creek			PR2025-743	ADU	R	5/8/2025		1								1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8281033073	476 Wayside			PR2025-738	ADU	R	5/8/2025										1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8706014008	1143 Overlook			PR2025-724	ADU	R	5/6/2025		1								1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8704055018	24218 Gingewood			PR2025-714	ADU	R	5/5/2025		1								1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8293034034	1375 Deeplawn			PR2025-712	ADU	R	5/5/2025		1								1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8714023012	21260 Chipping Sparrow			PR2025-678	ADU	R	4/28/2025		1								1	1	1	1		NONE	No	No	No	Pending	Ministerial		
8292020051	1732 Roundtree			PR2025-1732	ADU	R	4/18/2025		1								1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8293007031	1329 Desert Willow			PR2025-546	ADU	R	4/15/2025										1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8281032075	509 Armitos			PR2025-531	ADU	R	4/14/2025		1								1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8701026036	23505 Grand Rim			PR2025-516	ADU	R	4/10/2025										1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8704050004	24341 Seagreen			PR2025-499	ADU	R	4/7/2025										1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8704050005	24343 Seagreen			PR2025-442	ADU	R	3/25/2025		1								1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8765022008	20757 Rim Lane			PR2025-406	ADU	R	3/21/2025										1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8285014018	2546 Sunbriht			PR2025-375	ADU	R	3/18/2025		1								1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8293040041	1433 Deerfoot			PR2025-359	ADU	R	3/17/2025										1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8293035021	22566 Birds Eye			PR2025-344	ADU	R	3/12/2025										1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8292018033	1727 Morning Canyon			PR2025-294	ADU	R	3/4/2025										1	1	1	1		NONE	No	No	No	Approved	Ministerial	JADU	
8718027016	466 S. Rock River			PR2025-260	ADU	R	2/26/2025										1	1	1	1		NONE	No	No	No	Approved	Ministerial		
8292006016	20																												

Jurisdiction	Diamond Bar	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement												
1					2	3	4											5	6
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	4	0	0	0	4	0	39		47
8713035016	2521 Indian Creek			PL2024-65	SFD	O											1	7/8/2025	1
8713038018	2725 Clear Creek			PL2022-74	SFD	O											1	3/25/2025	1
8713040029	2234 Indian Creek			PL2024-82	SFD	O											1	8/12/2025	1
8292009138	2235 S Diamond Bar			PL2022-89	5+	R				4				4			36	1/16/2025	44
8713028038	22702 Timbertop			PR20240000397	ADU	R													0
8292026019	1724 Morning Canyon			PR20240000071	ADU	R													0
8717007006	425 Camaritas			PR20240000988	ADU	R													0
8292004027	21452 Broken Arrow			PR20240000605	ADU	R													0
8704050003	24339 Seagreen			PR20240000153	ADU	R													0
8293039042	1548 Kiowa Crest			PR20240000043	ADU	R													0
8717029061	23042 Rio Lobos			PR20240001166	ADU	R													0
8293011063	22508 Cello			PR20250000766	ADU	R													0
8718001009	612 Groom			PR20240001285	ADU	R													0
8285002012	2523 Sunbright			PR20240001351	ADU	R													0
8718021005	22702 Eaglespur			PR20230001431	ADU	R													0
8281035057	530 Bellows			PR20240000776	ADU	R													0
8762030037	20311 Flintgate			PR20250000078	ADU	R													0
8292020005	1731 Leaning Pine			PR20230000278	ADU	R													0
8292012026	1856 Morning Canyon			PR20250001063	ADU	R													0
8285011008	2558 Castle Rock			PR20240000929	ADU	R													0
8701026036	23505 Grand Rim			PR20250000516	ADU	R													0
8765022008	20757 Rim Lane			PR20250000406	ADU	R													0
8704055018	24218 Gingerwood			PR20257000014	ADU	R													0
8285027018	21002 Bandana			PR20250000930	ADU	R													0
8293035021	22566 Birds Eye			PR20250000344	ADU	R													0
8285025013	21233 Trigger			PR20240000480	ADU	R													0
8293011021	1439 Indian Wells			PR20250000177	ADU	R													0
8704053015	865 Featherwood			PR20250000201	ADU	R													0
8292005008	1969 Evergreen Springs			PR20250000086	ADU	R													0
8281032075	509 Armitos			PR20250000531	ADU	R													0
8293007031	1329 Desert Willow			PR20250000546	ADU	R													0
8292020051	1732 Roundtree			PR20250000590	ADU	R													0
8285024022	2939 Crooked Creek			PR20240000609	ADU	R													0
8706006017	940 Del Sol			PR20240001068	ADU	R													0

Jurisdiction	Diamond Bar	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

8292022005	1905 Los Cerros	PR20240001204	ADU	R															0
8281006011	563 Bregante	PR20240001391	ADU	R															0
8703007024	24105 Willow Creek	PR20240001469	ADU	R															0
8281039038	667 Armitos	PR20240000219	ADU	R															0
8717018033	23430 Mane	PR20240001020	ADU	R															0
8285011008	2558 Castle Rock	PR20250000845	ADU	R															0
8285024010	3016 Castle Rock	PR20240000552	ADU	R															0
8704050005	24343 Seagreen	PR20250000442	ADU	R															0
8701030016	23715 Little Quail	PR20250001010	ADU	R															0
8718027016	466 Rock River	PR20250000260	ADU	R															0
8293034034	1375 Deep Lawn	PR20250000712	ADU	R															0
8281033073	476 Wayside	PR20250000738	ADU	R															0
8714013001	3443 Crooked Creek	PR20250000743	ADU	R															0
8706010015	1107 Clouds Rest	PR20240001645	ADU	R															0
8292002004	21306 Tambo	PR20250000144	ADU	R															0
8704050004	24341 Seagreen	PR20250000499	ADU	R															0
8292018033	1727 Morning Canyon	PR20250000294	ADU	R															0
8281037078	633 Foxhaven	PR20240001004	ADU	R															0
8701023003	23588 Jubilee	PR20240001305	ADU	R															0
8760017016	860 Adamsgrrove	PR20240001370	ADU	R															0
8285002013	2529 Sunbright	PR20240000494	ADU	R															0
8281002029	340 Fern	PR20240001473	SFD	O															0
8713006005	2315 Alamo Heights	PR20180034103	SFD	O															0
8713026008	2626 Wagon Train	PR20230001834	SFD	O															0
8718009023	151 Rock River N	PR20220002181	ADU	R															0
8292018013	1842 Leaning Pine	PR20220002186	ADU	R															0
8706009037	1162 Twin Canyon	PR20230000338	ADU	R															0
8760016020	20733 Moonlake	PR20230000722	ADU	R															0
8760016020	20733 Moonlake	PR20230000722	ADU	R															0
8292002005	21300 Tambo	PR20230000767	ADU	R															0
8718007028	22942 Sunset Crossing	PR20230000965	ADU	R															0
8281012041	324 San Leandro	PR20230001638	ADU	R															0
8714024012	3528 Hawkwood	PR20230001674	ADU	R															0
8281016014	23812 Meadow Falls	PR20230001691	ADU	R															0
8762028006	1239 Ahtena	PR20230001924	ADU	R															0
8281031050	24302 Darrin	PR20230002065	ADU	R															0
8703015022	332 Platina	PR20240000032	ADU	R															0
8281040058	632 Pantera	PR20240000122	ADU	R															0
8763024010	1449 Fairlance	PR20220001728	ADU	R															0
8760019019	20948 Moonlake	PR20220001998	ADU	R															0
8718007020	22820 Sunset Crossing	PR20240000619	ADU	R															0
8718022005	131 Pintado	PR20240001197	ADU	R															0
8281045051	23662 Meadcliff	PR20240000699	ADU	R															0
8718021007	22710 Eaglespur	PR20220002089	ADU	R															0
8718021007	22710 Eaglespur	PR20220002089	ADU	R															0
8281002033	337 Armitos	PR20240000336	ADU	R															0
8285025008	21250 Cold Spring	PR20230001634	ADU	R															0
8281043034	603 Sky	PR20240000607	ADU	R															0

Jurisdiction	Diamond Bar	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement												
1					2	3	4											5	6
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	4	0	0	0	4	0	39		47
	8713035016	2521 Indian Creek		PL2024-65	SFD	O											1	7/8/2025	1
	8713038018	2725 Clear Creek		PL2022-74	SFD	O											1	3/25/2025	1
	8713040029	2234 Indian Creek		PL2024-82	SFD	O											1	8/12/2025	1
	8292009138	2235 S Diamond Bar		PL2022-89	5+	R				4				4			36	1/16/2025	44
	8713028038	22702 Timbertop		PR20240000397	ADU	R													0
	8292026019	1724 Morning Canyon		PR20240000071	ADU	R													0
	8717007006	425 Camaritas		PR20240000988	ADU	R													0
	8292004027	21452 Broken Arrow		PR20240000605	ADU	R													0
	8704050003	24339 Seagreen		PR20240000153	ADU	R													0
	8293039042	1548 Kiowa Crest		PR20240000043	ADU	R													0
	8717029061	23042 Rio Lobos		PR20240001166	ADU	R													0
	8293011063	22508 Cello		PR20250000766	ADU	R													0
	8718001009	612 Groom		PR20240001285	ADU	R													0
	8285002012	2523 Sunbright		PR20240001351	ADU	R													0
	8718021005	22702 Eaglespur		PR20230001431	ADU	R													0
	8281035057	530 Bellows		PR20240000776	ADU	R													0
	8762030037	20311 Flintgate		PR20250000078	ADU	R													0
	8292020005	1731 Leaning Pine		PR20230000278	ADU	R													0
	8292012026	1856 Morning Canyon		PR20250001063	ADU	R													0
	8285011008	2558 Castle Rock		PR20240000929	ADU	R													0
	8701026036	23505 Grand Rim		PR20250000516	ADU	R													0
	8765022008	20757 Rim Lane		PR20250000406	ADU	R													0
	8704055018	24218 Gingerwood		PR20257000014	ADU	R													0
	8285027018	21002 Bandana		PR20250000930	ADU	R													0
	8293035021	22566 Birds Eye		PR20250000344	ADU	R													0
	8285025013	21233 Trigger		PR20240000480	ADU	R													0
	8293011021	1439 Indian Wells		PR20250000177	ADU	R													0
	8704053015	865 Featherwood		PR20250000201	ADU	R													0
	8292005008	1969 Evergreen Springs		PR20250000086	ADU	R													0
	8281032075	509 Armitos		PR20250000531	ADU	R													0
	8293007031	1329 Desert Willow		PR20250000546	ADU	R													0
	8292020051	1732 Roundtree		PR20250000590	ADU	R													0
	8285024022	2939 Crooked Creek		PR20240000609	ADU	R													0
	8706006017	940 Del Sol		PR20240001068	ADU	R													0

Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
13	14	15	16	17	18	19	20			21	22	23	24	25
Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
NONE	No	Y												
NONE	No	Y												
NONE	No	Y												
NONE	No	Y	Other	DB		55				100.0%		Development Standards Modification	Yes	
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									JADU
NONE	No	Y			Affordability calculator									JADU
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									JADU
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									

NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y					1	Demolished	O					
NONE	No	Y					1	Demolished	O					
NONE	No	Y												
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									JADU
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									JADU
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									
NONE	No	Y			Affordability calculator									

Jurisdiction	Diamond Bar	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	17	-	
	Non-Deed Restricted	-	-	-	-	-	17	-	-	-	-	-	-	
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	40	-	
	Non-Deed Restricted	-	-	11	14	15	-	-	-	-	-	-	-	
Very Low	Deed Restricted	844	-	-	-	-	-	-	-	-	-	77	767	
	Non-Deed Restricted	4	1	5	4	2	4	-	-	-	-	-	-	
Low	Deed Restricted	434	-	-	-	-	-	-	-	-	-	90	344	
	Non-Deed Restricted	3	2	26	12	23	24	-	-	-	-	-	-	
Moderate	Deed Restricted	437	-	-	-	-	-	-	-	-	-	8	429	
	Non-Deed Restricted	-	-	-	5	1	2	-	-	-	-	-	-	
Above Moderate		806	1	1	4	6	11	4	-	-	-	27	779	
Total RHNA		2,521												
Total Units			8	4	46	41	52	51	-	-	-	202	2,319	

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
1. Residential Neighborhood Improvement Program	Continue to implement the code enforcement program, and direct eligible households to available rehabilitation assistance to correct code violations. Provide focused code enforcement and rehabilitation assistance for 5 to 6 households during the planning period in neighborhoods evidencing concentrations of deteriorating units.	2022-2029	6th Cycle	Continuous	The City continues to operate the code enforcement program. This program is successful and is being continued. Code enforcement cases have increased in number and complexity due to factors including aging housing stock and the declining financial resources of longtime residents. The code enforcement officers and building inspectors are typically the first public officials to learn which homeowners lack the financial resources to correct property maintenance violations, and in the process, become aware of other deferred maintenance issues. The officers carry copies of the City's Home Improvement Program (HIP) brochures and inform homeowners potentially in need of assistance that the City offers no-interest, deferred loans for essential home repairs.	Households	18	https://www.diamondbarca.gov/165/Home-Improvement-Loans
2. Home Improvement Program	Improve neighborhoods evidencing deferred maintenance through property maintenance and rehab. Provide minor repair and rehabilitation to 4 units annually.	2022-2029	6th Cycle	Continuous	The City allocates at least \$100,000 of its annual CDBG award to the Home Improvement Program. The HIP provides zero-interest loans of up to \$30,000 to low- and very-low-income homeowners, which do not need to be repaid unless the home is sold or refinanced. There is a waiting list of pre-screened applicants, and HIP loans are processed in the order received. The HIP Program Policies are highlighted below: •The maximum loan amount for single-family detached homes increased from \$20,000 to \$30,000. •Owner-occupants of condominiums that meet the household income requirements are now eligible for HIP loans for up to \$20,000, provided that PLHA funds are available. The maximum loan amount is lower than the cap for single-family detached homes because costlier improvements, such as roof maintenance and exterior repairs, are the responsibility of the condominium HOAs, not the individual homeowners. •PLHA funds may be used to issue loans to households (both single-family detached and condominium) earning up to 150% of the Area Median Income (AMI) for L.A. County. CDBG funds continue to be restricted to owner-occupied households of single-family detached housing earning no more than 80% of AMI. •A minimum loan amount of \$10,000 is now required. Previously, no minimum was specified. Establishing a minimum loan amount encourages homeowners to address more improvements at once, and provides economies of scale with respect to the administrative costs associated with processing loans. The HIP is successful in improving housing conditions and is being continued at available funding levels.	Households	18	https://www.diamondbarca.gov/165/Home-Improvement-Loans
3. Section 8 Rental Assistance Program	Continue to direct eligible households to the County Section 8 program.	2022-2029	6th Cycle	Continuous	This program is beneficial in reducing problems such as overpayment and overcrowding. City continues to coordinate with the County on the Section 8 program. Handouts are available at the public counter and contact information is regularly provided to requestors. The program is being continued.	Other		https://www.diamondbarca.gov/DocumentCenter/View/12683/Section-8-Source-of-Income-Flyer-2024-English-and-Spanish
4. Preservation of Assisted Housing	Preserve 100 percent of the 149 low- and moderate-income units in The Seasons Apartments.	2022-2029	6th Cycle	Continuous	Diamond Bar contains only one assisted housing project, the 149-unit Seasons Apartments (formerly Heritage Park) for senior citizens. This project was constructed in 1988 and was originally financed under the Los Angeles County Multi-Family Mortgage Revenue Bond program. The project was refinanced in November 1999 under the California Community Development Authority's Multi-Family Housing Re-funding Bond, and was transferred to the Corporate Fund for Housing, a non-profit organization. According to the terms of the new bond agreement, income restrictions for residents and corresponding rent limits were set. For the duration of the bond, which expires December 2, 2034, all units will be affordable: 30 units (20%) will be very-low-income, 82 units (55%) will be low-income, and 37 units will be moderate-income (defined as 100% AMI). All units will be preserved.	Units	149	None

5. Mobile Home Park Preservation	Continue to support preservation of the City's two mobile home parks as important affordable housing resources.	2022-2029	6th Cycle	Continuous	Zoning for mobile home parks is successful in preserving this affordable housing option and is being continued. No proposals to close the parks were submitted. The City will continue to support preservation of its two mobile home parks as important affordable housing resources.	Other	2	None
6. First-time Homebuyer Assistance Programs	Advertise County's Home Ownership Program (HOP) and Mortgage Credit Certificate (MCC) and provide information to interested homebuyers. In addition, the City will work with realtors to make them aware of these programs.	2022-2029	6th Cycle	Continuous	The City advertised these programs on the City website and will provide information to interested homebuyers annually via City newsletters and through social media. In addition, the City will work with realtors to make them aware of these programs.	Other		https://www.diamondbarca.gov/1099/Housing-Resources
7. Senior and Workforce Housing Development	Identify and evaluate sites suitable for new senior and workforce housing. The City will post information on the City website during the first year of the planning period regarding the City's interest in assisting in the development of senior and workforce housing, provide information on available regulatory and financial incentives, and assist developers in applying for funds. The City will also contact local colleges and universities annually to identify potential partnership opportunities for affordable housing.	2022-2029	6th Cycle	In Progress	This program is intended to encourage affordable housing development and is being continued. The City is a member of the San Gabriel Valley Regional Housing Trust (SGVRHT), which is a joint powers authority. SGVRHT's focus is primarily on providing funding assistance in the planning and construction of new homeless and affordable housing. The Trust provides funding and loans to help bridge funding gaps for affordable housing projects. Land Use Policies 10 and 28, which were adopted in the 2019 General Plan Update, also encourage the production of senior and workforce housing.	Units		https://www.sgvrrht.org/
8. Land Use Element and Zoning	Maintain adequate sites for housing development at all income levels in conformance with the RHNA and ensure compliance with No Net Loss requirements. Process Development Code amendments to provide adequate sites to accommodate the RHNA. Update all regulations and fees on the City website annually throughout the planning period. Notify water and sewer providers immediately upon adoption of the Housing Element.	October 2024	6th Cycle	Completed	The City has maintained adequate sites for housing development at all income levels and ensure compliance with No Net Loss requirements. In May 2022, the City entered into a Consultant Services Agreement with Torti Gallas + Partners to prepare the Town Center Specific Plan (TCSP) in the Town Center Mixed-Use focus area, which is one of the sites to accommodate the RHNA. Continual progress has been made on the Specific Plan during the planning period. The 45-day public review period for the Supplemental SIR was August 25 through October 10, 2025. On February 10, 2026, the Planning Commission recommended approval of the specific plan to the City Council, and the City Council approved the first reading at its March 3, 2026 hearing. On February 4, 2025, the City rezoned the General Plan's three Mixed-Use designations (Town Center Mixed-Use, Neighborhood Mixed-Use and Transit-Oriented Mixed-Use focus areas) to allow residential development at a minimum density of 20 dwelling units per acre and a maximum density of at least 30 dwelling units per acre. On November 15, 2022, the City notified the water and sewer providers immediately upon adoption of the Housing Element.	Other		https://www.diamondbarca.gov/1065/Town-Center-Specific-Plan https://diamondbarca.portal.civicclerk.com/event/190/files/agenda/182
9. Mixed Use Development	Prepare handout and marketing materials encouraging mixed-use development where appropriate and make it available to interested developers throughout the planning period.	2022-2029	6th Cycle	In Progress	In December 2019, the City adopted the Comprehensive General Plan Update that created community visions and blueprint for growth and development in the City through 2040. One of the key features of the new General Plan was the establishment of three new Focus Areas where substantial land use changes are planned as part of a strategy to provide walkable mixed-use activity centers. Goals and policies to promote mixed use developments are as follows: Land Use Goals 12, 14, 15, 16, 18, 19, 22, 24, 26, Land Use Policies 15, 16, 21, 23, 27, 28, 29, 35, 45; Community Character and Placemaking Goals 7, 8, 14, 17; and Circulation Goal 4. In May 2022, the City entered into a Consultant Services Agreement with Torti Gallas + Partners to prepare the Town Center Specific Plan in the Town Center Mixed-Use focus area. The TCSP will provide the regulatory and urban design framework to establish a downtown, or "Town Center" in Diamond Bar as a walkable place with entertainment, retail, restaurants, community gathering spaces, and urban housing opportunities. This program is an important component of the City's overall strategy to revitalize older areas and expand housing production. The 45-day public review period for the Supplemental SIR was August 25 through October 10, 2025. On February 10, 2026, the Planning Commission recommended approval to the City Council, and is tentatively scheduled for the March 3, 2026 City Council hearing. See Land Use Chapter Goal LU-G-4 and Policy CC-P-21.	Other		https://www.diamondbarca.gov/1065/Town-Center-Specific-Plan

<p>10. Accessory Dwelling Units</p>	<p>Continue to encourage construction of ADUs through an informational handout available at City Hall and on the City website throughout the planning period.</p>	<p>2022-2029</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In 2017, the City approved an amendment to the municipal code pertaining to accessory dwelling units to satisfy all of the requirements of Government Code §§65852.150-65852.2. Per AB 68 (Ting), AB 587 (Friedman), AB 671 (Friedman), AB 881 (Bloom), SB 13 (Wieckowski) that went into effect January 1, 2020. In 2021 the City adopted a subsequent amendment to ADU regulations in accordance with the new State laws. On July 16, 2024, the City adopted another Development Code Amendment for consistency with the most recent passages of AB 2221 (Quirk-Silva) and SB 897 (Wieckowski). The updated ADU Ordinances have been effective in supporting the production of ADUs and provides affordable rents to low- and moderate-income households. An ADU handout has been created which is being distributed at the public counter. The City continues to encourage accessory dwelling units and this program is being continued.</p> <p>51 building permits for ADUs totaling 38,407 square feet were issued.</p> <p>The City is in the early testing phase of its Pre-Approved Accessory Dwelling Unit (ADU) Program, known as DBADU, which supports the City's General Plan housing goals by streamlining ADU development and expanding housing opportunities. The program is implemented pursuant to State ADU law, including Government Code Sections 65852.2 and 65852.22, which require ministerial approval of ADUs that comply with objective standards and encourage jurisdictions to reduce regulatory barriers to ADU construction. The DBADU program allows qualified design professionals to submit ADU plans for City review and pre-approval, with the intent of creating a catalog of code-compliant designs that homeowners may use to reduce permitting time and uncertainty. To support implementation, City staff has developed a dedicated program website and application materials, and the City is currently piloting the program with a selected firm to test workflows and review procedures before opening participation to additional professionals and releasing pre-approved plans for broader public use. The DBADU is set to be open to the public in early 2026.</p>	<p>Other</p>		<p>https://library.municode.com/ca/diamond_bar/codes/code_of_or_dinances?nodeId=CICO_TIT22_DECO_ARTIISIPLGEDEST_CH22.42STSPLAUS_S22.42.120ACDWUNJUACDWUN</p> <p>https://www.diamondbarca.gov/1201/Pre-Approved-Accessory-Dwelling-Unit-DBA</p>
<p>11. Housing for Persons with Special Needs</p>	<p>Continue to facilitate emergency shelters and transitional/ supportive housing and continue participating with LAHSA and SGVCOG on efforts to address homelessness throughout the planning period. Process an amendment to the Development Code to allow supportive housing, low barrier navigation centers and large residential care facilities consistent with State law.</p>	<p>2022-2029</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>On July 16, 2024, the City adopted a Development Code Amendment to allow supportive housing and low barrier navigation centers consistent with State law and to replace or modify the CUP requirement to provide greater objectivity and development certainty for residential care facilities serving seven or more persons in all residential zones.</p>	<p>Other</p>		<p>https://library.municode.com/ca/diamond_bar/codes/code_of_or_dinances?nodeId=CICO_TIT22_DECO_ARTIIZODIALLAUS</p>
<p>12. Affordable Housing Incentives/ Density Bonus</p>	<p>Amend the Development Code in 2021 consistent with current Density Bonus Law and continue to encourage the production of affordable housing through the use of density bonus and other incentives.</p>	<p>2021-2022</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>This program is being continued in compliance with recent changes to State density bonus law. City staff discusses opportunities for affordable housing and density bonuses with developers for housing projects. As mentioned above, an inclusionary housing requirement is also being considered for the TCSP, in addition to other incentives to increase density. The density bonus program is among several tools the City utilizes to facilitate affordable housing. On July 16, 2024, the City adopted a Development Code Amendment to be in conformance with current Density Bonus Law.</p> <p>The City is also a member of the San Gabriel Valley Regional Housing Trust (SGVRHT), which is a joint powers authority. SGVRHT's focus is primarily on providing fundings assistance in the planning and construction of new homeless and affordable housing. The Trust provides funding and loans to help bridge funding gaps for affordable housing projects.</p>	<p>Other</p>		<p>https://library.municode.com/ca/diamond_bar/codes/code_of_or_dinances?nodeId=CICO_TIT22_DECO_ARTIISIPLGEDEST_CH22.18SPPRAPHODEPR_S22.18.010AFHINDEBOPR</p>

<p>13. Efficient Project Processing</p>	<p>Continue to offer streamlined development processing, and periodically review departmental processing procedures to ensure efficient project processing.</p>	<p>October 2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City continues to offer efficient permit processing. As a small city, staff is able to work closely with applicants through the review and approval process, thereby helping to expedite the entitlement process to issuance of building and zoning permits. In addition, the City has several procedures in place to minimize project review times, which include concurrent processing, pre-application reviews, and recently adopted General Plan EIR, which allows for individual projects that fall within the scope of the EIR to utilize this as environmental clearance under CEQA.</p> <p>Practices to streamline the issuances for residential projects such as room additions and ADUs have been implemented to eliminate the need to submit a separate application for Planning prior to applying for building permits. The pandemic accelerated implementation of online permit services, and by June 2020, applicants were able to submit applications, plans and payments entirely online. In 2023, the City embarked on the implementation of a new permitting software (Enterprise Land Management system), which will eventually streamline City processes and project processing and expected to go live by July 2026. This program will be further enhanced through revisions to the Development Code.</p>	<p>Units</p>		<p>Forthcoming</p>
<p>14. Affirmatively Furthering Fair Housing</p>	<p>Explore and pursue alternative land use strategies and make necessary amendments to zoning and other land use documents to facilitate a variety of housing choices, including but not limited to higher density opportunities on religious, institutional and quasi-institutional lands, missing middle zoning in addition to SB9 such as SB10, adaptive reuse, more than one JADU per structure, acquiring and adding affordability to existing structures and upzoning with the goal of 50 housing opportunities in the planning period.</p>	<p>2022-2029</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>On December 21, 2021, the City adopted an urgency ordinance to expand the housing supply in single-family zones by allowing for lot splits and duplexes under the parameters of SB 9. The permanent ordinance is anticipated for Planning Commission hearing in the Fall of 2026.</p> <p>The City continues to distribute fair housing information at the public counter through brochures, and refers fair housing related complaints to the Housing Rights Center.</p>	<p>Units</p>		<p>https://diamondbarca.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=1642&Inline=True</p>
<p>15. Reasonable Accommodation for Persons with Disabilities</p>	<p>Continue to implement reasonable accommodation procedures for persons with disabilities in compliance with SB 520.</p>	<p>2022</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City supports the provision of housing for disabled persons through zoning opportunities for transitional housing, reasonable accommodation procedures, and programs to facilitate affordable housing. In 2010, the City adopted an ordinance to facilitate reasonable accommodations. This program is an important component of the City's overall efforts to address the special housing needs of persons with disabilities and is being continued and revised to include additional amendments to City regulations to incorporate recent changes to State law.</p> <p>The City is currently processing a Development Code Amendment to ensure that reasonable housing accommodation procedures do not inadvertently act as a constraint on persons with disabilities. The Code Amendment is anticipated for Planning Commission hearing in the Fall of 2026.</p>	<p>Households</p>		<p>https://library.municode.com/ca/diamond_bar/codes/code_ofordinances?nodeId=CICO_TIT22DECO_ARTIPUPDECO_CH22.02DELAUSAPRE_S22.02.060REAC</p>



CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: Agreement with RHA Landscape Architects-Planners, Inc. to provide Landscaping Design Services in Landscape Assessment District Nos. 39-2022 and 41-2021.

STRATEGIC GOAL: Responsible Stewardship of Public Resources

RECOMMENDATION:

Approve, and authorize the City Manager to sign the Consulting Services Agreement with RHA Landscape Architects-Planners, Inc. (RHA), in a not-to-exceed amount of \$76,690 for landscaping design services in Landscape Assessment District Nos. 39-2022 and 41-2021.

FINANCIAL IMPACT:

The not-to-exceed amount of the Agreement is \$76,690. Sufficient funds are included in the Fiscal Year 2025/26 Capital Improvement Program Budget (Project No. PW261) to cover the cost of such services.

The table below shows the project's approved budget and the proposed allocation for the consultant design services for each district.

Item	District No. 39-2022	District No. 41-2021	Total
CIP PW261 (Approved Budget)	\$400,000	\$200,000	\$600,000
Design Services	(\$51,380)	(\$25,310)	(\$76,690)
Remaining Budget	\$348,620	\$174,690	\$523,310

The remaining project budget will be reserved for future landscape and irrigation improvements within the districts, which will be implemented in phases based on the recommendations developed through this Project and available funding.

BACKGROUND:

Prior to the City's incorporation in 1989, Landscape Assessment District Nos. 39 and 41 were formed concurrently with residential tract developments to maintain common landscaped areas and mitigate fire hazards through brush clearance within district boundaries. Residents within each district fund landscape maintenance through annual assessments. In return, designated sections of private property are maintained by the City using district funds.

As the administrator of the landscape assessment districts, the City of Diamond Bar manages the annual maintenance programs for each district. In 2021 and 2022, the two assessment districts were reformed to reduce City subsidies and ensure that residents pay their proportional share of maintenance costs. As part of the reformation process, the annual levy structure allows the City to build reserves to support future improvements to landscape infrastructure, provided that annual maintenance costs do not exceed district revenues.

Landscape Assessment District Nos. 39-2022 and 41-2021 currently have sufficient reserve funding to support a consultant evaluation of existing landscape and irrigation system conditions and to develop a long-term strategy for improvements that, over time, would support water-cost savings and more drought-tolerant native plants. The City Council approved inclusion of this Project in the Fiscal Year 2025/26 Capital Improvement Program.

Landscape Assessment District No. 39-2022 is located along the eastern city limit, generally accessible from Grand Avenue, with primary streets including Summitridge Drive and Longview Drive. Landscape Assessment District No. 41-2021 is located near Ronald Reagan Park, generally accessible from Pathfinder Road, with primary streets including Canyon Ridge Road and Peaceful Hills Road.

Both districts feature trees, shrubs, and manufactured slopes that require routine fire brush clearance as part of the City's ongoing maintenance responsibilities. Landscape Assessment District No. 39-2022 also includes pocket parks maintained using district funds. Existing landscape conditions vary across the districts, with many areas consisting of native vegetation or remaining largely unimproved since original development. Additionally, most irrigation systems were installed at the time of development and may no longer be functional or adequate for current needs.

ANALYSIS:

On November 25, 2025, the City released a Request for Proposals (RFP) for Landscape Assessment and Improvement Planning for Landscape Assessment District Nos. 39-2022 and 41-2021 through the City's online bidding platform, PlanetBids. Upon closure of the RFP, four (4) responsive proposals were received.

#	Firm Name	Proposal Base Cost	Optional Task	Total Cost
1	RHA	\$47,510	\$29,180	\$76,690
2	Conceptual Design + Planning Company	\$98,000	\$29,000	\$127,000
3	DVDCreative (DVDC)	\$95,150	\$103,200	\$198,350
4	PlaceWorks	\$209,173	\$72,190	\$281,363

Staff evaluated all responsive proposals using qualitative criteria including technical approach, project team qualifications, relevant experience, and demonstrated understanding of the City's landscape management objectives. Proposals were also evaluated based on total proposed fees and the estimated level of effort required to complete the scope of work.

Based on the established evaluation criteria, RHA was identified as the highest-ranked firm. In addition to submitting a competitive proposal, RHA demonstrated relevant experience preparing landscape assessments,

design standards, and improvement planning documents for public agencies.

RHA has experience providing similar services to other public agencies in Southern California. This background enables the firm to effectively address local agency needs, site conditions, and applicable regulatory considerations. Their regional expertise positions them to deliver high-quality, cost-effective recommendations tailored to the City's operational and environmental priorities.

For these reasons, staff recommends awarding the Consulting Services Agreement to RHA.

LEGAL REVIEW:

The City Attorney has reviewed and approved the Agreement as to form.

PREPARED BY:

Nicholas Delgado, Management Analyst, Public Works

ATTACHMENTS:

1. Consultant Agreement
2. LAD Maps

CONSULTING SERVICES AGREEMENT

Design Professional

THIS AGREEMENT (the "Agreement") is made as of **March 17, 2026** by and between the City of Diamond Bar, a municipal corporation ("City") and **RHA Landscape Architects-Planners, Inc., a California corporation** ("Consultant").

1. Consultant's Services.

Subject to the terms and conditions set forth in this Agreement Consultant shall provide to the reasonable satisfaction of the City the **Landscape improvement design services for LLAD39 and LLAD41** set forth in The City's Request for Proposal, dated November 21, 2025 attached Exhibit "A", which is incorporated herein by this reference. As a material inducement to the City to enter into this Agreement, Consultant represents and warrants that it has thoroughly investigated the work and fully understands the difficulties and restrictions in performing the work. Consultant represents that it is fully qualified to perform such consulting services by virtue of its experience and the training, education and expertise of its principals and employees.

Jason Williams, Maintenance Supervisor (herein referred to as the "City's Project Manager"), shall be the person to whom the Consultant will report for the performance of services hereunder. It is understood that Consultant shall coordinate its services hereunder with the City's Project Manager to the extent required by the City's Project Manager, and that all performances required hereunder by consultant shall be performed to the satisfaction of the City's Project Manager and the City Manager

2. Term of Agreement. This Agreement shall take effect **March 18, 2026**, and shall continue until the work herein is completed unless earlier terminated pursuant to the provisions herein.

3. Compensation. City agrees to compensate Consultant for each service which Consultant performs to the satisfaction of City in compliance with the scope of services set forth in The City's Request for Proposal, dated November 21, 2025 as attached Exhibit "A". Payment will be made only after submission of proper invoices in the form specified by City. Total payment to consultant pursuant to this Agreement shall not exceed seventy-six thousand six hundred ninety dollars (\$76,690) without the prior written consent of the City. The above not to exceed amount shall include all costs, including, but not limited to, all clerical, administrative, overhead, telephone, travel and all related expenses.

4. Payment.

A. As scheduled services are completed, Consultant shall submit to City an invoice for the services completed, authorized expenses and authorized extra work actually performed or incurred.

B. All such invoices shall state the basis for the amount invoiced, including services completed, the number of hours spent, and any extra work performed.

C. Payment shall constitute payment in full for all services, authorized costs and authorized extra work covered by that invoice.

5. Change Orders. No payment for extra services caused by a change in the scope or complexity of work, or for any other reason, shall be made unless and until such extra services and a price therefore have been previously authorized in writing and approved by the City Manager or his designee as an amendment to this Agreement. The amendment shall set forth the changes of work, extension of time, if any, and adjustment of the fee to be paid by City to Consultant.

6. Priority of Documents. In the event of any inconsistency between this Agreement and the attached exhibits, the following order of precedence shall apply: (a) This Agreement; (b) The City's Request for Proposal, dated November 21, 2025 attached Exhibit "A"; and (c) Consultant's Proposal dated January 8, 2026 attached Exhibit "B".

7. Status as Independent Contractor.

A. Consultant is, and shall at all times remain as to City, a wholly independent contractor. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not, at any time, or in any manner, represent that it or any of its agents or employees are in any manner agents or employees of City.

B. Consultant agrees to pay all required taxes on amounts paid to Consultant under this Agreement, and to indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement. In the event that City is audited by any Federal, State agency, including the Public Employee Retirement System, regarding the independent contractor status of Consultant and the audit in any way fails to sustain the validity of a wholly independent contractor relationship between City and Consultant, its employees or subconsultants, then Consultant agrees to reimburse City for all costs, including accounting and attorney's fees, arising out of such audit and any appeals relating thereto.

C. Consultant shall fully comply with Workers' Compensation laws regarding Consultant and Consultant's employees. Consultant further agrees to indemnify and hold City harmless from any failure of Consultant to comply with applicable Worker's Compensation laws.

D. Consultant shall, at Consultant's sole cost and expense fully secure and comply with all federal, state and local governmental permit or licensing requirements, including but not limited to a business license with the City of Diamond.

E. In addition to any other remedies it may have, City shall have the right to offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification required by this Agreement or for any amount or penalty levied against the City for Consultant's failure to comply with this Section.

8. Standard of Performance. Consultant shall perform all work at the standard of care and skill ordinarily exercised by members of the profession under similar conditions and represents that it and any subcontractors it may engage, possess any and all licenses which are required to perform the work contemplated by this Agreement and shall maintain all appropriate licenses during the performance of the work.

9. Indemnification. To the maximum extent permitted by Civil Code section 2782.8, Consultant shall defend, indemnify and hold harmless City, its officers, officials, employees and volunteers ("Indemnitees") from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorneys' fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with:

(1) Any and all claims under Worker's Compensation acts and other employee benefit acts with respect to Consultant's employees or Consultant's contractors;

(2) Any and all claims arising out of Consultant's performance of work hereunder or its failure to comply with any of its obligations contained in this Agreement. Should City in its sole discretion find Consultant's legal counsel unacceptable, then Consultant shall reimburse the City its costs of defense, including without limitation reasonable attorneys' fees, expert fees and all other costs and fees of litigation. The Consultant shall promptly pay any final judgment rendered against the Indemnitees. Except for the Indemnitees, this Agreement shall not be construed to extend to any third-party indemnification rights of any kind; and

(3) Any and all claims for loss, injury to or death of persons or damage to property caused by the negligent professional act or omission in the performance of professional services pursuant to this Agreement.

(4) The Consultant's obligations to indemnify, defend and hold harmless the City shall survive termination of this Agreement.

10. Insurance.

A. Consultant shall at all times during the term of this Agreement carry, maintain, and keep in full force and effect, with an insurance company authorized to do business in the State of California and approved by the City the following insurance:

(1) a policy or policies of broad-form comprehensive general liability insurance written on an occurrence basis with minimum limits of \$1,000,000.00 combined single limit coverage against any injury, death, loss or damage as a result of wrongful or negligent acts by Consultant, its officers, employees, agents, and independent contractors in performance of services under this Agreement;

(2) property damage insurance with a minimum limit of \$500,000.00 per occurrence;

(3) automotive liability insurance written on an occurrence basis covering all owned, non-owned and hired automobiles, with minimum combined single limits coverage of \$1,000,000.00;

(4) Worker's Compensation insurance when required by law, with a minimum limit of \$500,000.00 or the amount required by law, whichever is greater; and

(5) Professional liability insurance covering errors and omissions arising out of the performance of this Agreement with a combined single limit of \$1,000,000. If such insurance is on a claims' made basis, Consultant agrees to keep such insurance in full force and effect for at least five years after termination or date of completion of this Agreement.

B. The City, its officers, employees, agents, and volunteers shall be named as additional insureds on the policies as to comprehensive general liability, property damage, and automotive liability. The policies as to comprehensive general liability, property damage, and automobile liability shall provide that they are primary, and that any insurance maintained by the City shall be excess insurance only.

C. All insurance policies shall provide that the insurance coverage shall not be non-renewed, canceled, reduced, or otherwise modified (except through the addition of additional insureds to the policy) by the insurance carrier without the insurance carrier giving City ten (10) day's prior written notice thereof. Consultant agrees that it will not cancel, reduce or otherwise modify the insurance coverage and in the event of any of the same by the insurer to immediately notify the City.

D. All policies of insurance shall cover the obligations of Consultant pursuant to the terms of this Agreement and except for professional liability insurance, shall be issued by an insurance company which is authorized to do business in the State of California or which is approved in writing by the City; and shall be placed have a current A.M. Best's rating of no less than A-, VII. In the case of professional liability insurance, such coverage shall be issued by companies either licensed or admitted to conduct business in the State of California so long as such insurers possesses the aforementioned Best's rating.

E. Consultant shall submit to City (1) insurance certificates indicating compliance with the minimum insurance requirements above, and (2) insurance policy endorsements or a copy of the insurance policy evidencing the additional insured requirements in this Agreement, in a form acceptable to the City.

F. Self-Insured Retention/Deductibles. All policies required by this Agreement shall allow City, as additional insured, to satisfy the self-insured retention ("SIR") and/or deductible of the policy in lieu of the Consultant (as the named insured) should Consultant fail to pay the SIR or deductible requirements. The amount of the SIR or deductible shall be subject to the approval of the City. Consultant understands and agrees that satisfaction of this requirement is an express condition precedent to the effectiveness of this Agreement. Failure by Consultant as primary insured to pay its SIR or deductible constitutes a material breach of this Agreement. Should City pay the SIR or deductible on Consultant's due to such failure in order to secure defense and indemnification as an additional insured under the policy, City may include such amounts as damages in any action against Consultant for breach of this Agreement in addition to any other damages incurred by City due to the breach.

G. Subrogation. With respect to any Workers' Compensation Insurance or Employer's Liability Insurance, the insurer shall waive all rights of subrogation and contribution it may have against the Indemnitees.

H. Failure to Maintain Insurance. If Contractor fails to keep the insurance required under this Agreement in full force and effect, City may take out the necessary insurance and any premiums paid, plus 10% administrative overhead, shall be paid by Consultant, which amounts may be deducted from any payments due Consultant.

I. Consultant shall include all subcontractors, if any, as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor to the City for review and approval. All insurance for subcontractors shall be subject to all of the requirements stated herein.

11. Confidentiality. Consultant in the course of its duties may have access to confidential data of City, private individuals, or employees of the City. Consultant covenants that all data, documents, discussion, or other information developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed by Consultant without written authorization by City. City shall grant such authorization if disclosure is required by law. All City data shall be returned to City upon the termination of this Agreement. Consultant's covenant under this section shall survive the termination of this Agreement. Notwithstanding the foregoing, to the extent Consultant prepares reports of a proprietary nature specifically for and in connection with certain projects, the City shall not, except with Consultant's prior written consent, use the same for other unrelated projects.

12. Ownership of Materials. Except as specifically provided in this Agreement, all materials provided by Consultant in the performance of this Agreement

shall be and remain the property of City without restriction or limitation upon its use or dissemination by City. Consultant may, however, make and retain such copies of said documents and materials as Consultant may desire.

13. Maintenance and Inspection of Records. In accordance with generally accepted accounting principles, Consultant and its subcontractors shall maintain reasonably full and complete books, documents, papers, accounting records, and other information (collectively, the "records") pertaining to the costs of and completion of services performed under this Agreement. The City and any of their authorized representatives shall have access to and the right to audit and reproduce any of Consultant's records regarding the services provided under this Agreement. Consultant shall maintain all such records for a period of at least three (3) years after termination or completion of this Agreement. Consultant agrees to make available all such records for inspection or audit at its offices during normal business hours and upon three (3) days' notice from the City, and copies thereof shall be furnished if requested.

14. Conflict of Interest.

A. Consultant covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which may be affected by the services to be performed by Consultant under this Agreement, or which would conflict in any manner with the performance of its services hereunder. Consultant further covenants that, in performance of this Agreement, no person having any such interest shall be employed by it. Furthermore, Consultant shall avoid the appearance of having any interest which would conflict in any manner with the performance of its services pursuant to this Agreement.

B. Consultant covenants not to give or receive any compensation, monetary or otherwise, to or from the ultimate vendor(s) of hardware or software to City as a result of the performance of this Agreement. Consultant's covenant under this section shall survive the termination of this Agreement.

15. Termination. The City may terminate this Agreement with or without cause upon fifteen (15) days' written notice to Consultant. The effective date of termination shall be upon the date specified in the notice of termination, or, in the event no date is specified, upon the fifteenth (15th) day following mailing of the notice. In the event of such termination, City agrees to pay Consultant for services satisfactorily rendered prior to the effective date of termination. Immediately upon receiving written notice of termination, Consultant shall discontinue performing services, unless the notice provides otherwise, except those services reasonably necessary to effectuate the termination. The City shall be not liable for any claim of lost profits.

16. Personnel/Designated Person. Consultant represents that it has, or will secure at its own expense, all personnel required to perform the services under this Agreement. All of the services required under this Agreement will be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. Except as provided in this Agreement, Consultant

reserves the right to determine the assignment of its own employees to the performance of Consultant's services under this Agreement, but City reserves the right in its sole discretion to require Consultant to exclude any employee from performing services on City's premises.

17. Non-Discrimination and Equal Employment Opportunity.

A. Consultant shall not discriminate as to race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition, or sexual orientation, in the performance of its services and duties pursuant to this Agreement, and will comply with all rules and regulations of City relating thereto. Such nondiscrimination shall include but not be limited to the following: employment, upgrading, demotion, transfers, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

B. Consultant will, in all solicitations or advertisements for employees placed by or on behalf of Consultant state either that it is an equal opportunity employer or that all qualified applicants will receive consideration for employment without regard to race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition, or sexual orientation.

C. Consultant will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement except contracts or subcontracts for standard commercial supplies or raw materials.

18. Time of Completion. Consultant agrees to commence the work provided for in this Agreement within (5) days of being notified by the City to proceed and to diligently prosecute completion of the work as may otherwise be agreed to by and between the Project Manager and the Consultant.

19. Time is of the Essence. Time is of the essence in this Agreement. Consultant shall do all things necessary and incidental to the prosecution of Consultant's work.

20. Delays and Extensions of Time. Consultant's sole remedy for delays outside its control shall be an extension of time. No matter what the cause of the delay, Consultant must document any delay and request an extension of time in writing at the time of the delay to the satisfaction of City. Any extensions granted shall be limited to the length of the delay outside Consultant's control. If Consultant believes that delays caused by the City will cause it to incur additional costs, it must specify, in writing, why the delay has caused additional costs to be incurred and the exact amount of such cost within 10 days of the time the delay occurs. No additional costs can be paid that exceed the not to exceed amount absent a written amendment to this Agreement. In no event shall the Consultant be entitled to any claim for lost profits due to any delay, whether caused by the City or due to some other cause.

21. Assignment. Consultant shall not assign or transfer any interest in this Agreement nor the performance of any of Consultant's obligations hereunder, without the prior written consent of City, and any attempt by Consultant to so assign this Agreement or any rights, duties, or obligations arising hereunder shall be void and of no effect.

22. Compliance with Laws. Consultant shall comply with all applicable laws, ordinances, codes and regulations of the federal, state, and local governments.

23. Non-Waiver of Terms, Rights and Remedies. Waiver by either party of any one or more of the conditions of performance under this Agreement shall not be a waiver of any other condition of performance under this Agreement. In no event shall the making by City of any payment to Consultant constitute or be construed as a waiver by City of any breach of covenant, or any default which may then exist on the part of Consultant, and the making of any such payment by City shall in no way impair or prejudice any right or remedy available to City with regard to such breach or default.

24. Attorney's Fees. In the event that either party to this Agreement shall commence any legal or equitable action or proceeding to enforce or interpret the provisions of this Agreement, the prevailing party in such action or proceeding shall be entitled to recover its costs of suit, including reasonable attorney's fees and costs, including costs of expert witnesses and consultants.

25. Mediation. Any dispute or controversy arising under this Agreement, or in connection with any of the terms and conditions hereof, which cannot be resolved by the parties, may be referred by the parties hereto for mediation. A third party, neutral mediation service shall be selected, as agreed upon by the parties and the costs and expenses thereof shall be borne equally by the parties hereto. The parties agree to utilize their good faith efforts to resolve any such dispute or controversy so submitted to mediation. It is specifically understood and agreed by the parties hereto that mutual good faith efforts to resolve the same any dispute or controversy as provided herein, shall be a condition precedent to the institution of any action or proceeding, whether at law or in equity with respect to any such dispute or controversy.

26. Notices. Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on (a) the day of delivery if delivered by hand during regular business hours or by facsimile before or during regular business hours; or (b) on the third business day following deposit in the United States mail, postage prepaid, to the addresses heretofore set forth in the Agreement, or to such other addresses as the parties may, from time to time, designate in writing pursuant to the provisions of this section.

“CONSULTANT”

“CITY”

RHA Landscape Architects-Planners, Inc.
6840 Indiana Avenue, Suite 100,
Riverside, CA 92506

City of Diamond Bar
21810 Copley Drive
Diamond Bar, CA 91765-4178

Attn.: Doug Grove, President
Phone: (951) 781-1930
E-Mail: DougG@rhala.com

Attn.:David Liu, Director of Public Works
Phone: (909) 839-7038
E-mail: dliu@diamondbarca.gov

28. Governing Law. This Agreement shall be interpreted, construed and enforced in accordance with the laws of the State of California.

29. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be the original, and all of which together shall constitute one and the same instrument.

30. Entire Agreement. This Agreement, and any other documents incorporated herein by reference, represent the entire and integrated agreement between Consultant and City. This Agreement supersedes all prior oral or written negotiations, representations or agreements. This Agreement may not be amended, nor any provision or breach hereof waived, except in a writing signed by the parties which expressly refers to this Agreement. Amendments on behalf of the City will only be valid if signed by a person duly authorized to do so under the City's Purchasing Ordinance.

IN WITNESS of this Agreement, the parties have executed this Agreement as of the date first written above.

"Consultant"

"City"

RHA Landscape Architects-Planners, Inc.

CITY OF DIAMOND BAR

Signed by:
 2/17/2026
By: B52B6883792149A...
Doug Grove, President

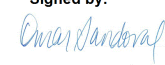
By: _____
Dan Fox, City Manager

Signed by:
 2/17/2026
By: B52B6883792149A...
Doug Grove, Secretary

ATTEST:

Kristina Santana, City Clerk

Approved as to form:

Signed by:
 2/17/2026
By: 4F8D2446CBF547C...
Omar Sandoval, City Attorney

***NOTE:** *If Consultant is a corporation, the City requires the following signature(s):*

--(1) the Chairman of the Board, the President or a Vice President, AND (2) the Secretary, the Chief Financial Officer, the Treasurer, an Assistant Secretary or an Assistant Treasurer. If only one corporate officer exists or one corporate officer holds more than one corporate office, please so indicate. OR

--The corporate officer named in a corporate resolution as authorized to enter into this Agreement. A copy of the corporate resolution, certified by the Secretary close in time to the execution of the Agreement, must be provided to the City.

**Exhibit A –
The City's Request
for Proposal, dated
November 21, 2025**

**DEPARTMENT OF PUBLIC WORKS
CITY OF DIAMOND BAR
CALIFORNIA**



REQUEST FOR PROPOSALS

FOR

**Landscape Assessment, Design
Standards, and Improvement
Planning for District Nos. 39-2022
and 41-2021**

NOVEMBER 2025

CITY OF DIAMOND BAR REQUEST FOR PROPOSALS (RFP)

Date: November 21, 2025

Department: Public Works

Project Type: Landscape Assessment, Design Standards, and Improvement Planning for Landscape Assessment District Nos. 39-2022 and 41-2021.

Proposals Due: January 8, 2026 at 2:00 P.M.

Project Contact: Nicholas Delgado, Management Analyst
(909) 839-7088 / NDelgado@DiamondBarCA.gov

INTRODUCTION

Incorporated on April 18, 1989, the City of Diamond Bar (“City”) sets against a scenic mountain backdrop on more than 8,000 acres (12.5 sq. miles) of rolling hills and valleys in the East San Gabriel Valley region.

Among the amenities that contribute to the high quality of life that is valued by residents are the family-friendly atmosphere; the well-maintained parks, trails, and roads; top-rated school Districts; and the unparalleled public safety services, which contribute to keeping Diamond Bar among the safest communities in the region for the past 35 years.

BACKGROUND

Landscape Assessment District Nos. 39-2022 and 41-2021 are funded through assessments on the residents within each district. As part of the Fiscal Year 2025/26 Capital Improvement Program, the City has allocated funding for this project to evaluate, plan, and develop design standards and improvement strategies for landscapes within both districts.

The primary goal of this study is to provide a comprehensive assessment and phased improvement plan that can guide future landscape enhancements. While construction funding is currently minimal, improvements will be implemented over time in accordance with the phasing and prioritization recommendations developed through this project.

Existing landscape conditions vary across the districts. Many areas consist of native vegetation or remain largely unimproved since the original development. In addition, nearly all irrigation systems were installed at the time of development and may no longer

be functional or adequate for current needs. This project will evaluate these conditions, identify opportunities for improvement, and develop design and irrigation standards compatible with City standards and the surrounding environment.

TO INTERESTED FIRMS

The City of Diamond Bar is inviting qualified licensed landscape architectural firms to submit proposals for Landscape Assessment and Improvement Planning for Landscape Assessment Districts 39-2022 and 41-2021. The purpose of this Request for Proposals (RFP) is to retain a qualified, professional, and responsive firm to evaluate existing landscape conditions, develop design and irrigation standards, identify opportunities for improvement, and prepare a phased improvement plan for each district.

The study will include, but is not limited to, documenting existing conditions, assessing irrigation systems, identifying areas for enhancement, and providing conceptual recommendations to guide future implementation. Deliverables will include detailed reports for each district and GIS shapefiles documenting assessed areas, conditions, project phases, and photographic documentation from the landscape inventory.

The results of this study will inform future landscape improvement projects, which will be implemented in phases consistent with the recommendations developed through this work. This project establishes the framework for prioritized improvements and may offer consultants potential opportunities for continued engagement in later phases.

This contract will be administered by the City's Public Works Department.

SCOPE OF SERVICES

The selected consultant shall prepare a comprehensive Landscape Assessment, Design Standards, and Improvement Planning Report for Landscape Assessment District Nos. 39-2022 and 41-2021, including, but not limited to, the following tasks:

1. Property Identification
 - a. Using City-provided data, identify all properties within the district boundaries that are maintained by the City.
 - b. The City will provide all available records for both districts, including assessment district maps, ownership/maintenance information, and any historical documentation.
 - i. The consultant is not expected to conduct additional records research beyond reviewing these materials.
 - c. Document property ownership, current maintenance responsibility, and location details.

2. Landscape Inventory and Assessment

- a. Identify all landscape areas eligible for improvements, including:
 - i. Slopes on private property within district boundaries.
 - ii. "Pocket parks" in District 39-2022.
 - iii. Clarification: This assessment excludes all fire brush and trail areas; only the slopes and mini-parks shall be evaluated.
- b. Document existing conditions for each area, including:
 - i. Irrigation access.
 - ii. Existing trees and vegetation types.
 - iii. Plant species and health.
 - iv. Soil and grading conditions.
 - v. Other relevant site features.
 - vi. Photographic documentation capturing representative conditions, notable features, and issues.

3. Design Standards Development

- a. Develop design standards for slopes, including:
 - i. Trees, shrubs, and other vegetation.
 - ii. Drought-tolerant and low-maintenance plantings.
 - iii. Compatibility with City standards and surrounding environment.
- b. Develop irrigation design standards for:
 - i. New installations.
 - ii. Upgrades to existing systems.
 - iii. Replacement or rehabilitation of existing irrigation infrastructure.

4. Project Phasing

- a. Group areas into logical "project phases" for implementation, separately for each district.
- b. Prepare an order-of-magnitude cost estimate for each phase based on:
 - i. Estimated construction and maintenance costs.
 - ii. Necessity factors such as fire hazard risk, erosion control, or public safety concerns.
 - iii. Other relevant considerations.

5. Deliverables for each District

- a. Comprehensive Report
 - i. Property and landscape inventory.
 - ii. Existing conditions, including photographic documentation of all areas captured during the landscape inventory.
 - iii. Design standards for vegetation and irrigation.
 - iv. Project phasing and order-of-magnitude cost estimates.

OPTIONAL TASKS

The following tasks are not mandatory for the base scope of work but should be addressed as optional services the consultant is capable of providing and may be authorized by the City at its discretion:

- A. Community Engagement and Public Input
 - Conduct public workshops or surveys to gather input on desired landscape improvements.
 - Incorporate community priorities into design standards and project phasing.
- B. City Council Presentation
 - Participate in one City Council meeting to present project findings, assessment results, and conceptual improvement recommendations prior to final design
- C. Maintenance & Lifecycle Cost Assessment
 - Provide estimated long-term maintenance costs for proposed improvements.
 - Recommend maintenance practices or schedules for new plantings and irrigation systems.
- D. Graphic Renderings of Proposed Landscape Treatments
 - Prepare graphic renderings or visual simulations illustrating proposed landscape design concepts, including representative slope treatments, planting palettes, and irrigation improvements.
 - Provide at least one “typical slope” rendering depicting how recommended plant species, densities, and design standards would appear once implemented.
- E. GIS Shapefiles or Geodatabase
 - Prepare GIS shapefiles or a geodatabase compatible with ArcGIS, including clearly attributed fields for project-specific areas assessed, project phases, landscape features, and site conditions.
 - Include locations of photographs taken during the landscape inventory, with linked image files or descriptive attributes.
 - Ensure GIS data is organized and documented so it can be readily used for planning, analysis, and future updates.

PROPOSAL CONTENT AND FORMAT

1. **PROJECT TEAM:** Please provide an organizational chart indicating principles and key project team members. Also, provide resumes of the key personnel involved

with this contract including personnel from sub-consultants (if any). Identify the experience of the personnel assigned and briefly outline the responsibilities of each member. If any changes in personnel occur during the contract period, the consultant shall notify the City and furnish the same required information.

2. **FIRM'S EXPERIENCE/REFERENCES:** List three (3) public agencies where similar services are being provided. Provide the following information: agency name, project manager's name, and services provided.
3. **PROJECT UNDERSTANDING:** Describe the approach and methods that will be used to complete the work described in the scope of services. Provide enough detail to distinguish the various work required for each task. Also, identify any potential concerns or problems that your firm anticipates during the term of this contract.
4. **SCHEDULE:** Provide a proposed schedule to accomplish all of the required tasks. Be sure to include time for City review/approval milestones.
5. **FEE PROPOSAL:** Provide a "not-to-exceed" for each year to provide the required scope of services, and state the assumptions on which the estimates are based. Also, provide the hourly rates of all personnel assigned to the contract. These rates may be used to negotiate additional design work at the City's request.
6. **AGREEMENT:** Attachment 1 is a copy of the City's Consultant Services Agreement. A statement must be made in the proposal that all terms and conditions are acceptable. No exceptions to this agreement are allowed.

GENERAL TERMS AND CONDITIONS

1. Issuance of this Request for Proposals (RFP) and receipt of proposals does not commit the City to award an agreement. The City expressly reserves the right to postpone the bid opening date for its own convenience, to accept or reject any or all bids received in response to this RFP, to negotiate with more than one vendor concurrently, or to cancel all or part of this RFP.
2. The City reserves the right to reduce or revise elements of the scope of work prior to the award of any agreement. Furthermore, the City reserves the right to reject any or all proposals submitted; and no representation is made hereby that any agreement will be awarded pursuant to this Request for Proposals, or otherwise. All costs incurred in the preparation of the proposal, in the submission of additional information and/or in any other aspect of a proposal prior to the award of a written agreement will be borne by the bidder.
3. Proposals shall be submitted on the forms supplied by the City of Diamond Bar and contained herein.

4. All proposals, bids, and quotes must be typewritten or written in ink. No erasures will be permitted. Mistakes may be crossed out and corrections made adjacent. Corrections must be initialed by the person signing the bid.
5. Proposals submitted may be withdrawn by written or email request received by the City before the hour set for opening. After such hour, it may not be withdrawn.
6. The City reserves the right to reject any or all proposals and to waive any informality or technical defect in a proposal.
7. All proposals must be signed by a responsible officer or authorized employee of the firm, giving the firm's name and address. Obligations assumed by such signature must be fulfilled.
8. Submissions of a signed bid will be interpreted to mean that the bidder has thereby agreed to all of the terms and conditions set forth in the bid package.
9. **CONTRACT PERIOD:** The term of the contract will be until the completion of all services rendered.
10. **INVITATION FOR INTERVIEW (OPTIONAL):** Firm(s) selected for further consideration for all or parts of the tasks in the scope of work may be contacted to arrange for an interview with City Staff via a virtual meeting platform. Should a firm be asked to participate in the interview, the principal and personnel assigned to the City should be available to discuss the following:
 - Major elements of the proposal; and be prepared to answer any questions raised to clarify in detail, and
 - Satisfactory performance on similar past/current work and description of previously/current related experience for assigned personnel.
11. **SELECTION PROCEDURE:** Criteria for evaluation of proposals may include, but need not be limited to, the following:
 - Responsiveness and comprehensiveness of proposal.
 - Firms and assigned personnels' experience with the City of Diamond Bar and other public agencies.
 - Quality of previous work performed by the firm.
 - Resources and fees required to perform the requested services.
 - The firm's comments on the consulting services agreement.
 - References.
12. **RIGHT TO REJECT ALL PROPOSALS:** The City reserves the right to reduce or revise elements of the scope of work prior to the award of a contract. Furthermore, the City reserves the right to reject any proposal and may elect to make a decision without further discussion or negotiation. This solicitation is not to be construed as a contract of any kind. The City is not liable for any costs or expenses incurred in

the preparation of the proposals. The right to issue supplementary information or guidelines relating to this request is also reserved by the City. All proposals submitted to the City in response to this RFP shall become property of the City.

- 13. **FEE PROPOSAL:** A fee proposal shall be submitted separately, including a detailed schedule with all proposed staff, the hours each person will devote to a given task, and all reimbursable services to complete work described in the proposed Scope of Service. The fee proposal(s) shall be uploaded on PlanetBids separately bearing the name, address, and telephone number of the individual or entity submitting the proposal.
- 14. **INSURANCE:** Proof of insurance requirements addressed in the professional services agreement of this Request for Proposal shall be submitted by the selected Consultant upon execution of the contract for submittal to the City Council.

The selected Consultant must submit a "Statement Certifying Insurance Coverage" certifying that the required insurance coverage will be obtained by the Consultant, and that the Consultant understands said coverage is prerequisite for entering into an agreement with the City. The Consultant is required to confirm with its insurance carrier that it can meet all the requirements for insurance. Failure to meet the insurance regulations as set forth shall result in the Consultant's disqualification.

- 15. **AGREEMENT:** A copy of the City’s consultant services agreement can be found as Attachment 1. A statement **SHALL** be made in the proposal that all terms and conditions including insurance requirements are acceptable.

ATTACHMENTS SCHEDULE

- ATTACHMENT 1 Sample Contract Agreement
- ATTACHMENT 2 Boundary Maps for LADs

RFP SCHEDULE

- November 21, 2025 Release of RFP
- January 8, 2026 Proposals Due to the City
- January 13-15, 2026 Invitation for Interview (Optional)
- February 2026 Award of Contract

SUBMITTAL OF PROPOSALS

An electronic copy of the proposal, in PDF format, shall be uploaded onto PlanetBids on or before two o'clock (2:00) P.M. on Thursday, January 8, 2026. Only electronic proposals will be accepted. Use the link below to register: <https://www.diamondbarca.gov/712/RFP-RFQ-BID-Opportunities>.

QUESTIONS

Any questions can be posted within the Q&A Section in PlanetBids. Please post all questions no later than 4:00 P.M. on January 2, 2026.

Sincerely,

A handwritten signature in black ink, appearing to read 'David G. Liu', written over a horizontal line.

David G. Liu, P.E.
Director of Public Works/City Engineer

ATTACHMENT 1
SAMPLE CONTRACT AGREEMENT

CONSULTING SERVICES AGREEMENT Design Professional

THIS AGREEMENT (the "Agreement") is made as of _____, 2025 by and between the City of Diamond Bar, a municipal corporation ("City") and _____, a ***[Insert the type of entity of the Consultant, e.g., Inc., a California corporation; a California general partnership; a California limited liability company; a sole proprietor; etc.]*** ("Consultant").

1. Consultant's Services.

Subject to the terms and conditions set forth in this Agreement Consultant shall provide to the reasonable satisfaction of the City the ***[describe general type, i.e., architecture]*** services set forth in the attached Exhibit "A", which is incorporated herein by this reference. As a material inducement to the City to enter into this Agreement, Consultant represents and warrants that it has thoroughly investigated the work and fully understands the difficulties and restrictions in performing the work. Consultant represents that it is fully qualified to perform such consulting services by virtue of its experience and the training, education and expertise of its principals and employees.

Nicholas Delgado, Management Analyst (herein referred to as the "City's Project Manager"), shall be the person to whom the Consultant will report for the performance of services hereunder. It is understood that Consultant shall coordinate its services hereunder with the City's Project Manager to the extent required by the City's Project Manager, and that all performances required hereunder by Consultant shall be performed to the satisfaction of the City's Project Manager and the City Manager

2. Term of Agreement. This Agreement shall take effect _____, 2025, and shall continue until _____ unless earlier terminated pursuant to the provisions herein.

[Optional Language for Extensions] The City Manager shall have the option to extend this Agreement for ***[describe extension option, e.g., two (2) additional two (2) year terms.]***, subject to the same terms and conditions contained herein, by giving Consultant written notice of the exercise of this option at least thirty (30) days prior to the expiration of the initial Term. In the event the City exercises its option to extend the Term, Consultant's compensation shall be subject to an adjustment upon the effective date of extension as follows:

Any increase in compensation will be negotiated between the City and the Consultant, but in no event shall the increase exceed the amount that the Consumer Price Index ("CPI") for the Los Angeles-Anaheim-Riverside metropolitan area for the month immediately preceding the Adjustment Date (the "Index Month") as reported by the Bureau of Labor Statistics of the United States Department of Labor, has increased over the CPI for the month one year prior to the Index Month.

3. Compensation. City agrees to compensate Consultant for each service which Consultant performs to the satisfaction of City in compliance with the scope of services set forth in Exhibit "A". Payment will be made only after submission of proper invoices in the form specified by City. Total payment to Consultant pursuant to this Agreement shall not exceed [**Spell out dollar amount**] (\$) without the prior written consent of the City. The above not to exceed amount shall include all costs, including, but not limited to, all clerical, administrative, overhead, telephone, travel and all related expenses.

4. Payment.

A. As scheduled services are completed, Consultant shall submit to City an invoice for the services completed, authorized expenses and authorized extra work actually performed or incurred.

B. All such invoices shall state the basis for the amount invoiced, including services completed, the number of hours spent, and any extra work performed.

C. City will pay Consultant the amount properly invoiced within 35 days of receipt, but may withhold 30% of any invoice until all work is completed, which sum shall be paid within 35 days of completion of the work and receipt of all deliverables. [**Optional to include withhold-typically would if a deliverable was involved, such as software or a report**]

D. Payment shall constitute payment in full for all services, authorized costs and authorized extra work covered by that invoice.

5. Change Orders. No payment for extra services caused by a change in the scope or complexity of work, or for any other reason, shall be made unless and until such extra services and a price therefore have been previously authorized in writing and approved by the City Manager or his designee as an amendment to this Agreement. The amendment shall set forth the changes of work, extension of time, if any, and adjustment of the fee to be paid by City to Consultant.

6. Priority of Documents. In the event of any inconsistency between the provisions of this Agreement and any attached exhibits, the provisions of this Agreement shall control. [**If more than one exhibit, determine if one should control over other, i.e. City's Request for Proposal, Consultant Proposal. Language would be along the following lines: "In the event of any inconsistency between this Agreement and the attached exhibits, the following order of precedence shall apply: (a) This Agreement; (b) The City's Request for Proposal, dated _____; and (c) Consultant's Proposal dated _____."**]

7. Status as Independent Contractor.

A. Consultant is, and shall at all times remain as to City, a wholly independent contractor. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not, at any time, or in any manner, represent that it or any of its agents or employees are in any manner agents or employees of City.

B. Consultant agrees to pay all required taxes on amounts paid to Consultant under this Agreement, and to indemnify and hold City harmless from any and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement. In the event that City is audited by any Federal, State agency, including the Public Employee Retirement System, regarding the independent contractor status of Consultant and the audit in any way fails to sustain the validity of a wholly independent contractor relationship between City and Consultant, its employees or subconsultants, then Consultant agrees to reimburse City for all costs, including accounting and attorney's fees, arising out of such audit and any appeals relating thereto.

C. Consultant shall fully comply with Workers' Compensation laws regarding Consultant and Consultant's employees. Consultant further agrees to indemnify and hold City harmless from any failure of Consultant to comply with applicable Worker's Compensation laws.

D. Consultant shall, at Consultant's sole cost and expense fully secure and comply with all federal, state and local governmental permit or licensing requirements, including but not limited to a business license with the City of Diamond.

E. In addition to any other remedies it may have, City shall have the right to offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification required by this Agreement or for any amount or penalty levied against the City for Consultant's failure to comply with this Section.

8. Standard of Performance. Consultant shall perform all work at the standard of care and skill ordinarily exercised by members of the profession under similar conditions and represents that it and any subcontractors it may engage, possess any and all licenses which are required to perform the work contemplated by this Agreement and shall maintain all appropriate licenses during the performance of the work.

9. Indemnification. To the maximum extent permitted by Civil Code section 2782.8, Consultant shall defend, indemnify and hold harmless City, its officers, officials, employees and volunteers ("Indemnitees") from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorneys' fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with:

(1) Any and all claims under Worker's Compensation acts and other employee benefit acts with respect to Consultant's employees or Consultant's contractors;

(2) Any and all claims arising out of Consultant's performance of work hereunder or its failure to comply with any of its obligations contained in this Agreement. Should City in its sole discretion find Consultant's legal counsel unacceptable, then Consultant shall reimburse the City its costs of defense, including without limitation reasonable attorneys' fees, expert fees and all other costs and fees of litigation. The Consultant shall promptly pay any final judgment rendered against the Indemnitees. Except for the Indemnitees, this Agreement shall not be construed to extend to any third-party indemnification rights of any kind; and

(3) Any and all claims for loss, injury to or death of persons or damage to property caused by the negligent professional act or omission in the performance of professional services pursuant to this Agreement.

(4) The Consultant's obligations to indemnify, defend and hold harmless the City shall survive termination of this Agreement.

10. Insurance.

A. Consultant shall at all times during the term of this Agreement carry, maintain, and keep in full force and effect, with an insurance company authorized to do business in the State of California and approved by the City the following insurance:

(1) a policy or policies of broad-form comprehensive general liability insurance written on an occurrence basis with minimum limits of \$1,000,000.00 combined single limit coverage against any injury, death, loss or damage as a result of wrongful or negligent acts by Consultant, its officers, employees, agents, and independent contractors in performance of services under this Agreement;

(2) property damage insurance with a minimum limit of \$500,000.00 per occurrence;

(3) automotive liability insurance written on an occurrence basis covering all owned, non-owned and hired automobiles, with minimum combined single limits coverage of \$1,000,000.00;

(4) Worker's Compensation insurance when required by law, with a minimum limit of \$500,000.00 or the amount required by law, whichever is greater; **[Note: Does not apply to a sole proprietor, i.e., a Consultant with no employees but can leave in as it states "when required by law."]** and

(5) Professional liability insurance covering errors and omissions arising out of the performance of this Agreement with a combined single limit of \$1,000,000. If such insurance is on a claims' made basis, Consultant agrees to keep such insurance in

full force and effect for at least five years after termination or date of completion of this Agreement.

B. The City, its officers, employees, agents, and volunteers shall be named as additional insureds on the policies as to comprehensive general liability, property damage, and automotive liability. The policies as to comprehensive general liability, property damage, and automobile liability shall provide that they are primary, and that any insurance maintained by the City shall be excess insurance only. ***[If Consultant's work does not require Consultant to come onto City property except for perhaps site visits and meetings, City can be flexible with insurance, including need to be additional insureds and with cancellation provision in Section 10.C below. If Consultant works off-site and simply delivers a report or product, insurance may be waived altogether, except for Workers' Compensation]***

C. All insurance policies shall provide that the insurance coverage shall not be non-renewed, canceled, reduced, or otherwise modified (except through the addition of additional insureds to the policy) by the insurance carrier without the insurance carrier giving City ten (10) day's prior written notice thereof. Consultant agrees that it will not cancel, reduce or otherwise modify the insurance coverage and in the event of any of the same by the insurer to immediately notify the City.

D. All policies of insurance shall cover the obligations of Consultant pursuant to the terms of this Agreement and except for professional liability insurance, shall be issued by an insurance company which is authorized to do business in the State of California or which is approved in writing by the City; and shall be placed have a current A.M. Best's rating of no less than A-, VII. In the case of professional liability insurance, such coverage shall be issued by companies either licensed or admitted to conduct business in the State of California so long as such insurers possesses the aforementioned Best's rating.

E. Consultant shall submit to City (1) insurance certificates indicating compliance with the minimum insurance requirements above, and (2) insurance policy endorsements or a copy of the insurance policy evidencing the additional insured requirements in this Agreement, in a form acceptable to the City.

F. Self-Insured Retention/Deductibles. All policies required by this Agreement shall allow City, as additional insured, to satisfy the self-insured retention ("SIR") and/or deductible of the policy in lieu of the Consultant (as the named insured) should Consultant fail to pay the SIR or deductible requirements. The amount of the SIR or deductible shall be subject to the approval of the City. Consultant understands and agrees that satisfaction of this requirement is an express condition precedent to the effectiveness of this Agreement. Failure by Consultant as primary insured to pay its SIR or deductible constitutes a material breach of this Agreement. Should City pay the SIR or deductible on Consultant's due to such failure in order to secure defense and indemnification as an additional insured under the policy, City may include such amounts as damages in any action against Consultant for breach of this Agreement in addition to any other damages incurred by City due to the breach.

G. **Subrogation.** With respect to any Workers' Compensation Insurance or Employer's Liability Insurance, the insurer shall waive all rights of subrogation and contribution it may have against the Indemnitees.

H. **Failure to Maintain Insurance.** If Contractor fails to keep the insurance required under this Agreement in full force and effect, City may take out the necessary insurance and any premiums paid, plus 10% administrative overhead, shall be paid by Consultant, which amounts may be deducted from any payments due Consultant.

I. Consultant shall include all subcontractors, if any, as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor to the City for review and approval. All insurance for subcontractors shall be subject to all of the requirements stated herein.

11. Confidentiality. Consultant in the course of its duties may have access to confidential data of City, private individuals, or employees of the City. Consultant covenants that all data, documents, discussion, or other information developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed by Consultant without written authorization by City. City shall grant such authorization if disclosure is required by law. All City data shall be returned to City upon the termination of this Agreement. Consultant's covenant under this section shall survive the termination of this Agreement. Notwithstanding the foregoing, to the extent Consultant prepares reports of a proprietary nature specifically for and in connection with certain projects, the City shall not, except with Consultant's prior written consent, use the same for other unrelated projects.

12. Ownership of Materials. Except as specifically provided in this Agreement, all materials provided by Consultant in the performance of this Agreement shall be and remain the property of City without restriction or limitation upon its use or dissemination by City. Consultant may, however, make and retain such copies of said documents and materials as Consultant may desire.

13. Maintenance and Inspection of Records. In accordance with generally accepted accounting principles, Consultant and its subcontractors shall maintain reasonably full and complete books, documents, papers, accounting records, and other information (collectively, the "records") pertaining to the costs of and completion of services performed under this Agreement. The City and any of their authorized representatives shall have access to and the right to audit and reproduce any of Consultant's records regarding the services provided under this Agreement. Consultant shall maintain all such records for a period of at least three (3) years after termination or completion of this Agreement. Consultant agrees to make available all such records for inspection or audit at its offices during normal business hours and upon three (3) days' notice from the City, and copies thereof shall be furnished if requested.

14. Conflict of Interest.

A. Consultant covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which may be affected by the services to be performed by Consultant under this Agreement, or which would conflict in any manner with the performance of its services hereunder. Consultant further covenants that, in performance of this Agreement, no person having any such interest shall be employed by it. Furthermore, Consultant shall avoid the appearance of having any interest which would conflict in any manner with the performance of its services pursuant to this Agreement.

B. Consultant covenants not to give or receive any compensation, monetary or otherwise, to or from the ultimate vendor(s) of hardware or software to City as a result of the performance of this Agreement. Consultant's covenant under this section shall survive the termination of this Agreement.

15. Termination. The City may terminate this Agreement with or without cause upon fifteen (15) days' written notice to Consultant. The effective date of termination shall be upon the date specified in the notice of termination, or, in the event no date is specified, upon the fifteenth (15th) day following mailing of the notice. In the event of such termination, City agrees to pay Consultant for services satisfactorily rendered prior to the effective date of termination. Immediately upon receiving written notice of termination, Consultant shall discontinue performing services, unless the notice provides otherwise, except those services reasonably necessary to effectuate the termination. The City shall be not liable for any claim of lost profits.

16. Personnel/Designated Person. Consultant represents that it has, or will secure at its own expense, all personnel required to perform the services under this Agreement. All of the services required under this Agreement will be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. ***[If it is important that a specific person perform the work include the following]*** Except as otherwise authorized by the City's Project Manager, ***[If applicable, name of designated person]*** shall be the person who primarily performs the work provided under this Agreement. Except as provided in this Agreement, Consultant reserves the right to determine the assignment of its own employees to the performance of Consultant's services under this Agreement, but City reserves the right in its sole discretion to require Consultant to exclude any employee from performing services on City's premises.

17. Non-Discrimination and Equal Employment Opportunity.

A. Consultant shall not discriminate as to race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition, or sexual orientation, in the performance of its services and duties pursuant to this Agreement, and will comply with all rules and regulations of City relating thereto. Such nondiscrimination shall include but not be limited to the following: employment, upgrading, demotion, transfers, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

B. Consultant will, in all solicitations or advertisements for employees placed by or on behalf of Consultant state either that it is an equal opportunity employer or that all qualified applicants will receive consideration for employment without regard to race, color, creed, religion, sex, marital status, national origin, ancestry, age, physical or mental handicap, medical condition, or sexual orientation.

C. Consultant will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement except contracts or subcontracts for standard commercial supplies or raw materials.

18. Time of Completion. Consultant agrees to commence the work provided for in this Agreement within (5) days of being notified by the City to proceed and to diligently prosecute completion of the work within _____ (__) calendar days from such date or as may otherwise be agreed to by and between the Project Manager and the Consultant. ***[Optional to include time of completion, but if it is important for City to have the work done within a specific time include.]***

19. Time Is of the Essence. Time is of the essence in this Agreement. Consultant shall do all things necessary and incidental to the prosecution of Consultant's work.

20. Liquidated Damages. Consultant shall pay City, or have withheld from monies due it, as liquidated damages, the sum of _____ Dollars (\$____) per day for each and every calendar day's delay in finishing the work within the time specified, including any written extensions which may be granted, in writing, in accordance with this Agreement. ***[Optional, include in situations in which untimely delivery of a product or service would interfere with City's ability to serve its constituents or cause project delay. Must have Sections 18 and 19 above to include.]***

21. Delays and Extensions of Time. Consultant's sole remedy for delays outside its control shall be an extension of time. No matter what the cause of the delay, Consultant must document any delay and request an extension of time in writing at the time of the delay to the satisfaction of City. Any extensions granted shall be limited to the length of the delay outside Consultant's control. If Consultant believes that delays caused by the City will cause it to incur additional costs, it must specify, in writing, why the delay has caused additional costs to be incurred and the exact amount of such cost within 10 days of the time the delay occurs. No additional costs can be paid that exceed the not to exceed amount absent a written amendment to this Agreement. In no event shall the Consultant be entitled to any claim for lost profits due to any delay, whether caused by the City or due to some other cause.

22. Assignment. Consultant shall not assign or transfer any interest in this Agreement nor the performance of any of Consultant's obligations hereunder, without the prior written consent of City, and any attempt by Consultant to so assign this Agreement or any rights, duties, or obligations arising hereunder shall be void and of no effect.

23. Compliance with Laws. Consultant shall comply with all applicable laws, ordinances, codes and regulations of the federal, state, and local governments.

24. Non-Waiver of Terms, Rights and Remedies. Waiver by either party of any one or more of the conditions of performance under this Agreement shall not be a waiver of any other condition of performance under this Agreement. In no event shall the making by City of any payment to Consultant constitute or be construed as a waiver by City of any breach of covenant, or any default which may then exist on the part of Consultant, and the making of any such payment by City shall in no way impair or prejudice any right or remedy available to City with regard to such breach or default.

25. Attorney's Fees. In the event that either party to this Agreement shall commence any legal or equitable action or proceeding to enforce or interpret the provisions of this Agreement, the prevailing party in such action or proceeding shall be entitled to recover its costs of suit, including reasonable attorney's fees and costs, including costs of expert witnesses and consultants.

26. Mediation. Any dispute or controversy arising under this Agreement, or in connection with any of the terms and conditions hereof, which cannot be resolved by the parties, may be referred by the parties hereto for mediation. A third party, neutral mediation service shall be selected, as agreed upon by the parties and the costs and expenses thereof shall be borne equally by the parties hereto. The parties agree to utilize their good faith efforts to resolve any such dispute or controversy so submitted to mediation. It is specifically understood and agreed by the parties hereto that mutual good faith efforts to resolve the same any dispute or controversy as provided herein, shall be a condition precedent to the institution of any action or proceeding, whether at law or in equity with respect to any such dispute or controversy.

26. Notices. Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on (a) the day of delivery if delivered by hand during regular business hours or by facsimile before or during regular business hours; or (b) on the third business day following deposit in the United States mail, postage prepaid, to the addresses heretofore set forth in the Agreement, or to such other addresses as the parties may, from time to time, designate in writing pursuant to the provisions of this section.

“CONSULTANT”

“CITY”

Attn.: _____
Phone: _____
E-Mail: _____

City of Diamond Bar
21810 Copley Drive
Diamond Bar, CA 91765-4178
Attn.: _____
Phone: _____
E-mail: _____

28. Governing Law. This Agreement shall be interpreted, construed and enforced in accordance with the laws of the State of California.

29. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be the original, and all of which together shall constitute one and the same instrument.

30. Entire Agreement. This Agreement, and any other documents incorporated herein by reference, represent the entire and integrated agreement between Consultant and City. This Agreement supersedes all prior oral or written negotiations, representations or agreements. This Agreement may not be amended, nor any provision or breach hereof waived, except in a writing signed by the parties which expressly refers to this Agreement. Amendments on behalf of the City will only be valid if signed by a person duly authorized to do so under the City's Purchasing Ordinance.

IN WITNESS of this Agreement, the parties have executed this Agreement as of the date first written above.

"Consultant"

"City"

[Insert Full Name of Consultant]

CITY OF DIAMOND BAR

By: _____
Printed Name: _____
Title: _____

By: _____
Dan Fox, City Manager

By: _____
Printed Name: _____
Title: _____

ATTEST:

Kristina Santana, City Clerk

Approved as to form:

By: _____
Omar Sandoval, City Attorney

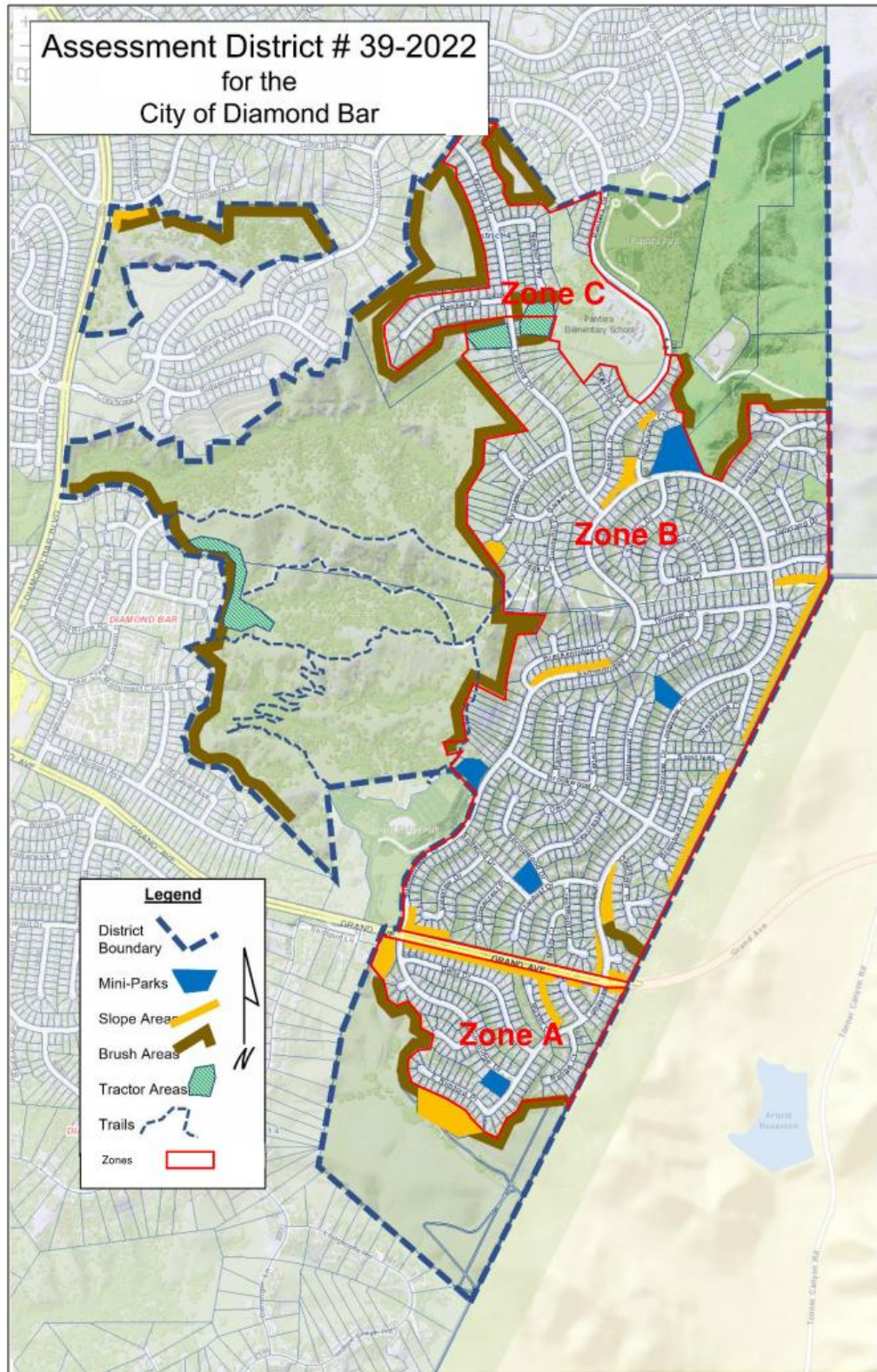
NOTE:** -- ***If Consultant is a corporation, the City requires the following signature(s):
(1) the Chairman of the Board, the President or a Vice-President, AND (2) the Secretary, the Chief Financial Officer, the Treasurer, an Assistant Secretary or an Assistant Treasurer. If only one corporate officer exists or one corporate officer holds more than one corporate office, please so indicate. OR

- *The corporate officer named in a corporate resolution as authorized to enter into this Agreement. A copy of the corporate resolution, certified by the Secretary close in time to the execution of the Agreement, must be provided to the City.*

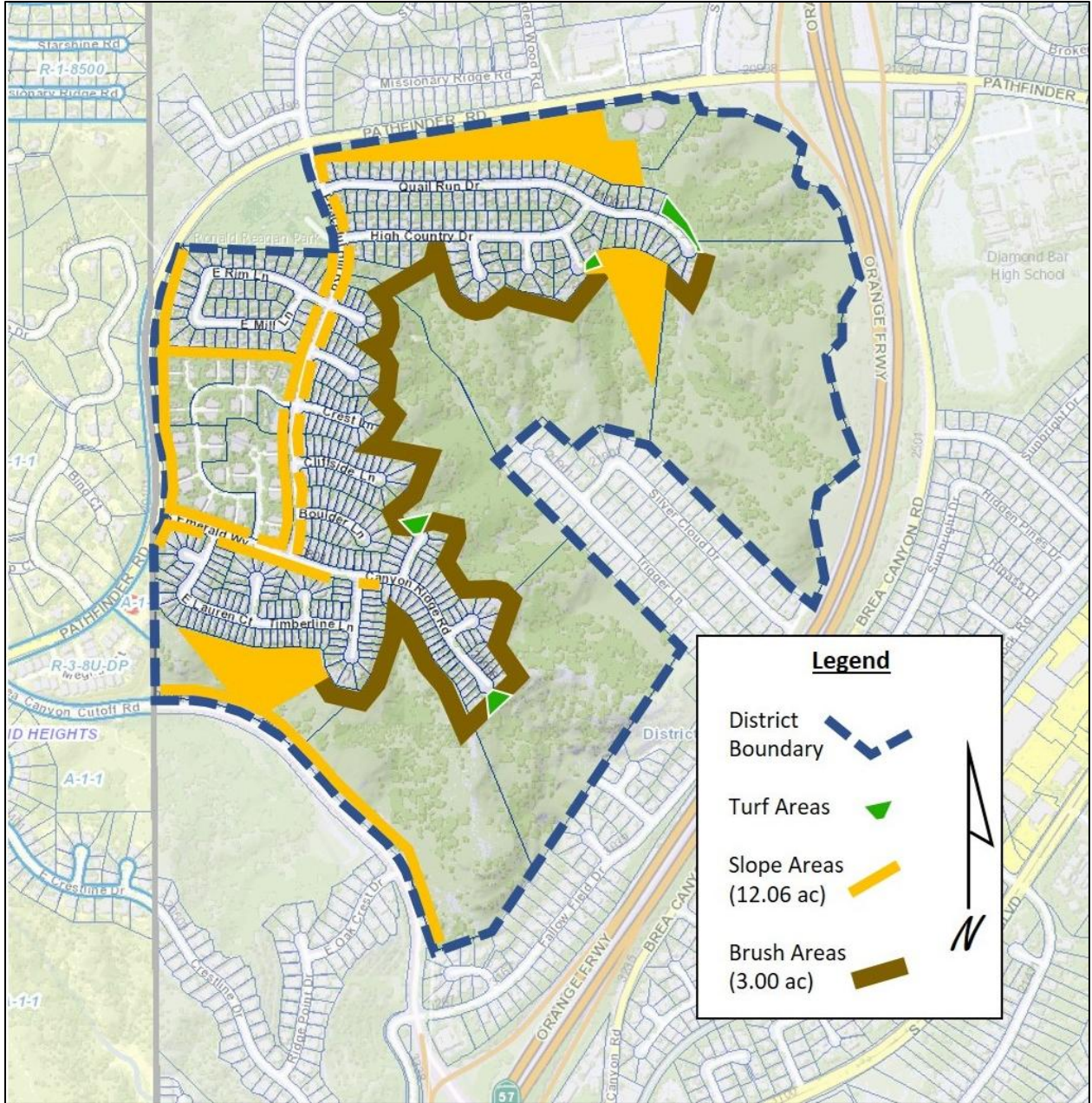
DRAFT

ATTACHMENT 2
LAD BOUNDARY MAPS

LAD# 39-2022



LAD# 41-2021



**Exhibit B –
Contractor's
Bid**

City of Diamond Bar

Request for Proposals

Landscape Assessment, Design Standards, and Improvement Planning for District NOS.39022 41-2021

January 8, 2026

Presented to:



Prepared By:

RHA Landscape Architects-Planners, Inc.
6840 Indiana Avenue
Suite 100
Riverside, CA 92506
951-781-1930
www.rhala.com





January 8, 2026

David G. Liu P.E.
Director of Public Works/City Engineer
City of Diamond Bar
21810 Copley Drive
Diamond Bar, CA 91765

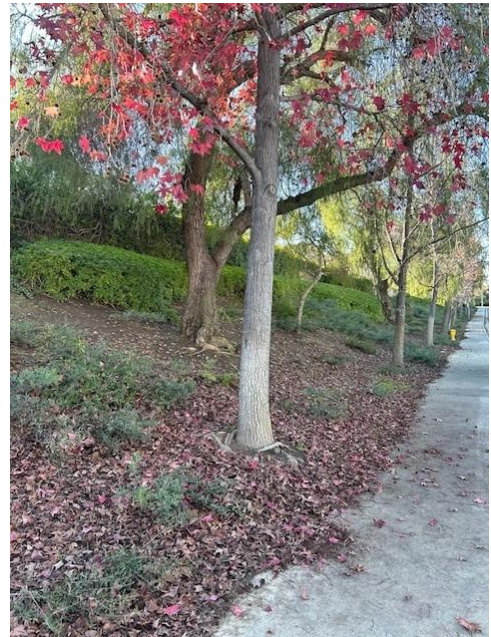
**RE: REQUEST FOR QUALIFICATIONS
DESIGN SERVICES FOR RYAN PARK PLAYGROUND IMPROVEMENTS**

Dear David,

On behalf of RHA Landscape Architects-Planners, I am pleased to submit our proposal for the Landscape Assessment, Design Standards, and improvement Planning for District NOS.39-2022 and 41-2021. With over 40 years of experience in park planning, landscape architecture, and public infrastructure design, our team is well-prepared to deliver a comprehensive set of improvements that align with the City of Diamond Bar’s goals for comprehensive landscape and irrigation assessment, phased improvement plan and guide to future landscape enhancements. We understand that the landscape conditions vary across the districts, many areas consisting of native plant material or are largely unimproved from the original development. Irrigation systems have not been improved since the original development and some may not even be operational.

The RHA staff has extensive experience in evaluation existing landscapes and irrigation and has successfully delivered evaluations and recommendations for numerous projects.

Most recently we have provided similar for Crafton Hills College and Peirce Colleges for Campus wide irrigation renovation projects. We have also provided Landscape and Irrigation Standards for many agencies including the City of Lancaster, the City of Riverside, San Bernardino Community College District and the San Jacinto Community College District to name a few.



Landscape Assessment and design Standards

January 8, 2026

Diamond Bar, CA

Our recommendations included landscape standards, details, estimated costs and phasing strategies. Our focus will be on reduced maintenance and water use requirements required by the landscape while at the same time beautifying the parkways slopes and mini parks



We visited the both Landscape Districts No. 41 and No. 39 and also viewed the sites on Google Earth. We understand and observed that the landscapes have not been touched since the homes were developed and it is time for irrigation repair and landscape upgrades. With fire prevention being such a high priority due to recent fires the fuel modifications areas behind the homes will be a high priority which RHA can help with.

The RHA staff is highly experienced and knowledgeable about all the issues and priorities that may come up on this project. We do all our irrigation design in house and have a native plant expert on staff. We even have experience working with Cal Fire using work crews to provide fuel modifications to native slopes and landscape areas around residential neighborhoods.

We will meet all required insurance, licensing, and indemnification obligations and confirm that no conflicts of interest exist. This proposal is valid for 90 days.

We look forward to the opportunity to partner with the City of Diamond Bar to deliver comprehensive landscape and irrigation assessment, phased improvement plan and guide to future landscape enhancements that will provide critical direction to the Landscape districts for years to come.



Cordially,
RHA Landscape Architects-Planners, Inc.

Doug Grove, RLA, ASLA, LEED® AP
President
951-781-1930 ext 121

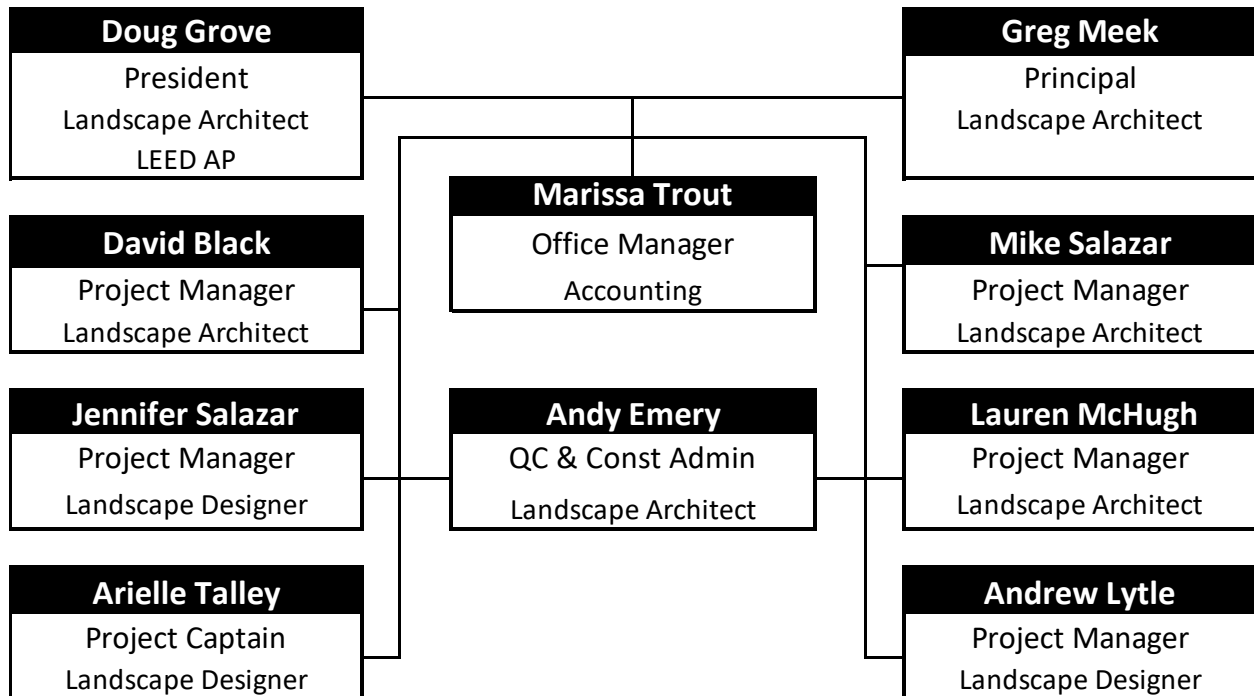
Organization and Staffing

Our team includes nine dedicated professionals, including six licensed landscape architects, who work collaboratively under a team-based approach directed by the firm’s principals and associates. Please refer to the following pages for resumes of key staff.

RHA STAFF

Doug Grove, RLA, ASLA	President/Landscape Architect/LEED AP
Greg Meek, RLA	Principal/Landscape Architect
David Black, RLA	Project Manager/Landscape Architect
Lauren McHugh, RLA	Project Manager/Landscape Architect
Mike Salazar, RLA	Project Manager/Landscape Architect
Jennifer Salazar	Project Manager/Landscape Designer
Andrew Lytle	Project Manager/Landscape Designer
Arielle Talley	Project Manager/Landscape Designer
Andy Emery, RLA	Construction Administration/Landscape Architect
Marissa Trout	Office Manager

RHA Organizational Chart



Approach and Scope of Work

Project Objective

We understand the existing landscape conditions vary across the districts. Many areas consist of native vegetation or remain largely unimproved since the original development. In addition, nearly all irrigation systems were installed at the time of development and may no longer be functional or adequate for current needs. RHA will evaluate these conditions, identify opportunities for improvement, and develop design and irrigation standards compatible with City standards and the surrounding environment.

The main objectives of the Landscape Assessment District Nos. 39-2022 and 41-2021 project are as follows:

1. Provide a comprehensive assessment and phased improvement plan that can guide future landscape enhancements.
2. Improvements will be implemented over time in accordance with the phasing and prioritization recommendations developed through this project.
3. Evaluate the irrigation system conditions identify opportunities for improvement, and develop design and irrigation standards compatible with City standards and the surrounding environment.

Scope of Services and Project Understanding

RHA understands that the scope of work, includes, but is not limited to:

The preparation of a comprehensive Landscape Assessment, Design Standards, and Improvement Planning Report for Landscape Assessment District Nos. 39-2022 and 41-2021, including, but not limited to, the following tasks:

1. Property Identification
 - a. Using City-provided data, identify all properties within the district boundaries that are maintained by the City.
 - b. We understand the City will provide all available records for both districts, including assessment district maps, ownership/maintenance information, and any historical documentation.
 - i. RHA will not be expected to conduct additional records research beyond reviewing these materials.
 - c. Document property ownership, current maintenance responsibility, and location details.

2. Landscape Inventory and Assessment
 - a. RHA will identify all landscape areas eligible for improvements, including:
 - i. Slopes on private property within district boundaries.

RHA LANDSCAPE ARCHITECTS - PLANNERS, INC.

Approach and Scope of Work

- ii. “Pocket parks” in District 39-2022.
 - iii. Clarification: This assessment excludes all fire brush and trail areas; only the slopes and mini-parks shall be evaluated.
 - b. RHA will document existing conditions for each area, including:
 - i. Irrigation access.
 - ii. Existing trees and vegetation types.
 - iii. Plant species and health.
 - iv. Soil and grading conditions.
 - v. Other relevant site features.
 - vi. Photographic documentation capturing representative conditions, notable features, and issues.
- 3. Design Standards Development
 - a. RHA will develop design standards for slopes, including:
 - i. Trees, shrubs, and other vegetation.
 - ii. Drought-tolerant and low-maintenance plantings.
 - iii. Compatibility with City standards and surrounding environment.
 - b. RHA will develop irrigation design standards for:
 - i. New installations.
 - ii. Upgrades to existing systems.
 - iii. Replacement or rehabilitation of existing irrigation infrastructure.
- 4. Project Phasing
 - a. RHA will group areas into logical “project phases” for implementation, separately for each district.
 - b. RHA will prepare an order-of-magnitude cost estimate for each phase based on:
 - i. Estimated construction and maintenance costs.
 - ii. Necessity factors such as fire hazard risk, erosion control, or public safety concerns.
 - iii. Other relevant considerations.
- 5. Deliverables for each District
 - a. RHA will prepare a comprehensive report
 - i. Property and landscape inventory.
 - ii. Existing conditions, including photographic documentation of all areas captured during the landscape inventory.
 - iii. Design standards for vegetation and irrigation.
 - iv. Project phasing and order-of-magnitude cost estimates.

Optional Tasks

RHA understands that the following tasks are not mandatory for the base scope of work but RHA can provide them as optional services and we are capable of providing these services and may be authorized by the City at its discretion:

- A. RHA will can provide Community Engagement and Public Input

- Conduct public workshops or surveys to gather input on desired landscape improvements.
 - Incorporate community priorities into design standards and project phasing.
- B. RHA will can provide City Council Presentations
- Participate in one City Council meeting to present project findings, assessment results, and conceptual improvement recommendations prior to final design
- C. RHA will can provide a Maintenance & Lifecycle Cost Assessment
- Provide estimated long-term maintenance costs for proposed improvements.
 - Recommend maintenance practices or schedules for new plantings and irrigation systems.
- D. RHA will can provide Graphic Renderings of Proposed Landscape Treatments
- Prepare graphic renderings or visual simulations illustrating proposed landscape design concepts, including representative slope treatments, planting palettes, and irrigation improvements.
 - Provide at least one “typical slope” rendering depicting how recommended plant species, densities, and design standards would appear once implemented.
- E. RHA will can provide GIS Shapefiles or Geodatabase
- Prepare GIS shapefiles or a geodatabase compatible with ArcGIS, including clearly attributed fields for project-specific areas assessed, project phases, landscape features, and site conditions.
 - Include locations of photographs taken during the landscape inventory, with linked image files or descriptive attributes.
 - Ensure GIS data is organized and documented so it can be readily used for planning, analysis, and future updates.

Diamond Bar Landscape Assessment

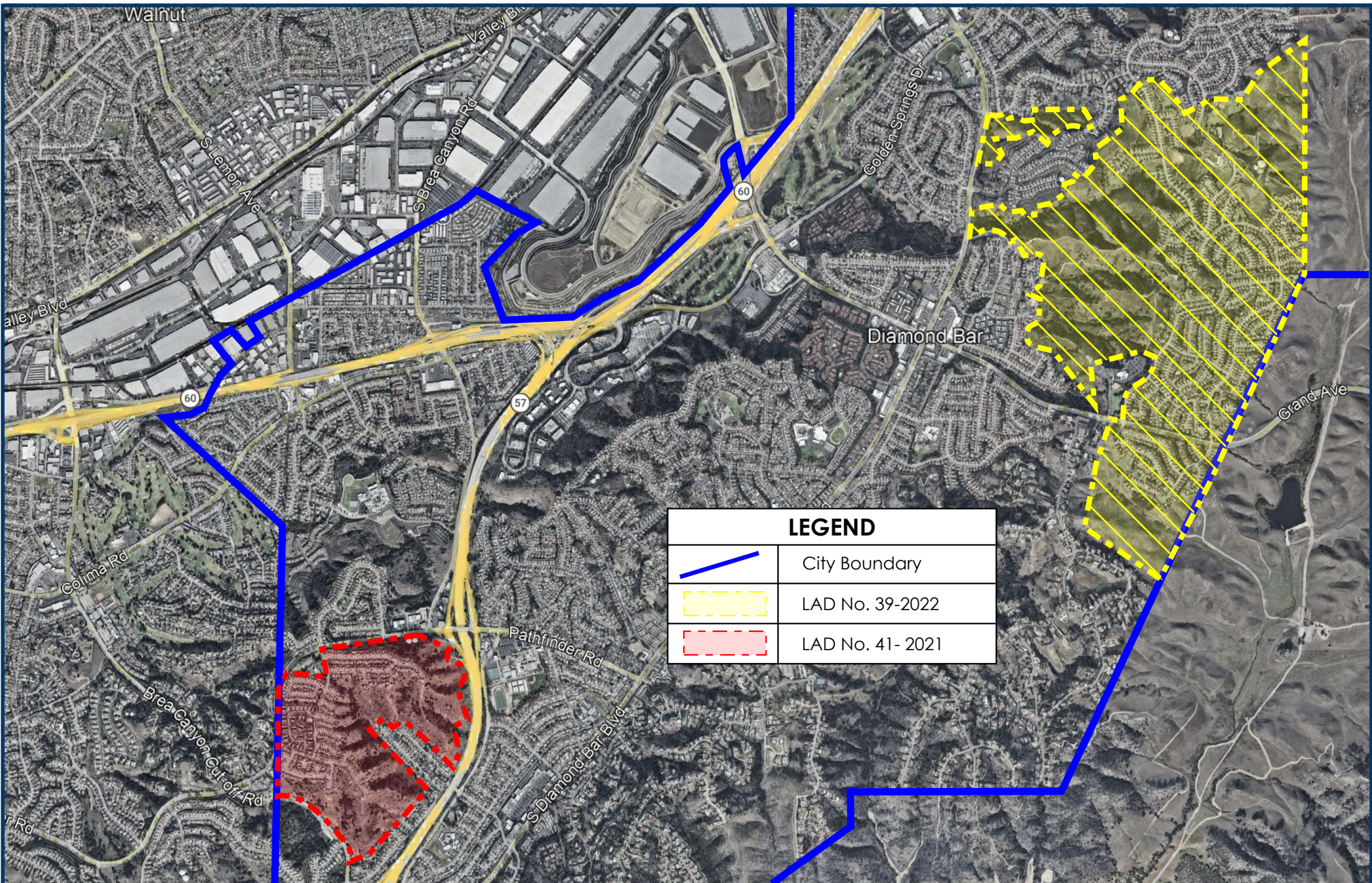
		Month 1				Month 2				Month 3				Month 4				Month 5				Month 6				Month 7				Month 8				Month 9																																																							
Project Schedule		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4																																																
3.1.1	Facilitate the Accessment, Standards, & Planning Process	←—————→																																																																																							
3.1.2	Review Existing Documentation	█																																																																																							
3.1.3	Landscape Inventory & Assessment	█																																																																																							
3.1.4	Document Existing Conditions for Each Area	█				█																																																																																			
3.1.5	Prepare Landscape & Slope Design Standards																																					█																																																			
3.1.6	Prepare Irrigation Design Standards																																					█																																																			
3.1.7	Project Phasing	█				█																																																																																			
3.1.8	Preparation of the Comprehensive Report																																					█				█				█				█																																							
3.1.9	Otpional Task 1- Community Engagement and Public Input																																					█																																																			
3.1.10	Otpional Task 2- City Council Presentation																																					█				█				█																																											
3.1.11	Otpional Task 3- Maintenance & Lifecycle Cost Assessment																																					█				█				█																																											
3.1.12	Otpional Task 4- Graphic Renderenings of Landscape Areas																																					█																																																			
3.1.13	Otpional Task 5- GIS Shapefiles or Data Base																																					█				█				█																																											

Diamond Bar Landscape Assessment & Design Standards

Fee Proposal 1/8/2026

RHA

TASK	RHA Landscape Architects-Planners, Inc.			TOTAL
	Principal	Project Manager	Landscape Designer	
	\$210	\$180	\$150	
Property Identification, Inventory & Assessment				
Property Identification	1	2	16	\$ 2,970
Landscape Inventory and Assessment - Slopes		2	4	\$ 960
Landscape Inventory and Assessment - Pocket Parks		2	4	\$ 960
Landscape Inventory and Assessment - Brush & Trails		2	4	\$ 960
Document Existing Conditions - Irrigation		2	16	\$ 2,760
Document Existing Conditions - Trees, Shrubs, & Vegetation		2	4	\$ 960
Document Existing Conditions - Plant Species & Health		2	4	\$ 960
Document Existing Conditions - Soil & Grading Conditions		2	4	\$ 960
Document Existing Conditions - Other Relevant Site Features		2	4	\$ 960
Photographic Documentation		2	8	\$ 1,560
Meetings with City Staff (4)	4	4	4	\$ 2,160
Subtotal Hours	5	24	72	101
Subtotal Dollars	\$ 1,050	\$ 4,320	\$ 10,800	\$ 16,170
Expenses		\$1,000		\$ 1,000
TOTAL		\$17,170		\$ 17,170
Design Standards Development, Project Phasing, & Comprehensive Report				
Design Development Standards - Slopes		2	4	\$ 960
Design Development Standards - Trees, Shrubs & Vegetation Types		2	4	\$ 960
Design Development Standards - Drought Tolerant & Low Maintenance Plantings		2	4	\$ 960
Design Development Standards - Compatibility with City Standards		2	2	\$ 660
Design Development Standards - Irrigation New Installations		2	8	\$ 1,560
Design Development Standards - Irrigation Upgrades to Existing Systems		2	8	\$ 1,560
Design Development Standards - Irrigation Replacement or Rehabilitation to Infrastructure		2	8	\$ 1,560
Create Project Phasing for Separate Projects for Both Area		2	8	\$ 1,560
Prepare Order of Magnitude Estimated Construction Costs All Phases		2	8	\$ 1,560
Prepare Order of Magnitude Estimated Maintenance Costs All Phases		2	4	\$ 960
Prepare Draft Comprehensive Assessment and Phased Improvement Report		8	40	\$ 7,440
Prepare Final Comprehensive Assessment and Phased Improvement Report		8	40	\$ 7,440
Meetings with City Staff (4)	4	4	4	\$ 2,160
Subtotal Hours	4	40	142	186
Subtotal Dollars	\$ 840	\$ 7,200	\$ 21,300	\$ 29,340
Expenses		\$1,000		\$ 1,000
TOTAL		\$30,340		\$ 30,340
TOTAL HOURS	9	64	214	287
TOTAL EXPENSES		\$2,000		\$ 2,000
TOTAL FEES	\$ 1,890	\$ 11,520	\$ 32,100	\$ 45,510
TOTAL DOLLARS		\$47,510		\$ 47,510
Optional Tasks				
Community Engagement and Public Input (2 public workshops and survey)	8	8		\$ 3,120
City Council Presentation	4	4		\$ 1,560
Maintenance and lifecycle Assessment		2	16	\$ 2,760
Graphic Renderings of Proposed Landscape Treatments		4	32	\$ 5,520
GIS Shapefile and Geodatabase		4	100	\$ 15,720
Subtotal Hours	12	22	148	182
Subtotal Dollars	\$ 2,520	\$ 3,960	\$ 22,200	\$ 28,680
Expenses		\$500		\$ 500
TOTAL		\$29,180		\$ 29,180



LEGEND	
	City Boundary
	LAD No. 39-2022
	LAD No. 41-2021

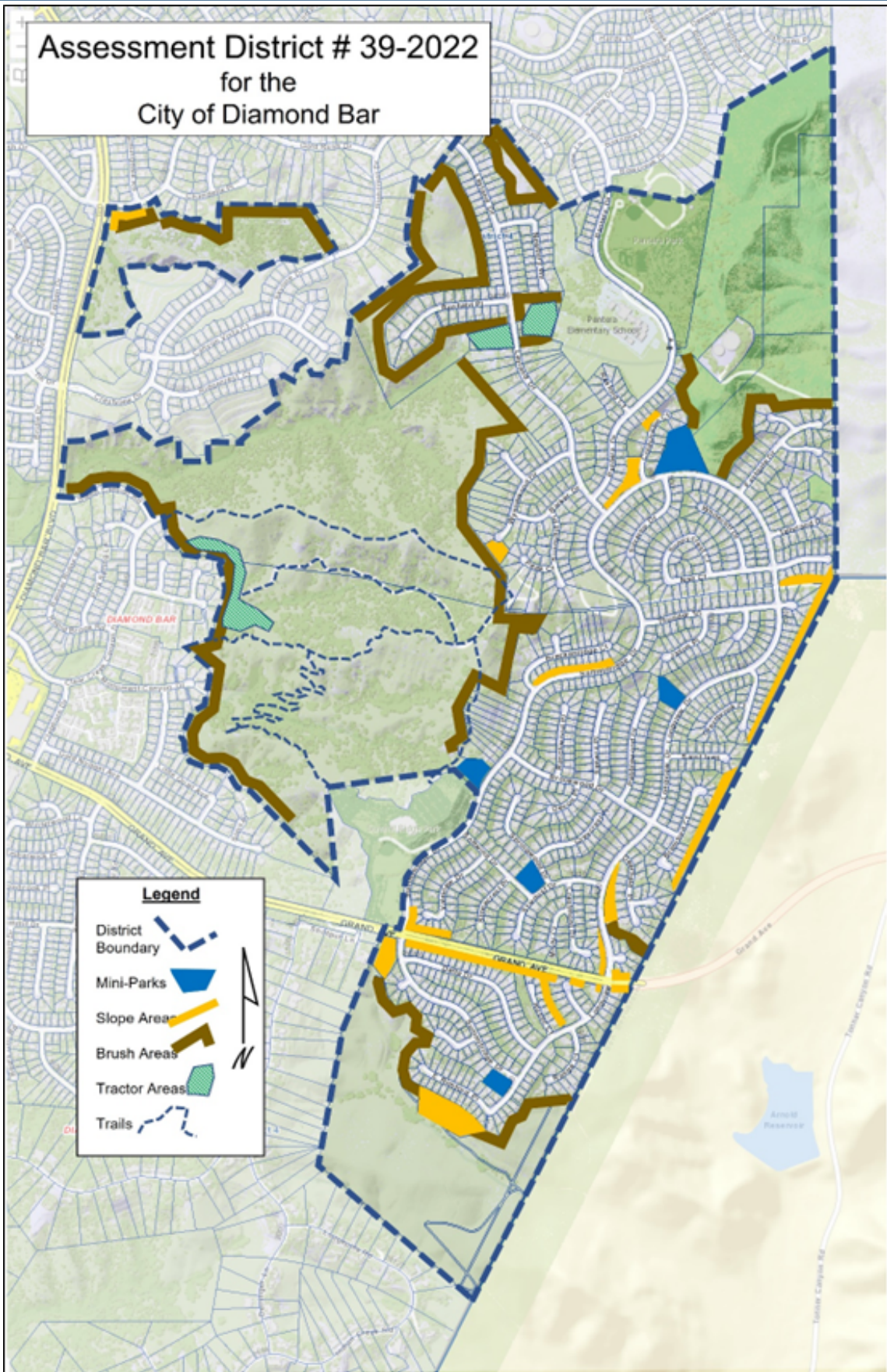


**PUBLIC WORKS
DEPARTMENT**

Assessment District Boundaries

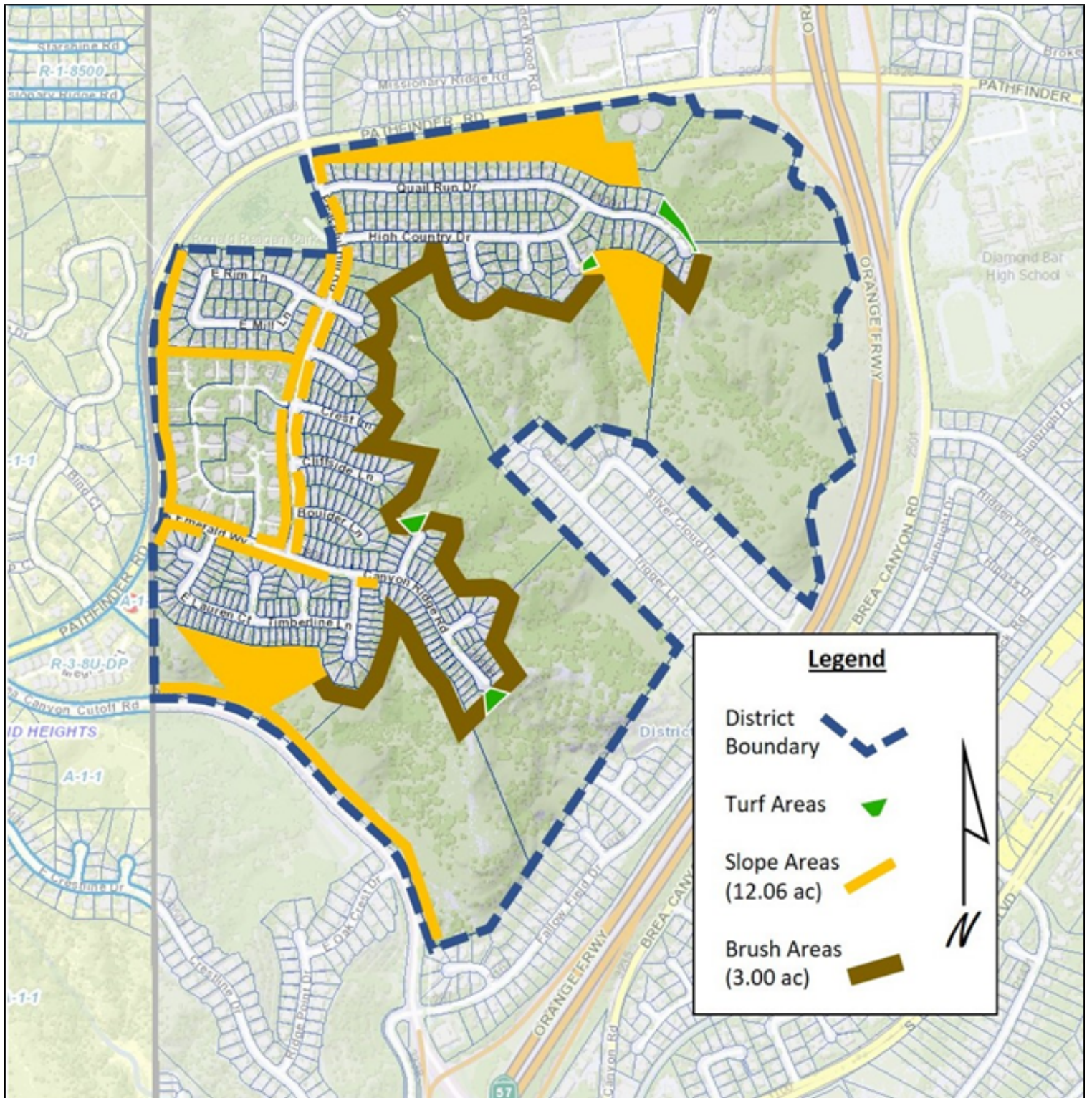
FOR LAD NOS. 39-2022 AND 41-2021

Assessment District # 39-2022
for the
City of Diamond Bar








LAD No. 39-2022

PUBLIC WORKS DEPARTMENT



Legend

- District Boundary 
- Turf Areas 
- Slope Areas (12.06 ac) 
- Brush Areas (3.00 ac) 




LAD No. 41-2021

PUBLIC WORKS DEPARTMENT



CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: Development Code Amendment No. PL2024-51 (Objective Design Standards).

STRATEGIC GOAL: Open, Engaged and Responsive Government

RECOMMENDATION:

- A. Open the public hearing to receive public testimony;
- B. Close the public hearing; and
- C. Introduce for first reading by title only, waive full reading of Ordinance No. 04 (2026), and set for second reading and adoption at the April 7, 2026 City Council meeting:

AN ORDINANCE OF THE CITY OF DIAMOND BAR AMENDING TITLE 22 OF THE DIAMOND BAR MUNICIPAL CODE ("DEVELOPMENT CODE"), ADDING CHAPTER 22.19 TO ESTABLISH MULTIFAMILY AND MIXED-USE RESIDENTIAL OBJECTIVE DESIGN STANDARDS ("ODS") IN ACCORDANCE WITH STATE HOUSING LAW - PLANNING CASE NO. PL2024-51.

FINANCIAL IMPACT:

Sufficient funds for the preparation of citywide objective design standards were allocated within the General Plan Update Fund (103) as part of the FY 2023/24 Adopted Budget, for a not-to-exceed amount of \$185,000.

BACKGROUND:

Recent State housing legislation, including Senate Bill 35 and Senate Bill 330, established mandates for cities and counties to streamline the review process for multifamily housing, including mixed-use developments. Consequently, local agencies are now required to limit their review of qualifying housing projects to objective standards. ODS will apply to construction projects located anywhere in the City involving the development or substantial improvement to multifamily residential projects including duplexes, townhouses or multifamily dwellings or mixed-use projects featuring a combination of multifamily residential and other uses. ODS will not apply to single-family housing in single-family zones, or to nonresidential projects.

The legislation defines "objective standards" as standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion.

In addition, Program H-8 of Diamond Bar's certified 6th Cycle (2021-2029) Housing Element commits the City to update the Development Code (Title 22 of the Diamond Bar City Code) to include objective standards as part of its broader obligation to minimize constraints on housing supply and affordability.

Presently, Diamond Bar reviews housing projects using both objective and non-objective standards established through the Development Code and the Citywide Design Guidelines. To bring Diamond Bar into compliance with State law, as well as implement its Housing Element programs, the City must proceed with the formulation of *solely* objective standards to govern the design of the aforementioned residential and mixed-use project types. The standards will then be utilized by staff and the Planning Commission as the basis to approve or deny such projects. The absence of ODS would compel the City to limit its review of these project types to only the most basic development standards currently in place, such as setbacks, height and parking requirements; architectural style and form-based criteria such as bulk, mass, scale and neighborhood compatibility would be beyond the City's authority to regulate design, and can no longer be the basis for denying a project until a comprehensive ODS ordinance is adopted.

In 2024, the City retained Torti Gallas + Partners (TG+P) to develop ODS under an amendment to the Consultant Services Agreement for the Town Center Specific Plan. Staff held a kickoff meeting and toured the City with TG+P on July 24, 2024. The project team collected data, reviewed background documents such as existing design standards and guidelines, as well as ODS from other cities as the basis for expressing desired qualitative outcomes through the application of objective standards.

Prior to preparing the draft standards, the City conducted a joint study session with the City Council and Planning Commission on October 8, 2024. The purpose of the study session was to introduce the ODS project, explain the process, and invite feedback and direction to guide the preparation of the draft ODS. Key discussion points were considered and incorporated into the draft ODS, such as restricting Contemporary architecture adjacent to existing single-family residential neighborhoods. Following the meeting, the project team proceeded with preparation of the ODS, which included core tasks defining various types of multifamily and mixed-use buildings and identifying their associated design elements. The tasks included:

- Research of existing architectural styles in the City.
- Identified stakeholder groups and conducted meetings to gather feedback.
- Defined various building types, frontage types, and style options.
- Creation of a user-friendly document showcasing these design options.

ANALYSIS:

Adoption Process

Before the City Council adopts an ordinance to amend the Development Code, the Planning Commission must first conduct a public hearing to consider the proposed amendments. The Commission then forwards its recommendations via a resolution advising the Council whether or not the proposed amendments should be adopted.

Planning Commission Review

On February 24, 2026, after conducting a duly noticed public hearing, the Planning Commission adopted Resolution No. 2026-03, recommending, by a 4-0 vote (one absence), that the City Council adopt the attached ordinance amending Title 22 (Attachment 1). The staff report and draft meeting minutes from that meeting are included as Attachments 3 and 5 respectively.

No public comments were received prior to or during the Planning Commission hearing.

Proposed Development Code Amendment:

The proposed Development Code Amendment would amend Title 22 of the City's Development Code to establish objective design standards. If adopted, the ordinance would add DBCC Chapter 22.19 and incorporate by reference a new document entitled *Diamond Bar Objective Design Standards for Multifamily and Mixed-Use Development*, provided as Exhibit 1 to the draft ordinance (Attachment 1). The document is organized into seven chapters:

1. Introduction
2. Building Type Standards
3. Building Articulation Standards
4. Frontage Types
5. Site and Open Space Standards
6. Architectural Styles
7. Glossary

Below is a summary of these chapters:

Chapter 1 – Introduction

This chapter provides an introduction to the ODS which includes the following: purpose and intent, goals, design principles, applicability, how to use the document, and relationship with the General Plan and Development Code. The Development Code will continue to govern basic development standards, while the ODS will further refine specific standards related to architectural styles and building design.

Chapter 2 – Building Type Standards

To support a variety of household types, the ODS provides a broad range of building type options for multifamily and mixed-use residential development including: townhouses, flex/lofts, walkups, courtyard buildings, urban block structures, and wrap buildings. Once a specific building type is selected, the development must comply with the associated standards, including maximum façade width, pedestrian access, parking, common open space, landscaping, frontage types, and overall massing.

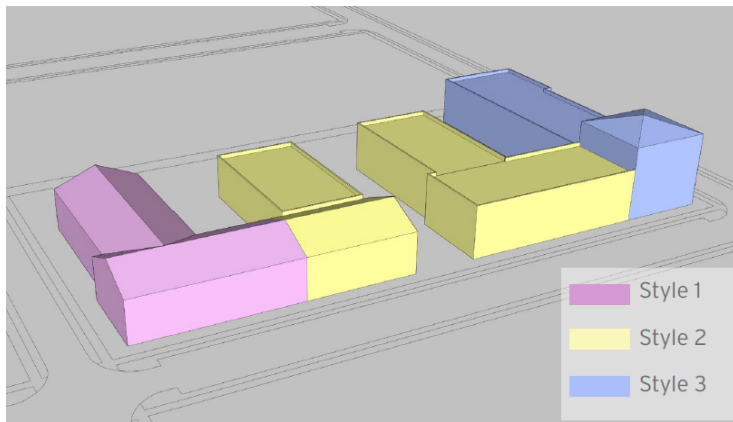


Flex/Loft Building Diagram Example

Chapter 3 – Building Articulation Standards

In order to preserve the City's character, new development shall be designed to avoid a monolithic appearance. This Chapter establishes standards that require larger projects be articulated as coordinated groupings of smaller structures that, together with a well-designed streetscape, support the City's vision for high-quality development. Some techniques to achieve this include horizontal and vertical articulation, architectural projections and recessions, façade differentiation, architectural style differentiation and base–middle–top articulation. Articulation refers to the deliberate arrangement and detailing of a building's elements to express

its structure and spatial functions meaningfully. It involves creating visual connections between different parts of a design—for example, using columns, ledges, or level changes to define spaces or employing varied textures, colors, and materials on a façade to enhance visual interest.



Architectural Style Differentiation Diagram Example

Chapter 4 – Frontage Types

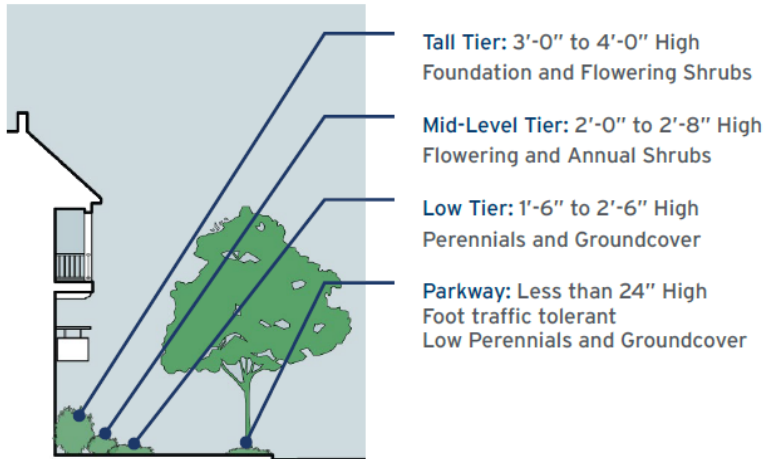
A building's frontage serves as the interface between the public realm and private development. Thoughtful design of this interface is essential to creating an active and engaging urban environment. Multifamily and mixed-use buildings should feature ground-floor frontages that are human-scaled, visually interesting, and provide direct access to ground-floor uses. This chapter presents a range of prototypical frontage types, along with associated standards for dimensional requirements, openings, and ground-plane features such as furnishing zones, paving and landscaping.



Raised Commercial Terrace Illustrative Photo

Chapter 5 – Site and Open Space Standards

This chapter establishes standards addressing the functional aspects of buildings and the detailed design of outdoor spaces. Notable provisions include requirements for outdoor seating areas and furnishings to be constructed of specified materials, landscaping to incorporate tiered designs, and retaining walls to be decorative when visible from the street. The goal of this chapter is to ensure that outdoor space design supports and enhances the creation of a human-scaled, urban environment.



Tiered Planting Illustrative Example

Chapter 6 – Architectural Styles

Multifamily and mixed-use residential development shall conform to one architectural style and one corresponding building type for each proposed building. This chapter identifies five architectural styles that may be utilized for adherence to the ODS: Main Street Commercial, Spanish Revival, Craftsman, Art Deco, and California Contemporary. These styles were selected because variations of them are among the most prominent throughout the San Gabriel Valley. Each style is described to help users understand its historical context and to guide the preparation of contemporary designs that reflect these traditional styles.



Spanish Revival Illustrative Photo Example

Chapter 7 – Glossary

This chapter provides definitions of terms and phrases used throughout the ODS that are technical or that may not reflect common usage, and is intended to supplement the Development Code definitions (DBCC Chapter 22.80). If a definition in the OSD conflicts with a definition in the Development Code, the OSD definitions shall control for the purposes of new developments. If a word or phrase used in the ODS is not defined in the ODS or in the Development Code, the Director shall make a determination, giving deference to common usage and the context in which the term or phrase is used.

City Attorney Review

The City Attorney's Office identified necessary edits to the draft ODS to ensure all standards are truly objective, which have been incorporated into the final version.

ENVIRONMENTAL REVIEW:

On December 17, 2019, the Diamond Bar City Council certified Final EIR (No. SCH 2018051066) for the Diamond Bar 2040 General Plan and Climate Action Plan. In 2022, the City adopted the 2021-2029 Housing Element Update and concurrently amended the General Plan 2040 Land Use and Economic Development Element. The potential impacts of the 2021-2029 Housing Element Update and concurrent Land Use and Economic Development Element amendment were determined to be within the scope of the Certified EIR. The City concluded that neither a subsequent nor a supplemental EIR was required. Accordingly, the City adopted Addendum No. 1 to the Certified EIR on August 11, 2022.

The draft ODS anticipates residential and mixed-use development consistent with the assumptions in the 2040 General Plan and analyzed in the General Plan EIR. CEQA Guidelines Section 15164(a) states: "The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Pursuant to CEQA Guidelines Section 15164, the City has prepared Addendum No. 2 to the General Plan EIR (Attachment 2), which demonstrates that adoption of the ODS would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts analyzed in the Certified EIR for the City General Plan 2040. In addition, the information throughout the addendum affirms that there is no new information of substantial importance that was previously unknown and is now available. Therefore, a subsequent EIR would not be required pursuant to Section 15162 of the State CEQA Guidelines. The City has thus determined an addendum to the previously Certified EIR to be the appropriate environmental compliance document for the proposed project.

NOTICE OF PUBLIC HEARING:

Notice for this hearing was published in the *San Gabriel Valley Tribune* newspaper on March 6, 2026, in a 1/8-page display. Pursuant to Planning and Zoning Law Government Code Section 65091(a)(4), if the number of property owners to whom a public hearing notice would be mailed is greater than 1,000, a local agency may provide notice by placing a display advertisement of at least 1/8 page in one newspaper of general circulation. A copy of the public notice was also posted at the City's designated community posting sites.

LEGAL REVIEW:

The City Attorney has reviewed and approved the Ordinance as to form.

PREPARED BY:

Mayuko Nakajima, Senior Planner, Community Development

ATTACHMENTS:

1. Ordinance No. 04 (2026); Citywide Objective Design Standards
2. Addendum No. 2 to the Diamond Bar Comprehensive General Plan Update and Climate Action Plan Environmental Impact Report
3. Planning Commission Staff Report (attachments not included) Dated February 24, 2026
4. Planning Commission Resolution No. 2026-03 (attachments not included)
5. Planning Commission Meeting Draft Minutes Dated February 24, 2026

ORDINANCE NO. 04 (2026)

AN ORDINANCE OF THE CITY OF DIAMOND BAR AMENDING TITLE 22 OF THE DIAMOND BAR MUNICIPAL CODE ("DEVELOPMENT CODE"), ADDING CHAPTER 22.19 TO ESTABLISH MULTIFAMILY AND MIXED-USE RESIDENTIAL OBJECTIVE DESIGN STANDARDS ("ODS") IN ACCORDANCE WITH STATE HOUSING LAW - PLANNING CASE NO. PL2024-51.

WHEREAS, Title 22 (Development Code) of the Diamond Bar City Code (DBCC) establishes allowable uses of property and related development standards within all zoning districts in the City; and

WHEREAS, several provisions of State law, including, but not limited to, Senate Bill 35 and Senate Bill 330, established mandates for cities and counties to streamline the review process for multifamily housing, including mixed-use residential developments, and require local agencies to limit their review of qualifying housing projects to objective standards; and

WHEREAS, implementation of Program H-8 of Diamond Bar's certified 6th Cycle (2021-2029) Housing Element commits the City to update the Development Code to include objective standards as part of its broader obligation to minimize constraints on housing supply and affordability; and

WHEREAS, the City desires to establish ODS applicable to multifamily housing and mixed-use residential development projects in the City in order to implement the Housing Element and to appropriately regulate development in a manner consistent with State law and which facilitates a fair and efficient review process that results in high quality development and buildings that are appropriate for their context and environment; and

WHEREAS, on February 24, 2026, the Planning Commission held a duly noticed public hearing regarding proposed amendments to Title 22 ("Development Code") of the Diamond Bar City Code, Planning Case No. PL2024-51, and adopted Resolution No. 2026-03 recommending City Council approval of said Development Code Amendment; and

WHEREAS, pursuant to Government Code Section 65090, a notice of at least 1/8 page display was published in the *San Gabriel Valley Tribune* newspaper on March 6, 2026, and a copy of the public notice was posted at the City's designated community posting sites; and

WHEREAS, on March 17, 2026, the City Council held a duly noticed public hearing regarding the proposed Development Code Amendment; and

WHEREAS, the City Council finds that this Ordinance is subject to the California Environmental Quality Act ("CEQA"). Pursuant to CEQA Guidelines Section 15164, the City has prepared Addendum No. 2 to the General Plan EIR (No. SCH 2018051066),

which demonstrates that adoption of the ODS would not result in new or substantially more severe impacts beyond those that were evaluated in the EIR for the City General Plan 2040; therefore, no subsequent environmental document is required; and

WHEREAS, the documents and materials constituting the administrative record of the proceedings upon which the City's decision is based are located at the City of Diamond Bar, Community Development Department, Planning Division, 21810 Copley Drive, Diamond Bar, CA 91765; and

WHEREAS, the City Council hereby adopts the facts and reasons stated in Planning Commission Resolution No. 2026-03 recommending City Council approval of the said Development Code Amendments, a copy of which is on file with the City Clerk and which is incorporated herein by reference with the same force and effect as if set forth in full.

NOW, THEREFORE, the City Council of the City of Diamond Bar does hereby find, determine and ordains as follows:

SECTION 1: Chapter 22.19 (Objective Design Standards for Multifamily and Mixed-Use Development) of Title 22 of the Diamond Bar City Code is hereby added as follows:

Sec. 22.19.010. – Purpose.

The purpose of this chapter is to establish citywide objective design standards (ODS) to ensure consistent, transparent, and measurable review of multifamily and mixed-use residential development projects in accordance with State law. The ODS is intended to streamline project approvals by providing clear verifiable criteria for design that do not require subjective interpretation.

Sec. 22.19.020. – Applicability.

The objective design standards will apply to construction projects located anywhere in the City involving the development or substantial improvement of any of the following:

1. Multifamily residential projects, including duplexes, townhouses, or multifamily dwellings.
2. Mixed-use projects featuring a combination of multifamily residential or other uses.

All such development shall be subject to the *Diamond Bar Objective Design Standards for Multifamily and Mixed-Use Development*, which is on file with the City Clerk, and which is incorporated by reference into this Section 22.19.020 as if fully set forth herein.

SECTION 2: Subsection (m) of Section 22.80.020 (Definitions of specialized terms and phrases) of Title 22, Chapter 22.80 of the Diamond Bar City Code

is amended to add a new definition for “mixed-use” as follows:

(m) Definitions, “M.” The following definitions are in alphabetical order:

...

Mixed-use. The combination of nonresidential and residential uses located on the same property as part of a unified development. Mixed-use development may consist of commercial and residential uses integrated either vertically (vertical mixed-use) in the same structure or group of structures, or horizontally on the same development site (horizontal mixed-use) where parking, open spaces, and other development features are shared. In a residential/commercial mixed-use development, both uses are considered primary uses of the land.

...

SECTION 3: The City Council hereby adopts the *Diamond Bar Objective Design Standards for Multifamily and Mixed-Use Development*, incorporated by reference in DBCC Chapter 22.19 (Objective Design Standards for Multifamily and Mixed-Use Development) and attached to this Ordinance as Exhibit 1. The City Council further directs the City Clerk to maintain a copy of said manual on file in Office of the City Clerk, make it freely accessible to the public, and to cause a copy of the manual to be posted on the official City of Diamond Bar website.

SECTION 4: If any section, subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subdivision, paragraph, sentence, clause and phrase thereof, irrespective of the fact that any one (or more) section, subdivision, paragraph, sentence, clause or phrase had been declared invalid or unconstitutional.

SECTION 5: The City Clerk shall attest and certify to the passage and adoption of this Ordinance within 15 days after adoption, cause it to be published or posted in accordance with California law, and it shall be effective 30 days after adoption pursuant to Government Code Section 36937.

APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Diamond Bar on the ____th day of ____, 2026.

CITY OF DIAMOND BAR

Steve Tye, Mayor

ATTEST:

I, Kristina Santana, City Clerk of the City of Diamond Bar, do hereby certify that the foregoing Ordinance was duly introduced at a regular meeting of the City Council of the City of Diamond Bar held on the __th day of ____, 2026, and was finally passed at a regular meeting of the City Council of the City of Diamond Bar held on the __th day of ____, 2026, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

Kristina Santana, City Clerk

EXHIBIT 1

DRAFT

**DIAMOND BAR
OBJECTIVE
DESIGN STANDARDS**

**FOR MULTIFAMILY &
MIXED-USE DEVELOPMENT**

DIAMOND BAR

California

FEBRUARY 05, 2026

ACKNOWLEDGEMENTS

CITY OF DIAMOND BAR

CITY COUNCIL

Steve Tye, Mayor
Ruth M. Low, Mayor Pro Tem
Andrew Chou, Council Member
Stan Liu, Council Member
Chia Yu Teng, Council Member

PLANNING COMMISSION

Brian Worthington, Vice Chairperson
Bill Rawlings, Commissioner
Ruben Torres, Commissioner
Surendra Mehta, Commissioner
Lee Mao, Commissioner
Naila Barlas, Former Commissioner

LEGAL COUNSEL

Omar Sandoval
James H. Eggart
Ricia R. Hager
Dan Cruz

CITY STAFF

Daniel Fox, City Manager
Greg Gubman, Community Development Director
Grace S. Lee, Planning Manager
Mayuko Nakajima, Senior Planner
Rudy Lopez, Assistant Planner
Arlene Laviera, Administrative Coordinator



CONSULTANT TEAM

TORTI GALLAS + PARTNERS, INC

Master Planning and Urban Design

Neal I. Payton, FAIA, FCNU, Principle-in-charge

Rogelio Huerta

Betina Sason

SAPPHOS ENVIRONMENTAL, INC

Environmental



TABLE OF CONTENTS

- 1. Introduction1**
 - 1.1 Purpose and Intent2
 - 1.2 Goals3
 - 1.3 Design Principles..... 4
 - 1.4 Applicability 5
 - 1.5 How to Use This Document7
 - 1.6 Relationship with General Plan and Development Code . 9

- 2. Building Type Standards..... 11**
 - 2.1 Introduction 12
 - 2.2 Explanation of Standards 13
 - 2.3 Allowable Building Types..... 16
 - 2.3.1 Duplex, Triplex, Fourplex 17
 - 2.3.2 Townhouse 19
 - 2.3.3 Flex/Loft Building..... 21
 - 2.3.4 Auto Court or Six/Eight Pack 23
 - 2.3.5 Walk-Up Flats 25
 - 2.3.6 Carriage House..... 27
 - 2.3.7 Small Mixed-Use Building 29
 - 2.3.8 Courtyard Multi-Family Building 31
 - 2.3.9 Wrap Building 33
 - 2.3.10 Urban Block..... 35
 - 2.3.11 Mixed-Use Big Box 37

- 3. Building Articulation Standards..... 39**
 - 3.1 Purpose 40
 - 3.2 Building Articulation Techniques..... 42
 - 3.3 Transition to Single-Family Residential Districts..... 46
 - 3.4 Entrances 46
 - 3.5 Passageways..... 47
 - 3.6 Windows 47
 - 3.7 Roof Standards 47
 - 3.8 Encroachments and Projections 48
 - 3.9 Shopfronts in Mixed-Use Buildings 50
 - 3.10 Colors and Materials 51

- 4. Frontage Types 53**
 - 4.1 Purpose and Intent 54
 - 4.2 Explanation of Standards 55
 - 4.3 Shopfronts in Mixed-Use Buildings 57
 - 4.4 Raised Commercial Terrace in Mixed-Use Buildings... 58



4.5 Stoop 59

4.6 Dooryard. 60

4.7 Front Porch. 61

4.8 Forecourt 62

4.9 Raised Residential Terrace 63

4.10 Urban Frontage 64

5. Site and Open Space Standards. 65

5.1 Purpose and Intent 66

5.2 Grading Standards 67

5.3 Outdoor Seating Areas, Cafes and Restaurants in Mixed-Use Zones. 68

5.4 Outdoor Furnishings Visible from ROWs Applicable to Mixed-Use Zones. 68

5.5 Landscape Standards 69

5.6 Common Open Space. 70

5.7 Interior Courtyards 70

5.8 Fences, Hedges and Walls 71

5.9 Retaining Walls 71

5.10 Vehicular Parking 72

5.11 Loading Areas 72

5.12 Bicycle Parking Standards 72

5.13 Service and Auxiliary Equipment 73

5.14 Exterior Lighting 73

6. Architectural Styles 75

6.1 Intent 76

6.2 Main Street Commercial 77

6.3 Spanish Revival. 83

6.4 Craftsman. 87

6.5 Art Deco. 91

6.6 California Contemporary. 97

7. Glossary of Terms 103



FIGURES

2. Building Type Standards

2-1 Key Building Type Elements 14

2-2 Maximum Footprint per Story Diagram 15

2-3 Common Open Space Diagram 15

2-4 Duplex, Triplex, Fourplex Diagram 17

2-5 Duplex, Triplex, Fourplex Illustrative Photo 18

2-6 Townhouse Diagram 19

2-7 Illustration of a Townhouse Stacked over a
Separate Flat 20

2-8 Townhouse Illustrative Photo 20

2-9 Section of a Townhouse 20

2-10 Section of a Townhouse Wrapping the Podium
of Garage 20

2-11 Section of a Townhouse on a Sloping Site 20

2-12 Section of a Townhouse Not Permitted 20

2-13 Flex/Loft Building Diagram 21

2-14 Flex/Loft Building Illustrative Photo 22

2-15 Auto Court or Six/Eight Pack Diagram 23

2-16 Auto Court or Six/Eight Pack Illustrative Photo 24

2-17 Auto Court or Six/Eight Pack Illustrative Photo 24

2-18 Walk-Up Flats Diagram 25

2-19 Walk-Up Flats Illustrative Photo 26

2-20 Carriage House Diagram 27

2-21 Concept Rendering of Carriage House 28

2-22 Carriage House Illustrative Photo 28

2-23 Small Mixed-Use Building Diagram 29

2-24 Small Mixed-Use Building Diagram 30

2-25 Small Mixed-Use Building Illustrative Photo 30

2-26 Courtyard Multifamily Building Diagram 31

2-27 Courtyard Building Illustrative Photo 32

2-28 Wrap Building Diagram 33

2-29 Wrap Building Illustrative Photo 34

2-30 Urban Block Diagram 35

2-31 Urban Block Illustrative Photo 36

2-32 Urban Block Illustrative Photo 36

2-33 Mixed-Use Big Box Diagram 37

2-34 Mixed-Use Big Box Illustrative Photo 38

2-35 Mixed-Use Big Box Illustrative Photo 38

3. Building Articulation Standards

3-1 Multiple Variations of Same Style 42



3-2 Mixed-Use Building Articulated with Corner 42

3-3 Horizontal Articulation Diagram 43

3-4 Vertical Articulation Diagram 43

3-5 Architectural Projections Diagram 43

3-6 Architectural Recessions Diagram 44

3-7 Façade Differentiation Diagram 44

3-8 Architectural Style Differentiation Diagram 44

3-9 Base, Middle, and Top Articulation Diagram 45

3-10 Illustrative Diagram 46

3-11 Entrances 46

3-12 Windows 47

3-13 Variety of Rooflines Illustrative Photo 47

3-14 Encroaching Habitable Space 48

3-15 Projecting Canopies 49

3-16 Encroachment and Projections Diagram 49

3-17 Illustrative Photo of Shopfronts in Mixed-Use Buildings . . 50

3-18 Minimum Frontage Glazing Diagram 50

3-19 Changes of Colors and Materials Illustrative Photo 51

4. Frontage Types

4-1 Shopfronts in Mixed-Use Buildings Illustrative Photo 57

4-2 Shopfronts in Mixed-Use Buildings Conceptual Plan 57

4-3 Shopfronts in Mixed-Use Buildings Illustrative Section 57

4-4 Raised Commercial Terrace Illustrative Photo 58

4-5 Raised Commercial Terrace Conceptual Plan 58

4-6 Raised Commercial Terrace Illustrative Section 58

4-7 Stoop Illustrative Photo 59

4-8 Stoop Conceptual Plan 59

4-9 Stoop Illustrative Section 59

4-10 Dooryard Illustrative Photo 60

4-11 Dooryard Conceptual Plan 60

4-12 Dooryard Illustrative Section 60

4-13 Front Porch Illustrative Photo 61

4-14 Front Porch Conceptual Plan 61

4-15 Front Porch Illustrative Section 61

4-16 Forecourt Illustrative Photo 62

4-17 Forecourt Conceptual Plan 62

4-18 Forecourt Illustrative Section 62

4-19 Raised Residential Terrace Illustrative Photo 63

4-20 Raised Residential Conceptual Plan 63

4-21 Raised Residential Terrace Illustrative Section 63



4-22 Urban Frontage Illustrative Photo. 64

4-23 Urban Frontage Conceptual Plan. 64

4-24 Urban Frontage Illustrative Section 64

5. Site and Open Space Standards

5-1 Illustrative Photo of Terrace Frontage.67

5-2 Illustrative Photo Showing Outdoor Seating Areas, Cafes and Restaurants in Mixed-Use Conditions 68

5-3 Illustrative Photo Showing Street Furnishings in Mixed-Use Conditions 68

5-4A Two Tiers of Planting 69

5-4B Three Tiers of Planting 69

5-5 Common Open Space Illustrative Photo70

5-6 Interior Courtyard Illustrative Photo70

5-7 Hedge Screening Service Area71

5-8 Service and Auxiliary Equipment Illustrative Photo73

6. Architectural Styles

6-1 Main Street Commercial Illustrative Photo77

6-2 Main Street Commercial Illustrative Photo77

6-3 Rectangular Form Percentage Diagram.78

6-4 Large Windows Ground Floor78

6-5 Decorative Brick.78

6-6 Single Plane.78

6-7 Cornice.78

6-8 Parapet and Cornice.78

6-9 Awnings at Commercial Frontage79

6-10 Canopy Frontage79

6-11 Roof with Detailed Parapet79

6-12 Main Street Commercial Elements Diagram (Ground Floor Commercial). 80

6-13 Main Street Commercial Elements Diagram (Ground Floor Residential)81

6-14 Spanish Revival Illustrative Photo. 83

6-15 Spanish Revival Illustrative Photo. 83

6-16 Volumetric Composition Diagram 84

6-17 Painted Base with Recess 84

6-18 Single Plane Composition 84

6-19 Balcony Overextending Sidewalk 84

6-20 Parapet with Flat Roof 84

6-21 Clay Tile with No Eave. 84

6-22 Spanish Revival Elements Diagram 86



6-23 Craftsman Illustrative Photo87

6-24 Craftsman Illustrative Photo87

6-25 Masonry and Stone Base 88

6-26 Gutter and Downspout 88

6-27 Paired Openings Composed Horizontally 88

6-28 Painted Shingles Over Siding 88

6-29 Space Between Columns and Piers 88

6-30 Craftsman Illustrative Photo 88

6-31 Craftsman Illustrative Photo 89

6-32 Bracketing of a Roof Gable 89

6-33 Craftsman Elements Diagram 90

6-34 Art Deco Illustrative Photo91

6-35 Art Deco Illustrative Photo91

6-36 Art Deco Illustrative Photo92

6-37 Ground Floor as Base92

6-38 Art Deco Illustrative Photo92

6-39 Art Deco Illustrative Photo92

6-40 Extensions with Metal Panels92

6-41 Undulating Parapet92

6-42 Stepped-Back Volumes93

6-43 Art Deco Illustrative Photo93

6-44 Art Deco Elements Diagram (Ground Floor Commercial) . . 94

6-45 Art Deco Elements Diagram (Ground Floor Residential) . . 95

6-46 California Contemporary Illustrative Photo97

6-47 California Contemporary Illustrative Photo97

6-48 Example of a Base Articulated as Glass Panels 98

6-49 Example of California Contemporary Townhouse 98

6-50 California Contemporary Illustrative Photo 98

6-51 Different Materials Identify Different Façade Planes 98

6-52 Roof Articulated with Projected Metal Overhang
Serving as a Cornice 98

6-53 California Contemporary Illustrative Photo 98

6-54 California Contemporary Illustrative Photo 99

6-55 California Contemporary Elements Diagram
(Ground Floor Commercial)100

6-56 California Contemporary Elements Diagram
(Ground Floor Residential) 101

7. Glossary of Terms

7-1 Isometric View of a Podium109

TABLES

1. Introduction

1-1 ODS Consistency Criteria 6
 1-2 Step by Step Selection of Applicable Standards 8

2. Building Type Standards

2-1 Building Type Matrix16
 2-2 Height in Stories for Courtyard Multifamily Building 31
 2-3 Height in Stories for Wrap Building.33
 2-4 Height in Stories for Urban Block.35
 2-5 Height in Stories for Mixed-Use Big Box37

3. Building Articulation Standards

3-1 Building Articulation Standards Matrix 42

4. Frontage Types

4-1 Frontage Type Matrix 56



Page Left Intentionally Blank





INTRODUCTION

1.1 Purpose and Intent

The Objective Design Standards (ODS) that follow are applicable to proposals for multifamily housing or mixed-use development in the City of Diamond Bar. They are not applicable to projects without multifamily housing. Their purpose is to set the minimum design standards required to assure that new development contributes to a “sense of place.”

All projects will be evaluated and based on their adherence to the ODS through a Development Review process that includes a mandatory checklist of applicable ODS.

The images in this document are for illustrative purposes, only provided to illustrate intent.



1.2 Goals

The Goals of these ODS are as follows:

Goal 1: Comply with state mandates to implement new Objective Design Standards for eligible multifamily housing and mixed-use development projects.

Goal 2: Ensure that appropriate Objective Design Standards are in place for housing development projects eligible for streamlined ministerial review pursuant to California Government Code Section 65913.4 and other State laws.

Goal 3: Ensure building placement and Frontage along existing or proposed streets reflects the intended character.

Goal 4: Establish architectural standards for larger buildings to mitigate overall mass and ensure visual interest from all public vantage points.

Goal 5: Create human-scaled development that contributes to pedestrian-oriented streets and boulevards in mixed-use zoning districts.

Goal 6: Provide design details and illustrations that are prescriptive and objective.



1.3 Design Principles

Principle 1: Maintain—and in some cases, elevate—architectural variety, integrity, and quality.

Principle 2: Ensure that streets and spaces with high volumes of pedestrian traffic are comfortable, protected from the sun, and visually and physically engaging at the ground level.

Principle 3: Create architectural variation along a Block Front through diversity of massing, articulation, and architectural detailing.

Principle 4: Animate building edges on the ground floor to create an inviting Public Realm and pedestrian friendly environment and to support multi-modal development and mobility.

Principle 5: Orient building Façades to frame the streets and other Public Spaces and to take advantage of natural features such as sunset, sunrise, mountain views and the like.

Principle 6: Provide graceful transitions between larger-scale format of multifamily structures and adjacent smaller scale single-family housing.

Principle 7: Provide standards such that new buildings can sit comfortably adjacent to existing buildings of varied styles.

Principle 8: Provide off-street parking in surface lots or garages at the rear of buildings so that parking does not dominate the built environment.

1.4 Applicability

Title 22 of the Diamond Bar City Code (DBCC) (“Development Code”) establishes a Development Review process for new multifamily housing when a proposed project is determined to be consistent with the City’s General Plan, applicable Specific Plan or Zoning District regulations, and conforms with the City’s Objective Design Standards.

These Objective Design Standards will apply to construction projects located anywhere in the City involving the development or substantial improvement of any of the following:

1. Multifamily residential projects, including duplexes, townhouses, or multifamily dwellings.
2. Mixed-use projects featuring a combination of multifamily residential and other uses.

1.4.1 Substantial Improvement

Objective Design Standards apply to any substantial improvement to existing multifamily or mixed-use development where any extension, repair, reconstruction or other improvement of a property, the cost of which equals or exceeds fifty (50) percent of the fair market value or assessed value of a property either before the improvement started or, if the property has been damaged, before the damage occurred. Any and all building additions to buildings for which these standards are applicable shall match the style and details of the main structure.

1.4.2 Non-Applicability

Single-family homes and projects with no residential component are not subject to these standards.



Table 1-1: ODS Consistency Criteria

Design Principles	Consistent	Not Consistent
Human-Scaled Environment (Principle 4 and Goal 5; see sections 2.1-2.12)	<ul style="list-style-type: none"> • Orient building Façades to frame streets/Public Spaces to promote a pedestrian-friendly environment • Buildings are located at the front of the lot and face the street • Incorporate building entrances and windows along the Façade 	<ul style="list-style-type: none"> • Buildings are separated from the street by parking areas • Lack of windows/entrances along the Façade to provide a conducive walking environment
Appropriate Use of Building Types (Goal 4; see section 3.1-3.13)	<ul style="list-style-type: none"> • Building(s) adheres to the type-specific standards/guidelines of the following: maximum Façade Width, pedestrian access, parking, outdoor space, landscape, Frontage Types and building massing 	<ul style="list-style-type: none"> • Building(s) do not adhere to the type-specific standards and do not create a human-scaled and pedestrian-oriented environment
Architectural Style (Principle 1; see Chapter 7)	<ul style="list-style-type: none"> • Design features and detailing are consistent with the selected Architectural Style 	<ul style="list-style-type: none"> • Design features and detailing are not representative of the Architectural Style selected
Building Articulation and Massing (Principles 3 and 4; see sections 4.1, 4.2 and 4.4)	<ul style="list-style-type: none"> • Create visual interest and break up the overall massing of larger buildings • Well-articulated and detailed Façades 	<ul style="list-style-type: none"> • Façades are long, blank walls with little detailing • Little to no horizontal and vertical articulation
Appropriate Transitions with Adjacent Buildings (Principles 6 and 7; see Section 4.3)	<ul style="list-style-type: none"> • Appropriate transitions are provided between building(s) and adjacent single-family neighborhoods 	<ul style="list-style-type: none"> • Scale and massing of development does not respond to existing context or architectural character
Appropriate Frontage Types (Goal 3 and 4; 5.1-5.10)	<ul style="list-style-type: none"> • Building Frontages address the land use context and street environment appropriately 	<ul style="list-style-type: none"> • Building Frontages do not address land use and street context appropriately
Common and Private Open Space (Principles 2, 5 and 8; Section 6.5)	<ul style="list-style-type: none"> • Provides Common Open Space that is an amenity for residents • Private Open Space with a patio area or balconies for residents living above the ground floor 	<ul style="list-style-type: none"> • Common Open Space is not integrated into the overall design of the project • Balconies are not incorporated into residential units on upper floors



1.5 How to Use This Document

This document provides Objective Design Standards (ODS) to ensure consistent, transparent, and measurable review of development projects in accordance with California State law. These standards are intended to streamline project approvals by providing clear, verifiable criteria for design that do not require subjective interpretation. They assume compliance with the underlying zoning except as noted herein.

To effectively use this document:

1. Understand the Structure of the Document

The standards are organized by design components—such as layout, massing, Façade Width, entrance locations, open space, and landscaping—tailored to each menu of options. Each section includes:

- a. Purpose Statement: Explains the design intent.
- b. Objective Standards: Measurable and enforceable requirements.
- c. Illustrations (if applicable): Visual examples to clarify standards.
- d. Capitalized words or phrases are defined in the Glossary. See Chapter 7.

2. Use these Standards During Project Design

Project teams should reference these Standards early in the design process. Each applicable standard must be met as written, without need for discretionary interpretation.

3. Select Applicable Building and Frontage Types as well Building Articulation and Massing Standards and Architectural Styles. (See Table 1-2: Step by Step Selection of Applicable Standards)

Before using the detailed design standards, applicants must select from a menu of applicable Building Types, Building Articulation and Massing Standards, Frontage Types, and Architectural Styles for their project site. Choosing from the appropriate types ensures that the project is matched with the correct set of standards in the guide. In many cases, zoning regulations, site context, overlay districts or Specific Plans may limit or guide the allowable types. Applicants shall also comply with the Site and Open Space Standards.

The selection of standards is described in Table 1-2 as a series of steps. This step-by-step method is offered for clarity only as it is understood that architectural design is not a linear process.

4. Prepare Submittal Materials Accordingly

Clearly document how each applicable standard is met using diagrams, plans, elevations, and written justifications. This will speed up the review process and reduce requests for clarification.

5. City Review Process

City staff will review your project strictly against the objective standards. If all standards are met, the project will be referred to the applicable review authority with a recommendation for approval.



Table 1-2: Step by Step Selection of Applicable Standards

Step 1	Determine Applicable Building Type	Chapter 2	Refers to the general massing and configuration of the structure (e.g., Townhouse, courtyard apartment, Wrap building, Podium building). Each type has its own dimensional and design parameters.
Step 2	Determine Applicable Building Articulation Standards	Chapter 3	Refers to the requirements for building articulation and massing. These requirements ensure that buildings maintain appropriate scale, provide visual variety, and contribute positively to the character of streets and neighborhoods – without relying on subjective design opinions.
Step 3	Determine Applicable Frontage Type Standards	Chapter 4	Refers to how the building addresses the Public Realm or street (e.g., Shopfront, porch, Stoop, Forecourt). The selected Frontage dictates the rules for entries, transparency, Setbacks, and other elements at the street edge.
Step 4	Check compliance with Site and Open Space Standards	Chapter 5	Are applicable to all Building Types and regulate functional aspects of building form such as materials, lighting, service, parking and auxiliary spaces, landscape and outdoor space design. This section is intended to ensure that development is consistent with the goal of creating a human-scale mixed-use environment in which each individual building furthers the overall vision.
Step 5	Determine Applicable Architectural Style Standards	Chapter 6	Applicants must choose an Architectural Style from the set of styles allowed. Architectural Style provides a consistent visual language for detailing, proportions, and materials—and when defined objectively, it ensures predictable, high-quality outcomes without relying on subjective design review.



1.6 Relationship with General Plan and Development Code

This document is incorporated by reference into the Development Code. If any standards, terms or other provisions from these ODS are found to be in conflict with objective standards set forth in other provisions of the Development Code and not specifically called out as superseding those standards, the standards set forth in the Development Code shall govern.

A. General Plan

The General Plan contains objective standards related to development Density for all land uses in the City. The Objective Design Standards in this document are consistent with the General Plan and dictate the bulk, mass, and design of buildings in a more fine-grained way than the General Plan.

B. Zoning

The Development Code located in Title 22 of the City Code contain standards that define Floor Area Ratio (FAR) and land use will continue to dictate basic development standards, and these ODS will apply as part of the Development Code, providing refinement in terms of site and building design.

C. Other City Code Sections

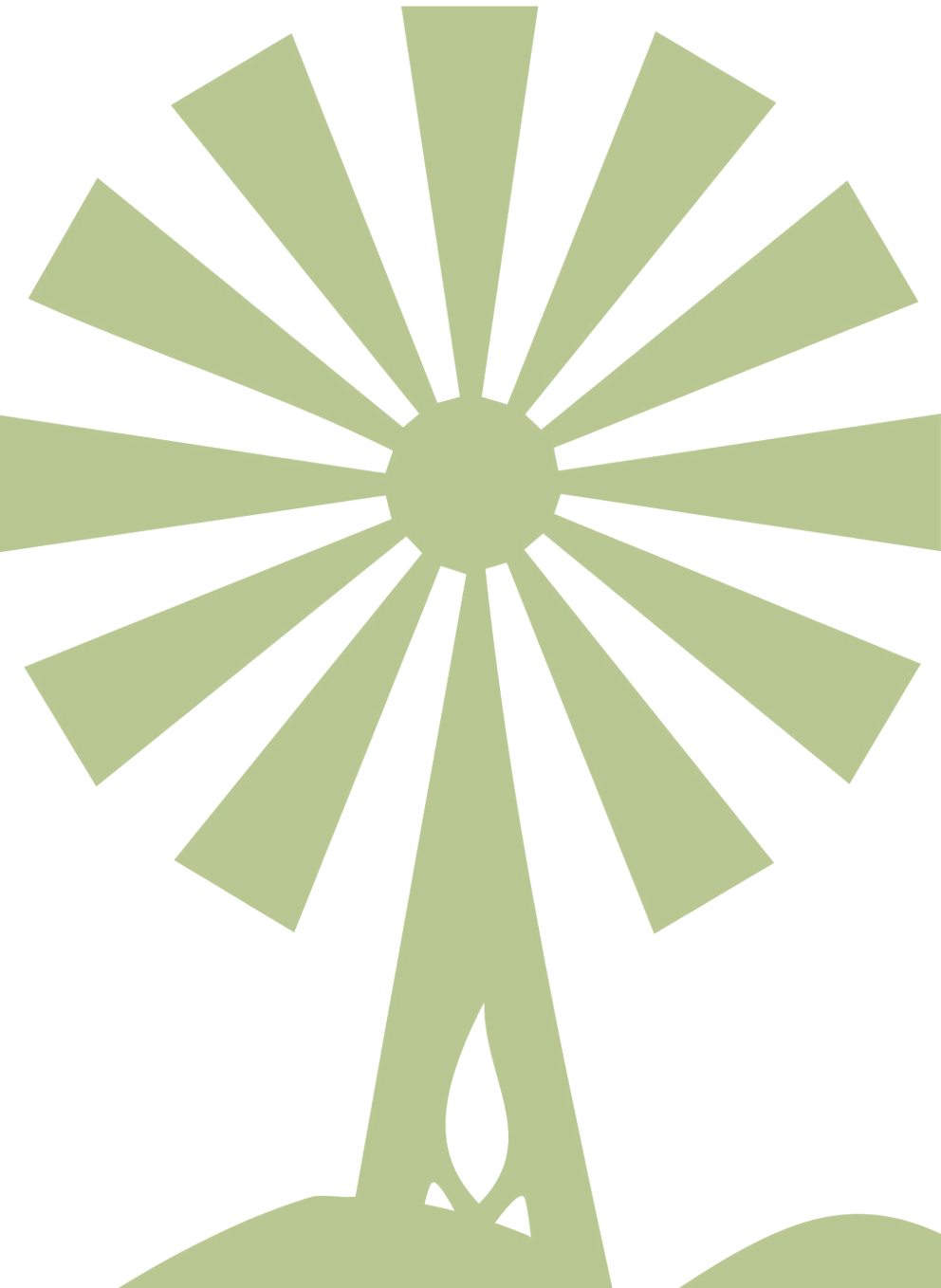
The City also maintains and enforces standards related to stormwater drainage, Roadway and traffic requirements, hillside development, and standards for work within the public right-of-way to install sidewalks, street trees, and lighting. All construction is subject to Title 15 of the City Code which incorporates the California Building Code with local amendments.

These standards will continue to apply unless specifically superseded in this document.



Page Left Intentionally Blank





BUILDING TYPE STANDARDS

2

Diamond Bar Objective Design Standards for Multifamily & Mixed-Use Development

BUILDING TYPE STANDARDS

2.1 Introduction

To support a variety of household types and foster a rich, diverse built environment, these Objective Design Standards promote a broad range of Building Types. Options include Townhouses, flex/lofts, walkups, Courtyard Buildings, urban Block structures, and wrap buildings. Additional standards address mixed-use configurations compatible with these residential types.

Once a specific Building Type is selected, the development must conform to its associated standards, including maximum Façade Width, pedestrian access, parking, common open space, landscaping, Frontage Types, and overall massing.

These standards are designed to encourage architectural diversity and ensure all buildings contribute to an active Public Realm while providing private outdoor amenities—such as gardens, courtyards, and porches—where appropriate.

While there is flexibility in selecting Building Types within each Block or zoning district, only certain types may be appropriate depending on adjacent uses and other constraints. In the absence of a specific plan, applicants in mixed-use zones must submit a site plan that defines Block layouts and identifies at least two Building Types per Block. This requirement does not apply to developments within multifamily zones.

2.2 Explanation of Standards

This chapter provides standards for the following eleven Building Types.

For each Building Type, the standards described below are provided. See Table 2-1 for a summary of Building Types.

These standards are intended to avoid monotonous building designs in favor of more varied designs with reduced bulk at the upper stories. The Building Type standards cover the following:

A. Intent Statement

This statement defines and describes the development intent and typical characteristics for the respective Building Type.

B. Applicability

This statement explains whether the type is permitted solely in mixed-use zones, or in both mixed-use and multifamily zones.

C. Façade Width

Façade Width standards regulate the maximum width of a building. However, this dimension may be exceeded if one of the following strategies is employed:

Strategy 1

1. The building is designed to appear as two or more buildings, with distinct entries for each Apparent Building, and such that the space between each Apparent Building is at least 20 feet in width. These buildings may be connected above the ground floor via corridor “bridges” that are set back a minimum of 25 feet from the Façade Plane.

Strategy 2

2. Utilize any four of the following techniques:
 - a. Provide a material change for the entire Height of the massing element.
 - b. Provide a change in the overall type, size, spacing, or proportion of windows or Fenestration system or change in sill Heights and head conditions.

- c. Provide a change in Façade Composition including roof Heights, and roof types. For example, placing a symmetrical Façade next to a Façade with a repetitive bay system that is not symmetrical would comply with this standard.
- d. Provide a change in building Height by at least 10 feet or one-Story.
- e. Provide separate and additional primary entries from the street.
- f. Provide a change in Architectural Style.

D. Building Height & Massing

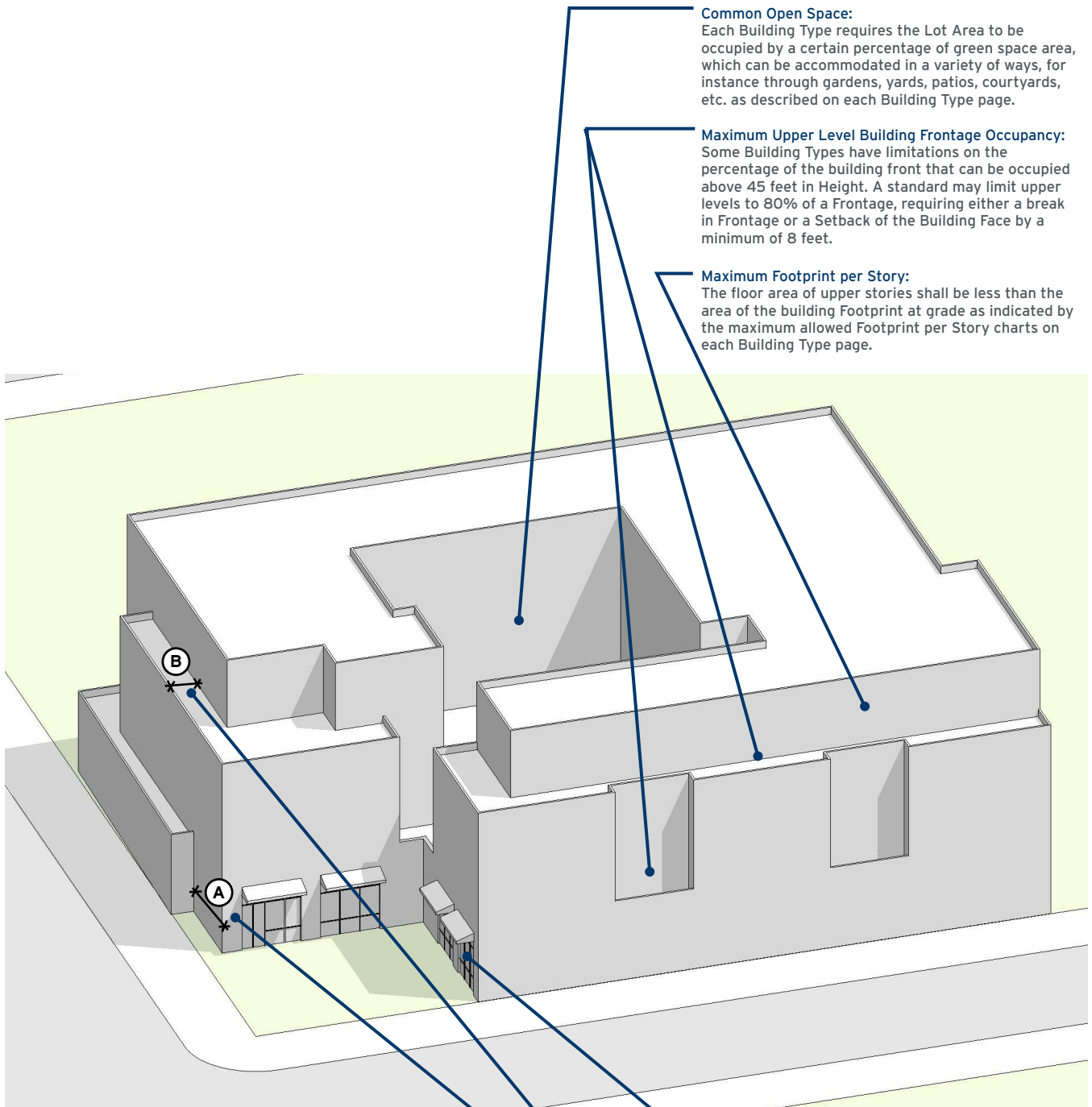
Height standards regulate the maximum building Height. Building Height shall be defined pursuant to the Development Code.

Some Building Types require horizontal or vertical Plane Breaks or both (see also Figure 2-1).

Horizontal Plane Breaks shall not alleviate the minimum Building Frontage Occupancy requirements. Building Façades facing Build-to Lines shall provide Plane Breaks in a manner such that the overall Building Frontage meets the minimum Building Frontage Occupancy requirements. Plane Breaks are only required at street-facing Façades.

Furthermore, a maximum allowed Footprint per Story is presented for certain Building Types. The maximum allowable Footprint per Story limits the percentage of occupiable space per building Story in relationship to the building’s ground-floor Footprint. For example, a four-Story building that limits the maximum allowable Footprint of the fourth Story to 60 percent may satisfy this requirement by providing stepbacks, decks, patios, building articulation, or similar massing strategies that ensure that the fourth Story occupies no more than 60 percent of the building. Balconies shall count toward the maximum allowable Footprint unless there is at least 18 feet of vertical airspace between each balcony deck and floor unit.





Common Open Space:
Each Building Type requires the Lot Area to be occupied by a certain percentage of green space area, which can be accommodated in a variety of ways, for instance through gardens, yards, patios, courtyards, etc. as described on each Building Type page.

Maximum Upper Level Building Frontage Occupancy:
Some Building Types have limitations on the percentage of the building front that can be occupied above 45 feet in Height. A standard may limit upper levels to 80% of a Frontage, requiring either a break in Frontage or a Setback of the Building Face by a minimum of 8 feet.

Maximum Footprint per Story:
The floor area of upper stories shall be less than the area of the building Footprint at grade as indicated by the maximum allowed Footprint per Story charts on each Building Type page.

Figure 2-1 - Key Building Type Elements

Frontage Type:
Each building has certain Façade conditions that are called Frontage Types. Each Frontage interacts differently with the street and therefore is appropriate for different areas and Building Types.

Plane Break:
The area of the building where the plane of the Façade varies in depth, represents a Plane Break.
 (A) is a Horizontal Plane Break.
 (B) is a vertical Plane Break.

E. Maximum Upper-Level Frontage Occupancy

Certain Building Types have limitations on the percentage of the Building Frontage that can be occupied above 45 feet in Height, where such heights are permissible. These standards are included in order to provide more variety and visual interest at the upper levels. The upper-level Frontage Occupancy is based on the ground-floor.

F. Frontage Types

This standard lists which Frontage Types are permitted for each Building Type.

G. Pedestrian Access & Entries

This standard regulates the location and orientation of building entries.

H. Parking

Building Type parking standards provide parking design regulations that are specific to each Building Type.

I. Common Open Space

1. Each Building Type requires a specific amount of outdoor space to be designated on site. Ground floor Setbacks less than 15 feet in depth shall not count towards fulfilling the outdoor space requirement.
2. Required outdoor space may either be private, only accessible to the occupants, or open to the general public. Outdoor space may be located at grade, atop a Podium or at the rooftop unless the location is restricted by the selected Building Type. Regardless of location, the design of outdoor space shall maximize solar access.
3. Required outdoor space can be shared between adjacent Building Types, as long as the cumulative minimum requirements for each type are satisfied.

J. Landscape

The landscape standards regulate the design of common open space including the amount of common open space that is required to be planted with vegetation.

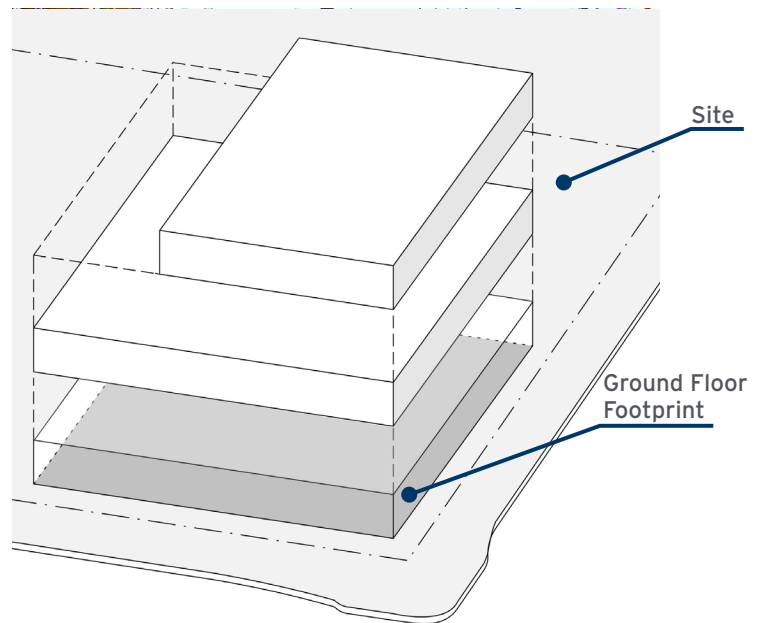


Figure 2-2 - Maximum Footprint per Story Diagram

The maximum Footprint per Story is computed based on the building's ground floor Footprint, not the overall site area.

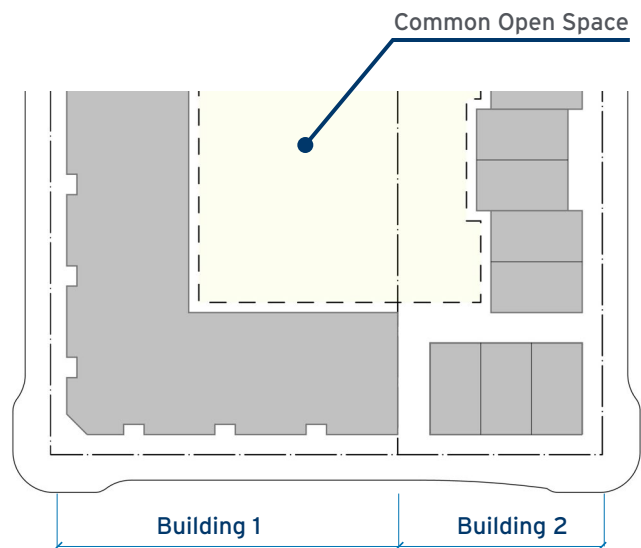


Figure 2-3 - Common Open Space Diagram

Adjacent buildings may combine the required outdoor spaces into one shared space provided the cumulative minimum requirements for each building is met.



2.3 Allowable Building Types

Allowable Building Types are as described in this section, 2.3 and summarized in Table 2-1.

Table 2-1: Building Type Matrix

Building Type	Typical Height	Frontage Width	Common Uses (Land use shall conform with Zoning Ordinance)
1	Duplex/Triplex/ Fourplex	1-3 Stories	50-90 feet Small Multifamily
2	Townhouse (Attached Row)	2-4 Stories	18-26 ft/unit (Maximum string length is 200 feet) Residential, fee simple ownership
3	Flex/Loft or Shopfront, Live- Work	2-4 Stories	18-26 ft/unit Small business + Residential
4	Auto Court or Six/ Eight Pack	2-4 Stories	Varies Rental or Condo Multifamily
5	Walk-Up Flats	2-3 Stories	75-150 feet Rental or Condo Multifamily
6	Carriage House	2-3 Stories	50-120 feet Used to line the rear of edge parking lots of apartment communities where those parking lots front streets or alleys
7	Small Mixed-Use Building	2-3 Stories	50-100 feet Along sites fronting commercial corridors where ground floor retail is desired
8	Courtyard Multifamily	3-5 Stories	50-75 feet Rental or Condo - Multi-family with Ancillary Mixed-Use
9	Wrap Building	4-6 Stories	150-250 feet Residential wrapped around structured parking, often with ground floor retail
10	Urban Block	3-5 Stories (Over Podium)	100-200+ feet Mixed-use, residential above retail
11	Mixed-Use Big Box	55-75 feet	Up to 300 feet Residential over a large format retail store





Figure 2-4 - Duplex, Triplex, Fourplex Diagram

2.3.1 Duplex, Triplex, Fourplex

A. Intent Statement

A structure that consists of two to four primary dwelling units.

B. Applicability

All multifamily and mixed-use zones.

C. Façade Width

Maximum Façade Width is 90 feet.

D. Building Height & Massing

1. Maximum Height is Three stories.
2. The second and third stories may occupy the full ground floor Footprint area.
3. Attic space may be occupied and not count as a Story. Occupiable attic space shall not exceed fifty percent (50%) of the ground floor Footprint area.
4. Building Faces abutting side streets or yards shall provide at least 1 Horizontal Plane Break of at least three feet, and one vertical Plane Break of at least two feet.

E. Maximum Upper-Level Frontage Occupancy

Not applicable.

F. Frontage Types

1. Permitted Frontage Types for street facing units: Front Porch and Stoop. (See Sections 4.5 and 4.7)
2. No specified Frontage types are required for non-street or paseo facing units.

G. Pedestrian Access & Entries

1. At least one (1) Primary Entrance to a dwelling unit shall be accessed directly from and face the street or paseo.
2. Where an alley is not present, parking and services shall be accessed by a Driveway, consistent with DBCC Section 22.30.080.
3. On a corner lot without access to an alley, parking and services shall be accessed from the side street, by a Driveway consistent with DBCC Section 22.30.080.
4. Buildings that do not front a street must front a courtyard or paseo and have at least one Primary Entrance to a dwelling unit accessed directly from the courtyard.
5. Multiple front doors shall not be placed within 10 feet of one another unless there is a porch at least six feet in depth in front of them.

H. Parking

1. Parking may be accommodated at grade on the lot, in a common surface lot, in a carport, in a garage on the lot, or in a common garage.
2. Tandem spaces are permitted.
3. Parking shall be at the rear of the lot or in the middle of the Block, separated and screened from view from the street.
4. Where parking is integral with the building, garage doors shall not face the primary street but may face a secondary street if the building is on a corner lot.



5. Guest parking spaces may be accommodated with on-street spaces along streets and alleyways adjacent to the building. All on-street parking shall be subject to all applicable regulations, including the Development Code and California Vehicle Code.
6. Where parking abuts a side street, it shall be screened from view pursuant to DBCC Section 22.30.070(8).

I. Common Open Space

1. At least 15 percent of the Lot Area shall be provided as common open space.
2. Common Open space types that count toward the satisfaction of the required amount of outdoor space are porches, patios, verandas, balconies, yards, and decks.
3. Landscaped outdoor space shall be planted with native or adapted landscape.
4. Where courtyards are used to satisfy open space requirements, the courtyard shall be enclosed on at three sides by building walls or shall include at least one building or unit entrance on each side of the courtyard.
5. Common Open Spaces
 - a. Each residential unit shall be provided a direct, pedestrian path of travel to common open spaces.
 - b. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, and natural open space.

J. Landscape

All outdoor space shall be landscaped or Hardscaped.

K. Additional Standards



Figure 2-5 - Duplex, Triplex, Fourplex Illustrative Photo

1. Where a project includes no more than two buildings, the buildings may be identical in design
2. Where more than two buildings are on a site, no more than two may be designed as identical and must differ by meeting at least four of the criteria identified in Section 3.2.



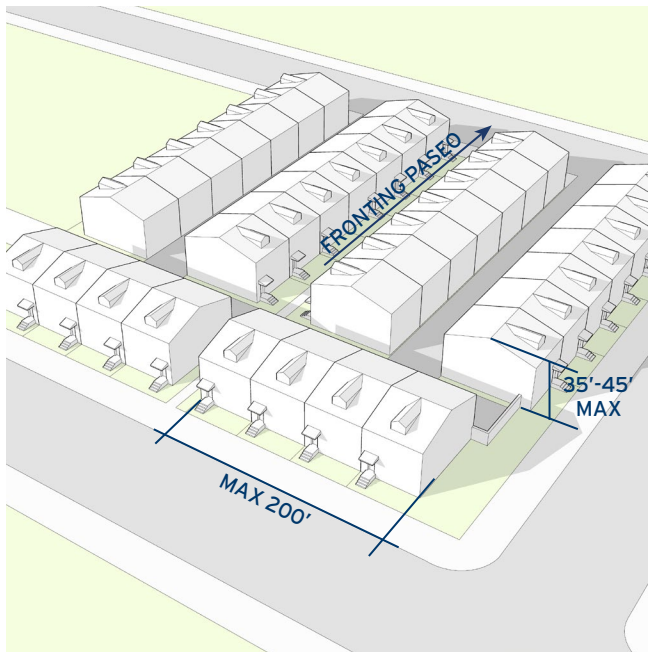


Figure 2-6 - Townhouse Diagram

2.3.2 Townhouse

A. Intent Statement

A structure that consists of at least three primary residences with common walls, side by side along the Building Frontage. The structure has parking behind the building, either integrated with the building or in surface spaces accessed from an alley. Alternatively, parking may be part of a structure shared with other Building Types. Townhouses may also wrap the base of a Podium. (See Figure 2-10).

B. Applicability

All multifamily and mixed-use zones.

C. Façade Width

1. Maximum of 26 feet for each Townhouse unit, except that the Façade Width of a Townhouse on Block corners may be up to 45 feet per Frontage.
2. The maximum length of a string of attached Townhouses is 200'.

D. Building Height & Massing

1. See DBCC Section 22.08.040 for Height limits in the multifamily zones. In mixed-use zones, the maximum Height shall be 45 feet. See DBCC Section 22.16.060 for Height measurement and Height limit exceptions. Notwithstanding the foregoing, where topography requires a Stoop to access the ground floor, the Height shall be measured from the top of the Stoop. (See Section 4.5)
2. Façade Strings shall have at least one Encroachment per 100 linear feet, such as a porch, balcony, or Plane Break. The combined length of Plane Breaks shall occupy at least 10 percent of the Façade length.
3. Building Faces abutting side streets or yards shall provide at least one Horizontal Plane Break of at least three feet, and one vertical Plane Break of at least two feet.
4. In a three-Story building, a two-Story Townhouse may be stacked over a separate ground-floor unit. (See Figure 2-7)

E. Maximum Upper-Level Frontage Occupancy

Not applicable.

F. Frontage Types

Permitted Frontage Types: Stoop, Dooryard (See Sections 4.5 and 4.6).

G. Pedestrian Access & Entries

The Primary Entrance shall be accessible directly from the street, through the Frontage or from the fronting paseo.

H. Parking

1. Garages shall accommodate no more than two cars and shall be integrated into the back of the Townhouse, behind a habitable room.
2. Parking may be accommodated on surface lots, behind the structure.
3. Podium parking is permitted, in which case a unit may also be accessed from the parking area or internal building corridor, and no individual garage parking is required.



4. Parking in garages or perpendicular spaces accessed from the front of the building are not permitted.

I. Common Open Space

1. Amount required. At least 10 percent of the Lot Area shall be provided as common open space.
2. Types. Permitted common open space types that count toward the required amount of open space are: elevated Terraces, patios, verandas, balconies, yards, decks, and roof gardens
3. Design. The common open space area must be open to the sky, except for any allowable Encroachments, as permitted in Section 3.8, and any Shade Structures within the space.

J. Landscape

All common open space shall be landscaped or Hardscaped.

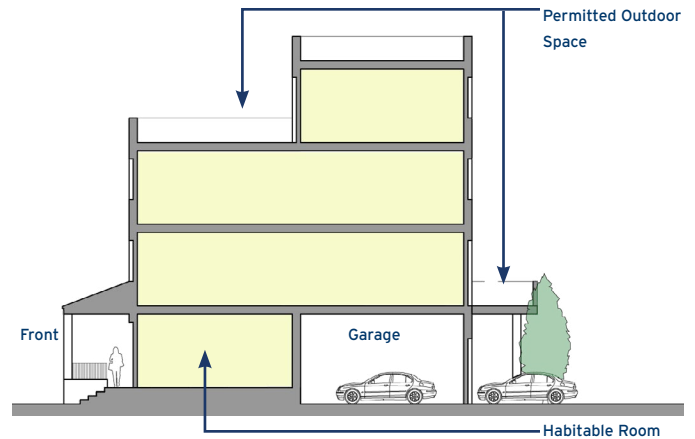


Figure 2-9 - Section of a Townhouse

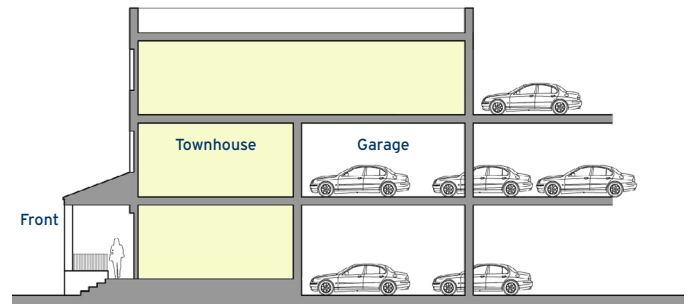


Figure 2-10 - Section of a Townhouse Wrapping the Podium of Garage

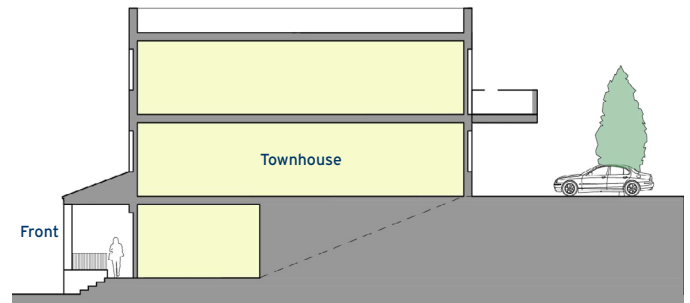


Figure 2-11 - Section of a Townhouse on a Sloping Site

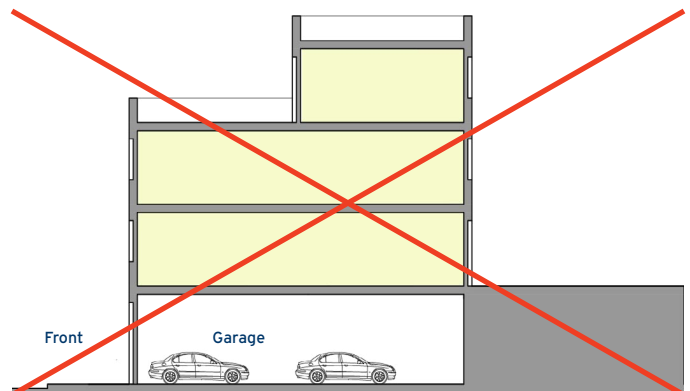


Figure 2-12 - Section of a Townhouse Not Permitted



Figure 2-7 - Illustration of a Townhouse Stacked over a Separate Flat



Figure 2-8 - Townhouse Illustrative Photo



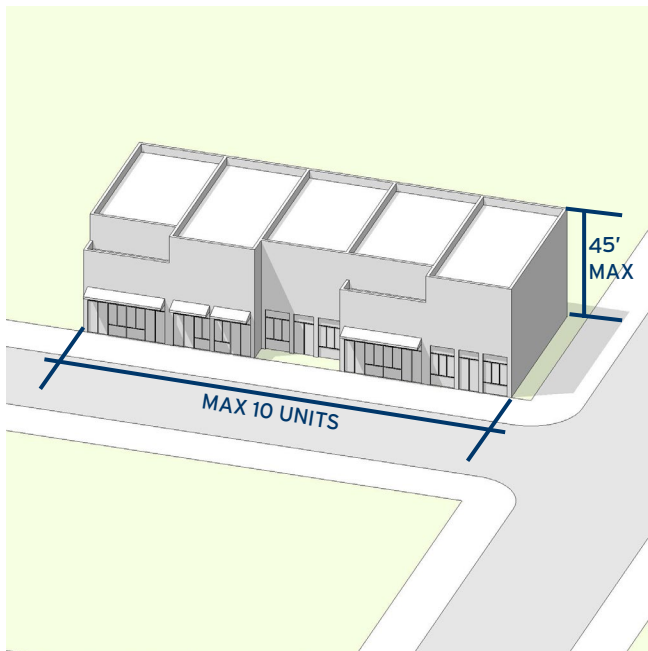


Figure 2-13 - Flex/Loft Building Diagram

2.3.3 Flex/Loft Building

A. Intent Statement

Flex/Loft Building is a structure in which each unit functions as an integrated residence and work space. These units are typically arranged side by side along the Principal Frontage and are designed or structurally modified to accommodate joint residential and work occupancy. Flex/Loft Buildings may also wrap the base of a Podium structure.

B. Applicability

Mixed-use zones only.

C. Façade Width

1. A maximum of 30 feet for each flex/loft unit. Except that the Façade Width of a Flex/Loft Building on Block corners may be up to 45 feet Frontage.

2. The maximum number of attached flex/loft units is a 10-Façade String.

D. Building Height & Massing

1. Maximum Height shall be 45 feet.
2. Façade Strings shall have at least one Encroachment per 100 linear feet, such as a porch, balcony, or Plane Break. The combined length of Plane Breaks shall occupy at least 15 percent of the Façade length.
3. Building Faces abutting side streets or yards shall provide at least one Horizontal Plane Break of at least three feet, and one vertical Plane Break of at least two feet.

E. Maximum Upper-Level Frontage Occupancy

Not applicable.

F. Frontage Types

Permitted Frontage Types: Shopfront, Commercial and Residential Terrace, Dooryard (See Sections 4.3, 4.4, 4.6, 4.9).

G. Pedestrian Access & Entries

The Primary Entrance shall be accessible directly from the street, through the Frontage, except that primary residential entries may be accessed through work space, through a fronting paseo between units, or from the rear.

H. Parking

1. Individual garage parking may be integrated into the back of the Flex/Loft Building but must be behind a habitable room.
2. Parking may be on a surface lot behind the structure.



I. Common Open Space

1. Amount required. At least 15 percent of the Lot Area shall be provided as common open space.
2. Types. Permitted common open space types that count toward the required amount of open space are: elevated Terraces, patios, verandas, balconies, yards, decks, and roof gardens.
3. Design. The common open space area must be open to the sky, except for any allowable Encroachments, as permitted in Section 3.8, and any Shade Structures within the space.

J. Landscape

All common open space shall be landscaped or Hardscaped.



Figure 2-14 - Flex/Loft Building Illustrative Photo

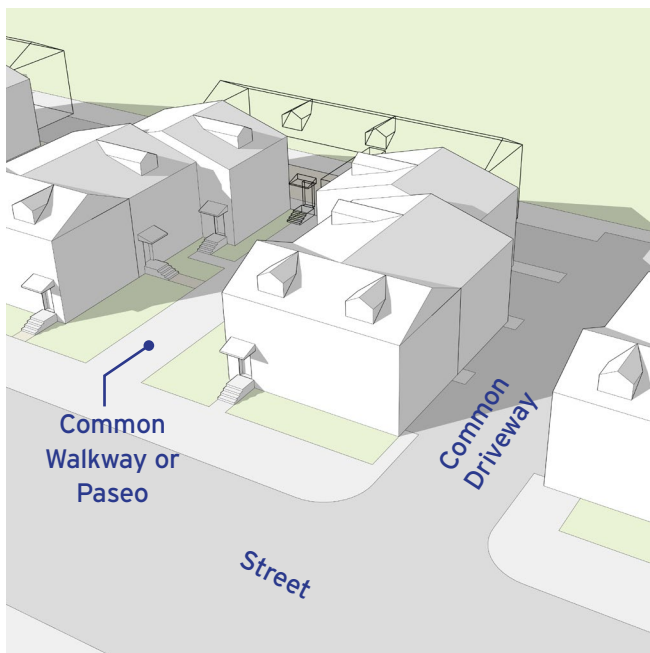


Figure 2-15 - Auto Court or Six/Eight Pack Diagram

2.3.4 Auto Court or Six/Eight Pack

A. Intent Statement

A building or an arrangement of buildings that contains between six and eight residential units that share a common Driveway. The primary pedestrian access shall be located from a Street, Open Space or Common Walkway. In mixed-use zones, the ground floor of each unit may include ground-floor retail or commercial uses. Auto Courts may be paired, creating common walkways or courtyards. However, this pairing is permitted no more than three times in a row. Services, utilities and trash container areas shall be located on the Common Driveway.

B. Applicability

All multifamily and mixed-use zones.

C. Façade Width

The width of the Façade may vary.

D. Building Height & Massing

1. Maximum Height: As permitted in the applicable zoning district, but no taller than four stories.
2. The upper stories may occupy the full ground floor Footprint area.
3. Maximum building dimension along primary street Frontages: 50 feet. Along side streets, Façades longer than 50 feet in length shall provide at least one Vertical Plane Break of at least two feet.

E. Maximum Upper-Level Frontage Occupancy

Not Applicable.

F. Frontage Types

Permitted Frontages: Stoop, Dooryard, Front Porch and along the street only Shopfront and Raised Commercial Terrace are also permitted. (See Sections 4.3, 4.4, 4.5, 4.6, 4.7)

G. Pedestrian Access & Entries

1. Primary access to ground-floor spaces shall be directly from the street or common walkway or open space.
2. The Common Walkway shall connect to a Street or Open Space, not to an Alley or Driveway, on at least one end.
3. Primary pedestrian access is not permitted from an Alley.

H. Parking

1. Parking and services shall be accessed through a Driveway or an alley.
2. Garages may be integral with or detached from the primary dwelling and they shall face the Common Driveway.



I. Common Open Space

Not required.

However, where Auto Courts are paired to create a common walkway the following Standards apply:

1. The front Setback along the Common Walkway shall be at least 10 ft from the center-line of the sidewalk resulting in a Building Face to Building Face width of at least 20 feet.
2. The Common Walkway shall measure at least five feet in width.
3. Unenclosed porches may encroach into the Setback by up to seven feet provided that they are no higher than four feet above grade.
4. Fences, walls or hedges are allowed along the Common Walkway at fronts of homes, provided they are Setback from the walkway by at least two feet and are no taller than three feet from the Grade of the Common Walkway.
5. Bay windows may encroach into the Setback by up to two feet.



Figure 2-16 - Autocourt or Six/Eight Pack Illustrative Photo

J. Landscape

1. The Common Walkway path shall be a minimum of five feet in width.
2. All common open space shall be landscaped or Hardscaped.
3. Fences, walls or hedges are allowed along the Common Walkway at fronts of homes, provided they are Setback from the walkway by at least two feet and are no taller than 42 inches from the Grade of the Common Walkway.



Figure 2-17- Autocourt or Six/Eight Pack Illustrative Photo

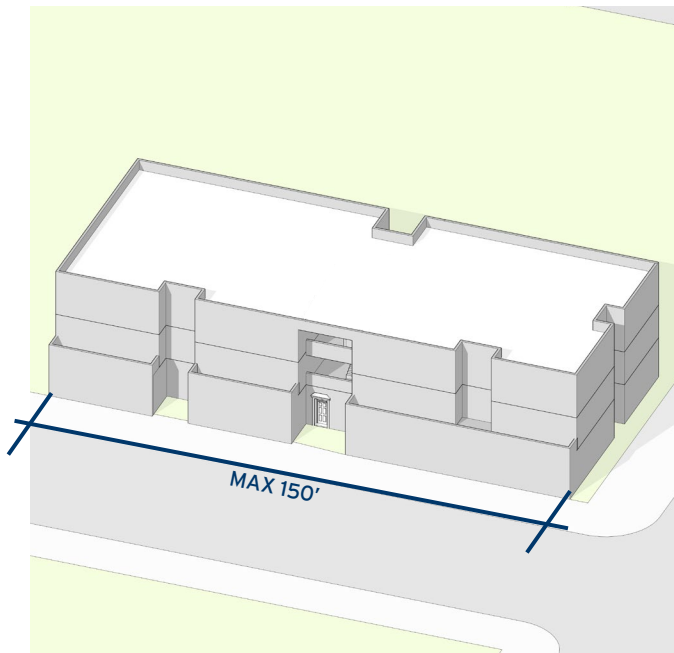


Figure 2-18 - Walk-Up Flats Diagram

2.3.5 Walk-Up Flats

A. Intent Statement

A structure that consists of four to 12 dwelling units accessed from one common staircase accommodating up to four units per floor. The building may contain residential or commercial uses on the ground floor with residential uses above. The Walk-up may be repeated along a primary Frontage or within a Block subject to the massing requirements of the Building Type.

B. Applicability

All multifamily and mixed-use zones.

C. Façade Width

Maximum Façade Width is 150 feet. However up to three Walk-Up Buildings may be adjoined provided that each building appears as a separate structure from the adjacent one. Methods for achieving this are included in Section 3.2.

D. Building Height & Massing

1. Maximum Height: Three stories.
2. Upper stories may occupy the full ground floor Footprint area.
3. Attic space may be occupied and not count as a Story. Occupiable attic space shall not exceed 50% of the ground floor Footprint area.
4. Building Faces abutting side streets or yards shall provide at least one Horizontal Plane Break of at least three feet, and one vertical Plane Break of at least two feet.
5. Where the building is repeated, each building shall front the primary street or the perimeter of a Block.
6. Repeated buildings shall be provided with different materials, colors and/or Architectural Styles.
7. No more than three walk-up units may be attached in a row per floor. Of these, no more than two adjacent units may have identical Façades.
8. A fourth walk-up unit may be added at the end of the row if it is designed to turn the corner. This pattern may be repeated on each floor.
9. Buildings may be grouped to form a courtyard.

E. Maximum Upper-Level Frontage Occupancy

Not applicable.

F. Frontage Types

Permitted Frontages: Stoop, Dooryard, Front Porch and along the street only Shopfront and Raised Commercial Terrace are also permitted. (See Sections 4.3, 4.4, 4.5, 4.6, 4.7)



G. Pedestrian Access & Entries

1. All units shall be accessed from a common stair lobby. However, ground floor units may also be accessed from the primary street.
2. Primary pedestrian access to the common stair lobby shall be provided from the street, a fronting mews or a common courtyard. A second access may be provided from the rear.
3. Primary pedestrian access is not permitted from an alley.

H. Parking

1. Parking shall be accommodated at grade and/or tuck-under at the rear of the building, in a common surface lot in the middle of the Block, or against an alley. Connectivity to adjacent parking lots where present shall be provided.
2. Surface lots that face an alley shall be screened from view from the side street by a garden wall, fence or hedge.
3. Services, utilities and trash container areas shall be located off the alley, where present.
4. Parking and services shall be accessed from an alley where present.
5. Where an alley is not present, parking and services shall be accessed by a Driveway, consistent with DBCC Section 22.30.080 (subject to approval by the Fire Department) or by adjacent parking areas.
6. On a corner lot without access to an alley, parking and services shall be accessed from the side street by a Driveway consistent with DBCC Section 22.30.080, unless a greater width is required by the Fire Department.

I. Common Open Space

1. Amount required. At least 15 percent of the Lot Area shall be provided as common open space.
2. Types. Permitted common open space types that count toward the satisfaction of the required amount of outdoor space are: elevated Terraces, patios, verandas, balconies, yards, decks, and roof gardens.



Figure 2-19 - Walk-Up Flats Illustrative Photo

3. Design. The common open space area must be open to the sky, except for any allowable Encroachments (see Section 3.8) and any Shade Structures within the space.

J. Landscape

1. All outdoor space shall be landscaped or Hardscaped.
2. At least 25 percent of the required on-site outdoor space shall be planted with ground cover, shrubs, trees, or a combination thereof.

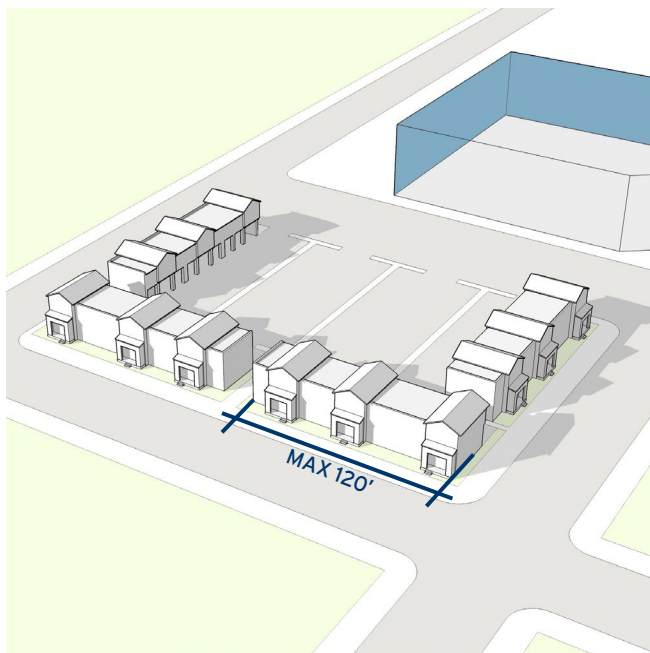


Figure 2-20 - Carriage House Diagram

2.3.6 Carriage House

A. Intent Statement

A structure composed of residential units above at least partially-enclosed ground-floor parking spaces. The parking is accessed from an alley or surface parking lot, while the residential units are accessed from the street or pedestrian path. The residential space need not be directly connected to the parking. Especially suitable as liner buildings, carriage houses can be used to screen surface parking lots from the primary street. Garden Style Apartments are most similar to this Building Type.

B. Applicability

All multifamily and mixed-use zones.

C. Façade Width

Maximum Façade Width is 120 feet.

D. Building Height & Massing

1. Maximum Height: Three stories.
2. The second and third stories may occupy the full ground floor Footprint area, so long as it is within the Floor Area Ratio (FAR) allowed for that zoning district.
3. Façade Strings shall have at least one Encroachment per 100 linear feet, such as a porch, balcony, or Plane Break. The combined length of Plane Breaks shall occupy at least ten percent of the Façade length.
4. Building Faces abutting side streets or yards shall provide at least one Horizontal Plane Break of at least three feet, and one vertical Plane Break of at least two feet.

E. Maximum Upper-Level Frontage Occupancy

Not applicable.

F. Frontage Types

1. Permitted Frontage Types: Front Porch, Stoop, and Raised Residential Terrace. (See Sections 4.5, 4.7, 4.9)
2. Front Setbacks per Zoning Standards.
3. A carriage house’s ground floor shall be designed so that the street-facing side appears to be habitable.

G. Pedestrian Access & Entries

1. The Primary Entrance to the building shall be accessed directly from and face the street or pedestrian path.
2. A secondary entrance may be provided from the rear parking spaces.
3. Parking and services shall be accessed through the alley or surface parking lot.



H. Parking

1. Parking spaces shall face the alley or surface parking lot and be screened from view from the side street by a garden wall, fence or hedge.
2. Tandem spaces are permitted.
3. Parking spaces do not have to correspond with the residential unit above.
4. Parking spaces do not need to be fully enclosed.
5. Services, utilities, and trash container areas shall be located on the alley or in the surface parking lot.

I. Common Open Space

Not required.

J. Landscape

To the extent it is provided, an outdoor space shall be landscaped or Hardscaped.



Figure 2-22 - Carriage House Illustrative Photo



Figure 2-21 - Concept Rendering of Carriage House

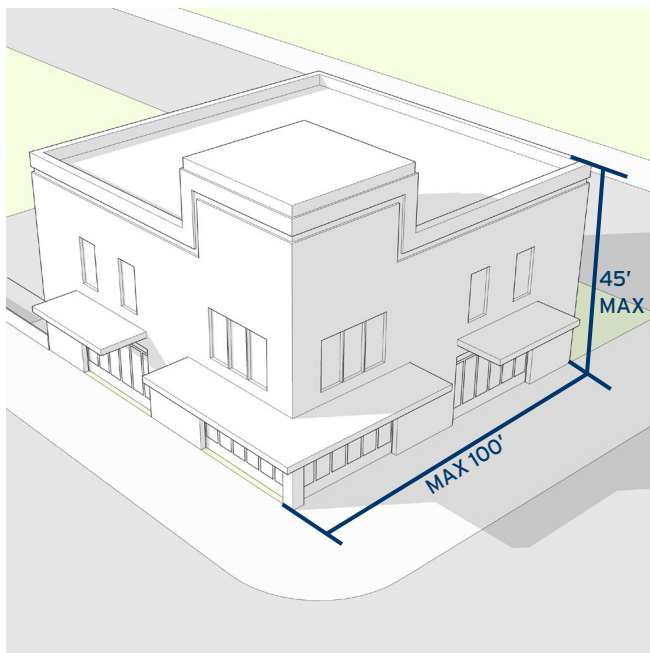


Figure 2-23 - Small Mixed-Use Building Diagram

2.3.7 Small Mixed-Use Building

A. Intent Statement

A low-scale building that includes ground-floor non-residential uses such as retail, service, or office, with one or more residential uses located on the upper floors. This Building Type is intended for sites fronting commercial corridors or neighborhood centers and is typically two to three stories in Height.

B. Applicability

Mixed-use zones only.

C. Façade Width

Maximum Façade Width is 100 feet.

D. Building Height & Massing

1. Maximum Height: 45 feet.
2. The upper stories may occupy the full ground floor Footprint area.

E. Maximum Upper-Level Frontage Occupancy

Not applicable.

F. Frontage Types

1. Permitted Frontages: Stoop, Shopfront and Raised Commercial Terrace. (See Sections 4.3, 4.4, 4.5)
2. Ground-floor Façades shall include retail, office, or work space uses that occupy at least 50 percent of the ground-floor depth and extend across a minimum of 60 percent of the primary Façade Width. At least 60 percent of the primary ground-floor Façade between two and ten feet above Sidewalk Grade shall consist of transparent windows that provide direct views into the occupied space.

G. Pedestrian Access & Entries

1. Primary access to ground-floor spaces shall be directly from the street.
2. Building and retail entrances fronting primary and side streets shall remain accessible and unlocked during regular business hours.
3. Primary Entrances to upper floors shall be accessed through:
 - Entrance in the rear.
 - A lobby that is accessed directly from the street.
 - Stoops entered from the street.

H. Parking

1. Parking shall be an alley-loaded lot and/or parallel on-street.



2. Where no alley is present, parking may be accessed via a Driveway and from the primary and/or secondary street. Such Driveways may include parking along one side, making the total parking area exposed to the street no greater than 45 feet. Parking spaces shall be screened from view from the fronting street, by a low wall, fence or hedge consistent with DBCC Section 22.16.080 (5). (See Figure 2-24)

I. Common Open Space

Not required.

J. Landscape

See DBCC Chapters 22.24, 22.26 and Section 22.20.070 for parking lot landscaping standards.

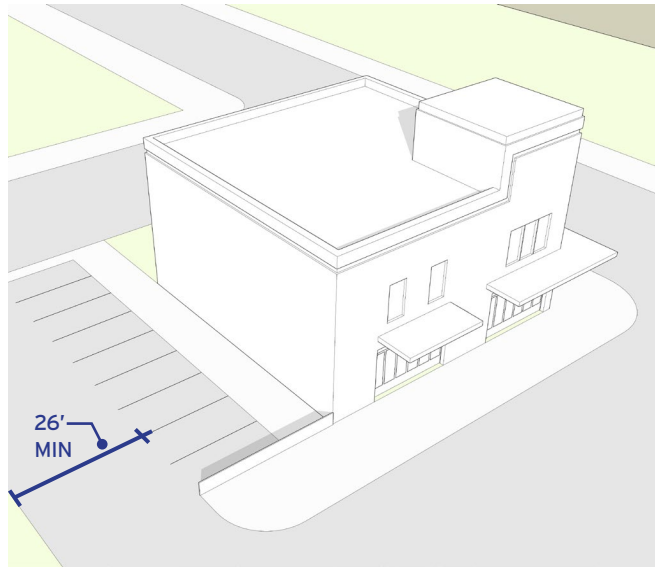


Figure 2-24 - Small Mixed-Use Building Diagram



Figure 2-25 - Small Mixed-Use Building Illustrative Photo

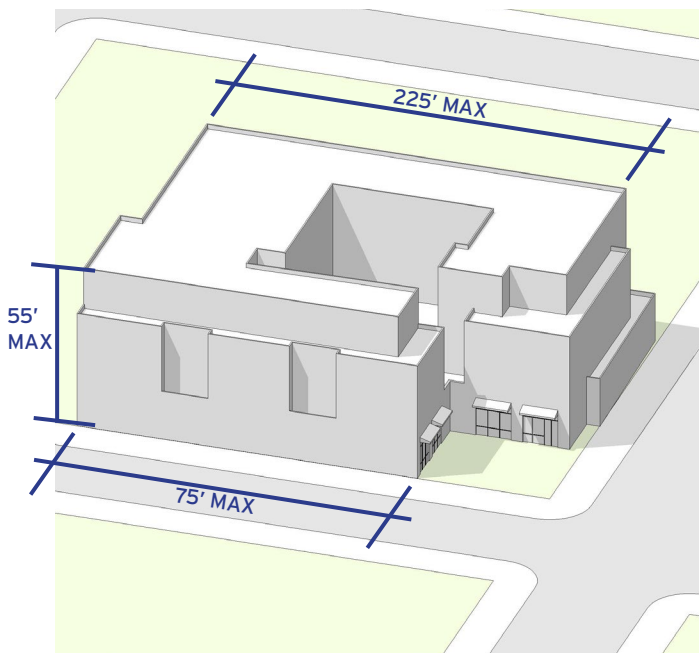


Figure 2-26 - Courtyard Multifamily Building Diagram

2.3.8 Courtyard Multifamily Building

A. Intent Statement

A grouping of Townhouses, walkups, or other multifamily buildings arranged on a site around a central courtyard or series of courtyards at grade or above a parking Podium. The building may contain residential, commercial, or a combination of these uses. Parking is provided below ground or accommodated in up to two above-grade Podium Levels.

B. Applicability

All multifamily and mixed-use zones.

C. Façade Width

The maximum length of any portion of the Façade that sits along a Build-to-Line shall not exceed 75 feet.

D. Building Height & Massing

1. Maximum building Height shall comply with the Height limits of the underlying zoning district, but shall not exceed 65 feet under any circumstance, including where greater Heights

are permitted for other Building Types within the same zone.

2. The maximum length of the entire courtyard ensemble shall not exceed 225 feet. This includes the building mass plus the side of the courtyard that is open to the Frontage.

Table 2-2: Height in Stories	Maximum Allowed Footprint per Story			
	1-2	3	4	5
2	100%	-	-	-
3	100%	80%	-	-
4	100%	100%	80%	-
5	100%	100%	80%	80%

E. Maximum Upper-Level Frontage Occupancy

Portions of Façades above 45 feet in Height and greater than 150 feet in length shall occupy no more than 80% of the Primary Façade Plane established on the ground floor.

F. Frontage Types

Permitted Frontage Types are: Forecourt, Shopfront, Raised Commercial Terrace, Urban Frontage, and Dooryard. (See Sections 4.3, 4.4, 4.6, 4.8, 4.10)

G. Pedestrian Access & Entries

1. The internal courtyard shall be accessible from the street, through the Frontage. If the internal courtyard is located above the Ground Plane, a public stair, with treads and risers at least eight feet in width, and incorporating Architectural Features consistent with the building's Architectural Style is required. Access may be gated.
2. The Primary Entrance to each ground-floor unit shall be directly from the street or courtyard. Entrances shall occur at a maximum interval of 60 feet.
3. Primary access to units above the ground floor shall be through a lobby accessed from the street or the courtyard.

H. Parking

1. Parking may be accommodated in surface lots with or without tuck under parking or in two levels of above-ground Podium or below ground parking or both.
2. A liner of habitable space shall conceal above-ground Podium parking garages from view.
3. Residential parking shall be separate from retail parking, except for any residential guest parking.

I. Common Open Space

1. Amount required. At least 15 percent of the Lot Area shall be provided as common open space.
2. Types. Permitted common open space types that count toward the satisfaction of the required amount of common open space are: patios, verandas, and courtyards.
3. Dimensions. The minimum courtyard dimension shall be 30 feet on each side for buildings. If the courtyard is surrounded by three or more sides or if the building is three or more stories, the minimum dimension on each side shall be 40 feet.
4. Encroachments. Encroachments into the common open space are permitted on all sides, provided that the minimum 30-foot dimension is maintained, exclusive of the Encroachments.
5. Design. The common open space area must be open to the sky, except for any allowable Encroachments (see Section 3.8) and any Shade Structures within the space.

J. Landscape

1. All outdoor space shall be landscaped or Hardscaped.
2. At least 25 percent of the required on-site common open space shall be planted with ground cover, shrubs, trees, or a combination thereof.



Figure 2-27 - Courtyard Building Illustrative Photo
Courtyard View of a Courtyard Building

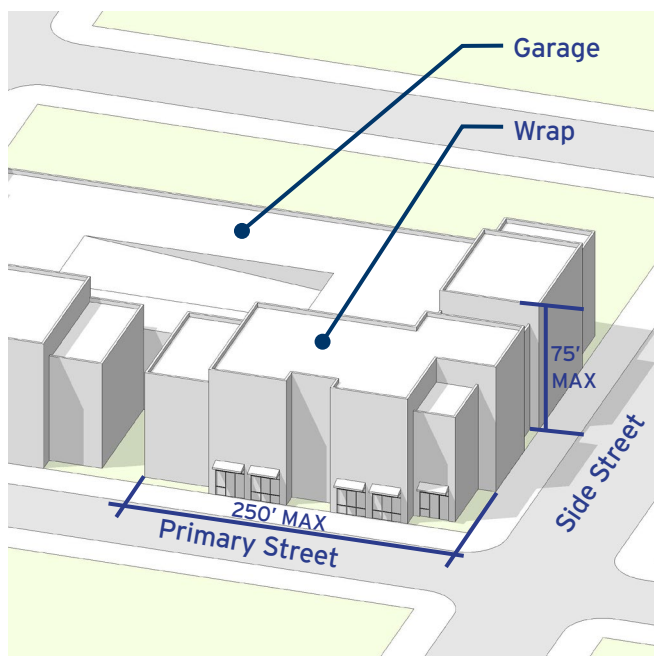


Figure 2-28 - Wrap Building Diagram

2.3.9 Wrap Building

A. Intent Statement

A building and garage ensemble where the building directly fronts the street and wraps around an above-ground garage. The building may contain residential, commercial, or a combination of these uses. The garage may either be attached to or detached from the building.

B. Applicability

Mixed-use zones only.

C. Façade Width

1. Maximum 250 feet.
2. Blank walls (defined as having no active use, glazing or doorway) shall be limited to 20% or 40 feet of the Building Façade, whichever is less along all required streets. This requirement is not applicable for Façades along service or fire lanes and alleys.

D. Building Height & Massing

1. The maximum Height shall comply with the Height limits of the underlying zoning district, but shall not be less than 35 feet, nor exceed 75 feet under any circumstances, including where greater Heights are permitted for other Building Types within the same zone.
2. The maximum garage Height shall be 55 feet excluding shading devices or photovoltaic panels.
3. The maximum allowed Footprint per Story shall be determined by the following table:

Table 2-3: Height in Stories	Maximum Allowed Footprint per Story			
	1-2	3	4	5
2	100%	-	-	-
3	100%	90%	-	-
4	100%	90%	75%	-
5	100%	100%	85%	75%

E. Maximum Upper-Level Frontage Occupancy

Portions of Façades above 55 feet in Height and greater than 150 feet in length shall occupy no more than 70% of the Primary Façade Plane established on the ground floor.

F. Frontage Types

Permitted Frontage Types are Forecourt, Shopfront, Raised Commercial Terrace, Raised Residential Terrace, Urban Frontage, Stoop, and Dooryard. (See Sections 4.3, 4.4, 4.5, 4.6, 4.8, 4.9, 4.10)

G. Pedestrian Access & Entries

1. Primary Entrances to upper floors shall be accessed through an interior courtyard or lobby, accessed directly from the street.
2. Primary access to the ground-floor residential space shall be directly from the street.
3. All retail spaces shall be accessed from a ground-floor, single-tenant entry along a street, courtyard, or Paseo.



4. Primary retail entrances shall remain accessible and unlocked during regular business hours.
5. In addition to the building’s required Primary Entrances, there may be ancillary entrances to the building from parking garages.

H. Parking

Not applicable.

I. Common Open Space

1. Amount required. At least 10 percent of the Lot Area shall be provided as common open space.
2. Types. Permitted common open space types that count toward the satisfaction of the required amount of common open space are: patios, verandas, courtyards, and roof gardens.
3. Dimensions. Each common open space shall have a minimum dimension of 20 feet on each side.
4. Encroachments. Encroachments into the outdoor space are permitted on all sides, provided that the minimum 20-foot dimension is maintained, exclusive of the Encroachments.
5. Design. The common open space area must be open to the sky, except for any allowable Encroachments and any Shade Structures within the space.

J. Landscape

1. All common open space shall be landscaped or Hardscaped.
2. At least 25 percent of the required on-site common open space shall be planted with ground cover, shrubs, trees, or a combination of thereof. Landscaping in pots or Planters may be included in computing the total Landscaped Area.



Figure 2-29 - Wrap Building Illustrative Photo
 Street view of a linear building. The Façade does not reveal the parking use behind.



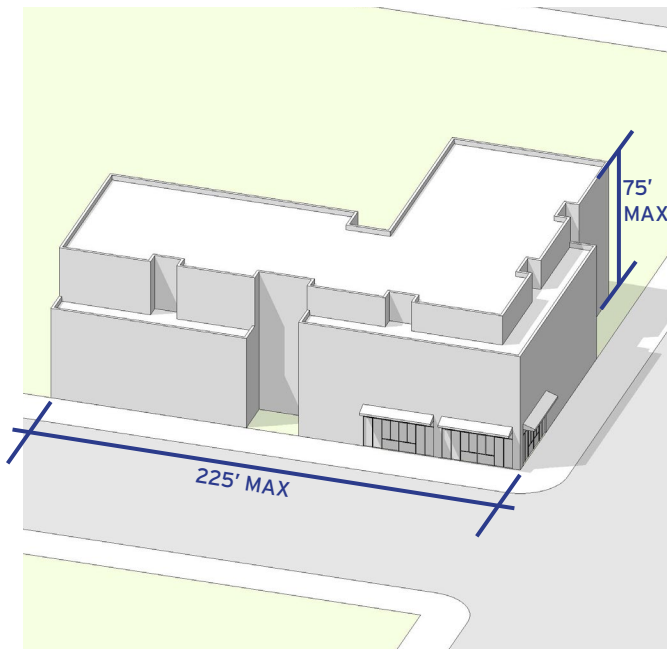


Figure 2-30 - Urban Block Diagram

2.3.10 Urban Block

A. Intent Statement

A building designed for occupancy by retail, service, office, and/or residential uses on the ground floor, with upper floors also configured for office and/or residential uses, however two-story retail is permitted. Parking is usually accommodated below ground.

B. Applicability

Mixed-use zones only.

C. Façade Width

1. Maximum is 225 feet.
2. Blank walls (defined as having no active use, glazing or doorway) shall be limited to 20% or 40 feet of the Building Façade, whichever is less, along all required streets. This requirement is not applicable for Façades along service or fire lanes and alleys.

D. Building Height & Massing

1. Maximum Height: 75 feet.
2. The maximum allowed Footprint per Story shall be determined by the following table:

Table 2-4: Height in Stories	Maximum Allowed Footprint per Story			
	1-2	3	4	>5
2-3	100%	-	-	-
4-5	100%	85%	75%	-
>5	100%	100%	85%	75%

E. Maximum Upper-Level Frontage Occupancy

Portions of Façades above 55 feet in Height and greater than 150 feet in length shall occupy no more than 70% of the Primary Façade Plane established on the ground floor.

F. Frontage Types

Permitted Frontage Types are Forecourt, Shopfront, Raised Commercial Terrace, Raised Residential Terrace, Urban Frontage, Stoop, and Dooryard. (See Sections 4.3, 4.4, 4.5, 4.6, 4.8, 4.9, 4.10)

G. Pedestrian Access & Entries

1. Primary Entrances to upper floors shall be accessed through: 1. an interior courtyard or 2. a lobby, which is accessed directly from the street.
2. Primary access to the ground-floor residential space shall be directly from the street.
3. All retail spaces shall be accessed from a ground floor single tenant entry along a street, courtyard or paseo, remain accessible and unlocked during regular business hours.



H. Parking

1. Parking may be accommodated in up to two levels of above-ground Podium, below ground, or both.
2. A liner of habitable space shall conceal above-ground Podium parking garages from view.

I. Common Open Space

1. Amount required. At least 15 percent of the Lot Area shall be provided as common open space.
2. Types. Permitted common open space types that count toward the satisfaction of the required amount of common open space are: patios, verandas, courtyards, and roof gardens.
3. Dimensions. Each common open space shall have a minimum dimension of 20 feet on each side.
4. Encroachments. Encroachments into the common open space are permitted on all sides, provided that the minimum 20-foot dimension is maintained, exclusive of the Encroachments.
5. Design. The common open space area must be open to the sky, except for any allowable Encroachments and any Shade Structures within the space.

J. Landscape

1. All common open space shall be landscaped or Hardscaped.
2. At least 25 percent of the required on-site common open space shall be planted with ground cover, shrubs, trees, or a combination of thereof. Landscaping in pots or Planters may be included in computing the total Landscaped Area.



Figure 2-31 - Urban Block Illustrative Photo



Figure 2-32 - Urban Block Illustrative Photo

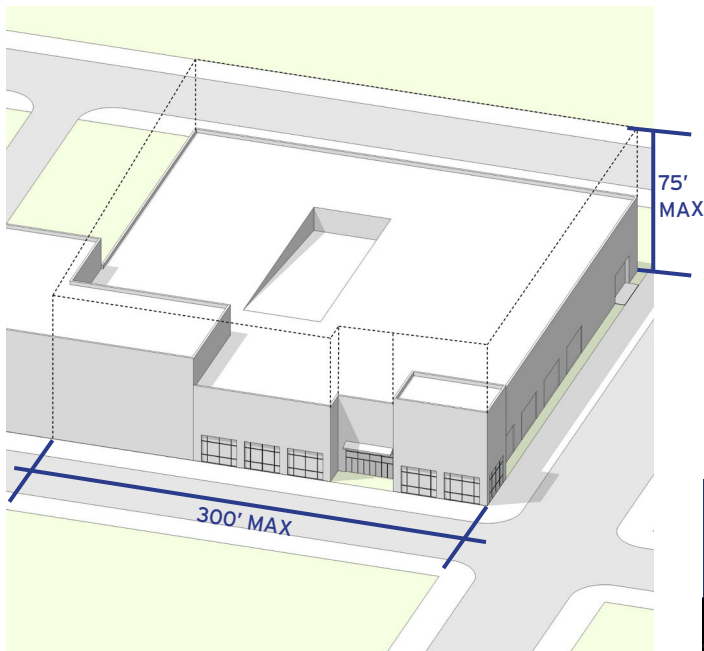


Figure 2-33 - Mixed-Use Big Box Diagram

2.3.11 Mixed-Use Big Box

A. Intent Statement

This Building Type provides additional flexibility for developments incorporating a supermarket or other large format retailer.

B. Applicability

Mixed-use zones only.

C. Façade Width

1. Maximum 300 feet.
2. Blank walls (defined as having no active use, glazing or doorway) shall be limited to 20% or 40 feet of the Building Façade, whichever is less along all required streets. This requirement is not applicable for Façades along service or fire lanes and alleys.

D. Building Height & Massing

1. Maximum building Height shall comply with the Height limits of the underlying zoning district, but shall not exceed 75 feet under any circumstance, including where greater Heights are permitted for other Building Types within the same zone.
2. Minimum Height is 55 feet.
3. The maximum retail floor plate is 65,000 sf.
4. The maximum allowed Footprint per Story shall be determined by the following table:

Table 2-5: Height in Stories	Maximum Allowed Footprint per Story			
	1-3	4	5	
2-3	100%	-	-	
4	100%	90%	-	
5	100%	90%	75%	

E. Maximum Upper-Level Frontage Occupancy

In zoning districts where such Heights are permitted, portions of Façades above 45 feet in Height and greater than 150 feet in length shall occupy no more than 80% of the Primary Façade Plane established on the ground floor.

F. Frontage Types

Permitted Frontage Types are Forecourt, Shopfront, Raised Commercial Terrace, Raised Residential Terrace, Urban Frontage, Stoop, and Dooryard. (See Sections 4.3, 4.4, 4.5, 4.6, 4.8, 4.9, 4.10)

G. Pedestrian Access & Entries

1. Primary Entrances to upper floors shall be accessed through a lobby, accessed directly from the street or from a courtyard.
2. Primary access to the ground-floor retail space shall be directly from the street and shall occur at a maximum interval of 60 feet. Retailers over 30,000 sf must have at least two entrances.



3. All retail spaces shall be accessed from a ground-floor, single-tenant entry along a street, courtyard, or alley.
4. Primary retail entrances shall remain accessible and unlocked during regular business hours.
5. In addition to the building’s required Primary Entrances, there may be ancillary entrances to the building from parking garages.

H. Parking

1. Above-ground garages shall be concealed from view along the street for the first 21 feet of Height through a liner of habitable space.
2. Above 21 feet, above-ground garages shall be screened from view along the street by habitable space or by landscaping, outdoor screens, or cladding.

I. Common Open Space

Not required.

J. Landscape

All outdoor space shall be landscaped or Hardscaped. See DBCC Chapters 22.24, 22.26 and Section 22.20.070 for parking lot landscaping standards.



Figure 2-34 - Mixed-Use Big Box Illustrative Photo



Figure 2-35 - Mixed-Use Big Box Illustrative Photo





BUILDING ARTICULATION STANDARDS

3

Diamond Bar Objective Design Standards for Multifamily & Mixed-Use Development

BUILDING ARTICULATION STANDARDS

3.1 Purpose

The desired pedestrian scale and character of Diamond Bar requires that new project development not appear as massive, monolithic structures, but instead as a series of smaller scale buildings. The standards of this section are intended to ensure that larger projects are designed to appear as carefully conceived groups of separate structures that, along with an attractive streetscape, contribute to the overall urban, pedestrian-friendly quality desired for Diamond Bar.



Page Left Intentionally Blank



3.2 Building Articulation Techniques

Table 3-1: Building Articulation Standards Matrix

Min. Number of Building Articulation Techniques	Façade Length			
	≤ 50	≥ 50-100	≥ 100-100	≥ 150
1	X			
2		X		
3			X	
4				X

The table above outlines the minimum number of building articulation techniques—listed below—that must be applied based on the building’s Façade length:

1. Horizontal Articulation
2. Vertical Articulation
3. Architectural Projections
4. Architectural Recessions
5. Façade Differentiation
6. Architectural Style Differentiation
7. Base, Middle, and Top Articulation



Figure 3-1 - Multiple Variations of Same Style



Figure 3-2 - Mixed-Use Building Articulated with Corner

1. Horizontal Articulation

Step a portion of the street-facing Façade forward or backward from the predominant Façade Plane a minimum of six feet for a minimum distance of 25 feet.

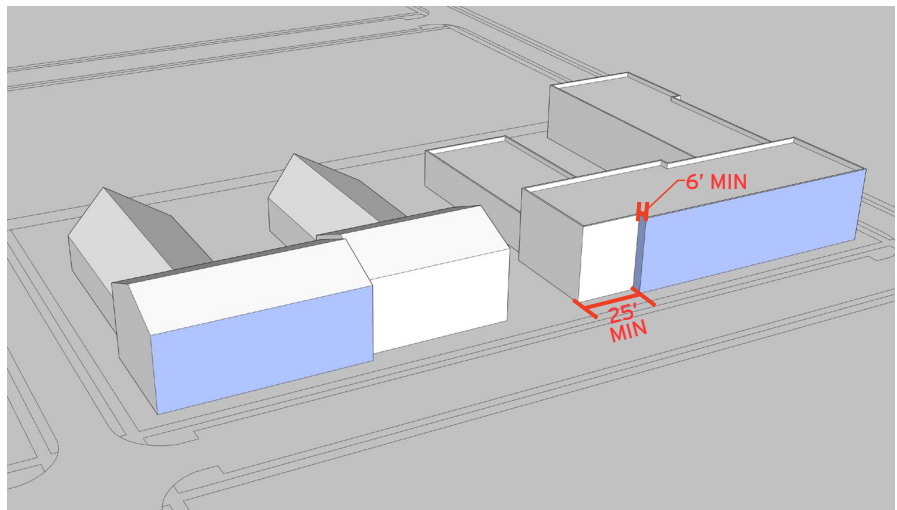


Figure 3-3 - Horizontal Articulation Diagram

2. Vertical Articulation

Step a portion of the street-facing Façade upward or downward from the Predominant Building Height a minimum of four feet for a minimum distance of 25 feet. This technique is useful for “stepping down” the scale of a new building adjacent to an existing smaller building.

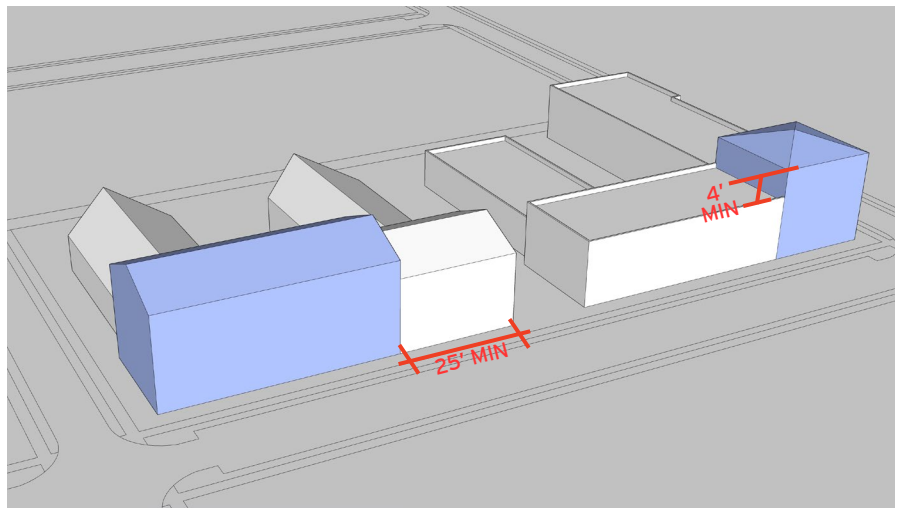


Figure 3-4 - Vertical Articulation Diagram

3. Architectural Projections

Append or project balconies, bay windows, cantilevered rooms, roof overhangs or Eaves and/or awnings. Provide at least one Projection of at least two feet in depth and three feet in width per every 50 feet of Façade length.

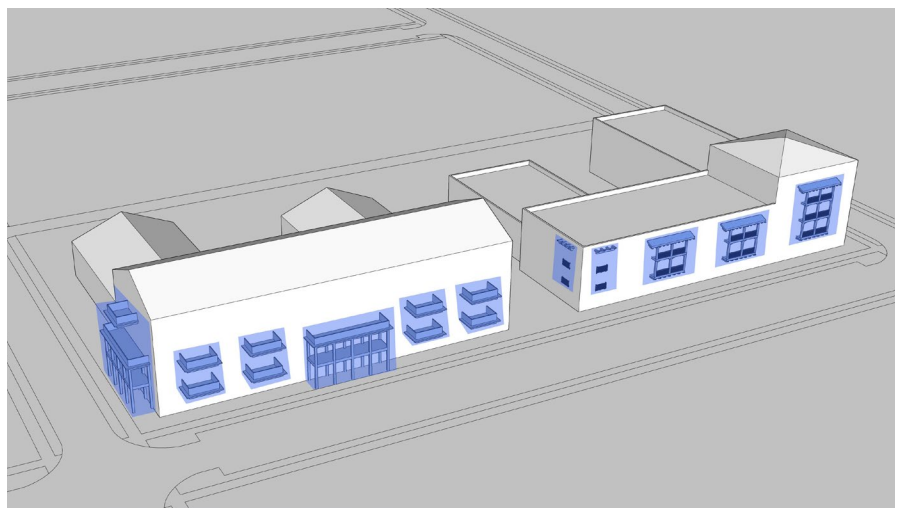


Figure 3-5 - Architectural Projections Diagram



4. Architectural Recessions

Recess Architectural Features or spaces - such as porches, covered passages, balconies, and windows - into the plane at intervals of 50 feet on center along the Façade length.

- a. Porches, covered passages, and balconies must be recessed by a minimum of six feet from the front plane of the Façade to be considered a recession.
- b. Windows must be recessed by a minimum of five inches from the front plane to be considered a recession.

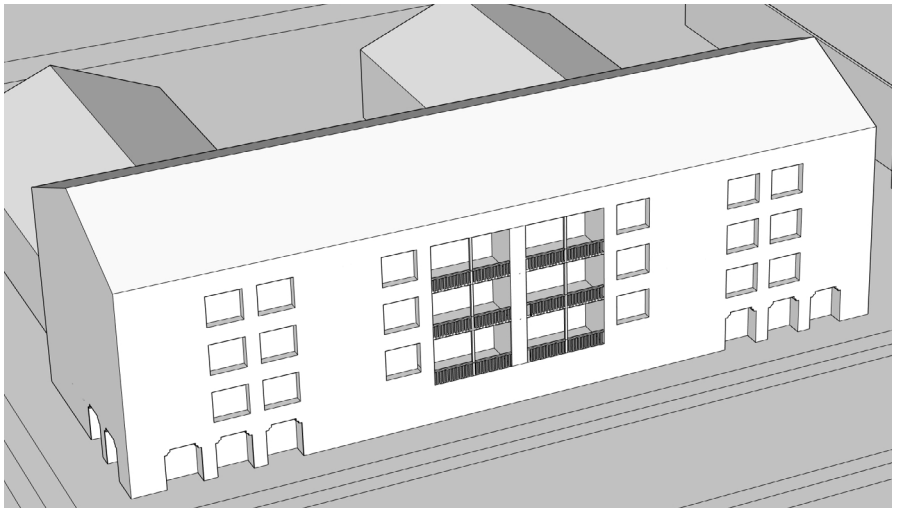


Figure 3-6 - Architectural Recessions Diagram

5. Façade Differentiation

Organize the Façade with two or three distinct compositions. Distinctions may include material and/or color combinations for each apparent Façade. A change in the length of a composition does not constitute a distinct composition.

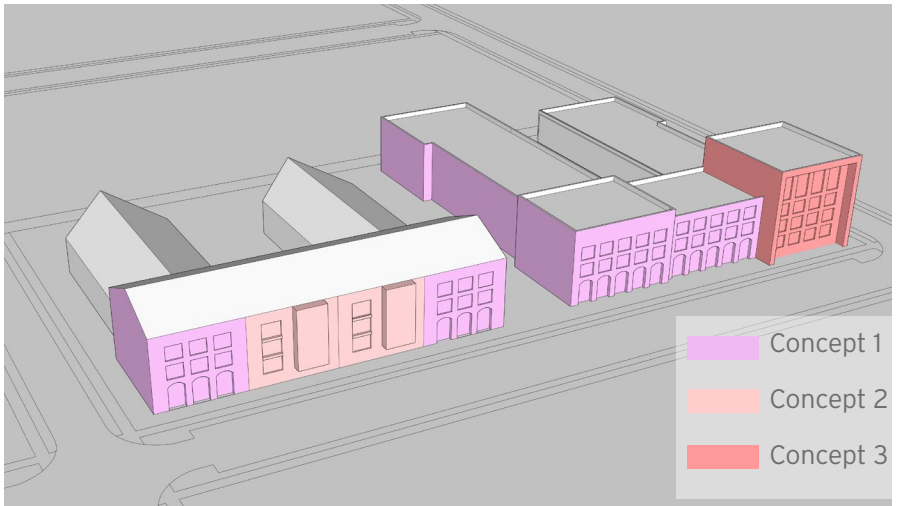


Figure 3-7 - Façade Differentiation Diagram

6. Architectural Style Differentiation

Design the Façade to include at least two Architectural Styles (from Chapter 6), with no one style occupying less than 30 percent of the total Façade.

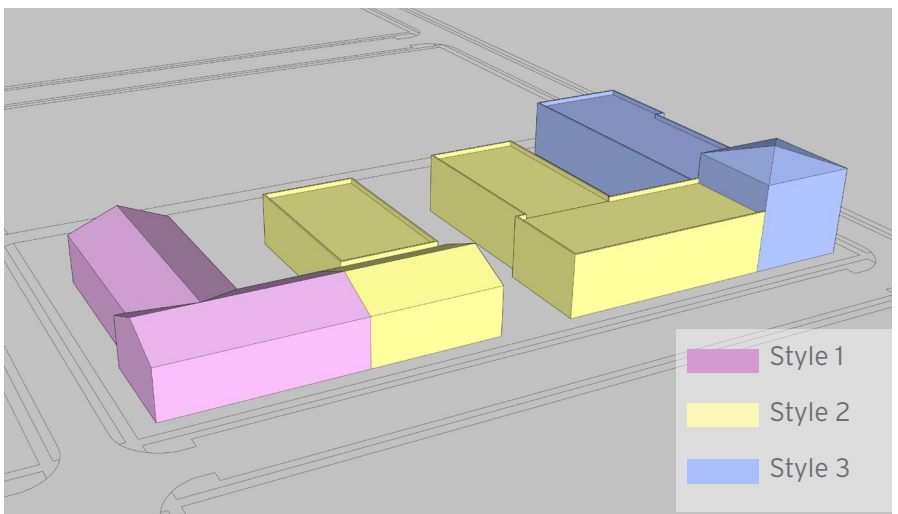


Figure 3-8 - Architectural Style Differentiation Diagram

7. Base, Middle, and Top Articulation

- A. Compose Building Façades with a Base, Middle, and Top on any street or paseo facing Façade.
- B. Buildings shall have a distinct "base" at the ground level whose Height is 10 percent to 35 percent of the building's total Height, and may include the ground floor (or part of the ground floor) and lower structural components that connect the building to its site. This may be accomplished with distinct materials, or distinct application of materials, and/or a horizontal expression line, such as a Water Table or Cornice, creating a transition to the upper floors. This feature shall extend across at least 80 percent of the Façade length.
- C. The middle of the building shall have a Height comprising from 50 percent to 87 percent of the building's total Height.
- D. The top of buildings include articulation at the Parapet (for buildings with flat roofs) and/or the top floor, or below the Eave (for buildings with sloped roofs) that identifies the top of the building with a Cornice, color change, or material change. The top of the building shall have a Height of three to 10 percent of the building's total Height, but shall be less than the Height of the building base.



Figure 3-9 - Base Middle and Top Articulation Diagram

3.3 Transition to Single-Family Residential Districts

Where new mixed-use or multifamily development is adjacent to property developed with single-family residences or zoned for single-family residential use, the following standards shall apply:

- a. **Height Envelope.** No portion of a new structure shall extend above a plane starting at 30 feet in Height at the shared property line and projecting inward at a 45-degree angle from vertical toward the interior of the site, up to the maximum permitted building Height (see Figure 3-10).
- b. **Reference Grade.** The 30-foot measurement shall be taken from the finished grade of the adjacent single-family residential property (or single-family residentially zoned parcel), not from the grade of
- c. **Architectural Style Restriction.** The California Contemporary Style (see Section 6.6) shall not be permitted adjacent to Single-Family Residential Districts.

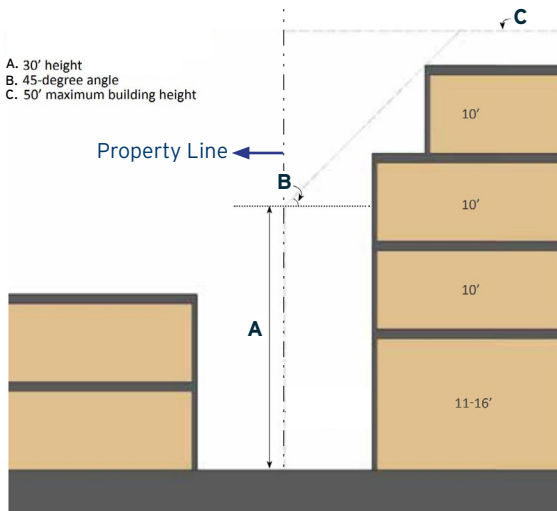


Figure 3-10 - Illustrative Diagram

3.4 Entrances

- 1. **Primary Entrance.** The Primary Entrance to buildings shall be in conformance with the requirements of the Building Type in Chapter 3.
- 2. **Entrance Articulation.** Special Paving, lighting, and landscaping shall be included at Primary Entrances to clearly identify the entrance and to enhance the overall building design.



Figure 3-11 - Entrances

A canopy, lighting, and a slight recess accentuate the Primary Entrance.

3.5 Passageways

1. Pedestrian passageways shall be no less than 15 feet wide.
2. If pedestrian passageways are covered, they require a floor to ceiling Height of at least two times their width, but no greater than three times their width.
3. Passageways shall be lighted.

3.6 Windows

1. Design shall be according to the requirements of the Architectural Style in Chapter 7.
2. Glazing Transparency and Reflectance. All ground-floor and street-facing window glazing must have a Visible Light Transmittance (VLT) of at least 60%, and an Exterior Reflectance (ER) of no more than 15%. Highly reflective, mirrored, or heavily tinted glazing is prohibited. Opaque glazing may only be used as spandrel glass or where required for mechanical screening or privacy.

3.7 Roof Standards

1. The roof edge shall be defined with a Parapet, Cornice, and overhang.
2. Rooftop mechanical equipment shall be clustered away from the edge of the building and behind/within an enclosure to be screened from the street.
3. Unenclosed Shade Structures, and similar amenities shall not exceed 16 feet in Height from the roof deck floor level and do not count as a Story.



Figure 3-12 - Windows
Windows are recessed from the exterior wall surface.



Figure 3-13 -Variety of Rooflines Illustrative Photo
Apartment complex with a variety of rooflines.



3.8 Encroachments and Projections

The following are the permitted Encroachments and Projections into the front Setbacks.

A. Awning and Canopy Encroachment and Projection Standards

1. Projection. May project up to the right-of-way line or 33 percent of the distance between the Building Face and the curb, whichever is less.
2. Support. Awnings and canopies shall be attached to the building. Support structures that connect to the ground are not permitted.
3. Clearance. Minimum vertical clearance for awnings and canopies is 10 feet if it is removable or retractable and 12 feet if it is fixed or permanent. Awnings shall not obscure storefront signs.
4. Materials. Awnings and canopies shall be constructed of canvas, durable woven fabric, or metal, and shall be consistent with the materials and detailing associated with the building's selected Architectural Style, as specified in Chapter 6. Vinyl, plastic, and visibly glossy or reflective materials are prohibited. Colors shall align with the approved color palette for the selected style. Translucent or backlit awnings are prohibited. Awnings and canopies shall be designed as integral components of the building and shall not appear as temporary or tacked-on features.

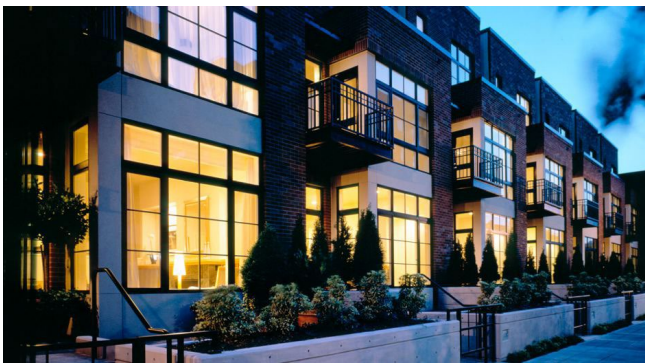


Figure 3-14 - Encroaching Habitable Space
Illustrative image of encroaching bays and Stoops.

5. Heights of awnings on a building shall be the same along the Façade or Frontage line unless the building steps in relation to grade, in which case, the Heights of awnings shall be consistent with the head Heights of the windows and doors they are shading.

B. Habitable Projecting or Encroaching Interior Space Standards

1. Allowable Projection. Habitable projecting or encroaching interior spaces are a portion of the building enclosed by walls and a roof that extends beyond the Building Face (i.e. bay windows and other architectural Projections). They may project up to three feet from the Building Face, but shall not extend beyond the property line.
2. Length Along Building Face. No individual habitable projecting or encroaching interior space may exceed 15 feet in horizontal length.
3. Clearance. Minimum vertical clearance of upper Story projecting spaces shall be 16 feet from the adjacent Sidewalk Grade on storefront or storefront Terrace Frontages or 10 feet above other Frontage Types (see Chapter 4 for Frontage Types).

C. Habitable Projecting or Encroaching Exterior Space Standards

1. Balconies. Usable projecting or encroaching exterior spaces are spaces used by occupants that are not enclosed by walls and a roof, such as balconies. They shall not extend more than eight feet from the Building Face, or beyond the right-of-way line. Unless permitted by the Architectural Style, projecting balconies shall be no less than six feet in depth. Balconies shall be accessible from inside the building and shall not be completely enclosed.
2. Clearance. The minimum vertical clearance of non-habitable projecting or encroaching exterior spaces is 16 feet from the adjacent Sidewalk Grade above storefront Frontages or 10 feet above other Frontage Types (see Chapter 4 for Frontage Types).

D. Interior and Exterior Projecting Habitable Space Standards

1. Total Horizontal Length of Projecting Spaces. The total combined length of habitable interior and exterior projecting spaces along the Building Face shall not exceed 67 percent of the total length of the Building Face to which they are attached.
2. Total Horizontal Length of Encroaching Spaces. The total combined length of habitable and Non-Habitable Encroaching Spaces along the Building Face shall not exceed 50 percent of the total length of the Building Face to which they are attached.

E. Rooftop Amenities

1. Rooftop amenities such as swimming pools are permitted; rooftop amenities do not count as a Story.

F. Stoops

1. Stoops may encroach into the front Setback Area but shall not extend beyond the property line.

G. Outdoor Furnishing Zones

1. Outdoor display/sales of merchandise may not encroach into Setback areas per DBCC Section 22.42.080 (2)(b).
2. Outdoor furnishing zones shall comply with DBCC Section 22.42.080 (3)(d).
3. General. Outdoor furnishings such as seating or merchandise displays shall comply with Sections 5.3 and 5.4.

H. Subterranean Parking in Front Setbacks

1. Location in Setbacks & Alleys. Subterranean parking may extend into the front Setback, up to the property line (See Figure 3-16). Subterranean parking may also be located under alleys that are located within a development Block if utilities servicing the Block are not interrupted.



Figure 3-15 - Projecting Canopies
Canopies create a rhythm along the streetfront and accentuate the building entrances.

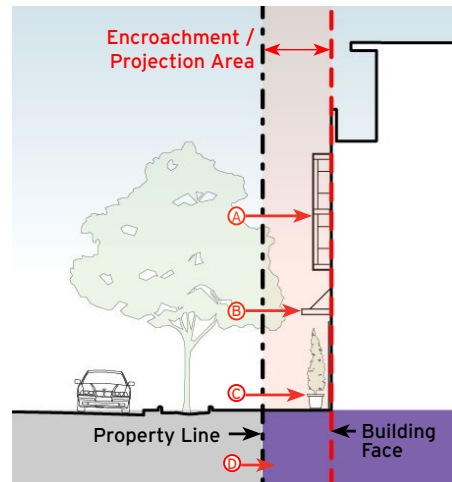


Figure 3-16 - Encroachment and Projections Diagram

- A. Projecting habitable space
- B. Projecting canopy
- C. Encroaching street furniture
- D. Subterranean parking (purple area)



3.9 Shopfronts in Mixed-Use Buildings

1. Shopfronts shall have paving that is unique to the area in front of the shop within the Setback area, in order to differentiate the building entrance, but shall be designed with primary consideration of the public right-of-way.
2. Shopfronts along ground floor commercial spaces shall provide windows that constitute at least 60 percent of the Façade area of the shop itself, measured from the ground to the second-floor line, and from centerline to centerline of the shop's demising wall.
3. Where multiple retail tenants occupy one building, the same Height of awnings across an entire building shall be maintained. Building or Shopfront entries along the ground floor shall be equidistant, if feasible. Shopfronts shall be designed to be subdivided at 30-foot intervals for commercial leasing flexibility and functionality and to create a fine-grained rhythm along the Street.
4. Blank Walls shall not be permitted along the Principal Frontage of large tenant spaces on the ground floor of mixed-use buildings.
5. Multiple entrances shall be incorporated for large stores along a Street front whose length spans the width of more than two typical shops (2 X 30 ft), or which front on more than one Street.
6. Rather than shadow window box displays, at least 65 percent of a retail Frontage shall include transparent glazing and at least 70 percent of the glazing shall allow views into the store. Mirrored or opaque films on windows that Block views into the store are not permitted.
7. A base below windows shall be between 18-30 inches in Height to protect glazing from foot traffic, while maintaining the characteristic of Height and openness.
8. Commercial grade entry doors with clear glazing framed in metal or wood shall be used.
9. Shopfronts shall use awnings, canopies, architectural lighting, and pedestrian signage to articulate shop entrances.



Figure 3-17 - Illustrative Photo of Shopfronts in Mixed-Use Buildings

Architecturally-consistent detailing from signage and lighting fixtures, to colors and materials, enhance the character of the streetscape.

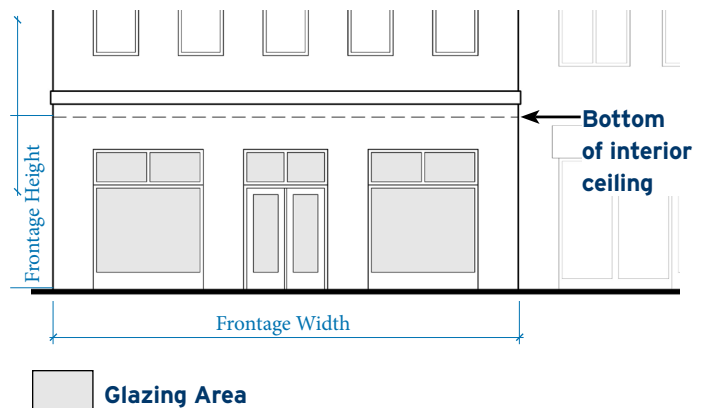


Figure 3-18 - Minimum Frontage Glazing Diagram

The Frontage glazing area shall be measured from the finished floor to the bottom of ceiling of the ground floor.

3.10 Colors and Materials

1. Changes of exterior color, texture, or material shall be accompanied by changes in plane so that buildings appear substantial and integral.
2. Color and material changes at the outside of corners of a building or plane change that give a Thin Veneer, or Faux Stone Appearance, shall not be used. Where the color or material extends to an outside corner, it shall continue around the corner to the next inside corner.



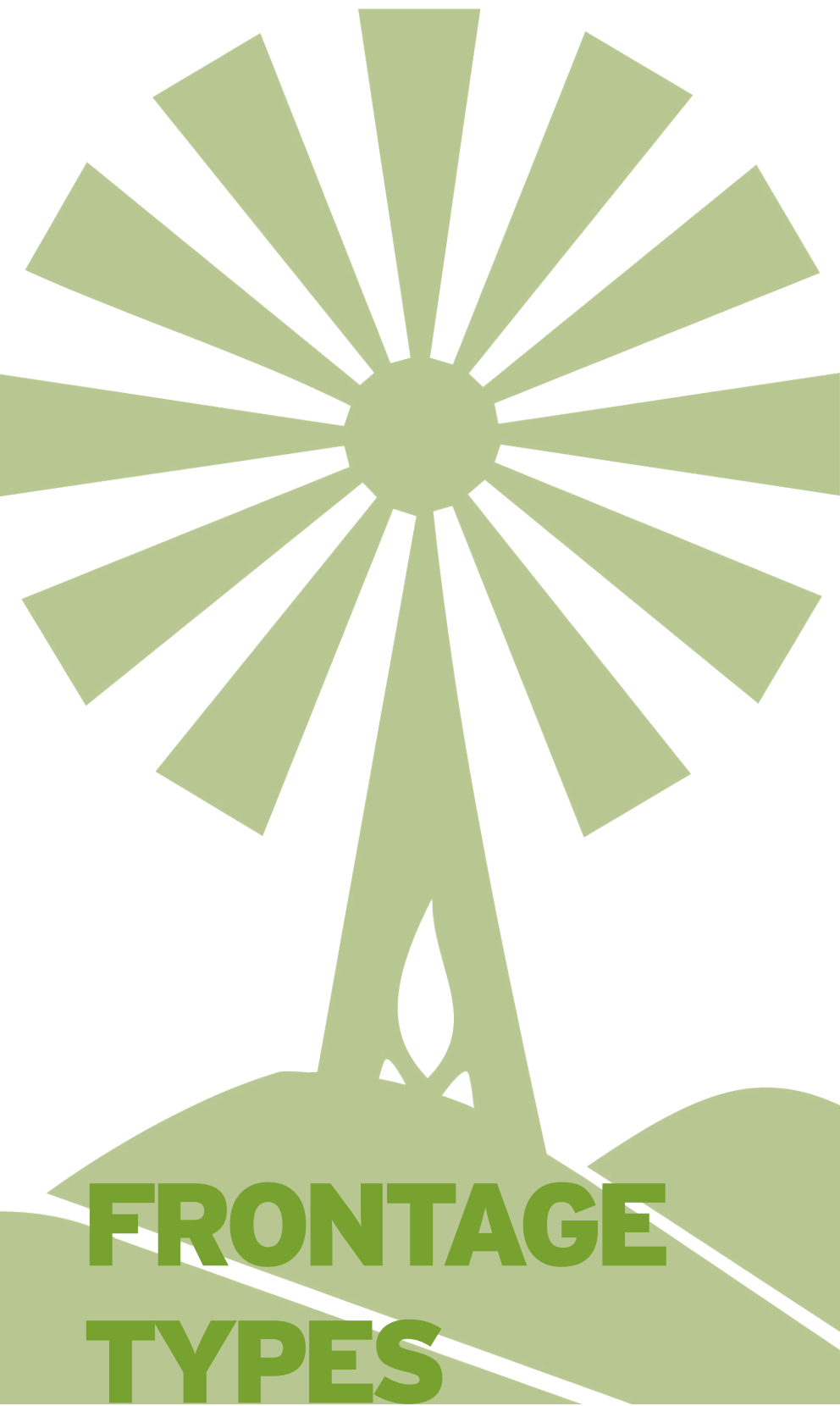
Figure 3-19 - Changes of Colors and Materials Illustrative Photo

Changes of exterior color, texture, or material shall be accompanied by changes in plane so that buildings appear substantial and integral.



Page Left Intentionally Blank





4

FRONTAGE TYPES

FRONTAGE TYPES

4.1 Purpose and Intent

A building's Frontage is the interface between the Public Realm and private development. These standards recognize that the successful design of this interface significantly contributes to the realization of an active and engaging urban environment.

Multifamily and mixed-use buildings will have ground-floor Frontages that are human-scaled, provide visual interest, and access to ground-floor uses. This section provides a palette of prototypical Frontage Types that are permitted. Standards include dimensional criteria, criteria for openings, as well as criteria for the Ground Plane immediately adjacent to the Frontage, such as minimum required glazing.

Intent:

In order for applications to be approved, each application shall meet the following criteria as applicable:

- a. Creates or maintains a pedestrian-oriented streetscape,
- b. Generates a transition from the public streetscape to each building and its site.

The standards that follow provide objective and measurable standards that, when applied to the design of Frontages, fulfill this intent.

4.2 Explanation of Standards

This chapter provides standards for the following eight Frontage Types.

For each Frontage Type, the standards described below are provided. See Table 4-1 for a summary of Frontage Types.

It is possible to utilize more than one Frontage along the length of a Building Face.

A. Frontage Intent Statement

This statement describes the building-to-street relationship that each Frontage Type is meant to achieve.

B. Entries

These standards address entries at the street or paseo fronts, not those that are internal to the site, or on alleys.

C. Dimensions

Specific dimensions of features like massing, entry Height, openings, and Setbacks are delineated here.

D. Paving and Landscaping

This standard addresses the area between the property line and Building Face. Where paving is specified, it shall match the paving of the fronting sidewalk or consist of Special Paving. Where landscape is required, it shall conform to Section 5.5 of these standards.

E. Furnishing Zone

This standard addresses furnishing within front Setbacks.

F. Additional Standards and Guidelines

These standards provide additional direction in shaping the appropriate building-to-street relationship. They address glazing at the ground floor, Frontages, and entries.



Table 4-1: Frontage Type Matrix

Frontage Type	Typical Setback from Curb	Entry Elevation	Public Interface	Typical Use	Street Activation	Section
Shopfronts in Mixed-Use Buildings	15-25ft	At Grade	Direct access to retail/commercial space Setback Area is Paved	Retail, Food and Beverage mixed-use	High	4.3
Raised Commercial Terrace	20-25ft	1.5-4ft	Paved Terrace. Direct access from sidewalk to Terrace is optional	Retail, Food and Beverage Mixed-use, where grading requires ground floor spaces to be raised	Moderate	4.4
Stoop	12-27ft	Raised 1-1/2 - 5ft	Setback Area is Landscaped	Townhouses, duplexes, apartments	Moderate	4.5
Dooryard	20-30ft	At Grade or Slightly Raised	Small landscaped or paved Setback defined by low wall, hedge, or fence	Townhouses, duplexes and Walkups	Moderate	4.6
Front Porch	18-28ft	Raised 1-1/2 - 5ft	Setback area is Landscaped. Porch is paved and covered. Direct access from sidewalk to Terrace is optional	Townhouses, duplexes and Walkups	Moderate/High	4.7
Forecourt	12-20ft	At Grade-2ft	Recessed court, often shared, Courtyard may be paved and/or landscaped. Setback area may be paved or landscaped	Apartments	High	4.8
Raised Residential Terrace	15-25ft	1.5-4ft	Hardscape or landscaped platform	Multifamily, adaptive reuse	Moderate	4.9
Urban Frontage	15-25ft	At Grade or Slightly Raised	Paved or Landscape in Setback area from sidewalk	Non-retail or residential ground floor, (e.g., hotels, lobbies, office space, places of assembly, etc)	Low	4.10

4.3 Shopfronts in Mixed-Use Buildings

A. Intent Statement

Shopfront Frontages provide direct access to ground-floor spaces that are located adjacent to the sidewalk. Shopfronts are typically associated with retail uses in addition to food and beverage, but may accommodate other uses as permitted by the Development Code. Where permitted, Shopfront Frontages may provide outdoor seating areas or outdoor displays or both.

B. Entries

Entries shall be set at the adjacent sidewalk or within an alcove that is adjacent to a sidewalk.

C. Dimensions

1. Shopfronts shall be between 12 and 22 feet high, measured from the finished floor to the bottom of ceiling of the storefront space. Storefront spaces shall be set no more than 12 inches above the adjacent sidewalk at the Primary Entrance.
2. Building Faces shall be set back from the curb a minimum of 15 feet and a maximum of 25 feet. If a Shopfront fronts a paseo, no Setback is required.

D. Paving and Landscaping

The Setback area between the property line and the Building Face shall be paved with Special Paving.



Figure 4-1 - Shopfronts in Mixed-Use Buildings Illustrative Photo

E. Furnishing Zone

Furnishing Zones shall be in conformance with DBCC Section 22.42.080 and Sections 5.3 and 5.4 of this document.

Notwithstanding the statement above, outdoor seating may be provided in front Setbacks, where permitted. Product displays (e.g. flowers, food, merchandise displays) are encouraged near Shopfront entries.

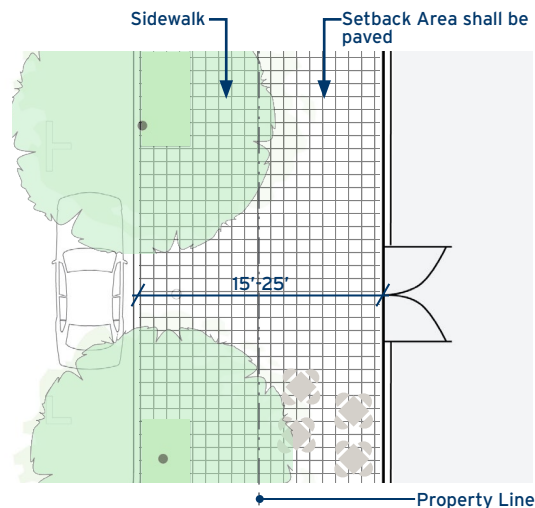


Figure 4-2 - Shopfronts in Mixed-Use Buildings Conceptual Plan

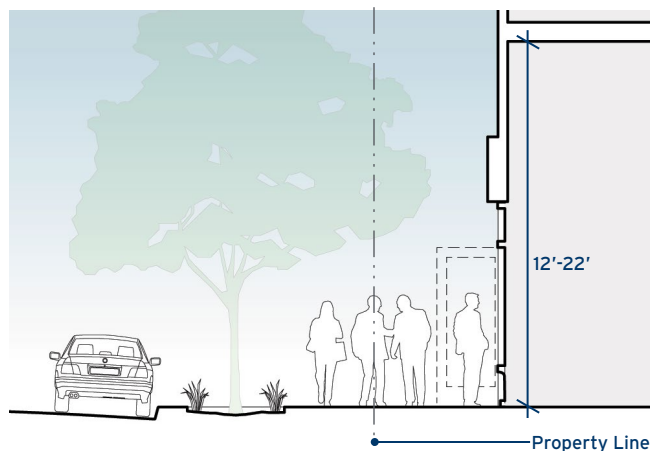


Figure 4-3 - Shopfronts in Mixed-Use Buildings Illustrative Section

Ground floor uses open directly to the sidewalk.



4.4 Raised Commercial Terrace in Mixed-Use Buildings

A. Intent Statement

Raised Terraces provide outdoor dining and seating for ground floor commercial uses. They are to accommodate grade changes between the adjacent sidewalk and the finished floor. Raised commercial Terraces are appropriate Frontages for mixed-use buildings on sloping sites. Terraces may be accessed from the sidewalk, but this is optional.

B. Entries

Terraces may be accessed from the building or directly from the adjacent sidewalk.

C. Dimensions

1. Terraces may be raised up to four feet above the adjacent sidewalk.
2. Terraces shall be at least seven feet deep.
3. Terrace fronts shall be Setback from the curb a minimum of 13 feet.
4. Building Faces shall be set back from the curb a minimum of 20 feet and a maximum of 25 feet.

D. Paving and Landscaping

Terraces shall be paved.



Figure 4-4 - Raised Commercial Terrace Illustrative Photo

E. Furnishing Zone

Where permitted, outdoor seating may be provided in front-Setbacks. Product displays (e.g. flowers, food, merchandise displays) are permitted near storefront entries.

F. Additional Standards

1. Terraces shall be clearly delineated with permeable fencing, low walls or landscaping no higher than 42 inches.
2. The bottom of Awnings, Signs, etc. shall be located at least 10 feet above the Terrace.

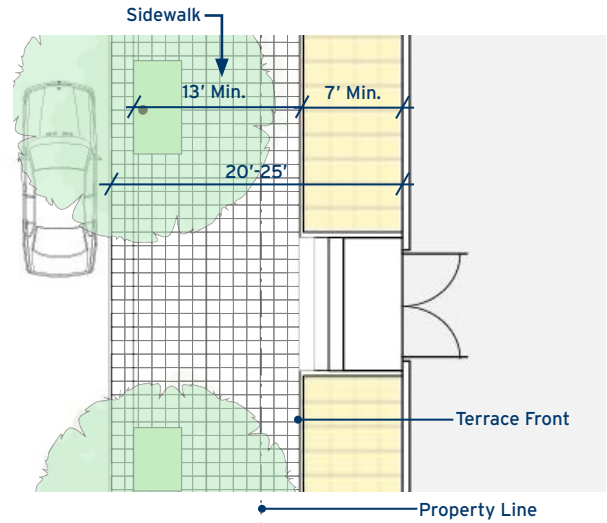


Figure 4-5 - Raised Commercial Terrace Conceptual Plan

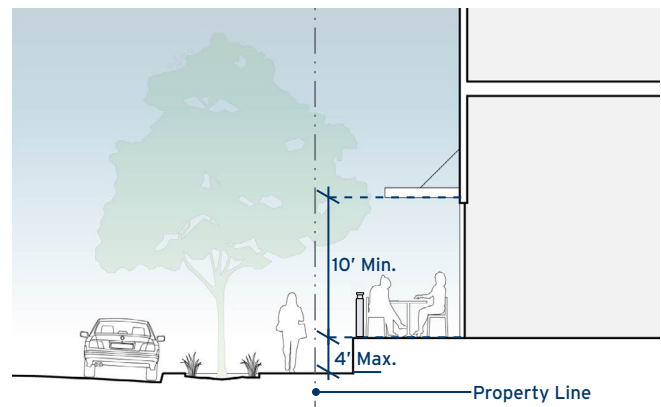


Figure 4-6 - Raised Commercial Terrace Illustrative Section

4.5 Stoop

A. Intent Statement

Stoops are small staircases leading to the entrance of a building. The Stoop elevation provides some privacy between the sidewalk and ground-floor uses. Stoops may be covered.

B. Entries

Entries fronting on public streets shall face the public sidewalk.

C. Dimensions

1. Stoops shall be at least four feet deep and four feet wide.
2. The top of the Stoop (the landing) shall not be raised more than five feet above the adjacent sidewalk.
3. Walls, fences or landscape surrounding yards adjacent to the Stoop shall be no taller than 42 inches in Height.
4. Building Faces shall be set back from the curb a minimum of 17 feet and a maximum of 25 feet.

D. Paving and Landscaping

1. Setback Area shall be planted with shrubs, or other drought tolerant ground cover.
2. Walks shall be paved with concrete or Special Paving.



Figure 4-7 - Stoop Illustrative Photo

3. Low retaining walls, fences, or hedges may enclose a Dooryard. Walls and hedges shall not exceed 42 inches in Height measured from the adjacent sidewalk.

E. Furnishing Zone

Not permitted.

F. Additional Standards

1. Stoops may encroach into any required Front Yard Setbacks, but not into public right-of-way or into any public utility easement.
2. Awnings, canopies, and shed roofs may cover Stoops.

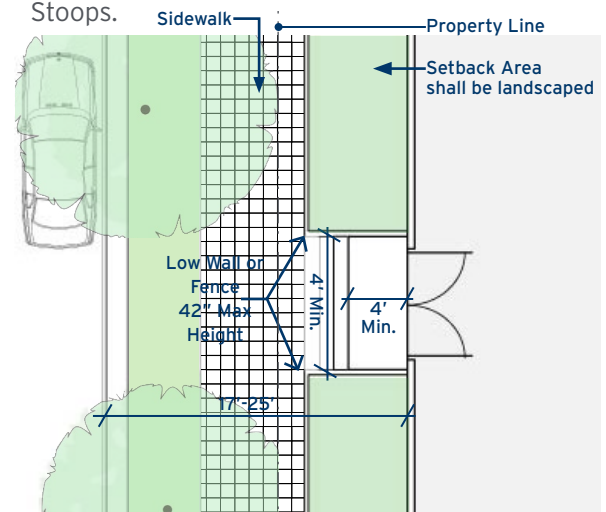


Figure 4-8 - Stoop Conceptual Plan

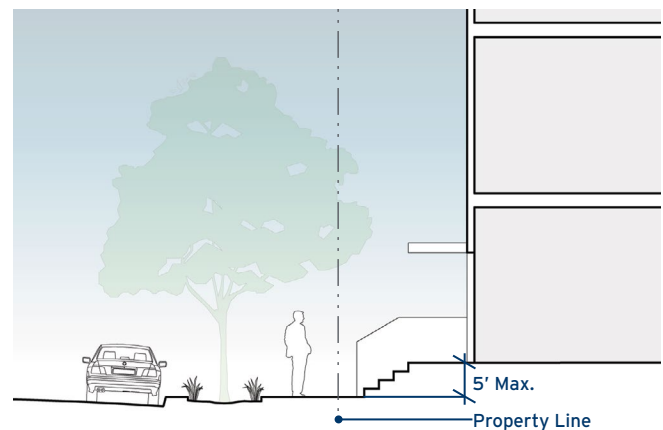


Figure 4-9 - Stoop Illustrative Section

The entry to a building is raised above the sidewalk.

4.6 Dooryard

A. Intent Statement

Dooryard Frontages provide a green buffer for residential ground-floor uses at heavily-trafficked thoroughfares. The Dooryard Frontages provide privacy.

B. Entries

1. Entries shall be recessed behind optional fence and/or hedges. There shall be a break for pedestrian access at least every 200 feet but can be frequent, if serving Townhouses.
2. Townhouses shall have entries serving the pedestrian accessible directly from the street.
3. Ground-floor units in multifamily buildings with corridors may have the primary entry from a corridor accessible from a common building lobby, directly from the sidewalk via a Dooryard, or both.

C. Dimensions

1. Fence, hedges or walls shall be no taller than 42 inches measured from the Sidewalk Grade.
2. Dooryards shall be 10-15 feet in depth.
3. Building Faces shall be set back from the curb a minimum of 20 feet and a maximum of 30 feet.

D. Paving and Landscaping



Figure 4-10 - Dooryard Illustrative Photo

1. The Setback Area shall be paved or landscaped.
2. Walks shall be paved.

E. Furnishing Zone

Outdoor furniture is permitted in the Dooryard but not in the Setback Area.

F. Additional Standards

1. If used, hedge shall be thick enough at maturity to obscure the fence.
2. Fence tops shall not be visible above hedge upon maturation of landscaping.

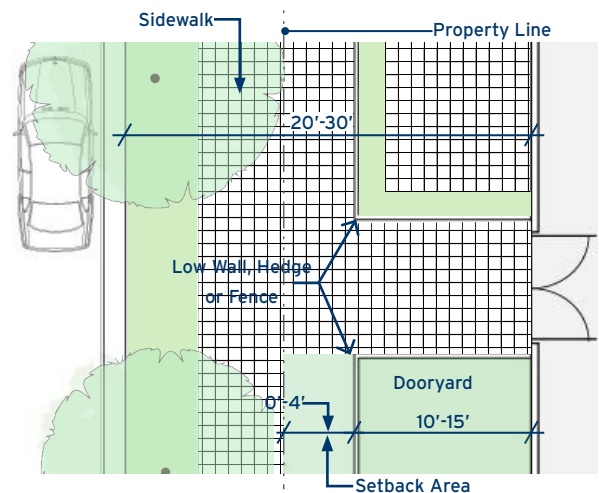


Figure 4-11 - Dooryard Conceptual Plan

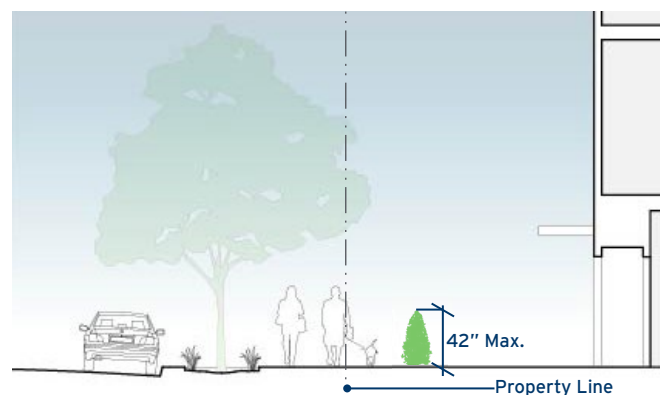


Figure 4-12 - Dooryard Illustrative Section

4.7 Front Porch

A. Intent Statement

A roofed, unenclosed room attached to the exterior of a building that provides a physical transition between the sidewalk and the building. Porches may be provided on buildings that are set back from the primary and/or side street property lines and may encroach into the Front Yard and side street yard pursuant to DBCC Section 22.16.090 (3)(c).

B. Entries

Porches may be accessed directly from the adjacent sidewalk along the primary and/or side street.

C. Dimensions

1. Porches shall be a minimum of six feet in depth.
2. The face of porch may be set back from the property line up to 15 feet maximum.
3. Ceiling Height on porches shall be a minimum of eight feet.
4. Where porches are set back from the Frontage line by at least 10 feet, the space between the face of the porch and the Frontage line (yard) may be enclosed by a fence, hedge or wall of a Height no greater than 42 inches above finished grade.
5. Building Faces shall be set back from the curb a maximum of 28 feet.

D. Paving and Landscaping



Figure 4-13 - Front Porch Illustrative Photo

1. The Setback Area between the property line and the building front shall be landscaped.
2. Walks shall be paved.

E. Furnishing Zone

Not applicable.

F. Additional Standards

1. Porch materials and design shall be of the same Architectural Style as the rest of the building.
2. Porches may be enclosed with insect screens, provided they are recessed from the exterior wall plane and if visibility is maintained from the sidewalk.

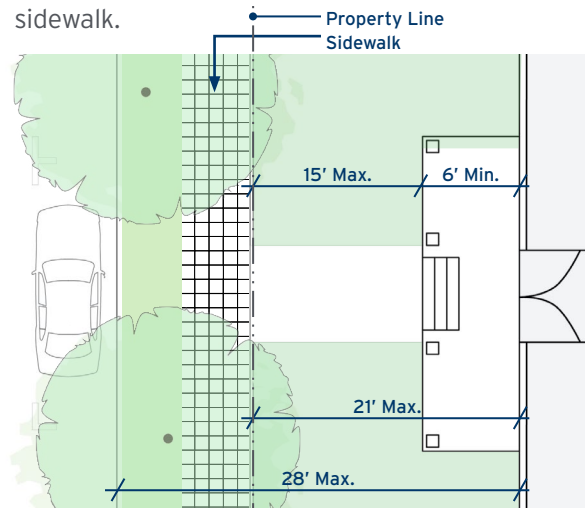


Figure 4-14 - Front Porch Conceptual Plan

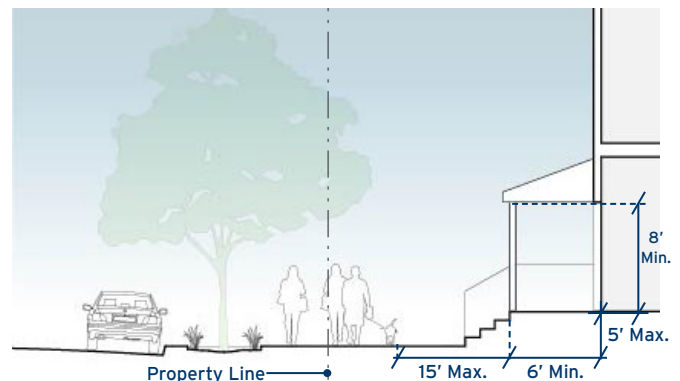


Figure 4-15 - Front Porch Illustrative Section



4.8 Forecourt

A. Intent Statement

Forecourts are open areas located at primary building entrances. They may be designed as gardens or as paved courtyards. Frontages utilizing a Forecourt must comply with Minimum Frontage Occupancy standards.

B. Entries

Ground-floor units in multifamily buildings with a Forecourt shall enter from the adjacent sidewalk. Building entries opening onto the Forecourt shall be at the finished floor of the Forecourt or may be raised up to three feet above the Forecourt.

C. Dimensions

1. Forecourts shall be set at grade or may be elevated up to two feet above the adjacent sidewalk.
2. Width of the Forecourt shall be between 30 and 50 feet.
3. Depth of the Forecourt shall be minimum 10 feet.
4. Building Faces shall be set back from the curb a minimum of 12 feet and a maximum of 20 feet.

D. Paving and Landscaping

1. Forecourts may be planted with grass, shrubs, or other ground cover or be paved. Special paving shall be provided for all walks.
2. Setback areas shall be landscaped.



Figure 4-16 - Forecourt Illustrative Photo

E. Furnishing Zone

1. The courtyard may include benches, chairs, tables, Planters and pots.
2. Water Features are permitted.

F. Additional Standards

1. Forecourts shall be open to the sky. Porches are permitted as long as the minimum 30 feet width is maintained.
2. Forecourts may be gated. If gated, the standards for gates shall be in conformance with the Development Code.

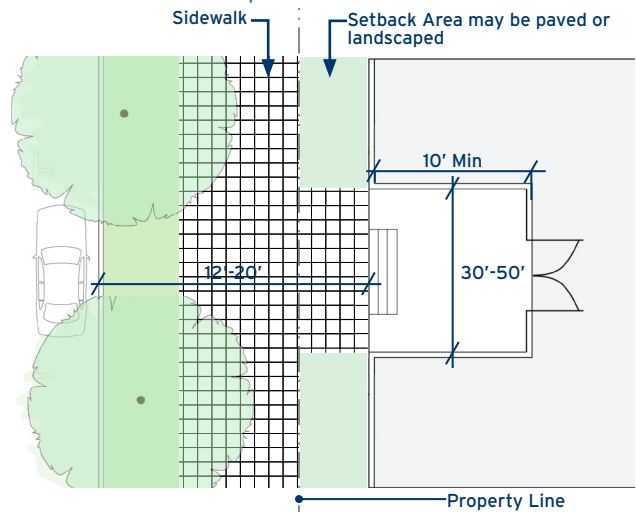


Figure 4-17 - Forecourt Conceptual Plan

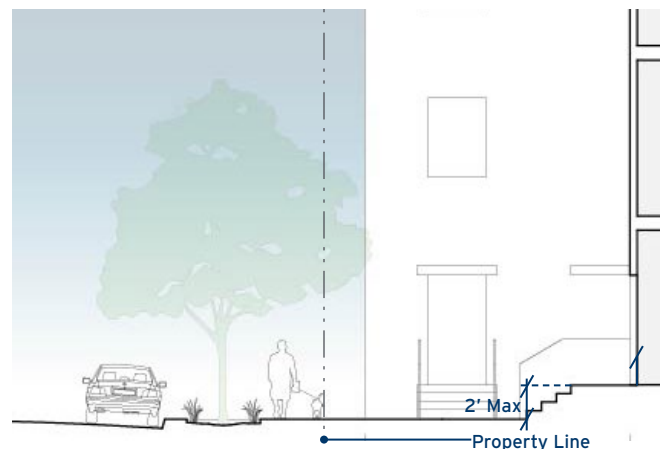


Figure 4-18 - Forecourt Illustrative Section

The building entry is located off a Forecourt. The entry may or may not be raised above the sidewalk level.

4.9 Raised Residential Terrace

A. Intent Statement

An elevated Terrace separates and sets back the Façade from the sidewalk and street. This type buffers residential use from urban sidewalks and removes the private yard from public Encroachment. Terraces are also useful to accommodate grade changes in the topography.

B. Entries

Terraces may be accessed from the building or directly from the adjacent sidewalk.

C. Dimensions

1. The front of Terrace may be at a maximum two feet behind the property line.
2. Terraces may be elevated up to four feet above the adjacent sidewalk.
3. Where the Height of Terrace requires a rail or wall that Height shall not exceed the minimum Height established by the Building Code.
4. Terraces shall be at least seven feet deep and Setback 20-25 feet.

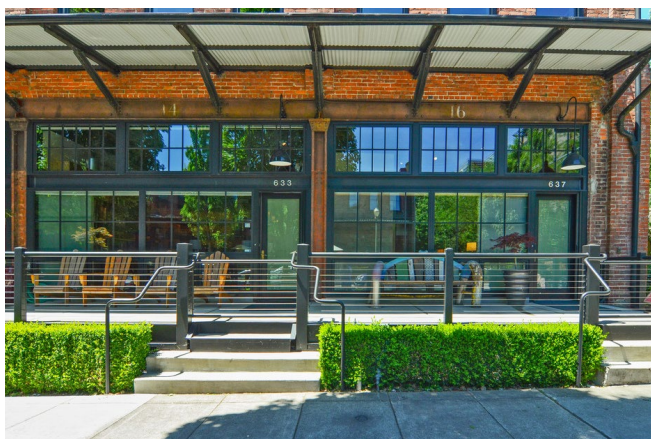


Figure 4-19 - Raised Residential Terrace Illustrative Photo

D. Paving and Landscaping

1. Setback Area fronting Raised Residential Terrace shall be landscaped.
2. Raised Terraces may include paving and/or landscape.

E. Furnishing Zone

The raised Terrace may be furnished.

F. Additional Standards

None.

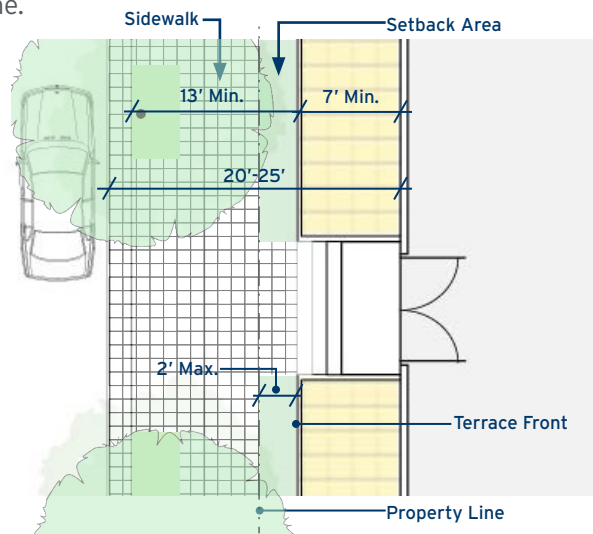


Figure 4-20 - Raised Residential Terrace Conceptual Plan

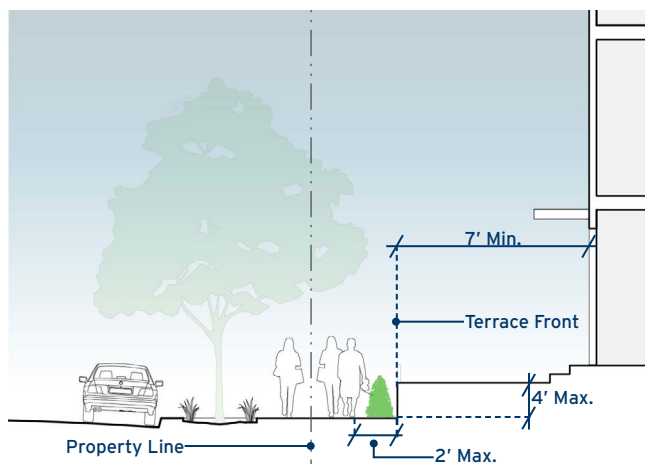


Figure 4-21 - Raised Residential Terrace Illustrative Section

4.10 Urban Frontage

A. Intent Statement

An urban Frontage is suitable for residential lobbies or commercial/office uses. It may provide access to ground-floor uses, but is primarily characterized by windows facing the sidewalk. Unlike storefronts, there is no minimum ground floor Height. Nor is there a requirement for individual entries to individual shops, offices or other spaces that constitute the Frontage.

B. Entries

1. Urban Frontages shall provide primary pedestrian access directly from the sidewalk to a lobby and need not provide entrances to individual shops or spaces like a Shopfront.
2. Primary pedestrian access shall be visually emphasized through the use of canopies, awnings or fixed overhead architectural Projections such as porticos.

C. Dimensions

1. Urban Frontages shall be set at grade or may be elevated up to 12 inches above the adjacent sidewalk.
2. Building Faces shall be set back from the curb a minimum of 15 feet and a maximum of 25 feet.



Figure 4-22 - Urban Frontage Illustrative Photo

D. Paving and Landscaping

1. Urban Frontages are characterized by Hardscape and/or landscape within the Setback area.

E. Furnishing Zone

Where permitted, outdoor seating may be provided in front Setbacks. Low growing landscape is also permitted to provide privacy for activities taking place in building's ground-floor space.

F. Additional Standards

None.

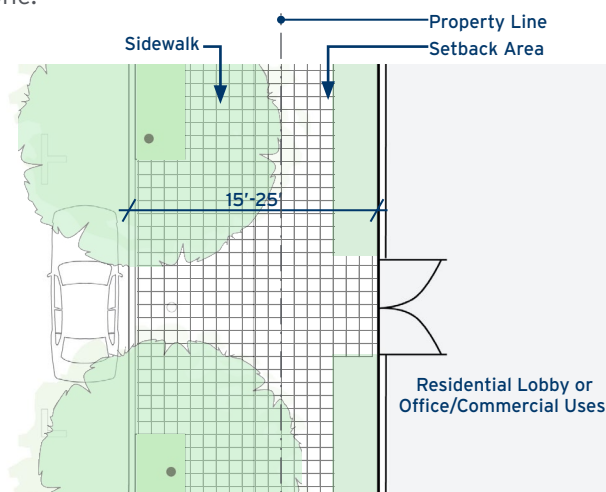


Figure 4-23- Urban Frontage Conceptual Plan

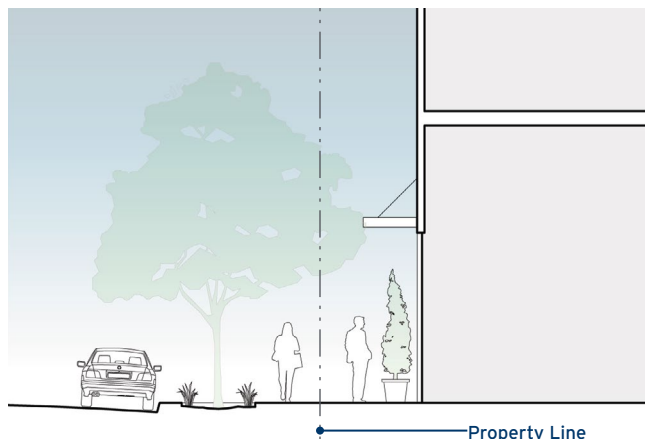


Figure 4-24 - Urban Frontage Illustrative Section
An urban Frontage Type for residential or commercial ground-floor uses.



SITE AND OPEN SPACE STANDARDS

5

Diamond Bar Objective Design Standards for Multifamily & Mixed-Use Development

SITE AND OPEN SPACE STANDARDS

5.1 Purpose and Intent

The architectural standards in this section apply to all multifamily residential and mixed-use developments in Diamond Bar. They address the composition of buildings as well as functional aspects of building, parking, and outdoor space design. The goal of this section is to ensure that development is consistent with the goal of creating a human-scale mixed-use environment in which each individual building furthers the overall vision.

The images in this section are for illustrative purposes, only provided to illustrate intent.

5.2 Grading Standards

5.2.1 Applicability

The Standards of this section shall apply to mixed-use parcels only. They address the setting of ground floor elevations to ensure accessibility and a seamless Connection between the streets and spaces of the plan area, and the ground floor of commercial offerings.

5.2.2 Standards

The finished floor elevations of buildings, shall be set in accordance with the following criteria:

1. The finished floor elevation of primary building entrances and storefront entrances shall be set to meet existing (as designed) street grade. This may require the stepping of the building floor plate.
2. Cross and longitudinal slopes of up to five percent are allowed in any front Setback areas subject to ADA access requirements, however, areas abutting storefront Frontages shall not exceed two percent.
3. Notwithstanding 5.2.2.1 and 5.2.2.2 above, the following grading strategies may also be employed, where necessary:
 - The cross slope of the tree zone may be increased to a maximum of five percent.
 - Sidewalk cross slope may be decreased to a minimum one percent provided that adequate drainage is demonstrated.
 - The longitudinal slope of the public sidewalk may be increased to exceed that of the adjacent public street by a maximum of three percent.
 - The Terrace Frontage may be utilized (See Figure 5-1 and Section 4.9).
4. In order to ensure that transitions between sidewalks and storefronts are as seamless as possible, steps, ramps, and retaining walls solely associated with building ingress and egress are prohibited in the Front Yard except where it is required for grading purposes. In such cases a Terrace Frontage shall be utilized (See Section 4.9).



Figure 5-1 - Illustrative Photo of Terrace Frontage



5.3 Outdoor Seating Areas, Cafes, and Restaurants in Mixed-Use Zones

Outdoor seating areas, cafes and restaurants in mixed-use zones shall be in conformance with DBCC Section 22.42.080(3).

Notwithstanding the statement above, the following standards are also applicable:

1. Outdoor seating areas, cafes, and restaurants on private property, as part of mixed-use development shall not interfere with pedestrian flow and circulation along adjacent sidewalks, from public ways to building entries, or with amenities, such as bicycle racks and benches.

5.4 Outdoor Furnishings Visible from ROWs Applicable to Mixed-Use Zones

1. The following materials shall be used for furnishings in private spaces that are visible from public ROWs.
 - a. Benches, chairs and tables shall be made of be made of wood, metal, stone, concrete, recycled High-Density Polyethylene (HDPE), or a composite of wood and plastic (recycled HDPE) composite.
 - b. Trash cans and bike racks shall be made of metal.
 - c. Planters and pots shall be made of metal, stone, terra cotta, cast stone, cast concrete, hand-sculpted concrete, or composite material that resemble wood.
 - d. Moveable furnishings such as tables and chairs shall not be stored in a location that is visible from the street.



Figure 5-2 - Illustrative Photo showing outdoor seating areas, cafes and restaurants in mixed use conditions



Figure 5-3 - Illustrative Photo showing street furnishings in mixed-use conditions

5.5 Landscape Standards

Landscape design standards, including standards for street trees and parkways, shall be in conformance with DBCC Chapters 22.24, 22.26 and Section 21.30.070.

Notwithstanding the statement above, the following standards are also applicable in all areas covered by these Objective Design Standards.

1. Street tree spacing shall be between twenty-five and forty-five feet (30'-0" and 50'-0") on center with adjustments in spacing pursuant to Public Works Department standards.
2. Plants shall be arranged with the tallest shrubs located at base of buildings and structures, transitioning to lower shrubs adjacent to sidewalks and curbs. A minimum of two Heights or tiers shall be provided (e.g., low planting and taller planting adjacent to the wall). (See Figure 5-4A for dimensions of each tier)
3. For landscape areas greater than ten feet wide, provide a minimum of three tier levels (e.g., groundcover or annuals, low planting and tall planting adjacent to the wall). (See Figure 5-4B for dimensions of each tier)

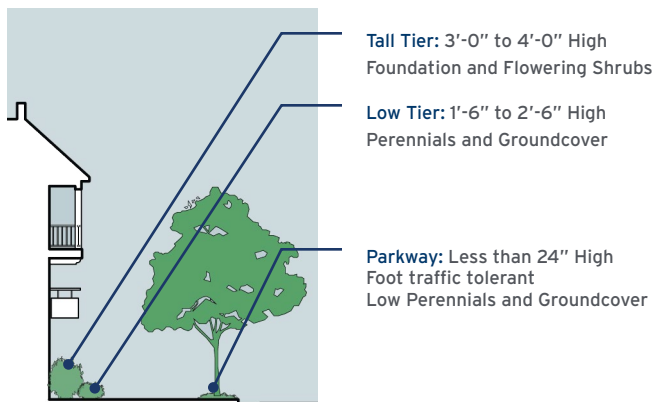


Figure 5-4A - Two Tiers of Planting

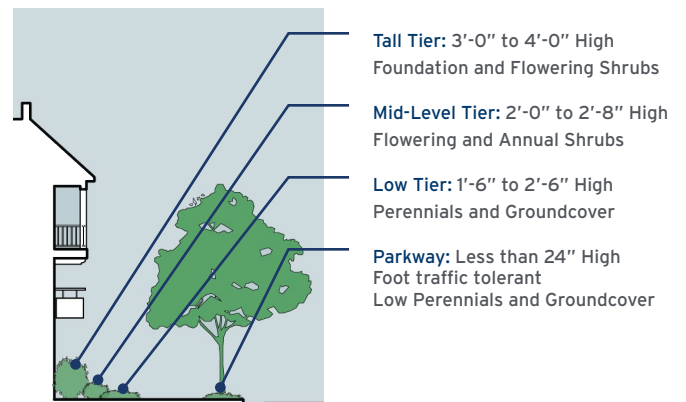


Figure 5-4B - Three Tiers of Planting



5.6 Common Open Space

Common Open Space standards shall be in conformance with DBCC Sections 21.30.070, 22.26.040 and 22.26.050.

Notwithstanding the statement above, the following standards is also applicable in all areas covered by these Objective Design Standards.

1. Artificial trees, shrubs, turf and plants shall not be used as landscape within the public right of way, any parking area, or within an open space area directly visible to from the public right of way.
2. Outdoor dining areas shall have concrete to match the adjacent sidewalk, or special pavers, and/or a row of Planters or bollards, or permeable fence to delineate the dining space.
3. Benches, chairs and tables shall be made of be made of wood, metal, stone, concrete, recycled High-Density Polyethylene (HDPE), or a composite of wood and plastic (recycled HDPE) composite.
4. Planters and pots shall be made of metal, stone, terra cotta, cast stone, cast concrete, hand-sculpted concrete, or composite material that resemble wood.



Figure 5-5 - Common Open Space Illustrative Photo
Outdoor dining area divided from public walking space with railings.

5.7 Interior Courtyards

Required outdoor space may be accommodated in interior courtyards located on the ground plain or on a Podium, as allowed by the relevant Building Type (see Chapter 2).

When provided, interior courtyards shall adhere to the following standards:

1. Shade Trees. Interior courtyard landscaping shall include shade trees or shading devices. At least one 3-inch caliper specimen tree is required per 1,000 square feet of courtyard area.
2. Dimensions. Minimum courtyard dimension on any side shall be 30 feet (exclusive of Encroachments) unless indicated otherwise in the Building Types.
3. Blank Walls. Where courtyards are visible from the Principal Frontage, Blank Walls shall not be permitted inside the perimeter of the courtyard. Alternatively, courtyards shall include windows, doors, balconies and/or shall be screened with landscape, such that the landscape covers at least 2/3 of the Blank Wall.



Figure 5-6 - Interior Courtyard Illustrative Photo
Landscape and Hardscape create intimate spaces in this courtyard.

5.8 Fences, Hedges and Walls

Garden walls, retaining walls, hedges and fences may be used to define the edge between adjoining private properties. Fences, hedges and walls facing the public street shall also comply with the Frontage Type standards (see Chapter 4).

Fences, hedges and walls standards shall be in conformance with DBCC Chapter 22.20.

Notwithstanding the statement above, the following standards are also applicable in all areas covered by these Objective Design Standards.

1. Location. Garden walls, retaining walls, hedges and fences shall be built at least 18 inches from the property line, to allow room for footings and planting.
2. At Storefronts. Walls and fences shall not be used at storefronts or storefront cafés, except that retaining walls shall be permitted in situations where they are necessary to accommodate grade changes.
3. Plastic and Vinyl. No plastic or vinyl fencing shall be permitted forward of the Build-to Line, unless the material is a recycled plastic lumber (RPL).
4. Vegetation utilized as hedges adjacent to public sidewalks or paseos shall not be of the type that produces thorns or spines (e.g., blackberries, rose bushes, or cacti, among others).

5.9 Retaining Walls

Retaining wall standards shall be in conformance with DBCC Chapter 22.20, except that unfinished concrete block and interlocking concrete pavers (such as keystone) shall not be used as retaining walls when visible from the street.

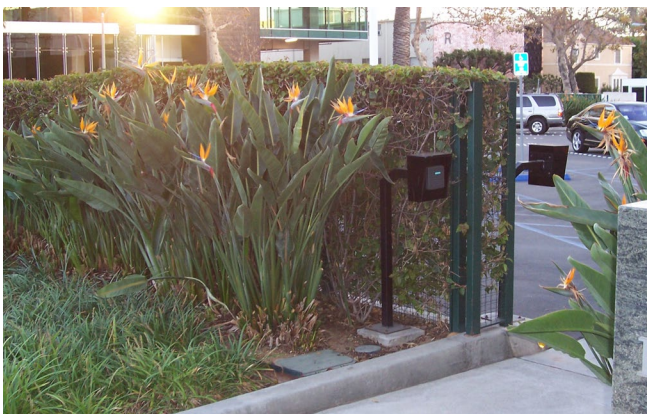


Figure 5-7 - Hedge Screening Service Area

A hedge and other plantings effectively screens a service area from view.



5.10 Vehicular Parking

Vehicular parking standards shall be in conformance with DBCC Chapter 22.30.

5.10.1 Parking Location

1. Parking location shall be in conformance with the requirements of the particular Building Type to which is associated. (See Chapter 2)
2. At Block Fronts facing public streets, at-grade or above-ground parking that may be provided shall be screened by a habitable space no less than 20 feet deep. Subterranean parking may extend to the property line.

5.10.2 Parking Access

1. To the extent parking is provided, it shall be accessed from a public or private alley when present. If no alley is present, parking access shall be from the street consistent with DBCC Section 22.30.080.
2. Pedestrian entrances to all parking shall be directly from the street, except that underground parking garages may be entered directly from a building.

5.10.3 Parking Structures

1. All parking structure exits shall maintain a Clear Sight Triangle pursuant to Public Works Department standards to protect pedestrians from exiting vehicles. The triangle is placed with one point aligned with the driver's position. The opposite far edge of the triangle is then placed flush with the edge of the pedestrian pathway.
2. Pedestrian crossing signage shall be placed at all garage structure exits along with a stop bar set back from the edge of the pedestrian pathway.

5.11 Loading Areas

Loading areas shall be in conformance with DBCC Section 22.30.100.

Notwithstanding the statement above, the following standards are also applicable in mixed-use projects.

1. Service and loading areas shall be located away from public streets whenever possible. Entrances to loading areas shall be no more than 18 feet wide.
2. Entrances to loading areas fronting public streets shall be enclosed by an opaque gate covering the entire entrance. Chain link fencing is not permitted for use as a gate.
3. Loading areas must accommodate both trash and recycling.
4. Multifamily residential projects over 100 units shall designate space for moving truck loading and unloading.

5.12 Bicycle Parking Standards

Bicycle parking standards shall be in conformance with DBCC Section 22.30.90.

Notwithstanding the statement above, the following standards for short-term bicycle parking are applicable in mixed-use projects.

Short-term bicycle parking is intended to offer a convenient and accessible area to park bicycles for customers and other visitors.

1. 10% of the multifamily bicycle parking shall be short-term that is, for building visitors who will use the space for two hours or less.
2. 90% of hotel bicycle parking shall be short-term.
3. 90% of eating and drinking establishments bicycle parking shall be short-term.
4. 80% of office and retail business bicycle parking shall be short-term.

5.13 Service and Auxiliary Equipment

Service and auxiliary equipment standards shall be in conformance with DBCC Sections 22.16.080 and 22.16.100.

1. Service, utility, and mechanical functions, including retail loading, shall be located in alleys whenever present. When alleys are not present, service, utility and mechanical functions shall be placed behind buildings and provisions for access shall be made.
2. Service, utility, and mechanical equipment that is visible from the street shall be screened from view with landscaping or enclosures. Backflow preventers and fire standpipes, along with utility box transformers shall be screened.
3. All screening devices shall be of the same materials and colors of the building to which they are attached. Operable gates and decorative trim may differ in color and materiality.
4. Trash areas that are visible from public streets or adjacent properties shall be enclosed by walls. Trash area entrances shall be enclosed by a door.
5. Roof vent penetrations and mechanical equipment shall be located at least ten feet (10'-0") from any exterior Building Face.

5.14 Exterior Lighting

Exterior Lighting shall be in conformance with DBCC Section 22.16.050 or the applicable Specific Plan.



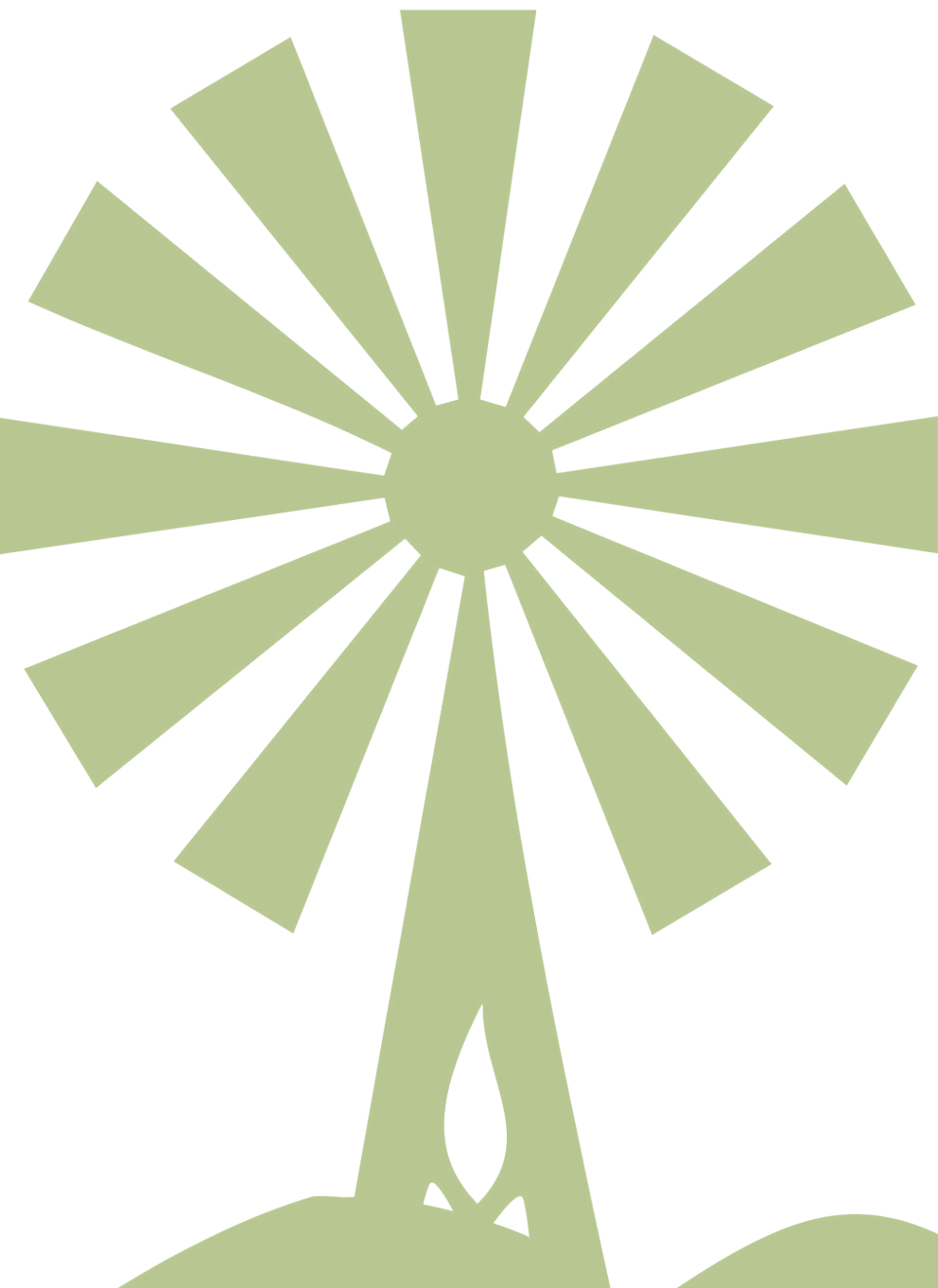
Figure 5-8 - Service and Auxiliary Equipment Illustrative Photo

Trash enclosures and utilities shall be screened from view.



Page Left Intentionally Blank





ARCHITECTURAL STYLES

6

ARCHITECTURAL STYLES

6.1 Intent

An architectural stylistic framework shall be the basis for establishing Objective Design Standards for all multi-family and mixed-use development. This framework honors the San Gabriel Valley's existing Architectural Styles by providing a regulatory framework to continue its eclectic architectural tradition.

The following standards enable the significant characteristics of the following five Architectural Styles that have been identified as relevant. The five styles are identified below:

- Main Street Commercial
- Spanish Revival
- Craftsman
- Art Deco
- California Contemporary

The above styles are described in terms that assist the user of these standards to understand their historic precedence and prepare contemporary designs in these historic styles. Each style is described and differentiated from the others through nine criteria. These describe their prevalent language of composition, technique, materiality, and detail for the user to apply to new designs: massing, base, primary walls of upper floors, roof- wall transitions, roof, drainage, door and window openings, attached elements.

Applicants for multifamily residential and mixed-use development (that includes housing) shall select and conform to one Architectural Style and one corresponding Building Type for each proposed building pursuant to the standards. If a development is proposing several buildings and/or Building Types, the applicant may provide different Architectural Style and Building Type combinations in the same development. Each style is described and differentiated from the others through nine building criteria as follows:

1. Applicability
2. Massing
3. Base and Ground Floor
4. Primary Walls of Upper Floors
5. Roof Wall Transitions
6. Roof
7. Drainage
8. Door and Window Opening
9. Attached Elements



Figure 6-1 - Main Street Commercial Illustrative Photo

6.2 Main Street Commercial

The Main Street Commercial style is derived from the late nineteenth and early twentieth century mixed-use architecture that characterized the downtowns of small cities and towns throughout California. Buildings of this style are decorated rectangular masonry (or stucco) boxes in form and are typically mixed-use with commercial ground floors in terms of function. However, this style may also be used for buildings that are exclusively residential.

Multi-Story Façades are typically divided into base, middle and top, or “tri-partite”, with the ground floor taller than the shorter upper floor which is finished by a significant Parapet. The ground floor has expansive glass interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Upper-level windows are typically punched openings, often grouped in twos or threes by piers, pilasters, or other Façade elements, creating a repetitive bay structure directly relating to the ground floor openings.

A. Applicability

1. This style is applicable to mixed-use zones only.



Figure 6-2 - Main Street Commercial Illustrative Photo



B. Massing

1. Main Street Commercial buildings shall present Frontages that are square or simple rectangles and as a single Volume.
2. Notwithstanding this requirement, no greater than 10 percent of the total Frontage may include deviations to the rectangular forms, through changes in Height, Setback or Encroachment, or corner articulation. See Figure 6-3.

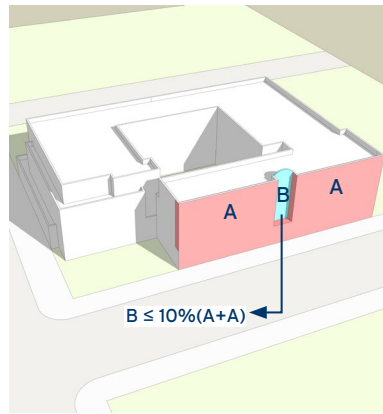


Figure 6-3 - Rectangular Form Percentage Diagram



Figure 6-4 - Large Windows Ground Floor

C. Base and Ground Floor

1. An explicit base level element shall ground the building up to two feet six inches maximum Height, such as a bulkhead, footer, or sill.
2. The ground floor base shall provide a minimum of one-foot-wide horizontal band of a different plane on the Façade at the top of the first Story, such as a Cornice or lintel.
3. Exterior wall materials shall be applied as a horizontal band of brick, stone, cast concrete, stucco, terra cotta, or cementitious fiberboard.



Figure 6-5 - Decorative Brick



Figure 6-6 - Single Plane

D. Primary Walls of Upper Floors

1. Upper floor walls shall be expressed as single-plane expanse of cast concrete brick, stucco and plaster materials, terra cotta or cementitious fiberboard siding. Notwithstanding that, nothing in this statement shall be interpreted as prohibiting the inclusion of Decorative Detail on the surface or that is additive in nature.
2. Where present, attached building wall elements, such as awnings and balconies, shall encroach into the building's Setbacks.
3. Window shutters shall not be allowed.



Figure 6-7 - Cornice

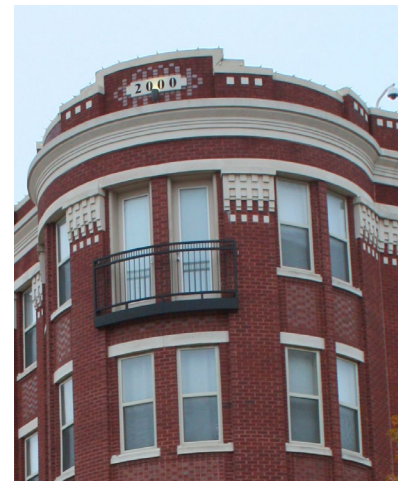


Figure 6-8 - Parapet and Cornice

E. Roof-Wall Transitions

1. Exterior walls shall transition directly into roof Parapets or into plaster molding or Cornice line forms.
2. For buildings with flat roofs, exterior Parapets shall be articulated as a continuation of the exterior wall and shall include a Cornice or Decorative Detail on the surface of the Parapet.

F. Roof

1. For buildings with pitched roofs greater than 6:12, roofs shall overhang the wall surfaces by a minimum of two feet.

G. Drainage

1. Where a rain drainage catchment is visible, (i.e., not embedded within the building's walls) it shall be conducted with a combination of gutters and downspouts fabricated either from untreated copper or painted metal to contrast with the Building Face.

H. Door and Window Openings

1. Ground floor Fenestration shall conform with the requirements for the appropriate Frontage (see Chapter 4).
2. Transoms above doorways are required on the ground floor.
3. Upper floor windows and doors shall have a square or vertically oriented rectangular shape. This requirement does not preclude the use of arches or articulated lintels atop the openings.
4. Door and window openings shall be centered on the spaces between the pattern of ground floor columns and piers.
5. Windows on upper floors shall appear to be "punched" by recessing them from the surface by a minimum of two inches. Where windows are arranged in groups of two or three, the entire group shall be recessed from the outer surface.
6. Door and window openings on the Upper Floors of Primary Frontages shall constitute a minimum of 33 percent of the Façade. This requirement may be reduced to 20 percent if windows and doors are recessed at least four inches from the surface of the Façade.
7. Windows on the upper floors shall be double-hung or awning type.

I. Attached Elements

1. Awnings, canopies, and upper floor balconies or bay windows are subject to Encroachment requirements, See DBCC Section 22.16.090 (3) and Section 3.8 of this document.



Figure 6-9 - Awnings at Commercial Frontage



Figure 6-10 - Canopy Frontage



Figure 6-11 - Roof with Detailed Parapet



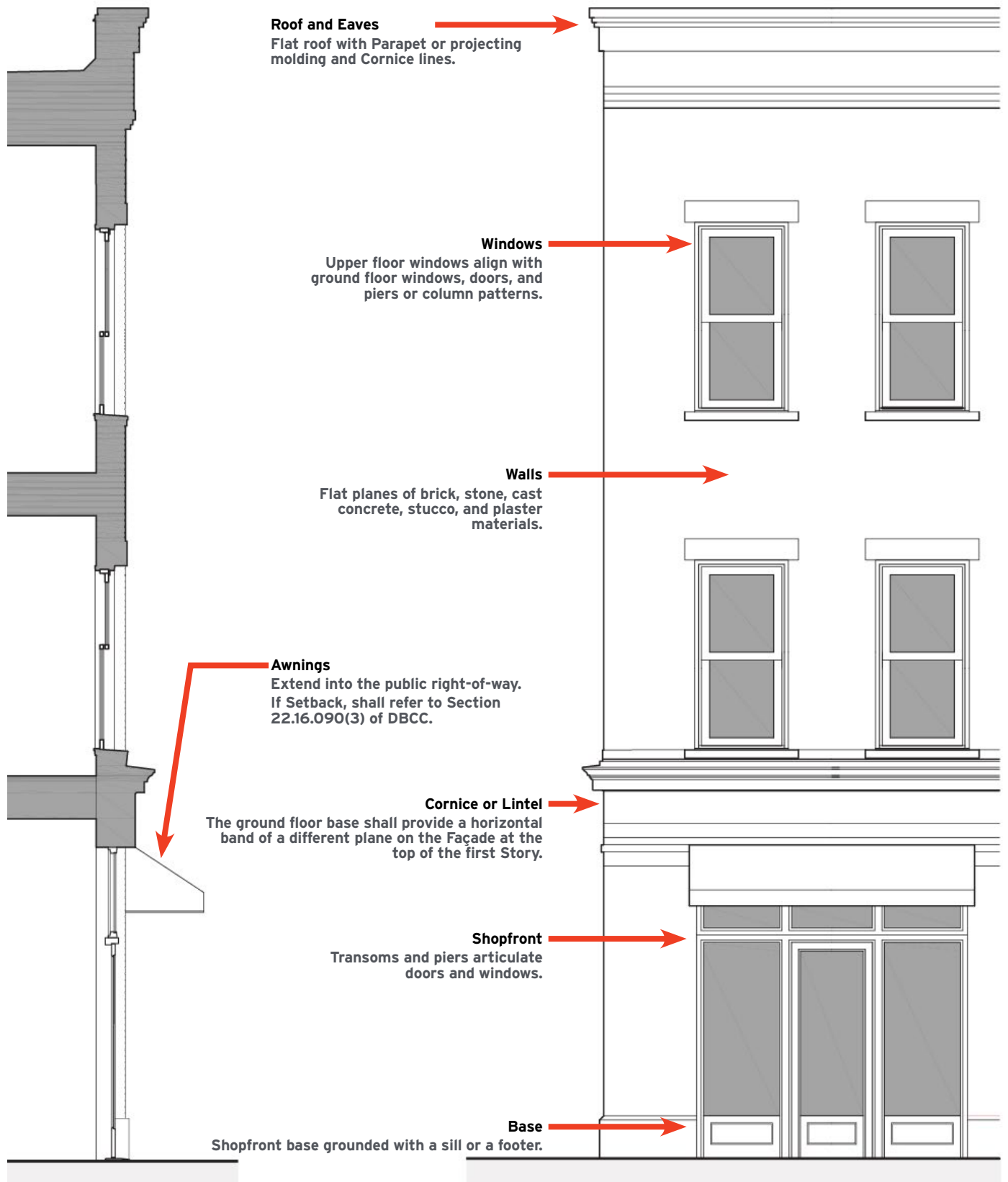


Figure 6-12 - Main Street Commercial Elements Diagram (Ground Floor Commercial)

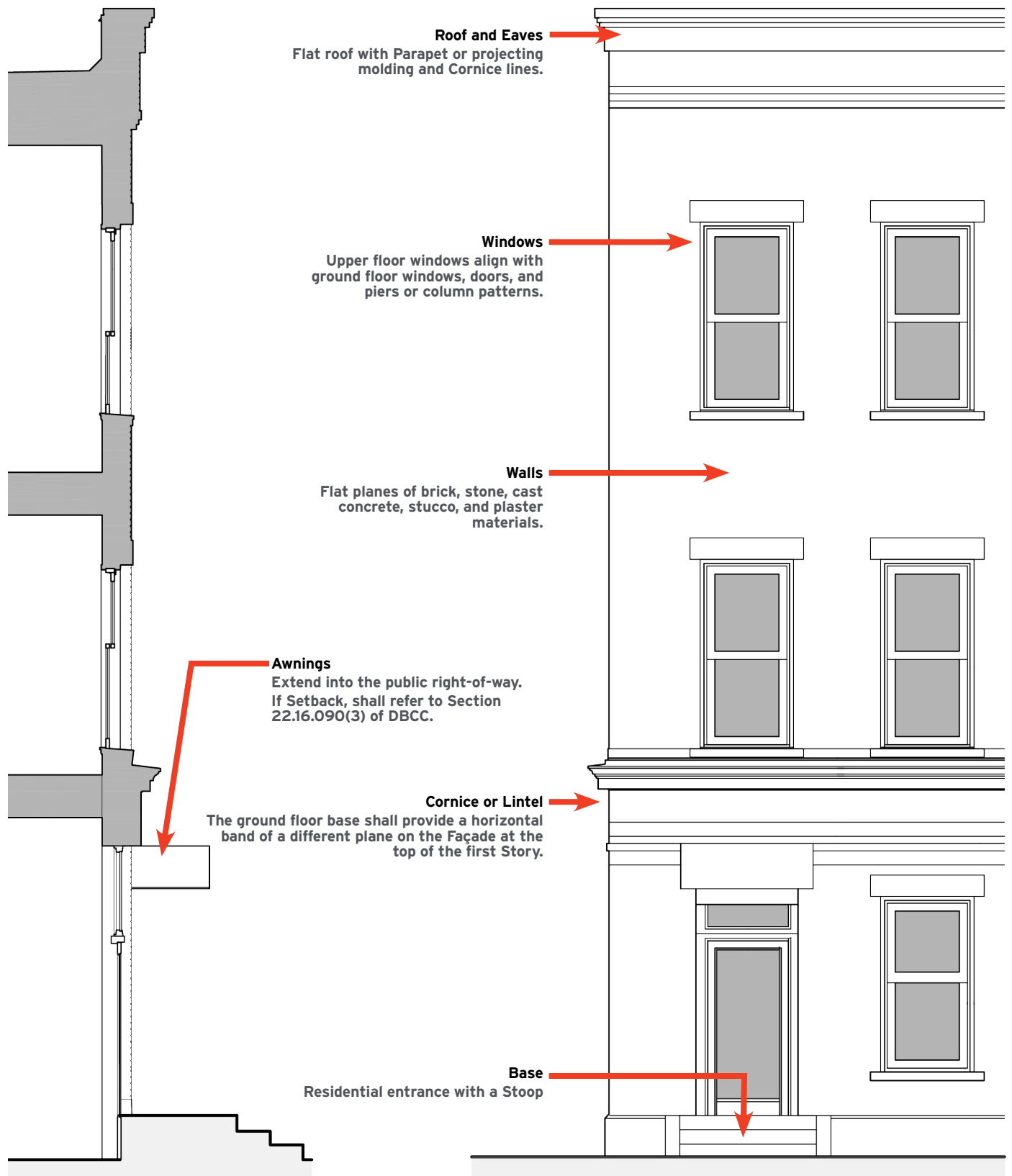


Figure 6-13 - Main Street Commercial Elements Diagram (Ground Floor Residential)



Page Left Intentionally Blank





Figure 6-14 - Spanish Revival Illustrative Photo

6.3 Spanish Revival

Spanish Revival architecture draws from the adobe structures of the California Missions, which were prominently showcased in the California Pavilion at the 1893 World's Columbian Exposition. The style was subsequently adopted by several railroad companies for train stations and hotels, and it soon became a defining architectural language across California, used extensively in both institutional and residential settings.

The style is characterized by thick-walled massing, often expressed through deeply recessed openings and arcades. Emulating this depth—particularly in features such as arcades—is essential to achieving an authentic expression of the style. Spanish Revival, including the Mission subtype, represents a mature and complex architectural tradition that evokes a strong sense of urban character and an intimate relationship with the natural environment.

Key features include white or light-colored stucco walls, sloped red clay tile roofs with exposed rafter tails, shaped Parapets, and generous balconies—often detailed with ornamental metal railings. Façade Compositions may be either symmetrical or asymmetrical, but window sizes, locations, and alignments are typically varied. Arched openings are common, appearing unframed in upper-story windows or as part of ground-floor arcades at entries or along frontages facing public spaces.



Figure 6-15 - Spanish Revival Illustrative Photo



A. Applicability

1. This style is applicable to all mixed-use and multifamily zones.

B. Massing

1. Volumetric composition shall be with a primary Volume accounting for at least 60 percent of the Frontage, but no more than 90 percent offset by a variety of lesser Volumes. See Figure 6-16.

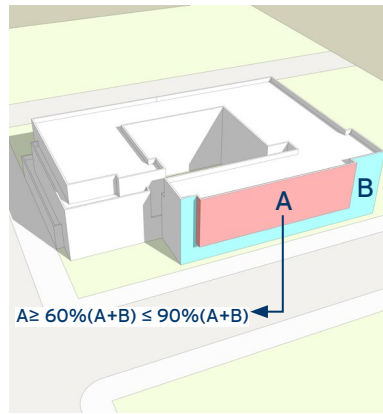


Figure 6-16 - Volumetric Composition Diagram

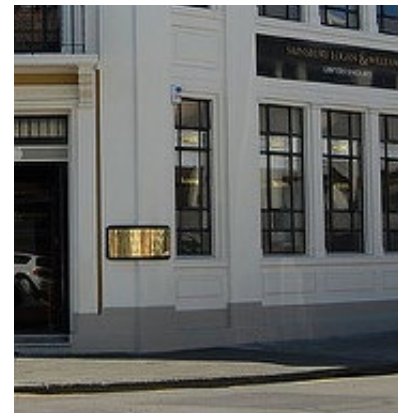


Figure 6-17 - Painted Base with Recess

C. Base and Ground Floor

1. While not required, if an articulated base element is applied on the Ground Plane, such as a footer, it shall be no taller than three feet maximum Height from grade.
2. Where utilized, the base element shall be one of the following:
 - a. A horizontal band painted with the darkest accent color applied to the building Façade.
 - b. A horizontal band painted the exact same color as the entire building Façade.
 - c. A horizontal band of ceramic tile, plaster, stone or cast concrete materials



Figure 6-18 - Single Plane Composition



Figure 6-19 - Balcony Overextending Sidewalk

D. Primary Walls of Upper Floors

1. Primary Upper floor walls of the primary Volume shall be expressed as a single-plane expanse of stucco or plaster surface, smooth or hand-troweled textures. Primary Walls of secondary Volumes shall be surfaced in stucco or plaster.
2. Notwithstanding the requirement above, materials such as decorative tile, ornamental metal, stone, or terra cotta may recess within the wall, set flush with the surface of the wall or in the case of traditional moldings, be applied atop the surface. Stone or cast concrete materials shall not be allowed above the ground floor base element, except for attached chimneys, unless the material is a continuation of the identical material used below.



Figure 6-20 - Parapet with Flat Roof

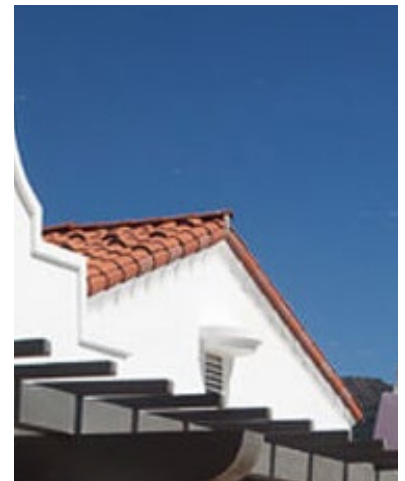


Figure 6-21 - Clay Tile with No Eave

E. Roof-Wall Transitions

1. Where a Parapet is used at the roofline, it shall include at least one of the following elements to establish a visible termination of the wall plane:
 - a. A decorative element, such as a finial or ornament, centered above the parapet.
 - b. A decorative element, such as a finial or ornament, centered above the parapet.
 - c. A decorative element, such as a finial or ornament, centered above the parapet.

- a. A shaped or stepped Parapet profile (e.g., curvilinear, sloped, or crenellated).
- b. A coping element with a contrasting material, texture, or Projection of at least two inches from the wall surface.
- c. A plaster molding, Cornice band, or cap that projects a minimum of two inches and extends continuously along the Parapet edge.

Flat, unadorned Parapets without variation in form or detailing are prohibited. All Parapet profiles shall be consistent with historical Spanish revival precedents, such as Mission-shaped curves.

2. Exterior walls shall transition into roof form by one of three devices:
 - a. A projected wooden Eave with exposed wooden rafters;
 - b. Plaster molding; or
 - c. A tile cap.
3. Foam moldings are permitted only on the second (2nd) floor or above and shall not be used in occupied or high-use areas such as doorway trim or facing balconies.

F. Roof

1. Gabled or hipped roofs shall be low-pitched at a 3:12 minimum to 5:12 maximum ratio and finished in clay or concrete barrel or S-tile.
2. Flat roofs are allowed and shall be articulated as an explicit exterior surface (tile may be multi-color randomly placed) visual transition to the sky. May be accessible and used as balconies or Terraces.
3. Overhanging downslope Eaves shall be a minimum of 16 inches wide supported by wooden rafter tails and exposed Eaves or metal brackets.

G. Drainage

1. Rain drainage catchment shall be conducted with a combination of half-round gutters and round downspouts entirely in dark painted metal or untreated copper and shall be located within six inches of building corners.

H. Door and Window Openings

1. Window on Primary Façades shall be punched openings with no surround and deep-set with a minimum two-inch plaster return.

2. Window and opening compositions shall only utilize the following shapes:

- Square;
- Vertically proportioned rectangles (Height greater than width);
- Arched top forms, including full, segmental, or eyebrow arches;
- Circular or oval;
- Quatrefoil, trefoil, or other symmetrical ornamental forms, each not exceeding 36 inches in width, and used only as accent openings.

Horizontally proportioned openings (width greater than Height) are prohibited, except when used as small vents or decorative accents not exceeding 24 inches in width.

3. Shutters shall be the aggregate size of the associated opening.
4. Operable windows on upper floor shall be casement or single hung.
5. Sliding doors are not permitted unless they have a minimum stile width of four inches.
6. Ground floor Fenestration shall conform with the requirements for Shopfronts. (See Section 4.3).
7. Upper floor windows and doors shall be geometrically square or rectilinear oriented with the longer dimension running vertically. Notwithstanding this, nothing in this requirement shall preclude the use of arches or articulated lintels atop the openings.
8. Door and window openings shall be centered on the spaces between the pattern of ground floor columns and piers.
9. Doors and Windows openings on upper floors shall appear to be "punched" by recessing them from the surface by a minimum of two inches. Where windows are arranged in groups of two or three, the entire group shall be recessed from the outer surface.
10. Door and window openings in the Upper Floors of Primary Frontages shall constitute a minimum of 33 percent of the Façade. This requirement may be reduced to 20 percent if the windows and doors are recessed a minimum of four inches.

I. Attached Elements

1. Awnings, canopies, and upper floor balconies or bay windows are subject to Encroachment requirements. (See DBCC Section 22.16.090(3) and Section 3.8 of this document.)
2. Balconies shall be supported by bracketing entirely in metal or exposed wood.
3. Bay windows shall be supported in wooden brackets or exposed joist extensions.



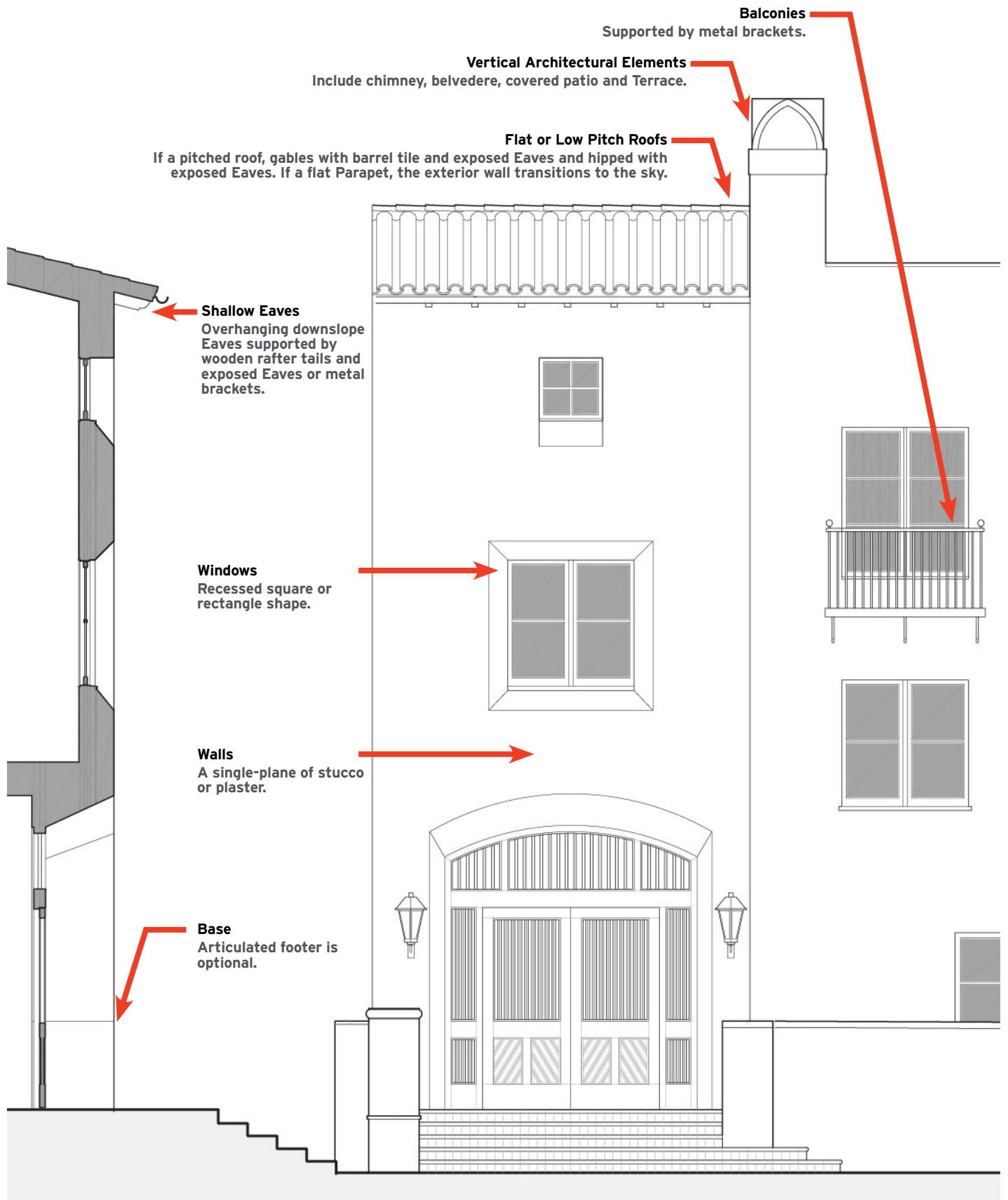


Figure 6-22 - Spanish Revival Elements Diagram



Figure 6-23 - Craftsman Illustrative Photo

6.4 Craftsman

The English Arts and Crafts movement of the mid- to late-19th century inspired the Craftsman architecture of California. It was invented as a style of the handmade and earthy, a reaction to the repetitiveness and homogenization of the industrial culture emerging at the time. The Arts and Crafts movement became the expression of choice for an unadorned, popular, and natural architecture. Good examples of Craftsman buildings for larger scaled three to five story buildings can be found in historical hotels, California courtyard multifamily housing and mountain / national park resorts.

In its most simple form, it is a wood box surrounded by various attached elements, such as roof dormers or expressive downspouts. Walls are typically horizontally placed wood siding, shingles, or board-and-batten (often in a combination of two or three) with a foundation base and piers in stone, brick or stucco. A large gable shallow sloped roof with dormers to break up massing is typical. Dormers may feature shed or flat roofs and can have gable ends. Rafter tails, decorative brackets, and porch columns are exposed, smooth, woodwork. Windows and doors are vertical in proportion, trimmed in wood. Roofs are clad in wood or shingles with broad overhangs and Eaves.

A. Applicability

1. This style is applicable to all mixed-use and multifamily zones.



Figure 6-24 - Craftsman Illustrative Photo

B. Massing

1. Volumetric composition shall be with a primary Volume accounting for at least 60% of the Frontage, but no more than 90% offset by a variety of lesser Volumes.
2. At least 70 percent of the top floor shall be subsumed in the roof with dormers. In buildings with varying Heights, this requirement shall apply to the top floor in each section of the building.
3. Dormers may have shed or flat roofs, or gable ends.



Figure 6-25 - Masonry and Stone Base



Figure 6-26 - Gutter and Downspout

C. Base and Ground Floor

1. An explicit base element shall be applied at the Ground Plane, and it shall be measured up to one to three feet in Height and expressed as horizontal band/Layer pattern and made of brick, stone, stucco, or shingle materials.
2. Ground floor shall be differentiated in terms of materials and/or color from upper floors.
3. Piers shall be a minimum of 6"x6" if wood posts, and 18"x18" if stone or stucco.



Figure 6-27 - Paired Openings Composed Horizontally



Figure 6-28 - Painted Shingles Over Siding

D. Primary Walls of Upper Floors

1. Masonry materials, such as brick, stone or stucco shall not be allowed above the ground floor base element, except for attached chimneys.
2. Upper floor exterior walls shall be clad primarily (up to 90 percent of a vertical Façade section) as single-plane expanse of wood, shingle, shake, or clapboard siding up to the roof line. with a secondary material utilized from 10-30 percent of any vertical section). Secondary materials can be defined by a change in color, a change in size or pattern of the shingles or shakes, or a completely different material.
3. The space between columns and piers shall be either square or vertically rectangle shape with a Height to width proportion ratio of no more than 3:1. See Figure 6-29.
4. Door and window openings shall be centered on the spaces between columns/piers below.
5. Piers shall be a minimum of 6"x6" if wood posts.



Figure 6-29 - Space Between Columns and Piers

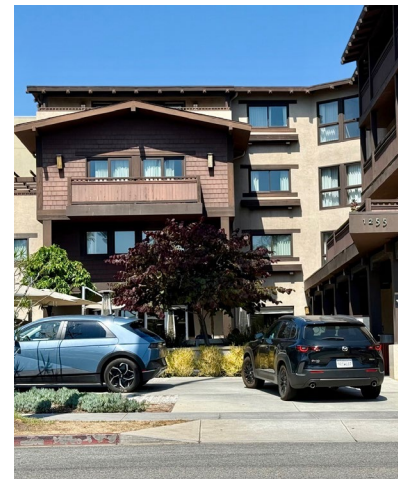


Figure 6-30 - Craftsman Illustrative Photo

E. Roof-Wall Transitions

1. Exterior walls shall transition into roof form by projected wooden Eaves with exposed rafters.
2. Eaves shall have an overhang of at least three feet.

F. Roof

1. Roofs shall be designed with a pitched gable or hipped roof. Principal gables are between 3:12 and 6:12, and shed slopes shall be less than the principal slope (between 2:12 and 4:12).
2. Eaves shall be supported by wood bracket details and exposed wood rafters to support gable end roofs.
3. Dormers, if used, shall have shed or gable ends.

G. Drainage

1. Rain drainage catchment shall be conducted with a combination of gutters and downspouts in entirely painted metal or untreated copper finishes.

H. Door and Window Openings

1. Window lites may be divided into equal increments or be divided on a portion of a window (such as the upper portion of a double-hung or casement window).
2. Primary entry doors on the ground floor shall be made of wood or fiberglass that are made to resemble wood.
3. Window and opening compositions shall be either square and/or vertically rectangle shaped. However up to three windows may be grouped to form a horizontal opening.
4. One Specialty Window (neither square nor rectilinear) per vertical section, may be utilized.
5. Window shutters, if used, shall match the aggregate size and shape of the associated opening.
6. Door and window openings on the Upper Floors of Primary Frontages shall constitute a minimum of 25 percent of the Façade.

I. Attached Elements

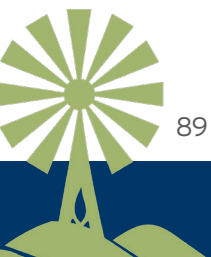
1. Porches, chimneys, and trellises can encroach beyond the primary exterior surface of buildings and into their Setbacks. See DBCC Section 22.16.090(3).
2. Balconies and bay windows shall be supported by wood brackets, or tapered or square posts.



Figure 6-31 - Craftsman Illustrative Photo



Figure 6-32 - Bracketing of a Roof Gable



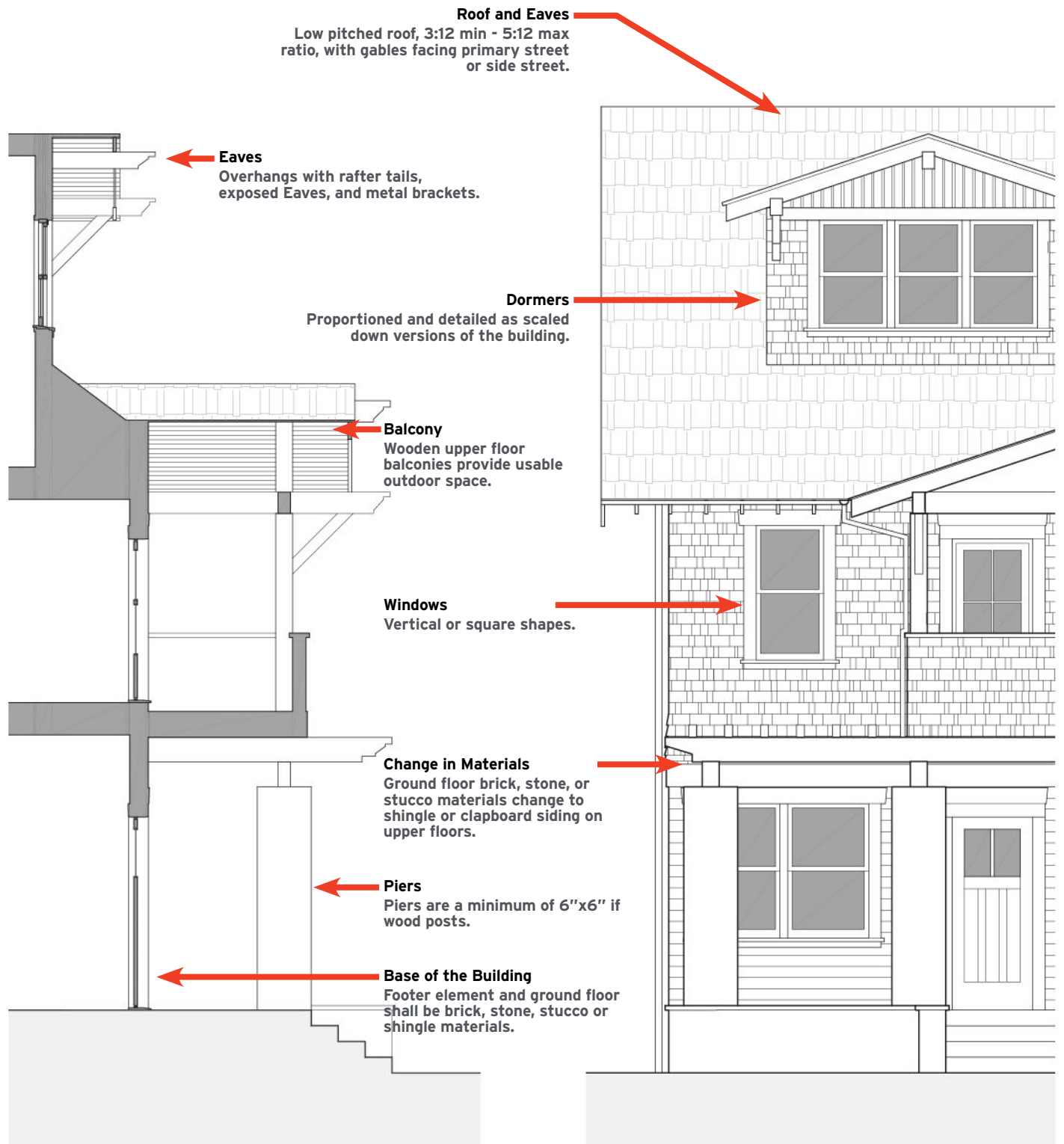


Figure 6-33 - Craftsman Elements Diagram



Figure 6-34 - Art Deco Illustrative Photo

6.5 Art Deco

Art Deco emerged in the US in the 1920s and 30s, and was the first widely popular modern style, spreading through large cities and small towns alike. The style made a major impact on commercial, institutional, and large-scale residential buildings throughout California. The Art Deco style is characterized by Volumes that step back at upper floors, long pilasters that run the entire Height of the building, flat roofs, smooth lines, geometric shapes, and streamlined forms. Windows typically are located between the pilasters and, between floors, are often separated by decorated transom panels. Although towers may have roofs clad in metal, the overall emphasis remains on verticality and geometric ornamentation.

Decorative features, such as infill panels, entry doors or canopies, incorporate strong geometric motifs, sometimes inspired by pre-Columbian architecture, and are often made of contrasting materials, such as metal or ceramic tile. The more exuberant versions of the style incorporate aggressive geometries of chevrons or ziggurats in Façade design, while a more streamlined version, sometimes referred to as Arte Moderne, utilizes more sedate compositions with a horizontal emphasis.

A. Applicability

1. This style is applicable to all mixed-use and multifamily zones.



Figure 6-35 - Art Deco Illustrative Photo

B. Massing

1. Building Façade sections shall have either dominant vertical decorative or functional elements such as grouping of windows, piers or decorative band or horizontal decorative or functional elements, but not both within the section of the Façade.
2. Where tower elements are utilized, they shall rise above the roof Cornice.

C. Base and Ground Floor

1. Ground floor exterior walls shall be supported on a base composed of stone, cast concrete, brick, glazed terra cotta tile, stucco, or glazed ceramic tile (bathroom tile is not permitted).
2. The entire ground floor Height may be articulated as the base of the building.

D. Primary Walls of Upper Floors

1. A Primary Façade Plane shall account for 50-80 percent of the Upper Floor Façade. For the purposes of this calculation, windows and doors, which sit within two inches from the surface of the Façade is calculated as part of the Primary Façade Plane. At least 10 percent of the Façade shall sit on at least one additional Façade Plane (a secondary plane) projected out from or recessed in from the Primary Façade Plane by a minimum of one foot. Balcony rails may be included as part of the secondary Façade Plane. There is no limit to the number of Façade Planes provided that the Primary Façade Plane occupies at least 60 percent of the total Façade.
2. Where pilasters running the entire Height of the building are utilized, the combined surface of the outer edge of the pilasters may be included as part of the secondary Façade Plane.
3. Façades shall be composed of stucco, fiberboard, brick, or tile, however, included in those materials shall be both polished and matte finishes on separate elements, ensuring that each finish covers at least 15 percent of the design's total surface area.
4. Materials shall be used to create vertical or horizontal elements (but not both) through exaggerated piers or horizontal bands.
5. At least one geometric inlay using contrasting materials shall be utilized in each Façade section.



Figure 6-36 - Art Deco Illustrative Photo



Figure 6-37- Ground Floor as Base



Figure 6-38 - Art Deco Illustrative Photo



Figure 6-39 - Art Deco Illustrative Photo

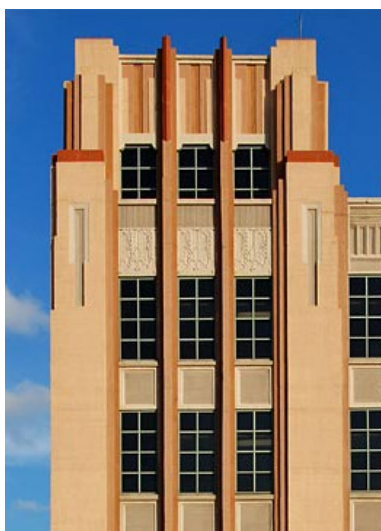


Figure 6-40 - Extensions with Metal Panels



Figure 6-41 - Undulating Parapet



E. Roof-Wall Transitions

1. Exterior walls shall extend beyond the roof level and form a Parapet that is configured in one of three ways:
 - a. Pilasters that continue beyond Height of interstitial walls,
 - b. Walls that continue beyond Height of the pilasters,
 - c. Wall and pilaster that reach to same Height.
2. Nothing in the requirement above shall preclude the use of Cornice lines, or the use of contrasting metal tile, or other inlaid materials as part of Parapet.

F. Roof

1. Roofs shall be flat with the exterior walls extending beyond the roofline to form Parapet walls.

G. Drainage

1. Roof drainage shall be located within walls of the building itself and therefore not visible on the Façade except that external scuppers and downspouts may be utilized on rear Façades.

H. Door and Window Openings

1. Individual windows shall be multi-paned, with a transom window above the main window. Alternatively, Glass Block is permitted as a window type.
2. Under each window, either as a sill or spandrel shall be a decorative area of at least one-foot in Height. This can be made of a contrasting material to the Façades primary surface, or the primary surface but installed in a contrasting pattern.
3. Windows shall have vertical dimensions that are at least 1.5 times the width. Notwithstanding the above requirement, up to three windows may be grouped together within a larger frame.
4. Windows shall not cut into the pilasters.
5. Door and window openings on the Upper Floors of Primary Frontages shall constitute a minimum of 25 percent of the Façade.
6. Windows on upper floors shall appear to be “punched” by recessing them from the surface by a minimum of two inches. Where windows are arranged in groups of two or three, the entire group shall be recessed from the outer surface.

I. Attached Elements

1. For the ground floor of mixed-use buildings, a projecting canopy constructed of metal, fiberglass and/or glass of at least three feet in depth shall be provided over retail storefronts.
2. Awnings, canopies, and upper floor balconies or bay windows are subject to Encroachment requirements. See DBCC Section 22.16.090(3) and Section 3.8 of this document.
3. Projecting balconies must project at least three feet beyond the primary Building Face.
4. Balcony railings shall be constructed of metal, and must include a geometric pattern, covering no less than 50 percent of the total railing area. These could include geometric shapes, chevrons, zigzags or repeating linear elements.

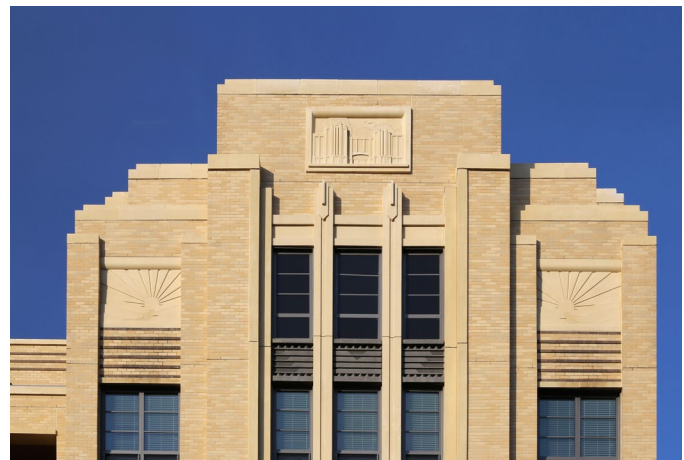


Figure 6-42 - Stepped-Back Volumes



Figure 6-43 - Art Deco Illustrative Photo



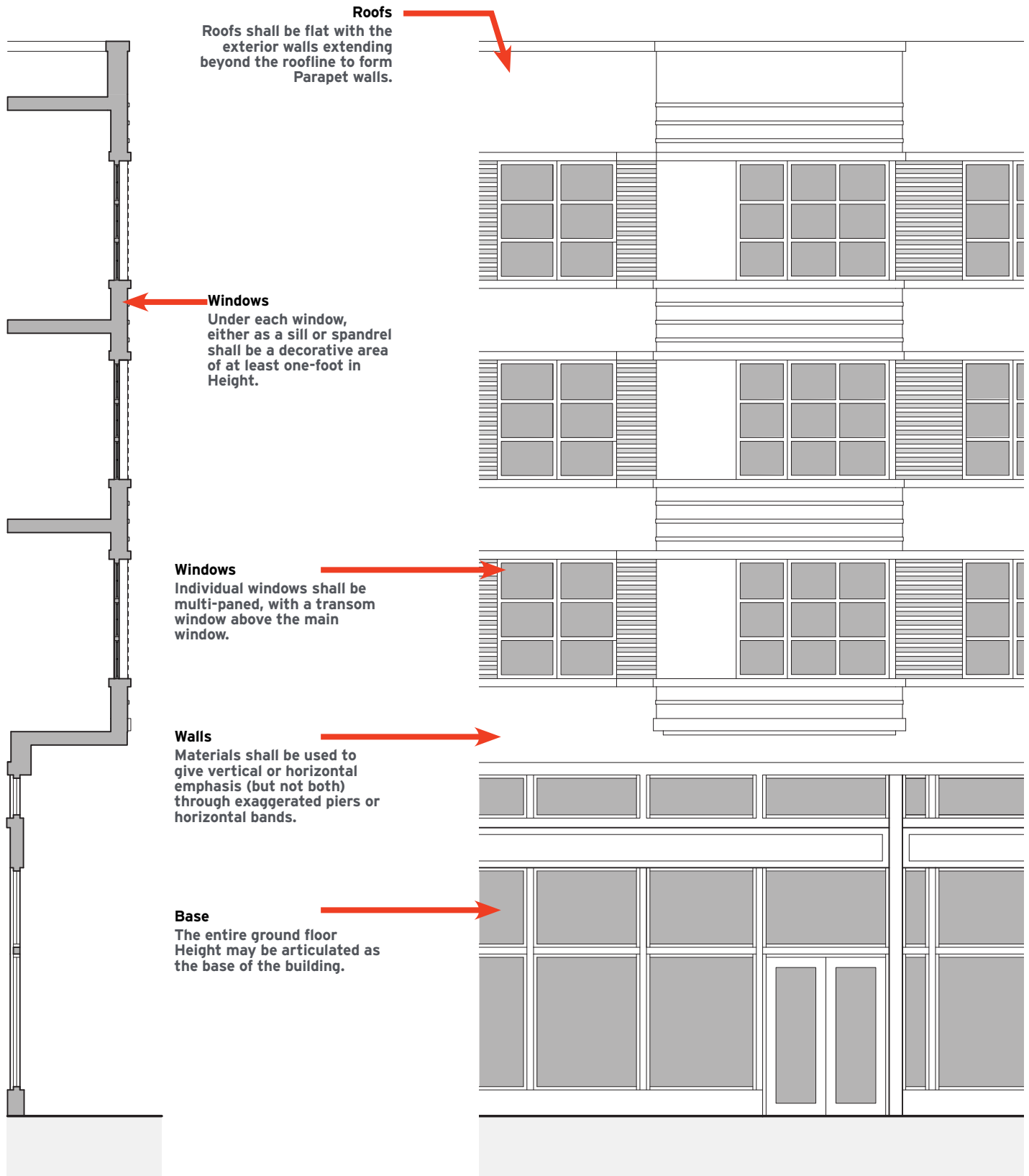


Figure 6-44 - Art Deco Elements Diagram (Ground Floor Commercial)

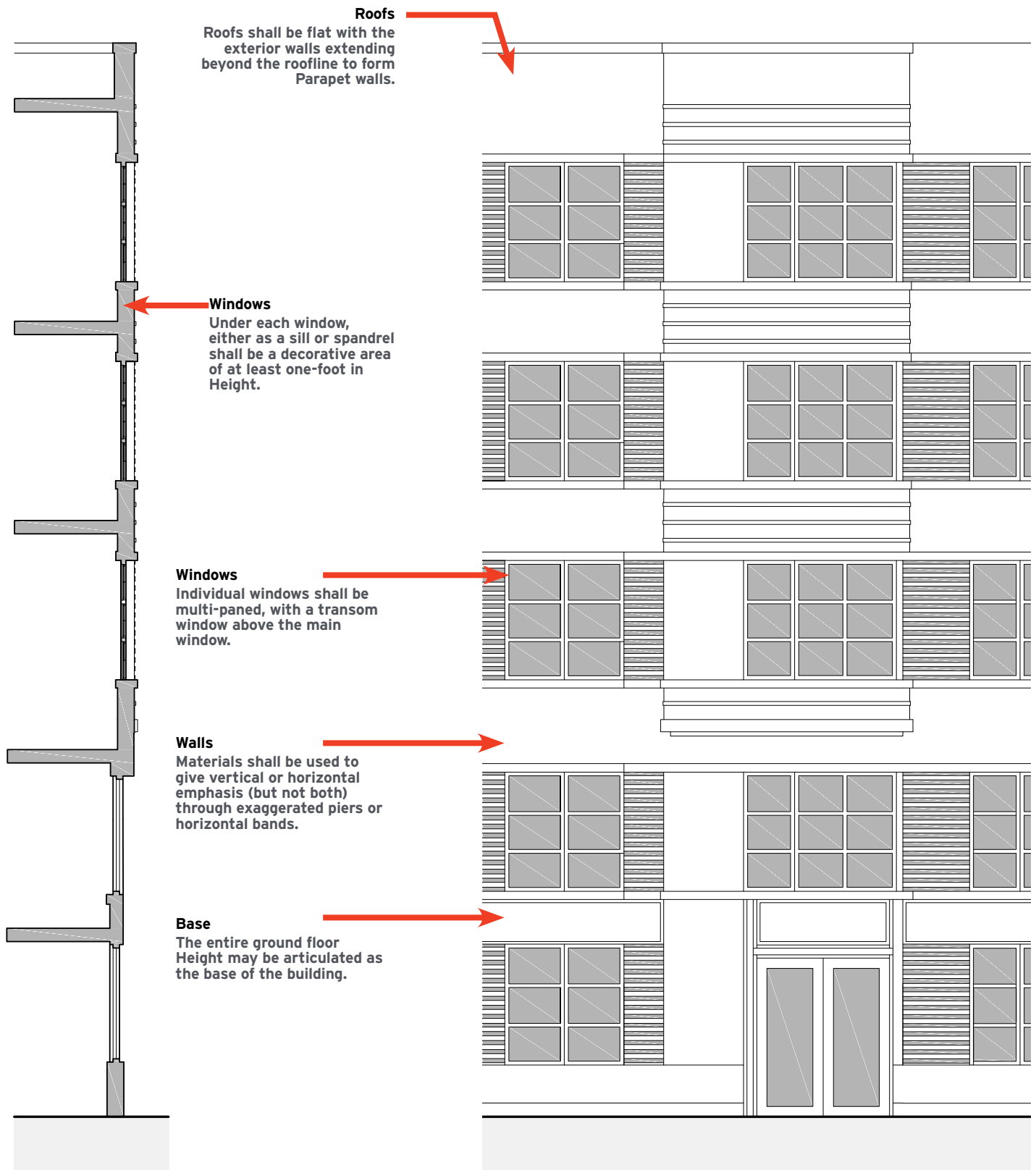


Figure 6-45 - Art Deco Elements Diagram (Ground Floor Residential)



Page Left Intentionally Blank





Figure 6-46 - California Contemporary Illustrative Photo

6.6 California Contemporary

The California Contemporary style refers to the streamlined Modernism that flourished in the middle of the last century in Southern California and throughout the country. Influenced by the climate and products of industrial design, the style featured flat roofs, asymmetrical and streamlined building composition, repetitive building elements articulated as abstract planes or forms, and expanses of glass that allow integration between interior and exterior spaces. The use of industrial materials such as glass, concrete and fiberglass in combination with natural materials is common.

Given its abstract nature, the California Contemporary style relies heavily on the use of a “parti” or a set of major decisions about the overall organization of the building mass as a formative element. The process for buildings in this style shall begin with the parti, which shall include the following specific formal elements: an asymmetric composition with a horizontal emphasis balanced with vertical feature(s); a subdivision of the overall building form into discrete and distinguishable masses; the articulation of the exterior surface into planes with a visible Layering of elements, and expanses of glass. Unique Façade features may be highlighted with a bright or contrasting color. Despite its use of an abstract vocabulary, buildings shall be articulated with a human scale. A base and middle shall be established; a cap or attic Story may be clearly articulated or implied through modest upper level adjustments such as a taller Parapet.

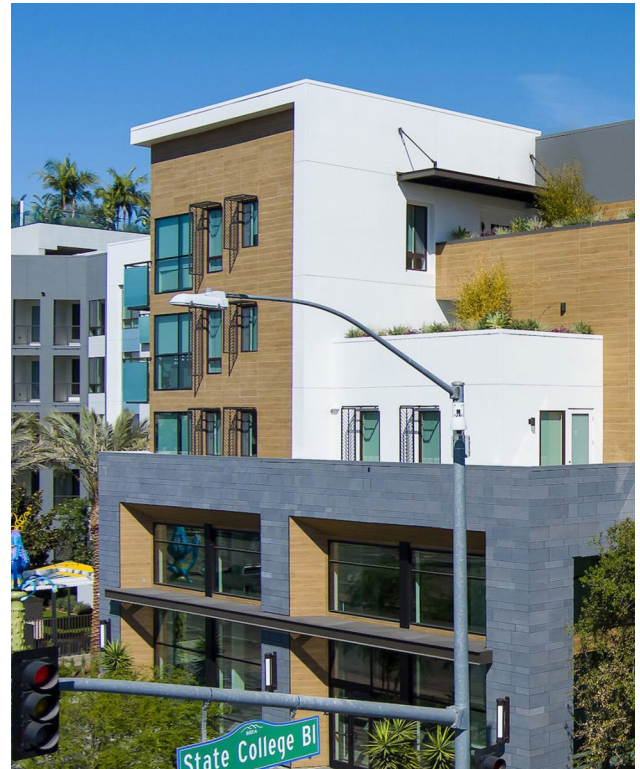


Figure 6-47 - California Contemporary Illustrative Photo



A. Applicability

1. This style is only applicable to mixed-use zones only.

B. Massing

1. Buildings of this style shall be composed to create depth within the Façade itself referred to as “Layered Massing”.
 - a. Layered Volumes: Buildings must include a minimum of two Volumes with differing Heights , materials, colors and/or widths. These Volumes may abut one another or appear to be “Layered” with one appearing to overlap the other in whole or in part. There is no maximum number of Volumes.
 - b. Bay System Alignment: These Volumes or Layers shall align with a regular bay system, which may be structural or non-structural.
 - c. Layered Projection: Each Volume or Layer shall project or recess a minimum of four inches from the adjacent plane. Maximum depth of these Projections or recessions is not regulated.
 - d. Overlapping Masses: There are two methods for combining Volumes and Layers:
 - Volumes must be physically adjacent to other Volumes along the Façade.
 - Alternatively, Layers must physically overlap adjacent Volumes or other Layers.
 - e. Material Coordination: Materials and their color and application shall follow the bay divisions. Each bay shall use consistent material placement, finishes, or patterns to visually reinforce the bay system.
 - f. Prohibited Conditions: Façade Compositions with non-repetitive Layering, random massing, or components that do not meet the above Projection, overlap, or bay alignment requirements are not permitted.
 - g. The quantity of Volumes or Layers is unregulated.

C. Base and Ground Floor

1. A base is not required for this style.



Figure 6-48 - Example of a Base Articulated as Glass Panels

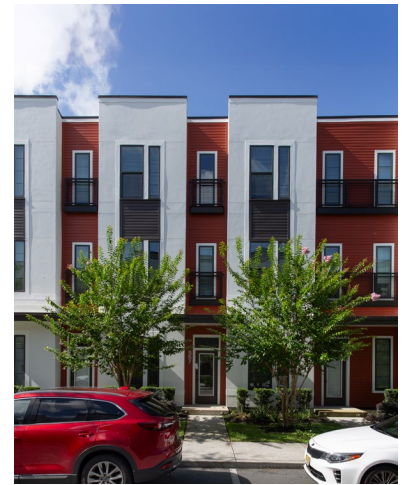


Figure 6-49 - Example of California Contemporary Townhouse



Figure 6-50 - California Contemporary Illustrative Photo



Figure 6-51 - Different Materials Identify Different Façade Planes



Figure 6-52 - Roof Articulated with Projected Metal Overhang Serving as a Cornice

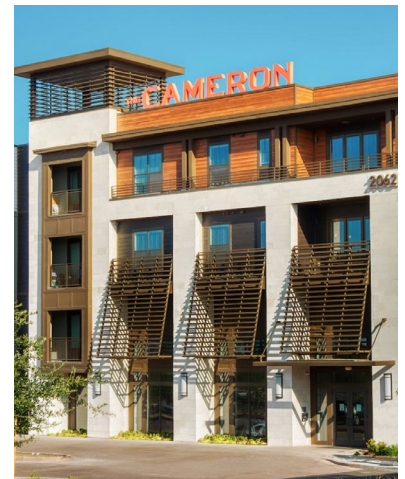


Figure 6-53 - California Contemporary Illustrative Photo

D. Primary Walls of Upper Floors

1. A Primary Façade Plane shall account for 40-70 percent of the Upper Floor Façade. For the purposes of this calculation, windows and doors, which sit within two inches from the surface of the Façade are calculated as part of the Primary Façade Plane. At least 30 percent of the Façade shall sit on at least one additional Façade Plane (a secondary plane) projected out from or recessed in from the Primary Façade Plane by a minimum of two feet. Balcony rails may be included as part of the secondary Façade Plane. There is no limit to the number of Façade Planes provided that the Primary Façade Plane occupies at least 40 percent of the total Façade.
2. Façade Planes are expressed as expanses of wood, cementitious, or metal siding, plaster or stucco, metal panels, or cast concrete. These various materials may be used in conjunction with one another, for example to identify different Façade Planes.
3. For buildings or portions of buildings which are four or more Stories in Height, it is necessary to provide articulation for the top Story of the building. This may be accomplished by a color change, material change, the extension of a Primary Façade Plane from behind a secondary plane, and/or a Cornice/ Belt Course at the bottom of the uppermost Story. Other techniques may be approved by the Director on an individual basis.

E. Roof-Wall Transitions

1. The building cap is where the side of the building meets the top. It shall incorporate the roof Parapet or roofline.
2. Parapet of flat-roofed Volumes may be articulated as an extension of the wall below or as a distinct railing.

F. Roof

1. Roofs may be sloped, barrel shaped, flat, or a combination thereof. Sloped roofs shall be clad in metal or tile.

G. Drainage

1. Gutters visible to the primary Façade are prohibited.
2. Where downspouts and scuppers are visible on the primary Façade, they shall be made of painted metal or copper in rectangular or circular form.

H. Door and Window Openings

1. Primary doorways shall be located asymmetrically from the center of the building.
2. Windows and Doors on flat surfaces shall be recessed at least two inches to create a shadow line or have a projecting surround or a projecting rain screen assembly of at least four inches beyond the window to create a shadow. The exception to this is where Glass Block is used as a window type. As such cases, the Glass Block may be flushed with the surrounding exterior surface.
3. Door and window openings on the Upper Floors of Primary Frontages shall constitute a minimum of 33 percent of the Façade.

I. Attached Elements

1. A minimum of 10 percent of all windows and doors facing a Primary Façade shall have horizontally oriented, metal sun shades supported by metal brackets extending at least 18 inches from the outer face of the window or door. This requirement is waived where the windows are recessed at least four inches from the outer wall (or rain screen). Attached Balconies may substitute for the attached sun shades.
2. Awnings, canopies, and upper floor balconies or bay windows are subject to Encroachment requirements. See DBCC Section 22.16.090(3) and Section 3.8 of this document.
3. Projecting balconies shall project at least three feet beyond the primary Building Face.
4. Balcony railings shall be constructed of perforated metal or laminated glass. If the ground floor of mixed-use buildings is projecting forward from the floors above, a projecting canopy of at least three feet in depth shall be provided over retail storefronts. Projecting canopies are not required, where the ground floor is recessed from the floors above.



Figure 6-54 - California Contemporary Illustrative Photo

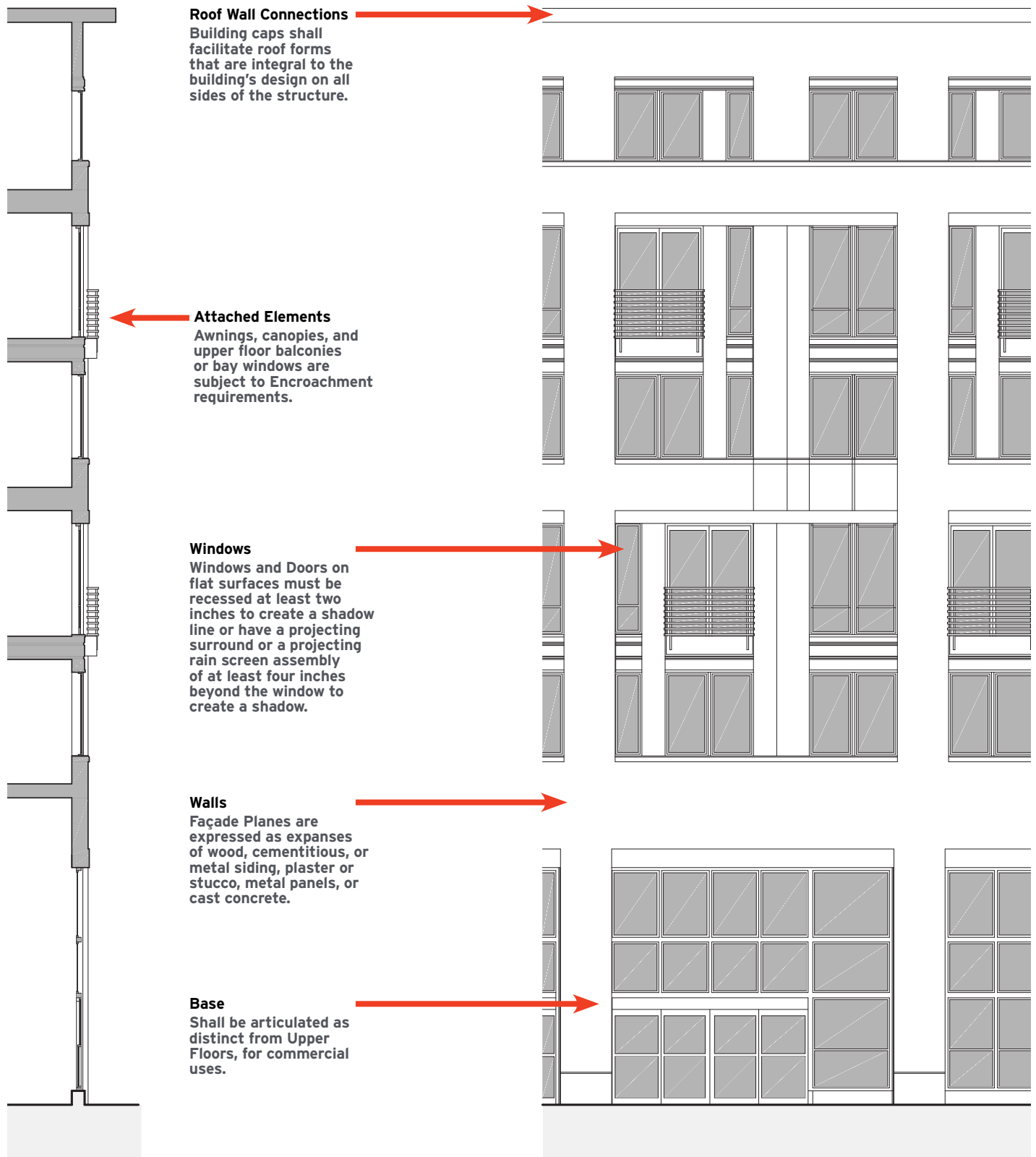


Figure 6-55 - California Contemporary Elements Diagram (Ground Floor Commercial)

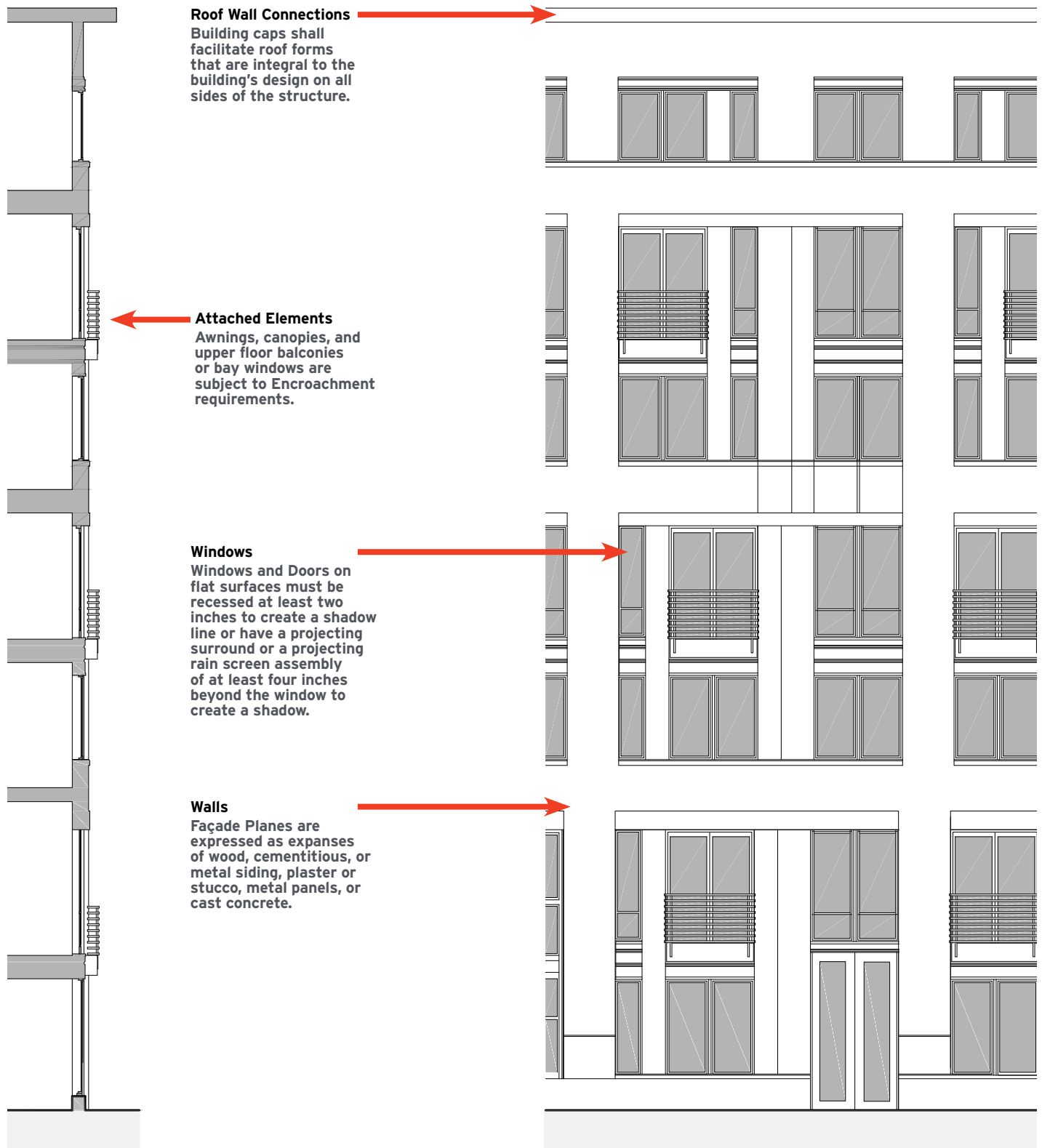
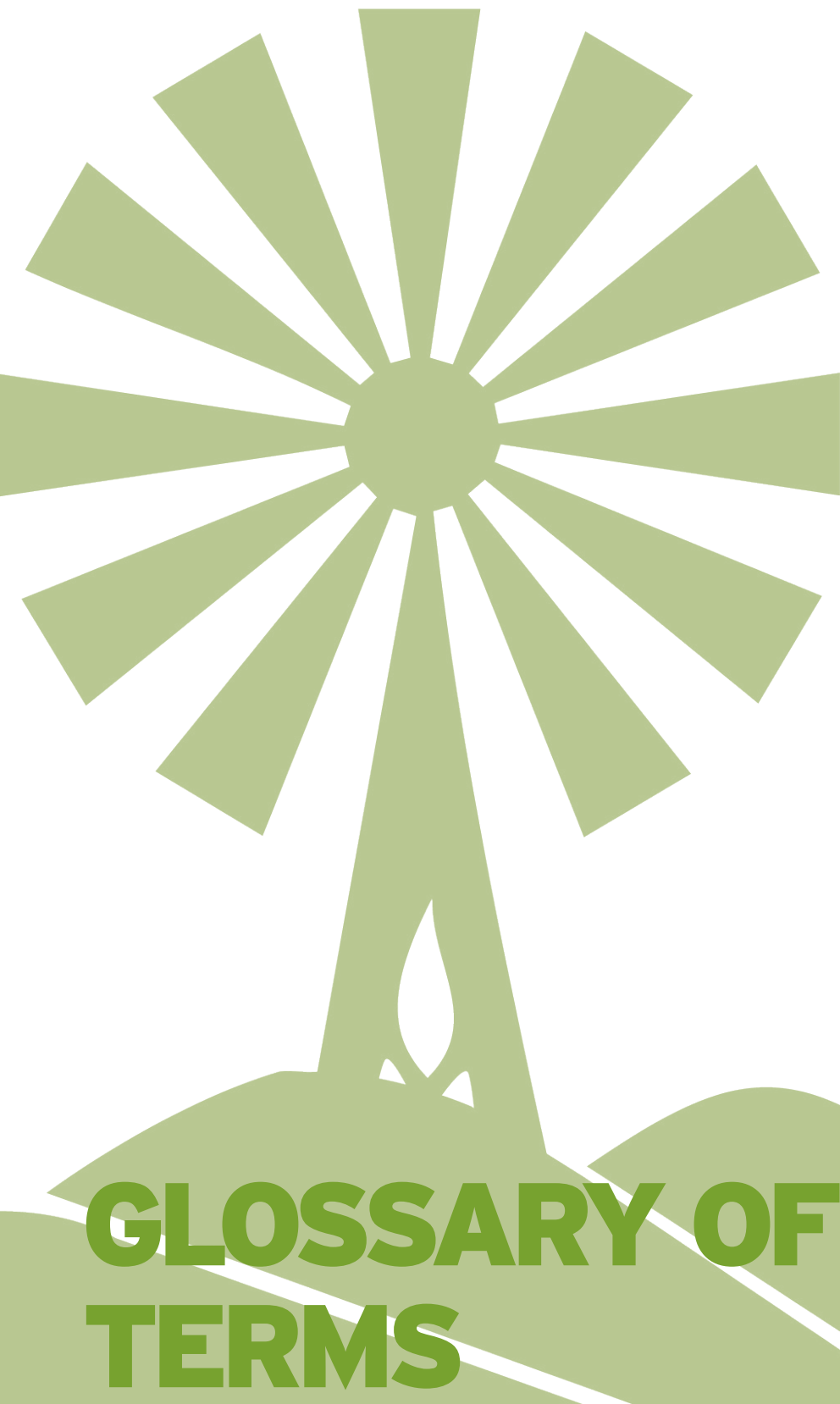


Figure 6-56 - California Contemporary Elements Diagram (Ground Floor Residential)



Page Left Intentionally Blank





GLOSSARY OF TERMS

GLOSSARY OF TERMS

This chapter provides definitions of terms and phrases used in this Objective Design Standards that are technical or that may not reflect common usage, and is intended to supplement the Development Code Definitions found in Chapter 22.80 of the Diamond Bar City Code (Development Code). If a definition in this section conflicts with a definition found in the Development Code, these definitions shall control for the purposes of new developments. If a word or phrase used in this Objective Design Standards is not defined in this section, or in the Development Code, the Director shall make a determination, giving deference to common usage and the context in which the term or phrase is used.



A**Access Point**

A point of entry on a Block Front providing access to parking or service facility areas.

Apparent Building

A portion of a building designed to appear as distinct from the rest of the building, and with its own entrance.

Architectural Features

Building elements that are not strictly integral to the building's massing, Fenestration or Frontage condition, but are added to serve a decorative or functional purpose. They include elevator overruns, stair towers, Shade Structures like pergolas or awnings, Cornices, cupolas, projecting friezes or grills, photovoltaic panels, attached sculpture or other artwork, clock towers, turrets and the like. Occupiable spaces other than elevator overruns, stair towers or mechanical equipment spaces are not considered Architectural Features.

Architectural Style

The characteristic form and detail of buildings from a particular historical period or school of architecture.

B**Belt Course**

A horizontal band or row of masonry, tile, or other decorative material, including paint set into or attached to a wall, and forming part of an exterior architectural composition. Set in line with window sills it helps to make the horizontal line of the sills visually more prominent. Set between the floors of a house, it helps to make the separate floors distinguishable from the exterior of the building.

Block

An area bounded by streets on all sides used to regulate the land uses, Heights, and design requirements in the Objective Design Standards.

Block Front

The plane of the edge of each side of a Block or section of a Block facing a public or private right-of-way or Public Space.

Block Length

The length of a parcel or series of parcels measuring from the edge of one public right-of-way to another or from the edge of one public right-of-way to the opposite end of the parcel should it adjoin a private parcel edge.

Build-to Line

A line, parallel to the property line, that must be occupied by a specified percentage of the building Façade. The Build-to Line is measured as a distance from the property line. For example, a five-foot Build-to Line would be located five feet from the property line within the parcel.

Building Face

The exterior wall of a building.

Building Frontage

See DBCC Section 22.80.020.

Building Type

A structure category defined by its massing, entry location, disposition on the lot, and configuration, including Frontage and Height. It is occasionally defined by its function as well. There are eleven Building Types permitted: Townhouse, Flex/Loft, Small Multi-Family, Six/Eight Packs, Walk-Up, Carriage House, Courtyard, Small Mixed-Use, Urban Block, Wrap Building and Mixed-Use Big Box.

C**Clear Sight Triangle**

An area near the exit of a driveway or parking structure that must remain free of visual obstructions—such as walls, landscaping, or signage—to ensure that drivers can clearly see approaching pedestrians and vehicles before entering a public walkway or street.



Common Open Space

Outdoor open spaces that are shared and accessible only to building residents and their visitors which may include courtyards, gardens, play areas, outdoor dining areas, recreational amenities, and rooftop open spaces.

Conceptual

Examples depict one possible design that would substantially conform to the Standards, but are not determinative.

Connection

A space that links one physical space to another. It may be traversable by pedestrian, bicycle or automobile traffic.

Cornice

Any horizontal molded decorative Projection that crowns a building, i.e. at the meeting of the roof and wall. A Projecting Cornice on a building may have the function of diverting rainwater free of its walls, but its purpose is primarily decorative.

Courtyard Building

A Building Type defined in Section 3.10.

D

Decorative Detail

An intricate design or embellishment that enhances the aesthetic appeal of a structure. Decorative Details can encompass ornamentation, moldings, and patterns that enrich the style of a building.

Density

See DBCC Section 22.80.020

Development Code

Title 22 of the Diamond Bar City Code (DBCC), the municipal code of the City of Diamond Bar, California.

Dooryard

Dooryard fronts are located in front Setbacks and provide small landscaped and paved yards at building entrances. They are often enclosed by low walls, fences, or hedges.

Driveway

A paved vehicular access way that provides a direct Connection between a public or private street and on-site parking areas, garages, or carports. A Driveway shall be located on private property and shall not be used for parking unless otherwise specified. Driveways may be shared by multiple units or buildings where permitted.

E

Eave

The edge of the roof which overhangs the face of a wall and, normally projects beyond the building. The Eave forms an overhang to divert water clear of the walls and, in some cases, provides shade.

Encroachment

Any structural element (including Architectural Features) that extends from the Building Face into the public right-of-way or Setback. Permitted Encroachments are provided in Section 3.8.

F

Façade

A Building Face that is along a Frontage.

Façade Composition

The expression of a Façade through a variety of techniques such as patterns, fenestration, materials, texture, or finishes. Façade Composition is used to create the architectural character and design theme of a building.

Façade Plane

Any stretch of a building Façade existing along the same axis line, regardless of pattern differentiation or change in rhythm.

Façade String

A series of Townhouses or Flex/Loft units attached together in a single building.

Façade Width

The horizontal distance along a street or public way of a single building Façade.

Faux Stone Appearance

A simulated stone veneer that appears artificial either because of visible seams in the veneer panels, uniformity in shape, size, and coloration, repetitive patterns, and/or a uniform edge.

Fenestration

The arrangement and design of windows and other openings on a building's Façade.

Flex/Loft Building

A Building Type defined in Section 2.5.

Floor Area Ratio (FAR)

See DBCC Section 22.80.020. For projects subject to these Objective Design Standards, the following shall be excluded from the total Floor Area:

- Garages: provided they are screened by habitable space of at least 20-feet in depth along all Public or Private Streets;
- Loading areas, and Trash enclosures;
- Elevator shafts, except that one floor shall be included as part of the floor area; and
- Transformer enclosures.

Footcandle

A footcandle is a unit of measurement for illumination, or how much light falls on a surface. One footcandle equals one lumen per square foot. In other words:

- 1 footcandle = 1 lumen / 1 square foot

It measures the intensity of light hitting a surface, not the light emitted by a source (that's measured in lumens).

- Example: If a lamp provides 100 lumens of light evenly distributed over an area of 100 square feet, the illumination on that surface is one footcandle.

Footprint

Footprint or building Footprint provides the outline of a building drawn along the exterior walls, with a description of the exact size, shape, and location of its foundation.

Forecourt

A Frontage Type as defined in Section 4.8.

Frontage

See Building Frontage, DBCC Section 22.80.020.

Frontage Occupancy

The minimum percentage of the Block Front that must contain a building. Frontage Occupancy requirements shall apply to the first three floors of a building.

Frontage Type

As defined in Chapter 4.

Front Yard

See DBCC Section 22.80.020.

Furnishing Zone

A multi-purpose area that serves as a buffer between the pedestrian travel way and the vehicular travel way and parking on the street. It provides space for sidewalk appurtenances such as street trees, planting strips, street furniture, public art, sidewalk café seating, sign poles, temporary signage, signal and electrical cabinets, fire hydrants, bicycle racks and bus shelters.



G**Glass Block**

A hollow translucent Block usually with ribbed exterior made by fusing two sections of clear pressed glass at high temperature and used as a building material chiefly for wall panels.

Gross Lot Area

See Lot Area, DBCC Section 22.80.020.

Ground Plane

A horizontal plane of reference from which vertical measurements can be taken. Unless otherwise specified, the ground plan refers to the adjacent grade at the sidewalk.

H**Habitable Encroaching Space**

The portion of the building enclosed by walls and a roof that projects beyond the Building Face along the ground floor.

Habitable Projecting Space

The portion of the building enclosed by walls and a roof that projects beyond the Building Face and is raised a minimum of nine feet from the sidewalk, such as bay windows.

Habitable Space

Space in a structure that is occupiable and is used primarily for living, sleeping, eating, selling of goods, or cooking. Bathrooms, closets, halls, storage areas and utility spaces are not considered habitable spaces.

Hardscape

Non-living elements of landscaping that primarily consist of paving materials such as brick, stone, wood, and concrete.

Height

See DBCC Section 22.16.060 (Height measurement and Height limit exceptions).

Horizontal Plane Break

See Figure 2-1.

I**Illustrative**

Examples that illustrate one possible design that would substantially conform to the Standards but are not determinative.

L**Landscaped Area**

See DBCC Section 22.80.020.

Layer

As part of a Façade Composition, a Layer is a Volume that appears to overlap a recessed portion of the Façade.

Layered Massing

See Section 6.6.B.

Layered Volumes

Where multiple Volumes appear to abut or overlap one another.

Living Areas

Rooms designated as living room, family room, den, study, library and/or kitchen, rather than sleeping and service rooms.

Lot Area, Gross

See Lot Area, DBCC Section 22.80.020

M

Minimum Frontage Occupancy

(Also, Minimum Building Frontage Occupancy) is the minimum percentage of a Block Front at which a Building Frontage is set either at or within twelve inches of the Build-to Line or within the minimum and maximum Setback lines, as required by the Block development standards.

Mixed-Use Big Box

A higher Density Building Type defined in Section 2.13.

N

Non-Habitable Encroaching Space

The portion of the building that extends beyond the Building Face along the ground floor, which is not enclosed by walls and a roof, such as a Stoop.

Non-Habitable Projecting Space

The portion of the building that extends beyond the Building Face, which is not enclosed by walls and a roof and raised a minimum of nine feet from the ground floor, such as a balcony.

Non-Habitable Space

The portion of a building which is not enclosed by walls and a roof, such as a Stoop, balcony, or roof deck.

O

Objective Design Standards

Objective Design Standards are defined in California Government Code sections 65913.4 and 66300(a)(7) as standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.

Parapet

A barrier that is an upward extension of a wall at the edge of a roof, Terrace, balcony or walkway. Where extending above a roof, a Parapet may simply be the portion of an exterior wall that continues above the edge line of the roof surface, or may be a continuation of a vertical feature beneath the roof. They are primarily used as guard rails or to conceal rooftop equipment.

Paseo

A public place or path designed for walking; promenade that connects into or through a development.

Plane Break

The area of the building where the plane of the Façade varies in depth. Plane Breaks can be horizontal or vertical.

Planter

An above grade container for planting.

Plaza

A type of Public Space that is enclosed by Building Frontages on all sides, and will reclaim Public Space for pedestrian use from otherwise predominantly vehicular intersections.

Podium

The lower floors of a building that form the “base” of a building typically including a courtyard level above. Podiums typically include structured parking, a courtyard level above, a different and larger floorplate than floors above, and may be a different construction type than the rest of the building.



Figure 7-1 - Isometric View of a Podium

P



Podium Level

The level directly above the Podium. The Podium Level typically includes a courtyard, a smaller building area than the levels below, and a change in construction type.

Predominant Building Height

The Height at which at least 50% of a building is measured.

Primary Entrance

The main point of access for pedestrians into a building.

Primary Façade Plane

Majority area of the Façade that is in the same plane.

Principal Frontage

The Frontage designated to bear the addresses of and Primary Entrances to the individual units of a Townhouse or Flex/Loft Building, or other building.

Private Open Space

Outdoor open space areas that are intended for private use for each dwelling unit and may include balconies (covered or uncovered), private gardens, private yards, Terraces, decks and porches, etc.

Projecting Cornice

A horizontal decorative molding that crowns a building, and extends beyond the Building Face.

Projection

An architectural element or portion of the building that extends beyond the Building Face into the public right-of-way or Setback that is raised a minimum of nine feet from the sidewalk or open space.

Public Realm

Composed of public rights of way and private Front Yards, the Public Realm is the communal social setting of urban life. The term Public Realm is not intended to provide general public with any legal access rights to private property.

Public Space

Public outdoor space reserved for active and passive recreation.

R

Roadway

The area in the right-of-way as measured from curbface to curbface intended for vehicular travel, as well as bicycle travel, in designated areas.

S

Setback

See DBCC Section 22.80.020

Shade Structure

A roofed or partially roofed structure that provides shade. It can be freestanding or fixed to a building. The roof material may be composed of fabric and be removable, or temporary and made of plants or vines. Alternatively, the roof may be fixed or permanent.

Sidewalk Grade

A level plane along the top of the sidewalk pavement.

Sign

See DBCC Section 22.80.020.

Six/Eight Pack

A Building Type defined in Section 2.6.

Special Paving

Includes any hard surface flooring material except non-tinted poured-in-place concrete and asphalt that can be used in outdoor flooring applications, Special Paving can include, saw-cut concrete, concrete pavers, tinted and/or stamped concrete, brick, stone, porcelain and/or ceramic, provided such materials are approved by the Diamond Bar Public Works Department.

Specialty Window

Any window that comes in a non-traditional shape or configuration, such as a circle, oval, arch, or triangle, i.e., not typically found in standard rectangular windows. Specialty Windows can be fixed or operable.

Stoop

A Frontage Type as defined in Section 4.5.

Shopfront

A Frontage Type as defined in Section 4.3.

Story

Any level part of a building with a floor that could be used by people (for living, work, storage, recreation, etc.), excluding levels of the building that are not covered by a roof such as the Terrace on the rooftops of many buildings.

Street, Public or Private

See Street, DBCC Section 22.80.020.

Subdivision

See DBCC Section 22.80.020.

Swale

A low or slightly depressed natural area for drainage.

T

Terrace, Commercial and Residential

A Frontage Type as defined in Sections 4.4 and 4.9.

Thin Veneer

A lightweight Layer of stone or brick veneer that appears to be less than 1.5 inches thick.

Townhouse

A Building Type defined in Section 2.3

U

Urban Block

A medium Density Building Type defined in Section 2.12.

Urban Frontage

A Frontage Type as defined in Section 4.10.

V

Vertical Plane Break

See Figure 2-1.

Volume

As part of a Façade Composition, a Volume is a Projection or recession of building mass, as part of Layered Massing technique.

W

Walk-Up Building

A Building Type defined in Section 2.7.

Water Feature

A design element where open water performs an aesthetic or recreational function such as a fountain.

Water Table

A projecting course or molding on the lower exterior wall of a building designed to deflect rainwater away from the foundation.

Wrap Building

A medium Density Building Type defined in Section 2.11.

Z

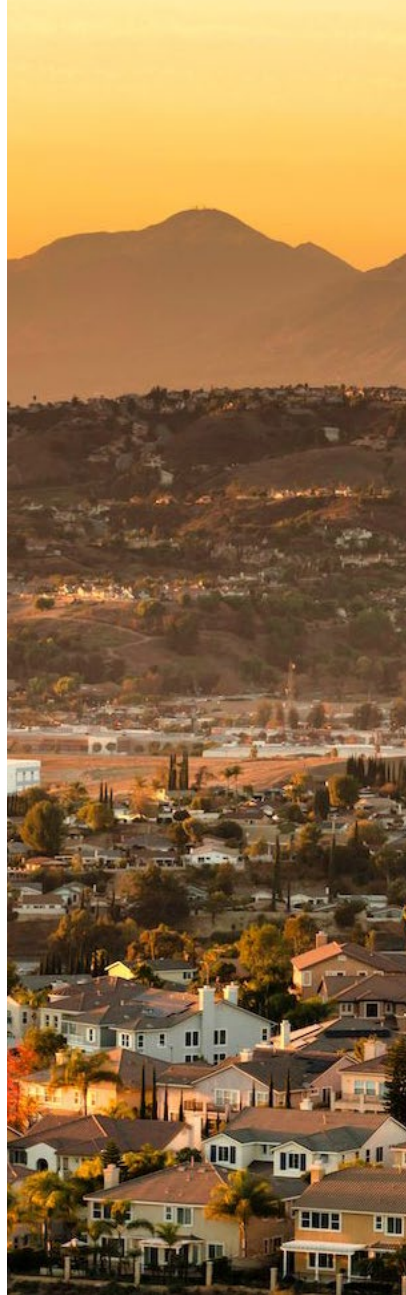
Zoning District

See DBCC Section 22.80.020.

Zoning Ordinance

See DBCC.





DIAMOND BAR

California

**Addendum No. 2 to the
Diamond Bar Comprehensive General Plan Update
and Climate Action Plan
Environmental Impact Report**

State Clearinghouse No. 2018051066

Prepared for:

**City of Diamond Bar
21810 Copley Drive
Diamond Bar, CA 91765**

Prepared by:

**Sapphos Environmental, Inc.
430 North Halstead Street
Pasadena, California 91107**

February 2026

TABLE OF CONTENTS

SECTION	PAGE
1.0. INTRODUCTION AND OVERVIEW	1
1.1 PURPOSE	1
1.2 ADDENDUM ORGANIZATION	3
1.3 ADDENDUM SCOPE OF ENVIRONMENTAL REVIEW.....	4
1.4 ADOPTION AND AVAILABILITY OF ADDENDUM	5
2.0. PROJECT DESCRIPTION	6
2.1 BACKGROUND	6
2.2 PROJECT LOCATION.....	6
2.4 PROPOSED PROJECT	12
2.5 APPLICABILITY OF ODS	13
2.6 GOALS AND OBJECTIVES	13
2.7 DISCRETIONARY APPROVALS	15
2.8 CONSTRUCTION.....	15
3.0. ENVIRONMENTAL ANALYSIS	16
3.1 AESTHETICS	17
3.2 AIR QUALITY	20
3.3 BIOLOGICAL RESOURCES.....	25
3.4 CULTURAL RESOURCES	30
3.5 ENERGY	33
3.6 GEOLOGY, SOILS, AND SEISMICITY	36
3.7 GREENHOUSE GAS EMISSIONS	41
3.8 HAZARDS AND HAZARDOUS MATERIALS	44
3.9 HYDROLOGY AND WATER QUALITY.....	50
3.10 LAND USE AND HOUSING	56
3.11 NOISE	60
3.12 PUBLIC FACILITIES AND RECREATION	63
3.13 TRANSPORTATION.....	68
3.14 TRIBAL CULTURAL RESOURCES	72
3.15 UTILITIES AND SERVICE SYSTEMS	74
3.16 WILDFIRE.....	77
4.0. LIST OF PREPARERS.....	81
4.1 LEAD AGENCY	81
4.2 CONSULTANT	81
5.0. REFERENCES.....	82

TABLE	PAGE
1 Step-by-Step Application of ODS.....	14
2 2021-2029 Regional Housing Needs Assessment.....	56

FIGURE	PAGE
1 Project Location.....	8
2 Regional Vicinity.....	9
3 Topographic Quadrangle.....	10
4 City Land Use Distribution	11

APPENDICES

A	Diamond Bar Objective Design Standards for Multifamily and Mixed-Use Development
B	Mitigation Monitoring and Reporting Program

1.0. INTRODUCTION AND OVERVIEW

This Addendum No. 2 to the Diamond Bar General Plan 2040 and Climate Action Plan Environmental Impact Report (State Clearinghouse No. 2018051066) (hereafter, Certified EIR)¹ is prepared pursuant to and in compliance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines for minor refinements to the Diamond Bar General Plan 2040 (General Plan 2040)² being undertaken by the City of Diamond Bar (City). The City adopted the General Plan Update and Climate Action Plan in 2019. The potential environmental impacts of the General Plan 2040 and Climate Action Plan were analyzed in the Certified EIR.

In 2022, the City adopted the 2021-2029 Housing Element Update.³ The City concurrently amended the General Plan 2040 Land Use and Economic Development Element. The potential impacts of the 2021-2029 Housing Element Update and concurrent Land Use and Economic Development Element amendment were determined to be within the scope of the Certified EIR. The City concluded that neither a subsequent nor a supplemental EIR was required. Accordingly, the City adopted Addendum No. 1 to the Certified EIR on August 11, 2022.

Addendum No. 2 describes the proposed Diamond Bar Objective Design Standards for Multifamily and Mixed-Use Development (hereafter, proposed project). The proposed project sets minimum design standards for multifamily and mixed-use development throughout the City to be used during the development review process, with the intent that all new multifamily and mixed-use developments be required to adhere to the proposed project (Appendix A, *Diamond Bar Objective Design Standards for Multifamily and Mixed-Use Development*). The General Plan 2040 established standards related to development density for all land uses with the City, including multifamily residential and mixed-use development. As described in the Diamond Bar Objective Design Standards for Multifamily and Mixed-Use Development, the proposed project would further establish objective design standards that would dictate the bulk, mass, and design of multifamily residential and mixed-use development, further refining the General Plan 2040 standards. The Diamond Bar Objective Design Standards for Multifamily and Mixed-Use Development have been developed consistent with the General Plan 2040 and 2021-2029 Housing Element Update, and, as such, remains within the scope of the Certified EIR.

1.1 PURPOSE

The purpose of Addendum No. 2 to the Certified EIR is to document technical changes and additions to the project description. The analysis evaluates whether in-depth, further environmental review is required such as a subsequent or supplemental EIR (Public Resources Code § 21166; CEQA Guidelines § 15162). The State CEQA Guidelines Appendix G checklist for Initial Study was modified for use in the addendum analysis. Instead of asking whether the project would have “potentially significant” impacts, the checklist questions were modified consistent with the State CEQA Guidelines on subsequent environmental review to ask whether the proposed project would result in a substantial change in the project requiring major revisions to the prior EIR, or a substantial change in circumstances requiring major revisions to the EIR, or new

¹ City of Diamond Bar. 2019. Diamond Bar Comprehensive General Plan Update and Climate Action Plan Draft Environmental Impact Report. <https://ceqanet.opr.ca.gov/2018051066/2>

² City of Diamond Bar. 2019. Diamond Bar General Plan 2040. <https://www.diamondbarca.gov/961/General-Plan-2040>

³ City of Diamond Bar. 2022. Diamond Bar General Plan 2040 Housing Element Update 2021-2029.

information showing new significant impacts or a substantial increase in the severity of previously identified significant impacts (Public Resources Code § 21166; CEQA Guidelines § 15162).

An addendum to the EIR is appropriate when changes to a project would require minor modifications to the previous EIR and would not entail new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In accordance with State CEQA Guidelines Section 15164, this addendum to the Certified EIR incorporates, by reference, the analysis contained Certified EIR and addresses only the new issues specific to the proposed project as described in this document.

Section 15164 of the State CEQA Guidelines provides the following guidance regarding the preparation of an addendum to an EIR:

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

(d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Regarding Section 15164(e) of the State CEQA Guidelines, a subsequent EIR is not required pursuant to Section 15162 of the State CEQA Guidelines because none of the following circumstances have occurred with respect to the proposed project:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

1.1.1 Summary of Findings

As demonstrated in the initial study below, implementation of the proposed project would not require major revisions to the Certified EIR because the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts analyzed in the Certified EIR. In addition, the information throughout this addendum affirms that there is no new information of substantial importance that was previously unknown and is now available. Therefore, a subsequent EIR would not be required pursuant to Section 15162 of the State CEQA Guidelines. The City has thus determined an addendum to the previously Certified EIR to be the appropriate environmental compliance document for the proposed project. Addendum No. 2 to the Certified EIR has been prepared for the Lead Agency as defined in Section 15367 of the CEQA Guidelines.

Lead Agency Contact Information

City of Diamond Bar
Greg Gubman
Planning Division
21810 Copley Drive
Diamond Bar, CA 91765

1.2 ADDENDUM ORGANIZATION

This document is organized as follows pursuant to the requirements of the State CEQA Guidelines:

- Section 1.0, *Introduction*, describes the background of the proposed project; explains the rationale for preparing an addendum to the EIR as the appropriate form of environmental review pursuant to CEQA; and explains the purpose, scope, and content of the addendum to the EIR.
- Section 2.0, *Project Description*, describes the location, details, and objectives of the proposed project.
- Section 3.0, *Environmental Analysis*, evaluates whether the proposed refinements to the proposed project would result in new or substantially more adverse significant environmental impacts than those disclosed in the Certified EIR.

- Section 4.0, *List of Preparers*, lists the individuals involved in preparing the document.
- Section 5.0, *References*, lists the documents and individuals consulted during preparation of this document.

1.3 ADDENDUM SCOPE OF ENVIRONMENTAL REVIEW

This document incorporates the Certified EIR by reference and evaluates whether the proposed project would result in a new significant impact or a substantial increase in the severity of previously identified significant impacts. The Certified EIR analyzed the following environmental issue areas based on the City’s initial analysis of environmental setting and baseline conditions and comments received during the Certified EIR Scoping Period:

1. Aesthetics
2. Air Quality
3. Biological Resources
4. Cultural, Historic, and Tribal Cultural Resources
5. Energy, Climate Change, and Greenhouse Gases
6. Geology, Soils, Seismicity, and Paleontology
7. Hazards, Hazardous Materials, and Wildfire
8. Hydrology and Water Quality
9. Land Use, Population, and Housing
10. Noise
11. Public Facilities and Recreation
12. Utilities and Service Systems
13. Transportation

The Notice of Preparation (NOP) for the Certified EIR was published on May 31, 2018. In 2018, Appendix G of the State CEQA Guidelines was updated to establish the issue area of Tribal Cultural Resources. In 2019, Appendix G of the State CEQA Guidelines was updated to establish the issue areas of Energy and Wildfire. This document addresses each of the environmental resource areas previously analyzed in the Certified EIR, with updates that better reflect the changes to the State CEQA Guidelines that occurred in 2018 and 2019. Specifically, the Cultural Resources, Tribal Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Wildfire sections are evaluated as separate environmental topics in Section 3.0, *Environmental Analysis*, of this addendum. This document analyzes the following environmental issue areas using the questions established in Appendix G of the 2025 State CEQA Guidelines.

1. Aesthetics
2. Air Quality
3. Biological Resources
4. Cultural Resources
5. Energy
6. Geology, Soils, and Seismicity
7. Greenhouse Gas Emissions
8. Hazards and Hazardous Materials
9. Hydrology and Water Quality
10. Land Use and Housing
11. Noise
12. Public Facilities and Recreation
13. Transportation

- 14. Tribal Cultural Resources
- 15. Utilities and Service Systems
- 16. Wildfire

1.4 ADOPTION AND AVAILABILITY OF ADDENDUM

In accordance with State CEQA Guidelines Section 15164(c), an addendum to the EIR does not need to be circulated for public review but can be included in or attached to the Certified EIR. This addendum is publicly available as part of the Certified EIR at the City of Diamond Bar Planning Division, 21810 Copley Drive, Diamond Bar, CA 91765.

2.0. PROJECT DESCRIPTION

2.1 BACKGROUND

Under the General Plan 2040, current regulations governing development standards and guidelines by the City include the Diamond Bar City Code and Citywide Design Guidelines.

City of Diamond Bar Zoning Ordinance

The Diamond Bar Zoning Ordinance is applied to regulate the type, location, density, and scale of residential development through Title 22 (Development Code) and the Zoning Map citywide. The Development Code aims to preserve the character and integrity of existing neighborhoods. The Development Code and Zoning Map set forth residential development standards for each zoning district.

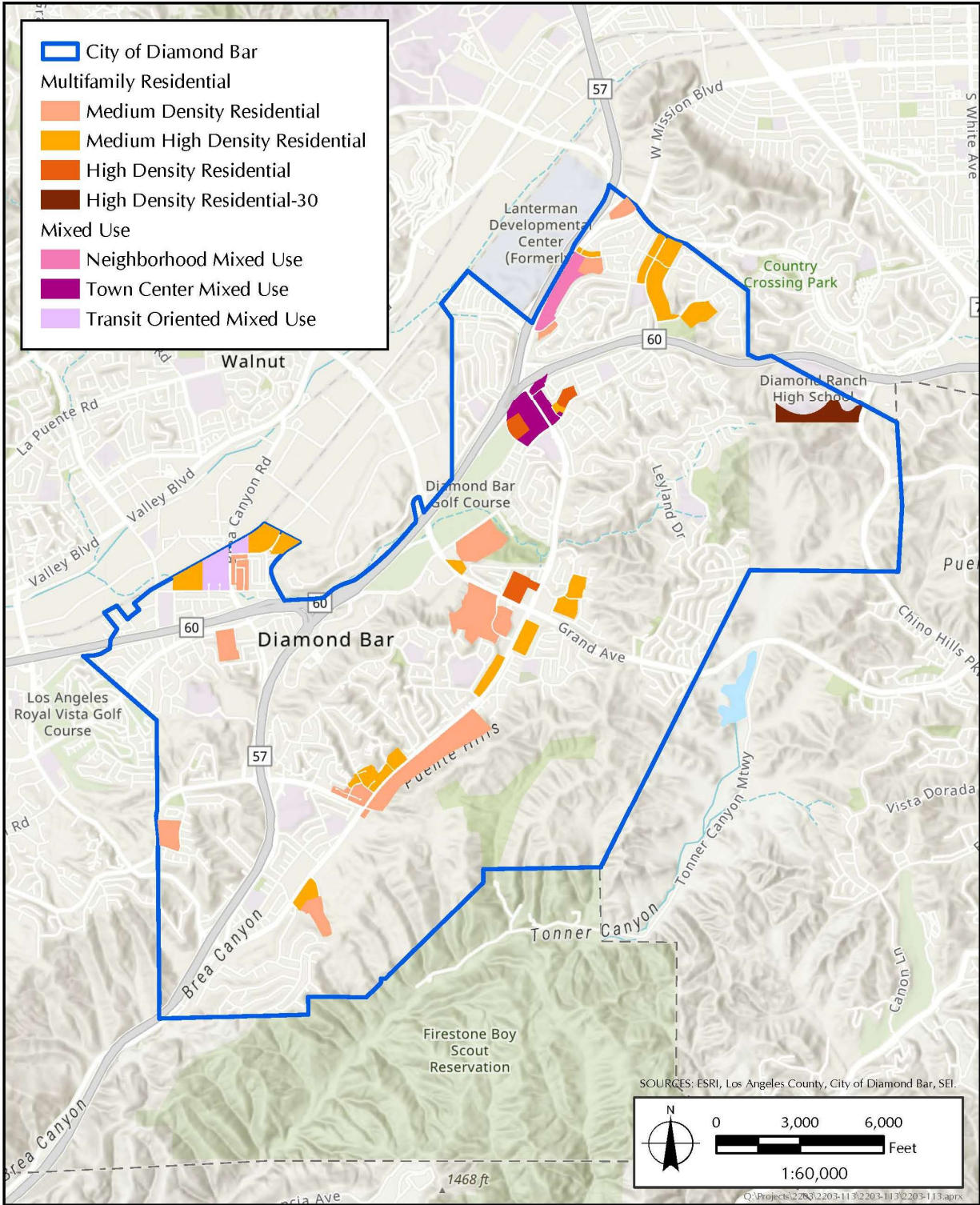
City of Diamond Bar Citywide Design Guidelines

The Citywide Design Guidelines was created following adoption of the 1995 General Plan and was adopted in 1998. The Design Guidelines were intended to provide design professionals, property owners, residents, staff, and decision makers with a clear and common understanding of the City's expectations for the planning, design, and review of development proposals. The guidelines contain provisions that address citywide elements, including building siting, building design, bulk and massing, and design guidelines that provide detailed design information of, among other things, the circulation system of new developments, including parking facilities, driveways, sidewalks, and pedestrian facilities.

2.2 PROJECT LOCATION

The proposed project would apply to all new multifamily development and some new mixed-use development throughout the City, as well as to some existing multifamily and mixed-use development undergoing substantial improvements. The following General Plan 2040 land use designations allow for multifamily residential and mixed-use development: Medium Density Residential, Medium High Residential, High Density Residential, High Density Residential-30, Town Center Mixed Use, Neighborhood Mixed Use, and Transit-Oriented Mixed Use. Both existing and future development on parcels with these land use designations have the potential to be subject to the proposed project. As such, the study area for the proposed project is established as areas where the General Plan 2040 land use designations allow for multifamily residential and mixed-use development (Figure 1, *Project Location*).

The City is an approximately 9,526-acre incorporated area located on the eastern edge of Los Angeles County, California, at the far eastern edge of the San Gabriel Valley, within 30 miles of the cities of Los Angeles, Riverside, and Irvine (Figure 2, *Regional Vicinity*). It is bound by the cities of Industry and Walnut to the north, the cities of Pomona and Chino Hills to the east, unincorporated area of Los Angeles County within Diamond Bar's Sphere of Influence and the City of Brea to the south, and unincorporated area of Los Angeles County to the west. The western edge of the City lies at the intersection of State Route 57 (SR-57) and SR-60, with SR-57 connecting the City to Interstate 10 (I-10) 1.5 miles north and SR-60 connecting to SR-71 roughly 2 miles east. The Industry Metrolink Station is located along Diamond Bar's northern border within the City of Industry, providing east-west transit connections to Los Angeles and Riverside. The City is on the U.S. Geological Survey (USGS) 7.5-minute series San Dimas, California, and Yorba Linda, California, topographic quadrangles (Figure 3, *Topographic Quadrangle*).



**FIGURE 1
Project Location**

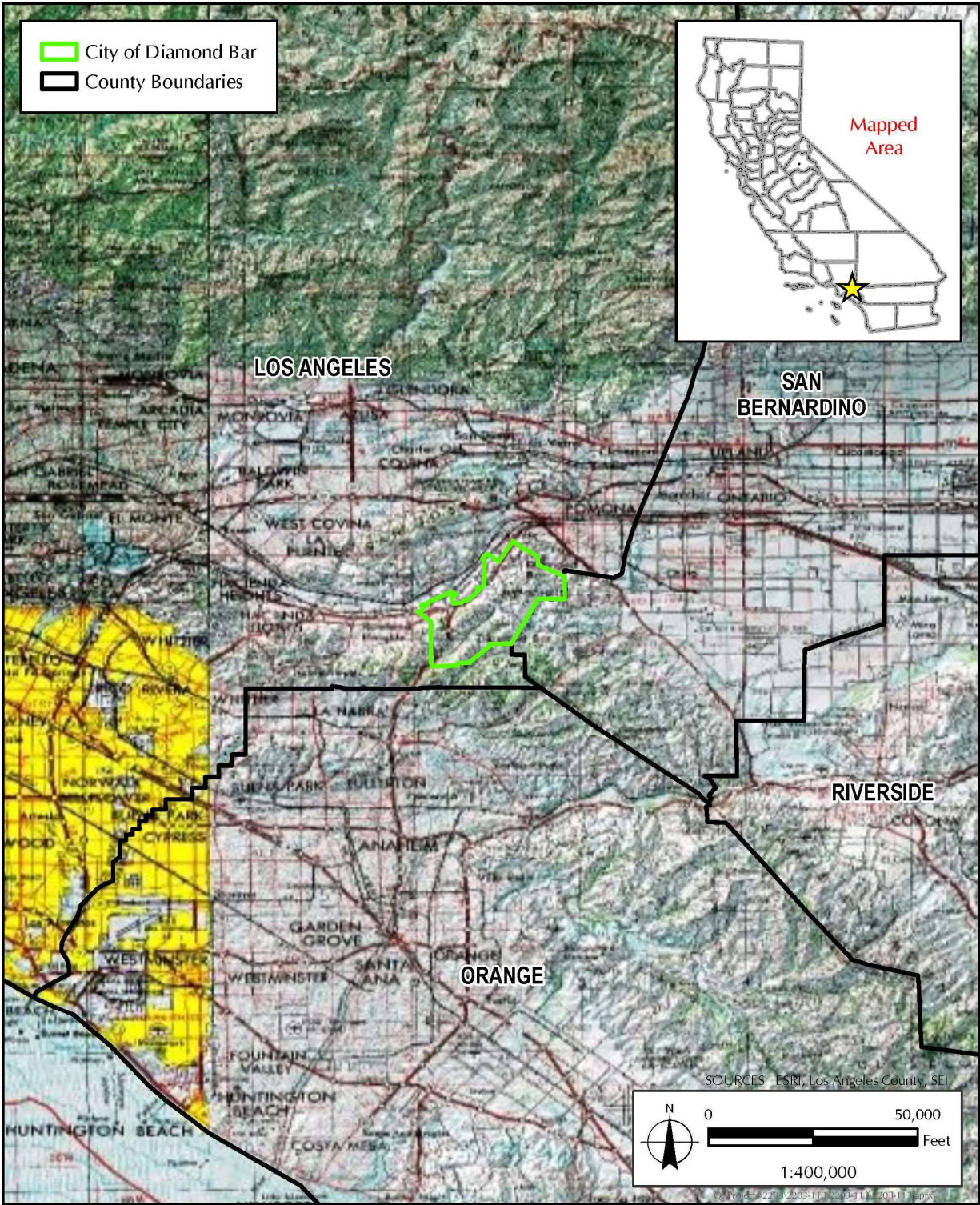


FIGURE 2
Regional Vicinity

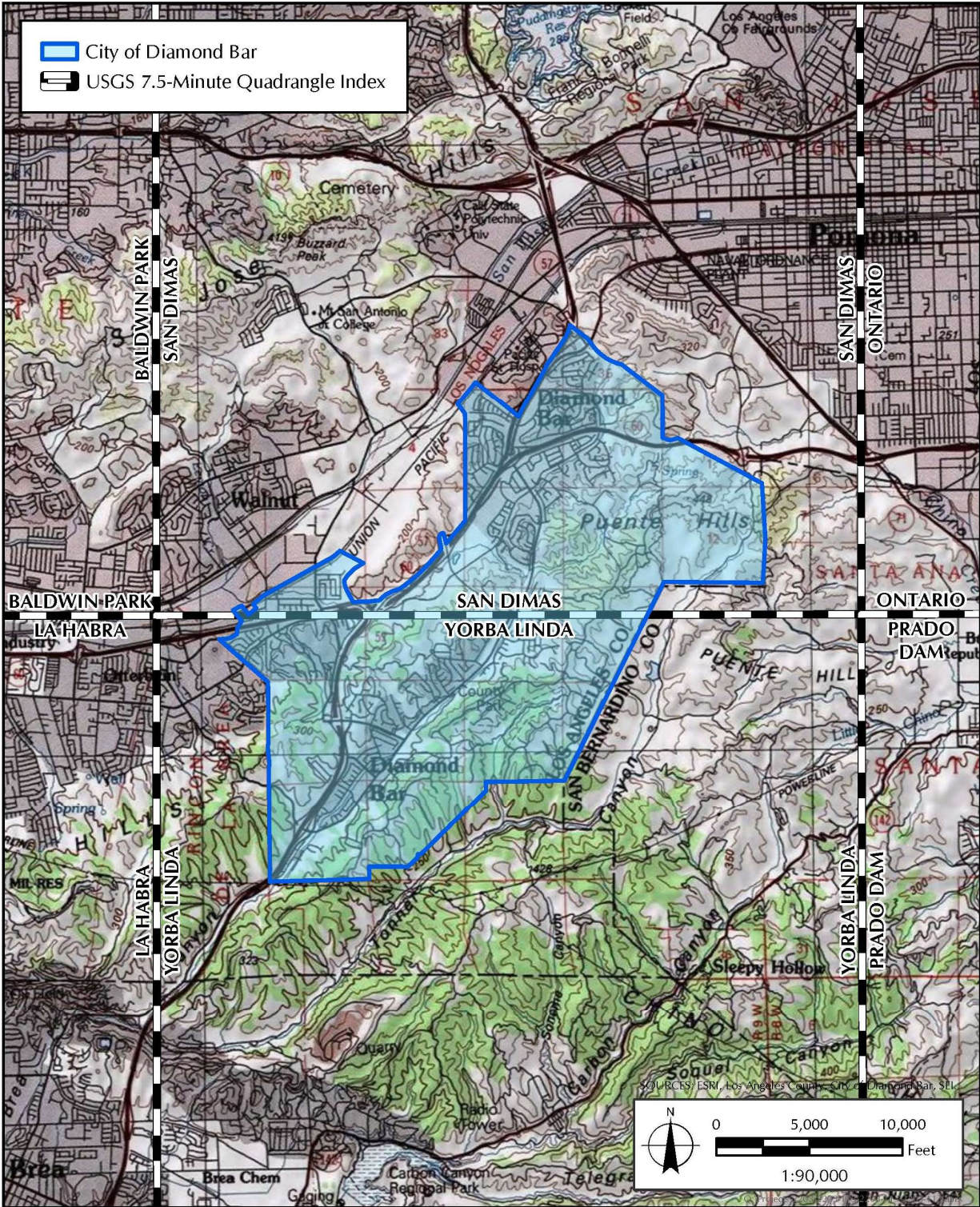


FIGURE 3
Topographic Quadrangle

2.3 EXISTING CONDITIONS

As discussed in the General Plan 2040, the City's overall land use pattern is characterized by large swaths of single-family residential development throughout the City along with clusters of multifamily residential and non-residential land uses. Multifamily residential development tends to be located along the major thoroughfares of Diamond Bar Boulevard, Golden Springs Drive, and Brea Canyon Road, and is often collocated with non-residential uses. Residential land makes up roughly half of all land in the city limits and is the dominant land use in the City (Figure 4, *City Land Use Distribution*).⁴

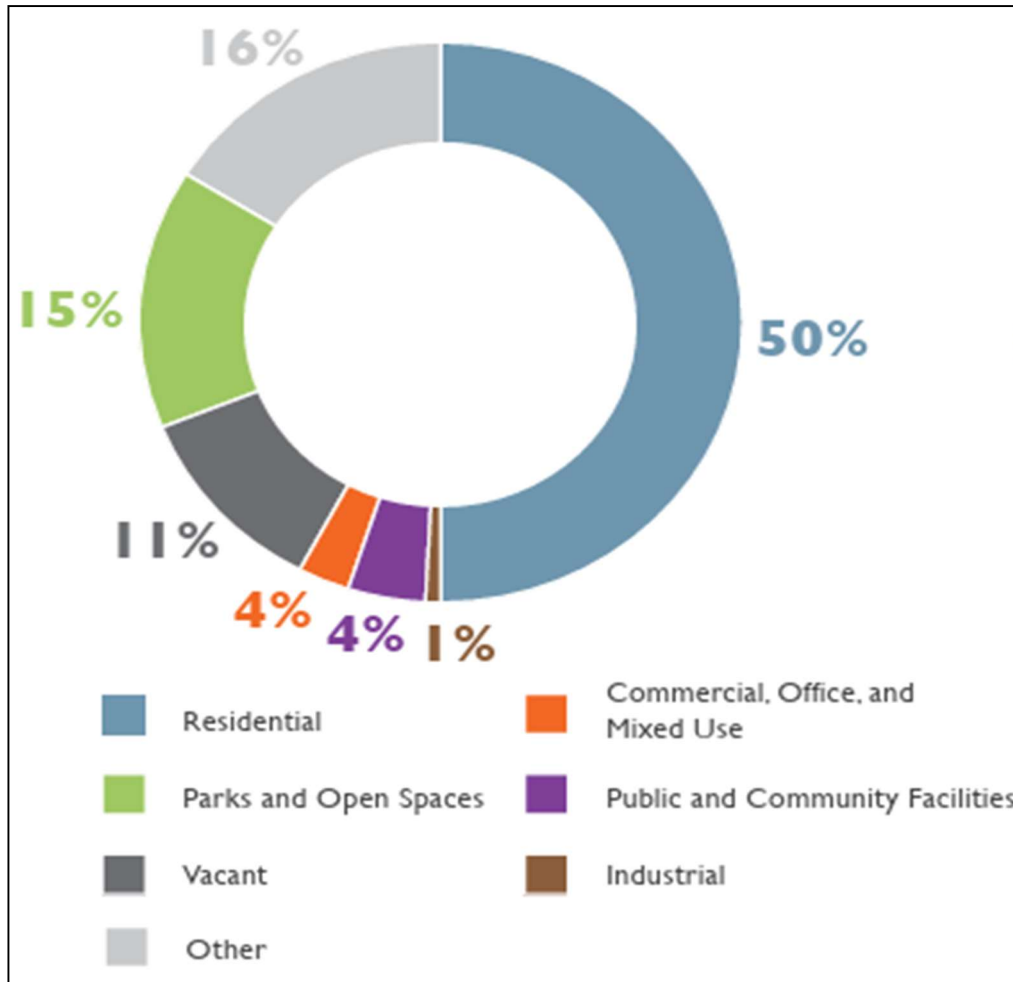


FIGURE 4
City Land Use Distribution

⁴ City of Diamond Bar. 2019. Diamond Bar General Plan 2040: Chapter 2. Land Use and Economic Development. <https://www.diamondbarca.gov/DocumentCenter/View/7089/2-Land-Use-Econ-Devr?bidId=> (accessed September 29, 2025).

2.4 PROPOSED PROJECT

The proposed project would set minimum design standards for multifamily and mixed-use development throughout the City (Appendix A) in compliance with State mandates that seek to streamline and increase housing, as well as implement Program H-8 of the City's certified 6th Cycle (2021-2029) Housing Element. The proposed project would be used during the development review process, and all new multifamily and mixed-use developments in the City would be required to adhere to these design standards, as well as some existing multifamily and mixed-use development undergoing substantial improvements.

The proposed project would ensure consistent, transparent, and measurable review of multifamily and mixed-use development projects in accordance with California law. The proposed project is intended to streamline project approvals by providing clear verifiable objective criteria for design that do not require subjective interpretation.

In response to the housing crisis, legislation has been passed in the State of California to bolster the State's Housing Accountability Act, including Senate Bill (SB) 35, SB 330, SB 9, SB 6, and Assembly Bill (AB) 2011. The intent of this legislation has been to stimulate and streamline housing production housing projects that meet objective design standards (ODS). Per SB 330, SB 9, and AB 2011, an "objective design standard" means a design standard that involves no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal of an application.

SB 330 and SB 9 regulate a local agency's ability to establish design standards:

- **SB 330:** This bill, the Housing Crisis Act of 2019, prohibits a county or city from enacting a development policy, standard, or condition that would have the effect of imposing or enforcing new design standards that are not objective. In essence, the State has limited a local jurisdiction's ability to apply subjective design standards, whereby the City can now only rely on the application of ODS for qualifying housing projects.
- **SB 9:** The bill authorizes a local agency to impose objective zoning standards, objective subdivision standards, and ODS, unless those standards would have the effect of physically precluding the construction of up to two units or physically precluding either of the two units from being at least 800 square feet in floor area, prohibiting the imposition of setback requirements under certain circumstances, and setting maximum setback requirements under all other circumstances.

SB 35, SB 6, and AB 2011 establish opportunities to streamline housing projects; however, the streamlining can only be used if a housing project meets the criteria of meeting ODS. These streamlining opportunities cannot be used if a local agency does not have an established set of ODS. By adopting the proposed project, the City would encourage streamlined housing production through SB 35, SB 6, and AB 2011:

- **SB 35:** Under existing law, every locality has a housing production goal by income level in the Regional Housing Needs Assessment (RHNA). SB 35 requires localities to report their housing production by income level in their annual housing element progress reports (APRs). The units produced are compared to the RHNA targets at the halfway point and end of each cycle. If the locality does not meet its prorated RHNA goals, then certain projects can use a streamlined approval process over the next half-cycle. In order to use

the streamlined approval process, one of the criteria is that the development must follow all local objective zoning and design standards.

- **SB 6:** This bill, the Middle Class Housing Act of 2022, deems a housing development project an allowable use on a parcel that is within a zone where office, retail, or parking are a principally permitted use, if specified conditions are met, including meeting ODS.
- **AB 2011:** This bill, the Affordable Housing and High Road Jobs Act of 2022, authorizes a development proponent to submit an application for a housing development that meets specified objective standards and affordability and site criteria, and makes the development a use by right and subject to one of two streamlined, ministerial review processes. In order to use the streamlined, ministerial review process, the development proposal must meet objective development standards.

2.5 APPLICABILITY OF ODS

The proposed project would apply to construction projects located anywhere in the City involving the development or substantial improvement of any of the following:

1. Multifamily residential projects, including duplexes, townhouses, or multifamily dwellings.
2. Mixed-use projects featuring a combination of multifamily residential and other uses.

The proposed project would apply to any substantial improvement of existing multifamily or mixed-use development where any extension, repair, reconstruction, or other improvement of a property, the cost of which equals or exceeds 50 percent of the fair market value or assessed value of a property either before the improvement started or, if the property has been damaged, before the damage occurred. Any and all additions to buildings for which these standards are applicable shall match the style and details of the main structure. Single-family homes and development with no residential component are not subject to the ODS.

The ODS are to be used during the City's development review process. The City will review all future projects to assure adherence to the ODS.

2.6 GOALS AND OBJECTIVES

The ODS include the following six goals:

- Goal 1: Comply with state mandates to implement new ODS for eligible multifamily housing and mixed-use development projects.
- Goal 2: Ensure that appropriate ODS are in place for housing development projects eligible for streamlined ministerial review pursuant to California Government Code Section 65913.4 and other State laws.
- Goal 3: Ensure building placement and frontage along existing or proposed streets reflects the intended character.
- Goal 4: Establish architectural standards for larger buildings to mitigate overall mass and ensure visual interest from all public vantage points.
- Goal 5: Create human-scaled development that contributes to pedestrian-oriented streets and boulevards in mixed-use zoning districts.
- Goal 6: Provide design details and illustrations that are prescriptive and objective.

The ODS include the following eight design principles:

- Principle 1: Maintain—and in some cases, elevate—architectural variety, integrity, and quality.
- Principle 2: Ensure that streets and spaces with high volumes of pedestrian traffic are comfortable, protected from the sun, and visually and physically engaging at the ground level.
- Principle 3: Create architectural variation along a block front through diversity of massing, articulation, and architectural detailing.
- Principle 4: Animate building edges on the ground floor to create an inviting public realm and pedestrian friendly environment and to support multi-modal development and mobility.
- Principle 5: Orient building façades to frame the streets and other public spaces and to take advantage of natural features, such as sunset, sunrise, mountain views and the like.
- Principle 6: Provide graceful transitions between larger-scale format of multifamily structures and adjacent smaller scale single-family housing.
- Principle 7: Provide standards such that new buildings can sit comfortably adjacent to existing buildings of varied styles.
- Principle 8: Provide off-street parking in surface lots or garages at the rear of buildings so that parking does not dominate the built environment.

The proposed project would work in tandem with the General Plan 2040, the City Development Code (Title 22 of the Diamond Bar City Code), and other City standards related to new construction such as stormwater drainage, traffic, hillside development, and so on.

The ODS provide a step-by-step process to incorporate its standards into future multifamily and mixed-use developments in the City. Table 1, *Step-by-Step Application of ODS*, is a generalization of this step-by-step application process (see Appendix A for a detailed description of the application process).

**TABLE 1
Step-by-Step Application of ODS**

Step/Standard	Summary of Standard	Chapter in ODS (Appendix A)
1. Determine applicable building type	Structure general massing and configuration	2
2. Determine applicable building articulation standards	Building articulation and massing	3
3. Determine applicable frontage type standards	Frontage and relationship to public realm or street	4
4. Check compliance with site and open space standards	Regulates functional aspects of building form to create human-scale environment	5
5. Determine applicable architectural style standards	Architectural style and standards	6

The proposed project has been developed to be consistent with the General Plan 2040, as amended. The General Plan 2040 contains objective standards related to development density for all land uses in the City. The standards set forth in the proposed project dictate the bulk, mass, and design of buildings in a more detailed way than the General Plan 2040. All feasible mitigation measures in the Certified EIR apply to the proposed project.

2.7 DISCRETIONARY APPROVALS

The proposed project would require amendments to the City Development Code (Title 22 of the Diamond Bar City Code) to incorporate the ODS.

2.8 CONSTRUCTION

Any construction phases, activities, and anticipated construction equipment associated with future buildout would be the same as those described in the Certified EIR as applicable. As with the Certified EIR, any site preparation and construction would be completed in accordance with all federal, State, and City zoning codes and requirements. Future multifamily and mixed-use development or improvements would be subject to project-specific review requirements and compliance with existing regulations.

3.0. ENVIRONMENTAL ANALYSIS

The analyses contained herein consider whether the Certified EIR analyses remain sufficient or whether the proposed project would result in a new significant impact or a substantial increase in the severity of previously identified significant impacts.

This section presents the environmental analysis for each topic addressed in the Certified EIR. Each of the environmental resource areas previously analyzed in the Certified EIR is addressed with updates that reflect changes to the State CEQA Guidelines since the time of analysis in the Certified EIR. Specifically, the Cultural Resources, Tribal Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Wildfire sections are evaluated as separate environmental topics.

The proposed project shall incorporate and implement all feasible and applicable mitigation measures contained in the Certified EIR. Specific mitigation measures relevant to a particular impact of the proposed project are cited in the same manner as in the Certified EIR and the associated Mitigation Monitoring and Reporting Program (MMRP; Appendix B).⁵

⁵ City of Diamond Bar. November 2019. Mitigation Monitoring & Reporting Program for the City Of Diamond Bar General Plan 2040 And Climate Action Plan 2040 Environmental Impact Report. SCH No. 2018051066.

3.1 AESTHETICS

This section evaluates the effects on aesthetics from the proposed project. This Addendum relies on and incorporates by reference the project setting and regulatory setting as described in Section 3.1, *Aesthetics*, of the Certified EIR. Potential impacts to aesthetics from the proposed project are discussed relative to the conclusions in the Certified EIR. The Certified EIR determined that the implementation of the General Plan 2040 would result in less than significant impacts with regard to the following: the existing visual character (including the visual quality of the project site and surroundings), scenic vistas, and new source of substantial light or glare which would adversely affect day or nighttime views in the area. The Certified EIR stated that General Plan 2040 would have no impact on state scenic highways. Pursuant to State CEQA Guidelines Section 15164, this analysis determines whether the proposed project would result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to aesthetics compared to the Certified EIR.

3.1.1 Setting

The physical and regulatory environmental setting for aesthetics is the same as described in the Certified EIR. The proposed project would not alter the physical or regulatory conditions described in the Certified EIR.

3.1.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to aesthetics was evaluated in relation to the following questions as stated in Appendix G of the State CEQA Guidelines.

Would the project:

- (a) *Except as provided in Public Resources Code Section 21099, would the proposed project have a substantial adverse effect on a scenic vista?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to scenic vistas. The proposed project would set new minimum design standards for future multifamily and mixed-use development throughout the City (see Section 2.2). The Certified EIR determined that the General Plan 2040 would continue to regulate development in open spaces, local hillsides and ridges, and distant views of the San Gabriel Mountain Range and enforce policies to ensure that opportunities to enjoy scenic views are either preserved or enhanced. The proposed project primarily focuses on improving the quality of the visual experience for future development (e.g., through high-quality materials and architectural articulation) but would not increase building height or intensity beyond the limits set by the underlying zoning and land use designations. Furthermore, the proposed project would not introduce any new mechanism for obstructing scenic vistas or viewsheds beyond what was already considered in the Certified EIR. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts on scenic vistas.

- (b) *Except as provided in Public Resources Code Section 21099, would the proposed project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to scenic resources, including those within a state scenic highway. The proposed project is an implementing regulatory tool that applies to future construction and does not change the physical location of designated state scenic highways or the protection status of adjacent scenic resources, such as protected trees (as discussed in Section 3.3, *Biological Resources*) or historic buildings (see Section 3.4, *Cultural Resources*). The Certified EIR states there are no adopted State scenic highways located in the City. However, the portion of SR-57 adjacent to the western boundary of the City's Sphere of Influence and from the City limits to SR-57's confluence with SR-60 is eligible for official scenic highway status. As discussed in the Certified EIR, the General Plan 2040's land use changes along this portion of SR-57 are minimal, given that these portions of the highway are adjacent to developed areas and views would not be obstructed. Furthermore, the proposed project promotes a more visually appealing built environment that minimizes the visual distraction of substandard development near scenic areas.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts on scenic resources within a state scenic highway.

- (c) *Except as provided in Public Resources Code Section 21099, would the proposed project, in nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the proposed project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to potential conflicts with applicable zoning and other regulations governing scenic quality in an urban area. The ODS is intended to achieve the design goals set forth in the General Plan 2040. The ODS is intended to ensure visual quality enhancement by setting specific, objective standards for architectural management. For instance, the Building Articulation Standards (Section 3 of the ODS) include measures such as the "Vertical Plane Break" to reduce building bulk and monotony, while the definition of Frontage Types (Section 4 of the ODS) ensures that buildings are constructed with a positive, human-scale relationship to the public streetscape (Appendix A). These standards support high quality street-facing facades and material durability. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts on scenic quality in an urban area.

- (d) *Except as provided in Public Resources Code Section 21099, would the proposed project create new sources of substantial light or glare which would adversely affect day or nighttime views in the area?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to light and glare. The Certified EIR analyzed the potential increase in light and glare associated with the overall planned development and concluded that future development resulting from the General Plan 2040 would necessitate the use of additional light fixtures, such as residential and non-residential interior and exterior lighting, parking lot lighting, commercial signage lighting, lamps for streetscape and public recreation areas. The proposed project would reduce potential future light and glare by providing specific standards, such as prohibiting highly reflective window glazing and requiring compliance with Section 22.16.050 (Exterior Lighting) of the Diamond Bar City Code. Future development guided by the proposed project would be subject to standards that include the placement, shielding, and intensity of outdoor lighting (e.g., mandatory use of downward-facing, fully shielded light fixtures to prevent light spillover onto adjacent properties) and material selection (e.g., limitations on the use of highly reflective materials, such as mirrored glass, to control solar glare). Also, the Diamond Bar City Code contains provisions that would limit the light and glare for future residential and non-residential development.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts from new sources of light or glare.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to aesthetics. No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new cumulatively considerable aesthetics impacts for the proposed project that were not previously analyzed in the Certified EIR. As evaluated in the Certified EIR, impacts on aesthetics would not be cumulatively considerable. Consistent with the findings of the Certified EIR, impacts in relation to aesthetics would not be cumulatively considerable with implementation of the proposed project, when compared to the General Plan 2040. Therefore, the proposed project would not result in any new significant environmental cumulative impacts or a substantial increase in the severity of previously identified significant cumulative impacts related to aesthetics.

3.2 AIR QUALITY

This section evaluates the effects on air quality from the proposed project. This Addendum relies on and incorporates by reference the project setting and regulatory setting as described in Section 3.2, *Air Quality*, of the Certified EIR. Potential impacts to air quality from the proposed project are discussed relative to conclusions in the Certified EIR. The Certified EIR determined that the implementation of the General Plan 2040 would result in significant and unavoidable air quality impacts. In addition, mitigation measures for construction and future development would be required, in conjunction with future project approvals, to reduce cumulative impacts of a considerable net increase of criteria pollutants (for which the region is in non-attainment under an applicable federal or state ambient air quality standards), and exposure of sensitive receptors to substantial pollutant concentrations. Consistent with the Certified EIR, air quality for the proposed project was evaluated with regard to the General Plan 2040, the South Coast Air Quality Control District (SCAQMD) significance thresholds, the California Ambient Air Quality Standards (CAAQS), and the National Ambient Air Quality Standards (NAAQS). A review of available records and literature determined that no new air quality information has become available since the certification of the EIR.

3.2.1 Setting

The environmental setting for air quality is functionally the same as described in the Certified EIR. Data on existing air quality in the South Coast Air Basin (SCAB), where the proposed project is located, are collected by a network of air monitoring stations operated by the California Air Resources Board (CARB).

The regulatory framework plans pertaining to air quality have been updated at the regional level since the preparation of the Certified EIR, including updates to the SCAQMD Air Quality Management Plan (AQMP) and the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (Connect SoCal). The 2022 AQMP is the most recent version of the AQMP. When compared to the 2012 and 2016 AQMPs discussed in the Certified EIR, the 2022 AQMP focuses on updates related to the attainment of the 2015 8-hour ozone standard, introduces new control measures that primarily emphasize stationary sources, and newer modeling techniques. In addition, the 2024 Connect SoCal is the most recent Regional Transportation Plan/Sustainable Communities Strategy prepared by SCAG.⁶ When compared to the 2016 Regional Transportation Plan/Sustainable Communities Strategy discussed in the Certified EIR, the 2024 Connect SoCal provides new focus areas for equity, resilience, and housing; addresses new challenges; and details strategies for mobility, communities, the environment, and the economy. While these regional plan updates are reviewed for consistency, they would not result in substantial changes to the regional framework analyzed under air quality and would not result in changes to the findings in the Certified EIR.

Federal, state, and local regulations remain unchanged when compared to the Certified EIR. The Environmental Protection Agency (EPA), CARB, and the local air districts classify an area as attainment, unclassified, or nonattainment depending on whether or not the monitored ambient air quality data shows compliance, insufficient data available, or noncompliance with the ambient air quality standards, respectively. The NAAQS and CAAQS relevant to the proposed project include the following criteria pollutants: ozone, fine particulate matter with an aerodynamic

⁶ Southern California Association of Governments. 2024. Connect SoCal: A Plan for Navigating to a Brighter Future. <https://scag.ca.gov/sites/default/files/2024-05/23-2987-connect-socal-2024-final-complete-040424.pdf> (accessed October 30, 2025).

diameter of 10 microns in size or less (PM₁₀), fine particulate matter with an aerodynamic diameter of 2.5 microns in size or less (PM_{2.5}), carbon monoxide (CO), nitrogen dioxide (NO₂), and sulfur dioxide (SO₂). These standards, along with regional thresholds of significance, are regulated and enforced by SCAQMD in the City. Compared to the NAAQS, the Los Angeles County portion of the SCAB is a nonattainment area for 1-hour ozone, 8-hour ozone, PM_{2.5}, and lead for near-source monitors.⁷ Designations for attainment are determined from the ambient air quality. Compared to the CAAQS, the Los Angeles County portion of the SCAB is a nonattainment area for 1-hour ozone, 8-hour ozone, PM_{2.5}, and PM₁₀.⁸

3.2.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to air quality was evaluated in relation to the following questions as stated in Appendix G of the 2025 State CEQA Guidelines:

(a) *Would the proposed project conflict with or obstruct implementation of the applicable air quality plan?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to conflicts with or the obstruction of implementation of the applicable air quality plan. The proposed project would set new minimum design standards for future multifamily and mixed-use development throughout the City (please see Section 2, *Project Description*). In addition, the use of the proposed project on future multifamily and mixed-use development would be subject to project-specific development review requirements and compliance with existing regulations that focus on improving air quality, including the SCAQMD rules and regulations, the General Plan 2040 goals and policies for air quality, and SCAG's Connect SoCal. New development would be subject to compliance with the most recent AQMP and Connect SoCal. The proposed project does not conflict with the most recent updates to these air quality plans. With respect to the 2022 AQMP, implementation of objective design standards for multifamily and mixed-use development would not conflict with attainment of the 2015 8-hour ozone standard, control measures for stationary sources, or newer modeling techniques. With respect to the 2024 Connect SoCal, implementation of objective design standards for multifamily and mixed-use development would not conflict with new focus areas for equity, resilience, and housing; nor would it conflict with strategies for mobility, communities, the environment, and the economy. The proposed project would not result in an increase in population, growth, or additional development beyond the Certified EIR buildout; nor would it result in an increase in vehicle miles traveled (VMT). Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to any conflicts with or obstruction of implementation of the applicable air quality plan.

⁷ U.S. Environmental Protection Agency. 2023. Nonattainment Areas for Criteria Pollutants. <https://www.epa.gov/green-book> (accessed October 24, 2025).

⁸ California Air Resources Board. 2022. Area Designations Maps / State Ambient Air Quality Standards. <http://www.arb.ca.gov/desig/adm/adm.htm> (accessed October 24, 2025).

- (b) *Would the proposed project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. The Certified EIR found that the General Plan 2040 would exceed SCAQMD significance thresholds for volatile organic compounds (VOCs) and nitrogen oxides (NOx), and that construction and operational impacts would be significant and unavoidable based on the potential for the General Plan 2040 to result in a cumulatively considerable net increase of a criteria pollutant for which the City is in nonattainment under the NAAQS and CAAQS. Compared to the NAAQS, the Los Angeles County portion of the SCAB is a nonattainment area for 1-hour ozone, 8-hour ozone, PM_{2.5}, and lead for near-source monitors.⁹ Designations for attainment are determined from the ambient air quality. Compared to the CAAQS, the Los Angeles County portion of the SCAB is a nonattainment area for 1-hour ozone, 8-hour ozone, PM_{2.5}, and PM₁₀.¹⁰ The application of the proposed project to future multifamily and mixed-use development within the City would be consistent with the construction phases, activities, and anticipated construction equipment outlined in the Certified EIR (please see Section 2). The application of the proposed project to future multifamily housing and mixed-use development would be subject to project-specific development review requirements and compliance with existing regulations that focus on improving air quality. Similar to the Certified EIR, mitigation measures MM-AQ-1 and MM-AQ-2 would apply to any future developments subject to the proposed project and require such future development projects implemented under the General Plan 2040 to demonstrate consistency with SCAQMD construction and operation emissions thresholds.

Criteria pollutant construction and operation emissions from the application of the proposed project to future multifamily and mixed-use development would not change the significant and unavoidable impact conclusion from the Certified EIR. Construction and operation emissions would be reduced to the maximum extent practicable with incorporation of mitigation measures, as specified in the Certified EIR. Because the proposed project would not result in additional development beyond the remaining Certified EIR buildout and be subject to mitigation measures MM-AQ-1 and MM-AQ-2, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

- (c) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to exposing sensitive receptors to substantial pollutant concentrations. The Certified EIR found that the General Plan 2040 would expose sensitive receptors to substantial pollutant concentrations and that construction and operational impacts would be significant and unavoidable. According to the General Plan 2040, sensitive receptors

⁹ U.S. Environmental Protection Agency. 2023. Nonattainment Areas for Criteria Pollutants. <https://www.epa.gov/green-book> (accessed October 24, 2025).

¹⁰ California Air Resources Board. 2022. Area Designations Maps / State Ambient Air Quality Standards. <http://www.arb.ca.gov/degis/adm/adm.htm> (accessed October 24, 2025).

include residences, hospitals, schools, daycare facilities, playgrounds, parks and other recreational facilities, elderly housing, and other medical care facilities.¹¹ Construction and operation emissions associated with the application of the proposed project to future multifamily housing and mixed-use development could impact sensitive receptors in the City. While future individual development projects would require separate environmental assessments, the proposed project would be consistent with the construction phases, activities, and anticipated construction equipment outlined in the Certified EIR (see Section 2.5). As with the Certified EIR, development projects subject to the proposed project would also be subject to mitigation measure MM-AQ-1 to reduce impacts on sensitive receptors to substantial pollutant concentrations, which includes reducing toxic air contaminants and health impacts through a reduction of criteria pollutant emissions from the use of more efficient construction equipment.

Because the proposed project would not result in any additional development beyond the remaining Certified EIR buildout and any development subject to the proposed project would be also be subject to mitigation measure MM-AQ-1, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to the exposure of sensitive receptors to substantial pollutant concentrations.

(d) *Would the proposed project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to other emissions (such as those leading to odors) adversely affecting a substantial number of people. The Certified EIR found that the General Plan 2040 would result in significant and unavoidable impacts on air quality in relation to other emissions adversely affecting a substantial number of people, including regional emissions for CO. No mitigation measures were identified in the Certified EIR. With respect to odors during construction and operation, the Certified EIR determined that impacts would be less than significant. The SCAQMD CEQA *Air Quality Handbook* defines potential odor issues that generally occur from the following land uses: wastewater treatment plants, food processing plants, agricultural uses, chemical plants, composting, refineries, landfills, dairies, and fiberglass moldings. The proposed project merely regulates visual design and would set new minimum design standards for future multifamily and mixed-use development throughout the City (see Section 2.2). None of the land uses stated in the SCAQMD CEQA *Air Quality Handbook* would apply to future multifamily and mixed-use development. Compared to the General Plan 2040, the proposed project's land uses are consistent with the proposed land uses previously evaluated. As discussed, future multifamily and mixed-use development subject to the proposed project would also be subject to project-specific development review requirements and compliance with existing regulations that focus on improving air quality, including the SCAQMD rules and regulations. Examples of applicable SCAQMD rules and regulations include Rule 402, Nuisance, to avoid causing injury to adjacent sensitive receptors; and Rule 1113 for controlling VOC emissions from the application of architectural coatings.

Because the proposed project would not result in additional development beyond what was analyzed in the Certified EIR, the proposed project would not result in a new significant impact or

¹¹ City of Diamond Bar. 2019. Diamond Bar General Plan 2040. <https://www.diamondbarca.gov/DocumentCenter/View/7072/Diamond-Bar-General-Plan-2040?bidId=> (accessed October 23, 2025).

a substantial increase in the severity of previously identified significant impacts related to other emissions (such as those leading to odors) adversely affecting a substantial number of people.

Mitigation Measures

As with the Certified EIR, mitigation measures MM-AQ-1 and MM-AQ-2 are required for implementation in order to lessen and/or alleviate the impacts related to air quality expected to result from implementation of the proposed project (Appendix B).

No further mitigation measures are required.

Cumulative Impact Analysis

The Certified EIR found that impacts to air quality in relation to long-term regional emissions would be cumulatively considerable. The proposed project is a design overlay that works within the regulatory framework and cumulative growth assumptions of the Certified EIR and is consistent with the analysis of cumulative impacts under the development evaluated in the General Plan 2040. Consistent with the findings of the Certified EIR and analysis above, impacts to air quality from the proposed project in relation to long-term regional emissions would remain cumulatively considerable. The proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts in relation to air quality.

3.3 BIOLOGICAL RESOURCES

This section evaluates the potential environmental effects of the proposed project on biological resources. This analysis determines if the proposed project would result in a new significant impact or a substantial increase in the severity of previously identified significant impacts as compared to Section 3.3, *Biological Resources*, of the Certified EIR. Potential impacts to biological resources from the proposed project are discussed relative to the conclusions in the Certified EIR. The Certified EIR determined that the implementation of the General Plan 2040 would result in less than significant impacts to biological resources with mitigation incorporated. Mitigation measures for construction and future development would be required in conjunction with future project approvals. Consistent with the Certified EIR, biological resources for the proposed project were evaluated with regard to the State of California Fish and Game Code; the California Native Plant Society (CNPS) online inventory; and the Diamond Bar City Code, Chapter 22.38, Tree Preservation and Protection.

3.3.1 Setting

The project setting for biological resources is the same as that considered in the Certified EIR. A review of available records and literature determined that no new biological resources, conservation policies, or ordinances have become available since certification of the EIR.

3.3.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to biological resources was evaluated in relation to the following questions as stated in Appendix G of the 2025 CEQA Guidelines.

- (a) *Would the proposed project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to a substantial adverse effect on candidate, sensitive, or special status species. The proposed project would be subject to the existing General Plan policies and the required mitigation measures. The Certified EIR concluded that with the implementation of mitigation measures MM-BIO-1A through MM-BIO-1K, the potentially significant impacts on candidate, sensitive, or special status species would be minimized to a less than significant level.

The proposed project does not propose new development and would not alter the land use designations and growth projections analyzed in the Certified EIR. The proposed project does not increase the overall development capacity, modify the General Plan land use boundaries, or change the level of intensity that was the basis for the Certified EIR's analysis. The proposed project does not authorize any new ground disturbance or habitat loss beyond the scope of the Certified EIR, which requires project-specific implementation of mitigation measures (MM-BIO-1A through MM-BIO-1K) to avoid or minimize impacts to sensitive species. With adoption of the proposed project, all development that would be subject to the ODS would also be subject to MM-BIO-1A through MM-BIO-1K. As the proposed project would not result in additional development

or induce growth greater than what was considered in Certified EIR and be subject to mitigation measures MM-BIO-1A through MM-BIO-1K, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to candidate, sensitive, or special status species.

- (b) *Would the proposed project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to a substantial adverse effect on any riparian habitat or other sensitive natural community. The proposed project is limited in its application to existing urban corridors within the City. The proposed project is not applicable to the City's open space, canyon, or hillside areas where sensitive natural communities, such as riparian habitats or coastal sage scrub, are typically located. The Certified EIR identified significant impacts to these sensitive communities and adopted comprehensive General Plan policies and mitigation measures MM-BIO-2 through MM-BIO-5 that prohibit or heavily restrict development within these areas. The Certified EIR concluded that with the implementation of these measures, the potentially significant impacts on sensitive natural communities, including oak woodlands, walnut woodlands, riparian, and sage scrub habitats, would be minimized to a less than significant level. With the adoption of the proposed project, all development that would be subject to the ODS would also be subject to MM-BIO-2 through MM-BIO-5. Given that the proposed project is a set of design standards and does not facilitate or authorize new development in biologically sensitive locations, the proposed project would not introduce a new or increased level of impact to these protected communities. The proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to potential impacts on riparian habitat or other sensitive natural communities.

- (c) *Would the proposed project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to a substantial adverse effect on state or federally protected wetlands. The proposed project would be subject to the full regulatory framework and the required site-specific mitigation process applicable to state or federally protected wetlands. The Certified EIR identifies the potential for extensive wetland areas, such as those extending upstream from Arnold Reservoir north of Grand Avenue in the Tres Hermanos portion of the City, to be impacted by the General Plan 2040. The Certified EIR also identified potential impacts to the bed and banks of creeks and their tributaries. However, the Certified EIR explicitly concluded that the implementation of General Plan policies (e.g., LU-P-2, LU-P-56, RC-P-25, RC-P-26) and the application of mitigation measures MM-BIO-2 and MM-BIO-3 would ensure that impacts on federally and state protected wetlands are reduced to a less than significant level. These mitigation measures ensure that any unavoidable loss of jurisdictional features is fully compensated for and approved under the purview of state and federal resource agencies. With the adoption of the proposed project, all development that would be subject to the ODS would also be subject to MM-BIO-2 and MM-BIO-3. The proposed project does not change the physical environment, the regulatory requirements, or the mandatory mitigation measures imposed on future development. Therefore, the proposed project would not result in a new significant impact

or a substantial increase in the severity of previously identified significant impacts related to state or federally protected wetlands.

- (d) *Would the proposed project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to interfering with the movement of any native resident or migratory fish or wildlife species; interfering with established native resident or migratory wildlife corridors; or impeding the use of native wildlife nursery sites. The proposed project, developed under the provisions of the General Plan 2040, is consistent with the impacts and mitigation identified in the Certified EIR. The Certified EIR found impacts to wildlife movement to be potentially significant before mitigation. The Certified EIR determined that impacts to wildlife movement would be reduced through consistency with General Plan policies for Open Space and Resource Conservation (specifically referencing RC-P-1, RC-P-9, RC-P-12, and RC-P-24), which address maintenance of the Chino Hills (east) and the Puente Hills (west) wildlife movement corridors and local corridors. The Certified EIR determined that compliance with mitigation measure MM-BIO-6 for the Tonner Canyon wildlife corridor and adherence to General Plan 2040 policies would reduce impacts on wildlife movement to a less than significant level. The proposed project would not change the land use, density, or physical boundaries near these critical corridors; therefore, it would not introduce new barriers or increase fragmentation, and it would not introduce new incompatible land uses next to wildlife movement corridors. Furthermore, the proposed project would not apply to development in open space areas or other areas anticipated to contain wildlife corridors, as the development subject to the proposed project is located on parcels designated for multifamily residential housing and mixed-use. With the adoption of the proposed project, all development that would be subject to the ODS would also be subject to MM-BIO-6. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to wildlife movement.

- (e) *Would the proposed project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to local biological resource protection policies, such as tree preservation policies or ordinances. The Certified EIR determined that due to regulatory compliance with existing policies, the City Tree Preservation Ordinance and the Los Angeles County Oak Tree Protection Ordinance, no significant impacts would occur, and no mitigation measures were required. Similar to the Certified EIR, the proposed project would be required to comply with the City of Diamond Bar Tree Preservation Ordinance and the Los Angeles County Oak Tree Protection Ordinance. Furthermore, the proposed project includes a provision that actively supports the goals of local greening policies by requiring that “at least 25 percent of the required on-site outdoor space shall be planted with ground cover, shrubs, trees, or a combination thereof.” This mandatory landscaping requirement reinforces the City’s commitment to enhancing the urban canopy and ensuring biological compatibility within development standards. All future projects subject to the proposed project would be required to obtain necessary permits and comply with all applicable sections of the Diamond Bar Development Code, which includes the City Tree Preservation Ordinance. Therefore, the proposed project would not result in a new

significant impact or a substantial increase in the severity of previously identified significant impacts related to local policies or ordinances protecting biological resources.

- (f) *Would the proposed project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to a conflict with an adopted conservation plan. The Certified EIR found that the General Plan 2040 would result in potential conflicts with the Puente-Chino Hills Wildlife Corridor Conservation Program led by the Wildlife Corridor Conservation Authority (WCCA). The EIR concluded that compliance with the adopted General Plan policies and mitigation measure MM-BIO-6 would reduce impacts below the level of significance. The proposed project specifies the aesthetic and functional design of buildings and sites within areas already designated for development. The proposed project does not alter the underlying commitment to comply with the terms of any adopted or future Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP). The adoption of the proposed project would not create a conflict with the provisions of any adopted habitat conservation plan and would be consistent with the scope of impact analyzed in the Certified EIR. Furthermore, the proposed project would not apply to development in open space areas or other areas anticipated to be subject to the Puente-Chino Hills Wildlife Corridor Conservation Program, as the development subject to the proposed project is located on parcels designated for multifamily residential housing and mixed-use. However, if any future projects subject to the proposed project are located within the Puente-Chino Hills Wildlife Corridor Conservation Program area, they would be required to implement the General Plan 2040 policies and MM-BIO-6. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to local, regional, or state habitat conservation plans.

Mitigation Measures

As with the Certified EIR, mitigation measures MM-BIO-1 through MM-BIO-6 are required for implementation in order to lessen and/or alleviate the impacts related to biological resources expected to result from implementation of the proposed project (Appendix B).

No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to biological resources for the proposed project that were not previously analyzed in the Certified EIR. As evaluated in the Certified EIR, the General Plan 2040 would contribute incrementally to the continuing reduction in relatively natural, undisturbed open space areas and contribute to the progressive fragmentation of habitat areas and decline in species diversity throughout the region; however, overall cumulative impacts were determined to be less than significant with incorporation of mitigation measures MM-BIO-1 through MM-BIO-6. Consistent with the findings of the Certified EIR, cumulative impacts to biological resources would remain less than significant with implementation of the proposed project, when compared to the General Plan 2040. The proposed project is constrained by the land use and environmental parameters already established and analyzed in the Certified EIR. The proposed project would not propose new development, increase development intensity, or alter the location of planned development. The contribution of development subject to the

proposed project to the regional cumulative effect is consistent with the scope previously evaluated and mitigated in the Certified EIR. Therefore, the proposed project would not contribute to incremental cumulative biological resource impacts greater than the contribution analyzed in the Certified EIR with the application of standard regulatory compliance and existing mitigation measures. The proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts related to biological resources.

3.4 CULTURAL RESOURCES

This section evaluates the potential environmental effects of the proposed project on cultural resources. This Addendum relies on and incorporates by reference the project and regulatory setting as described in Section 3.4, *Cultural, Historic, and Tribal Cultural Resources*, of the Certified EIR. Potential impacts to cultural resources from the proposed project are discussed relative to conclusions in the Certified EIR. The Certified EIR determined that the implementation of the General Plan 2040 would result in significant and unavoidable impacts to historical resources, less than significant impacts with mitigation to archaeological resources, and less than significant impacts to human remains. Mitigation measures for construction and future development would be required in conjunction with future project approvals.

3.4.1 Setting

The environmental setting for cultural resources is consistent with what was described in the Certified EIR. The historic setting, historical resources, archaeological resources, and data available for the presence of human remains are the same for the proposed project as those described in the Certified EIR. The regulatory setting applicable to cultural resources presented in the Certified EIR, including the National Historic Preservation Act, National Register of Historic Places, California Register of Historic Resources, and all applicable federal, state, and local regulations are the same and apply to the proposed project.

3.4.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts on historical resources was evaluated in relation to the following questions as stated in Appendix G of the 2025 CEQA Guidelines.

- (a) *Would the proposed project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to historical resources. The Certified EIR determined that impacts would be significant and unavoidable, as anticipated development in the City could result in a substantial change in the significance of a historical resource through physical demolition, destruction, relocation, or alteration of the resource.

Consistent with the Certified EIR, future development subject to the proposed project would continue to be subject to mitigation measure MM-CULT-1. With the implementation of MM-CULT-1, impacts to historical resources would be reduced; however, the impact would remain significant because historical resources could be demolished or altered in a manner such that they are no longer able to convey their historical significance.

All future development subject to the proposed project was considered in the Certified EIR. As the proposed project would not result in additional development beyond what was considered in the Certified EIR, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to historical resources as defined in State CEQA Guidelines Section 15064.5.

- (b) *Would the proposed project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to archaeological resources. The Certified EIR determined that impacts would be less than significant with mitigation measure MM-CULT-2 incorporated, as future development anticipated by the General Plan 2040 would include construction-related ground disturbance that could disturb previously unknown prehistoric or historic era archaeological resources. Consistent with the Certified EIR, future development subject to the proposed project would continue to be subject to MM-CULT-2.

The proposed project would not result in additional development beyond what was considered in the Certified EIR; therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to archaeological resources as defined in State CEQA Guidelines Section 15064.5.

- (c) *Would the proposed project disturb any human remains, including those interred outside of dedicated cemeteries?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to disturbing human remains. The Certified EIR determined that it is possible that unknown prehistoric or historic era human remains could be encountered during construction-related ground disturbance, but impacts would be less than significant through regulatory compliance.

Consistent with the Certified EIR, any human remains encountered would be handled in accordance with California Health and Safety Code Section 7050.5. If the human remains are Native American, they would be handled in accordance with Public Resources Code Section 5097.98.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to human remains.

Mitigation Measures

As with the Certified EIR, mitigation measures MM-CULT-1 and MM-CULT-2 are required for implementation in order to reduce the impacts related to cultural resources expected to result from implementation of the proposed project (Appendix B).

No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to cultural resources for the proposed project that were not previously analyzed in the Certified EIR. As discussed in the Certified EIR, cumulative impacts to historical resources would be significant and the contribution of General Plan 2040 would be cumulatively considerable despite the implementation of mitigation measure MM-CULT-1. With respect to archaeological resources, the Certified EIR determined that the

cumulative impact would be significant and the contribution of General Plan 2040 would be cumulatively considerable. With respect to human remains, the Certified EIR determined that the cumulative impact would be less than significant. The contribution of the proposed project to the regional cumulative effect is consistent with the scope previously evaluated and mitigated in the Certified EIR. Therefore, the proposed project would not contribute to incremental cumulative cultural resource impacts greater than the contribution analyzed in the Certified EIR for human remains, and the cumulative impact remains less than significant with the application of standard regulatory compliance. The proposed project would not result in additional development beyond what was considered in the Certified EIR; therefore, the proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified cumulative significant impacts related to cultural resources.

3.5 ENERGY

This section evaluates the effects on energy from the proposed project. This Addendum relies on and incorporates by reference the project setting and regulatory setting as described in Section 3.5, *Energy, Climate Change, and Greenhouse Gases*, of the Certified EIR. Potential impacts to energy from the proposed project are discussed relative to conclusions in the Certified EIR. The Certified EIR determined that the implementation of the General Plan 2040 would result in less than significant energy impacts, with no mitigation measures required. Consistent with the Certified EIR, energy for the proposed project was evaluated with regard to the General Plan 2040, Title 24 of the California Green Building Standards (CalGreen), SCAG's Connect SoCal, and the City's Climate Action Plan (CAP).

3.5.1 Setting

The project setting for energy is the same as that considered in the Certified EIR. A review of available records and literature determined that new energy information has become available since the certification of the EIR, including (1) an update to Connect SoCal, which includes goals to improve energy efficiency in the region to facilitate sustainable development;¹² and (2) required compliance with the California Code of Regulations, including Title 20 Division 2, Chapter 4 (Energy Conservation), and Title 24, Part 6 of the California Energy Code (CEC). These regional plan updates include more stringent energy efficiency goals and regulations, when compared to the regional plans discussed in the Certified EIR. However, the proposed project does not include changes or reductions in energy efficiency or compliance with energy or sustainable development standards that would conflict with applicable energy plans.

3.5.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to energy was evaluated in relation to the following questions as stated in Appendix G of the State CEQA Guidelines.

- (a) *Would the proposed project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operations?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to resulting in wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operations. The expenditure of non-renewable resources would be incurred as a result of future design modifications from the proposed project, including electricity, natural gas, propane, diesel, and gasoline. The application of the proposed project to future multifamily and mixed-use development would be subject to project-specific development review requirements and compliance with existing energy-based regulations. Moreover, the proposed project includes functional architectural elements, such as room to accommodate shade structures for townhouses, flex/loft buildings, walk-up flat parking; courtyard

¹² Southern California Association of Governments. 2024. Connect SoCal: A Plan for Navigating to a Brighter Future. <https://scag.ca.gov/sites/default/files/2024-05/23-2987-connect-socal-2024-final-complete-040424.pdf> (accessed October 30, 2025).

multi-family buildings, wrap building, urban blocks; and photovoltaic panels for buildings (Appendix A), which would decrease electricity consumption and other non-renewable energy expenditures. Furthermore, there would be no increase in VMT as a result of the proposed project (see Section 3.13, *Transportation*). Therefore, no additional energy expenditures for vehicular travel would result from the proposed project.

The proposed project would not result in additional development or induce growth beyond what was considered in the Certified EIR. As such, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to resulting in wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operations.

(b) *Would the proposed project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to a conflict with or obstruction of a state or local plan for renewable energy or energy efficiency. As with the Certified EIR, the proposed project would result in less than significant impacts in relation to a conflict with or obstruction of a state or local plan for renewable energy or energy efficiency. The application of the proposed project to future multifamily and mixed-use development would be subject to project-specific development review requirements. In addition, the proposed project would be required to comply with existing energy-based regulations, including the General Plan 2040, Title 24 of the California Green Building Standards, SCAG's Connect SoCal, and the City's CAP. Future multifamily and mixed-use development also would be required to comply with energy conservation regulations embedded in California Code of Regulations Title 20, Division 2, Chapter 4; and CCR Title 6. The updates to Connect SoCal and the California Code of Regulations since adoption of the Certified EIR include more stringent energy efficiency goals and regulations, when compared to the regional plans discussed in the Certified EIR, and future development in the City would continue to be subject to these most recent versions. Further, the proposed project does not include changes or reductions in energy efficiency that would conflict with energy or sustainable development standards and, therefore, would not change the findings in the Certified EIR. Additionally, as previously discussed, the proposed project includes functional architectural elements for a variety of building types that would decrease electricity consumption and other non-renewable energy expenditures.

The proposed project would not result in additional development beyond what was previously evaluated in the Certified EIR. As such, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts that would conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to energy. No further mitigation measures are required for the proposed project.

Cumulative Impact Analysis

The implementation of the proposed project would not result in or contribute to a cumulative energy impact. This proposed project is a design overlay that works within the regulatory framework and cumulative growth assumptions of the Certified EIR and is consistent with the

analysis of cumulative impacts under the development evaluated in the General Plan 2040. The Certified EIR concluded that the environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operations, conflict with or obstruct a state or local plan for renewable energy or energy efficiency would not be cumulatively considerable. Consistent with the Certified EIR, implementation of the proposed project would not result in cumulatively considerable impacts in relation to energy. The proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts related to energy.

3.6 GEOLOGY, SOILS, AND SEISMICITY

This section evaluates the effects on geology and soils impacts from the proposed project. This Addendum relies on and incorporates by reference the project setting and regulatory setting as described in Section 3.6, *Geology, Soils, and Seismicity*, of the Certified EIR. Potential impacts to geology and soils from the proposed project are discussed relative to conclusions in the Certified EIR. The Certified EIR concluded that the General Plan 2040 would result in less than significant impacts to geology and soils. Consistent with the Certified EIR, geology and soils for the proposed project were evaluated with regard to the Los Angeles County General Plan Safety element; County of Los Angeles All-Hazard Mitigation Plan, the USGS 7.5-minute series topographic quadrangle; California Division of Mines and Geology (CDMG) publications; the most recent Alquist-Priolo Earthquake Fault Zone (APEFZ) Map; the City of Diamond Bar Natural Hazards Mitigation Plan; published maps; and technical studies. Review of available records and literature determined that no new information has become available since the certification of the Certified EIR.

3.6.1 Setting

The project setting for geology and soils remains consistent with the setting considered in the Certified EIR.

3.6.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to hydrology and water quality was evaluated in relation to the following questions in Appendix G of the State CEQA Guidelines.

- (a) *Would the proposed project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*
 - i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the rupture of a known earthquake fault. The Certified EIR established that the project area is not within an Alquist-Priolo Earthquake Fault Zone, and no known active faults transect the area. Therefore, the risk of surface fault rupture is consistently considered very low. Since the proposed project is limited to the design and articulation of the building envelope, the ODS exerts no influence on regional tectonic hazards or the potential for surface rupture. The proposed project would not increase the degree of exposure to this hazard beyond the existing baseline and the General Plan's projections. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts regarding rupture of a known earthquake fault.

ii. Strong seismic ground shaking?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to strong seismic ground shaking. The Certified EIR concluded that impacts from strong seismic ground shaking are less than significant because all new buildings must be constructed in compliance with the California Building Code (CBC), Section 1613, which requires structures to be designed and constructed to resist seismic forces in accordance with the Minimum Design Loads for Buildings and Other Structures (ASCE standards). The proposed project comprises a set of aesthetic, functional, and form-based requirements (e.g., facade articulation, frontage types) that are subordinate to the CBC. Further, structural integrity and seismic design are governed by mandatory project-specific engineering and the CBC and required for all development within the General Plan 2040 inclusive of the proposed project. The proposed project would not compromise the seismic integrity of future development. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts regarding strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

The proposed project would not exceed General Plan 2040 assumptions, and would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to seismic-related ground failure, including liquefaction. The Certified EIR identified a risk of liquefaction and lateral spreading in areas underlain with loose saturated cohesionless soils, notably within valley basins and along major highway corridors. The proposed project is intended to regulate visual design and has no effect on subsurface hydrogeologic conditions or soil mechanics. All future development subject to the proposed project, particularly those within identified liquefaction hazard zones, are mandatorily required to undergo site-specific geotechnical investigations as part of the permitting process. These investigations, in conjunction with the CBC, prescribe specific foundation design, soil stabilization, and ground improvement techniques necessary to mitigate liquefaction risk. The proposed project does not override these critical regulatory requirements. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts regarding strong seismic ground shaking.

iv. Landslides?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to landslides. The Certified EIR acknowledged that steep hills (30 percent slope or greater) in the Planning Area are subject to a high risk of seismically induced landslides. However, the impact was determined to be less than significant because all development must address these hazards through site-specific geotechnical studies and conform to the current design provisions of the CBC and General Plan 2040 policies protecting hillside development. The proposed project applies primarily to urbanized and infill areas designated for multifamily and mixed-use development, which are generally located outside the most sensitive steep hillsides. Future development subject to the proposed project that occurs on or adjacent to slopes, the proposed project architectural requirements will not supersede the need for comprehensive geotechnical reporting and the implementation of slope stability measures required by the City Engineer and the CBC. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts regarding landslides.

(b) Would the proposed project result in substantial soil erosion or the loss of topsoil?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to substantial soil erosion or the loss of topsoil. The Certified EIR concluded that development under the General Plan 2040 could expose soils to erosion during earthwork activities. However, the impact was found to be less than significant due to mandatory compliance with the National Pollutant Discharge Elimination System (NPDES) permit requirements for projects disturbing over one acre, which includes the implementation of a Storm Water Pollution Prevention Plan (SWPPP) and Best Management Practices (BMPs). Additionally, General Plan 2040 policies RC-P-24 and RC-P-26 specifically require these measures to control erosion and sedimentation during and after construction.

The proposed project would not expand the total area of land disturbance; nor would it increase the overall development capacity of the City beyond the levels analyzed in the Certified EIR. Future development (new multifamily and mixed-use buildings) subject to the proposed project remain fully subject to all mandatory federal, state, and local regulations related to water quality and soil protection, including the requirements for NPDES permits, SWPPPs, and BMPs. While the proposed project influences exterior elements like landscaping and courtyards, the critical engineering aspects of site preparation, grading, and permanent drainage control are governed by the City Engineer and mandatory grading permits, which prioritize erosion control. The proposed project will not compromise the mandatory regulatory framework that prevents substantial soil erosion and loss of topsoil. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts regarding substantial soil erosion or the loss of topsoil.

(c) Would the proposed project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to unstable geologic units or soils. The Certified EIR concluded that areas with unstable underlying materials (undocumented fills, soft compressible deposits, expansive soils) exist within the proposed project area, particularly in areas of hilly terrain and near valley basins. However, the EIR determined that the potential for adverse impacts from geologic hazards (landslide, lateral spreading, subsidence, liquefaction, or collapse) was less than significant for the General Plan 2040 buildout due to the integration of geotechnical requirements into the planning and design process. Since all future development remains fully subject to the strict regulatory framework and policies designed to eliminate risks associated with unstable soils and geologic units, the proposed project does not introduce any new mechanism that would destabilize soils or increase exposure to these hazards. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts regarding unstable geologic units or soils resulting in landslide, lateral spreading, subsidence, liquefaction or collapse.

- (d) *Would the proposed project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to expansive soils. The Certified EIR acknowledged that areas within the Planning Area contain soils with expansive properties, which swell and shrink with changes in moisture content, potentially causing damage to foundations, pavements, and utility lines, thereby creating risks to life or property. However, the Certified EIR concluded this impact was less than significant. The proposed project comprises a set of architectural and aesthetic design criteria and is entirely unrelated to subsurface soil mechanics, geotechnical engineering, or structural foundation design. The proposed project would not authorize any development that would be exempt from the mandatory requirements for site-specific geotechnical investigation and mitigation measures enforced by the City Engineer and the CBC. Therefore, the proposed project would not introduce any new risks to life or property in areas of the City that may contain expansive soils. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to expansive soil hazards.

- (e) *Would the proposed project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for disposal of waste water?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the capability of soils to support septic systems. The Certified EIR indicated that the General Plan 2040 and the overall project area are already served by extensive public sewer infrastructure, provided by various agencies including the Sanitation Districts of Los Angeles County. The General Plan 2040's anticipated growth, which is the maximum potential growth accommodated by the proposed project, is based on the assumption that all new development will connect to and utilize the existing and planned public wastewater conveyance and treatment facilities. The proposed project applies to multifamily and mixed-use infill development within the urbanized areas of the City, which are already fully serviced by public sewers. There are no anticipated instances where future development subject to the proposed project would rely on septic tanks or alternative on-site wastewater disposal systems. Furthermore, the proposed project is a design standard and has no bearing on the presence, functionality, or capacity of public sewer systems or the use of private disposal systems. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts as it relates to the capacity of soils to support septic or alternative wastewater disposal systems.

- (f) *Would the proposed project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the destruction of unique paleontological or geologic resources. The Certified EIR concluded that, while the Planning Area contains underlying geologic formations (such as the Fernando Formation) known to contain paleontological resources and includes potentially unique geologic features (like steep hillsides), the potential for destruction was

determined to be less than significant due to mandatory regulatory compliance and mitigation measures MM-GEO-1 and MM-GEO-2. The proposed project does not determine the extent of ground disturbance or excavation depth, which are the primary factors leading to the destruction of these resources. The amount of earthwork is dictated by the maximum density and intensity of the General Plan 2040. Furthermore, all future development subject to the proposed project is required to abide by the appropriate regulatory requirements, including the cessation of earth-moving activity if potential resources are discovered, and the mandatory recovery and preservation of any unique paleontological resources in accordance with the Los Angeles County Paleontological Resource Assessment and Guidelines. Since the proposed project must adhere to existing General Plan policies and protocols for resource discovery and preservation, the proposed project does not introduce any new significant risks that would destroy a unique resource. However, consistent with the Certified EIR, all development subject to the proposed project would continue to implement mitigation measures MM-GEO-1 and MM-GEO-2 to ensure that impacts to paleontological resources would be less than significant. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts that would directly or indirectly cause the destruction of a unique paleontological resource or site or unique geologic feature.

Mitigation Measures

As with the Certified EIR, mitigation measures MM-GEO-1 and MM-GEO-2 are required for implementation in order to lessen and/or alleviate the impacts related to paleontological resources expected to result from implementation of the proposed project (Appendix B).

No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to geology and soils for the proposed project that were not previously analyzed in the Certified EIR. As evaluated in the Certified EIR, cumulative increases in population and development that would result from the implementation of the full buildout of the General Plan 2040 would increase the number of residents and employees exposed to the region's known seismic hazards; however, conformance with the CBC and proposed General Plan 2040 policies would preserve building integrity during a seismic event, and other regulatory measures would reduce geohazards impacts to below the level of significance. As a result, cumulative impacts would be minimized and less than significant. Consistent with the Certified EIR, the proposed project would not result in a significant adverse cumulative impact to geology and soils as the proposed project is strictly an architectural and functional design overlay. In addition, the proposed project does not increase underlying development capacity, nor does it override mandatory safety regulations. All future development, regardless of ODS requirements, is obligated to follow the CBC and requires site-specific geotechnical investigations to mitigate risks from seismic shaking, liquefaction, landslides, and expansive soils. Therefore, the proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts related to geology and soils.

3.7 GREENHOUSE GAS EMISSIONS

This section evaluates the effects on greenhouse gas (GHG) emissions from the proposed project. This Addendum relies on and incorporates by reference the physical setting and regulatory setting as described in Section 3.5, *Energy, Climate Change, and Greenhouse Gases*, of the Certified EIR. Potential impacts to GHG emissions from the proposed project are discussed relative to the conclusions in the Certified EIR. The Certified EIR determined that the implementation of the General Plan 2040 would result in less than significant GHG emissions impacts, with no mitigation measures required. Consistent with the Certified EIR, the proposed project was evaluated with regard to the General Plan 2040, the CARB Scoping Plan Update, Executive Orders S-3-05 and B-48-18, SCAG's Connect SoCal, and the City's CAP.

3.7.1 Setting

The project setting for GHG emissions is the same as that considered in the Certified EIR. A review of available records and literature determined that new GHG emissions information has become available since the Certified EIR, including (1) a 2024 update to Connect SoCal, which includes a revision from CARB to set more stringent GHG reduction targets for the SCAG region at 8 percent below 2005 per capita emissions levels by 2020 and 19 percent below 2005 per capita emissions levels by 2035,¹³ and (2) a 2022 update to the CARB Scoping Plan,¹⁴ which includes more stringent GHG reduction goals compared to the 2017 Scoping Plan update analyzed in the Certified EIR. While these regional plan updates are reviewed for consistency, the updates to SCAG's Connect SoCal and the CARB Scoping Plan would not result in substantial changes to the regional framework analyzed in the Certified EIR with respect to GHG emissions and, thus, would not result in changes to the findings made in the Certified EIR.

3.7.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to GHG emissions was evaluated in relation to the following questions as stated in Appendix G of the 2025 CEQA Guidelines.

- (a) *Would the proposed project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to generating direct or indirect GHG emissions that may have a significant impact on the environment. The Certified EIR determined that the General Plan 2040 would result in less than significant impacts. According to AB 32, GHG emissions are defined as emissions of the following gases: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). While SCAG's Connect SoCal and the CARB Scoping Plan have been updated since adoption of the

¹³ Southern California Association of Governments. 2024. Connect SoCal: A Plan for Navigating to a Brighter Future. <https://scag.ca.gov/sites/default/files/2024-05/23-2987-connect-socal-2024-final-complete-040424.pdf> (accessed November 5, 2025).

¹⁴ California Air Resources Board. December 2022. 2022 Scoping Plan for Achieving Carbon Neutrality. <https://ww2.arb.ca.gov/sites/default/files/2023-04/2022-sp.pdf> (accessed November 3, 2025).

Certified EIR to set more stringent GHG reduction targets, these updates would not change the conclusions of the Certified EIR, and the proposed project would not conflict with the reduction targets. Future development in the City that would be subject to the proposed project would continue to be subject to the most recent versions of SCAG's Connect SoCal and the CARB Scoping Plan to meet the most recent reduction targets. The proposed project is a set of design standards and does not increase development capacity; as such, it would not result in unplanned development in the City beyond the development that was evaluated for GHG emissions in the Certified EIR. As found in the Certified EIR, future multifamily residential and mixed-use development subject to the proposed project would have the potential to emit these GHG emissions from area, energy, and mobile sources. However, there would be no additional development that would increase VMT as a result of the proposed project compared to the Certified EIR (see Section 3.13, *Transportation*). Thus, no additional GHG emissions from vehicular travel, as measured by VMT, would result from the proposed project. Similarly, the proposed project would not involve area or energy sources that would result in an exceedance in GHG emissions, and no additional development would occur that was not planned in the General Plan 2040 and considered in the Certified EIR. Furthermore, the application of the proposed project to future multifamily and mixed-use development would be subject to project-specific development review requirements and compliance with existing GHG emissions regulations. The proposed project includes a requirement for at least 25 percent of outdoor space to be dedicated to landscaping (e.g., shrubs, cover, and/or trees) for walk-up flats, courtyard multifamily buildings, wrap buildings, and urban blocks, which could provide for an increase in available carbon storage opportunities within the City.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to generating direct or indirect GHG emissions that may have a significant impact on the environment.

(b) Would the proposed project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to any conflicts with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. As with the Certified EIR, the proposed project would result in less than significant impacts. The proposed project would comply with existing energy regulations, including the most recent versions of the General Plan 2040, the CARB Scoping Plan Update, Executive Orders S-3-05 and B-48-18, SCAG's Connect SoCal, and the City's CAP. While SCAG's Connect SoCal and the CARB Scoping Plan have been updated since adoption of the Certified EIR to set more stringent GHG reduction targets, these updates would not change the conclusions of the Certified EIR, and the proposed project would not conflict with the reduction targets. Future development in the City that would be subject to the proposed project would continue to be subject to the most recent versions of SCAG's Connect SoCal and the CARB Scoping Plan to meet the most recent reduction targets. The proposed project is a set of design standards and does not increase development capacity; as such, it would not result in unplanned development in the City beyond the development that was evaluated for GHG emissions in the Certified EIR. The application of the proposed project to future multifamily and mixed-use development would be subject to project-specific development review requirements. The proposed project includes landscaping design standards for a variety of building types which could provide for an increase in available carbon storage opportunities within the City.

The proposed project does not propose new development and would not alter the growth projections analyzed in the Certified EIR. The proposed project also does not increase the overall development capacity or change the level of intensity that was the basis for the Certified EIR analysis. As such, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to conflict with applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to GHG emissions. No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to GHG emissions for the proposed project not previously evaluated in the Certified EIR. The Certified EIR found that the General Plan 2040 would not result in cumulatively considerable impact to the generation of direct or indirect GHG emissions and regarding conflict with goals, policies, and regulations established for reducing GHG emissions. Consistent with the findings of the Certified EIR, implementation of the proposed project would not result in a cumulatively considerable impact on GHG emissions. The proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts to GHG emissions.

3.8 HAZARDS AND HAZARDOUS MATERIALS

This section evaluates the potential impacts associated with hazards and hazardous materials resulting from the proposed project. This Addendum relies on and incorporates by reference the physical setting and regulatory setting as described in Section 3.7, *Hazards, Hazardous Materials, and Wildfire*, of the Certified EIR. This analysis assesses the potential impacts associated with the use, transport, or disposal of hazardous materials, hazardous materials sites, airport hazards, emergency response planning, and wildfire hazards. Potential impacts are discussed relative to the conclusions in the Certified EIR.

3.8.1 Setting

The project setting for hazards and hazardous materials is consistent with that considered in the Certified EIR. The proposed project would not alter the physical or regulatory conditions described in the Certified EIR.

3.8.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to hazards and hazardous materials was evaluated in relation to the following questions as stated in Appendix G of the State CEQA Guidelines.

- (a) *Would the proposed project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the routine transport, use, or disposal of hazardous materials. The Certified EIR analyzed the potential for hazardous materials generation from the construction activities associated with the General Plan 2040. The construction and operation of new multi-family and mixed-use buildings includes the routine use of common hazardous materials such as cleaning agents, landscaping chemicals, vehicle fluids, fuels, oils, and construction related materials. The Certified EIR concluded that the implementation of applicable federal, state, and local regulations and policies would be sufficient to lessen the risk of death, injury, and property loss.

The routine use of hazardous materials by the proposed project is limited to materials commonly found in residential and low-intensity commercial settings, such as paints, cleaning agents, and landscape chemicals. Since the proposed project is limited to aesthetic details and architectural goals that require specific exterior finishes or color schemes, the proposed project would not increase the volume of construction, operational hazardous materials, or waste generated beyond what was anticipated and deemed less than significant in the Certified EIR. All handling, storage, and transport of hazardous materials and waste associated with future development remain subject to a robust regulatory framework, including federal, state, and local regulations (e.g., Resource Conservation and Recovery Act, Emergency Planning and Community Right-to-Know Act, Hazardous Materials Transportation Act, California Health and Safety Code, and the Consolidated Fire Code). Compliance with the Hazardous Materials Business Plan (HMBP) for threshold quantities and regulations specifying storage areas designed to prevent accidental

release and protect against fire or health hazards remains mandatory. Since there are currently no permitted hazardous waste facilities in the City, disposal practices are governed strictly by state and local standards. Furthermore, the Certified EIR noted that the General Plan 2040 includes policies that seek to lessen the risk from transport by minimizing truck traffic through residential areas and promoting safe goods distribution. The transport of hazardous materials is primarily related to General Plan 2040 construction development (fuel deliveries), and the movement of household/commercial hazardous waste would not be affected by the proposed project. Since the proposed project would not result in land use changes or increase traffic volumes beyond the Certified EIR, the proposed project would not increase the number of vehicles transporting materials on highways (SR-57 and SR-60) or local roads. Existing regulations and policies manage the safety risks associated with transport. The proposed project does not introduce new types of hazards, increase the scale of hazardous materials used beyond the General Plan's projections, or override any mandatory federal, state, and local regulations that promote safe handling, storage, and emergency response.

The proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to routine transport, use, or disposal of hazardous materials.

(b) Would the proposed project create a significant hazard to the public or the environment through reasonably foreseeable upset and accidental conditions involving the release of hazardous materials into the environment?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to the accidental release of hazardous materials. The Certified EIR concluded that, given the existing regulations and programs and the General Plan 2040 policies that address the potential for hazardous materials upsets and promote the ability of emergency services to respond to incidents, impacts associated with the release of hazardous materials into the environment would be less than significant.

The potential releases of hazardous materials associated with the proposed project are the same as described in the Certified EIR. The Certified EIR describes new development (housing and mixed-use) could increase the risk of the potential upset of routinely used hazardous materials, such as household cleaners and landscaping chemicals, but these would not be present in sufficient quantities to pose a significant risk to the public and must be used in accordance with all applicable laws and regulations. The implementation of the proposed project does not alter site grading, construction methods, or safety protocols. Therefore, the same potential impacts associated with site contamination that were described in the Certified EIR could occur with the proposed project. Grading, drilling, or excavation at a future development site have the potential to mobilize hazardous materials (if currently present in the soil), which could result in exposure of personnel and other sensitive receptors, such as plants and wildlife, to contaminant levels that could result in short- and long-term health effects. Accidental release from operational and construction activities would be addressed through mandatory regulatory compliance. All future development remains subject to existing regulations regarding storage, transport, and safety protocols designed to prevent accidental releases, and facilities handling hazardous materials are subject to routine inspections by the Los Angeles County Fire Department. Furthermore, construction activities for future development must also adhere to strict protocols regarding the handling and storage of construction related hazardous materials, as well as Occupational Safety and Health Administration (OSHA) worker safety standards. The proposed project is an architectural design guide and has no role in regulating the use, storage, or handling of hazardous

materials or the remediation of contaminated sites. As such, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to the reasonably foreseeable upset and accidental conditions involving the release of hazardous materials into the environment.

- (c) *Would the proposed project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the emission of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The Certified EIR concluded that the General Plan 2040 would result in less than significant impacts regarding hazardous emissions and materials within one-quarter mile of a school. The Certified EIR conclusion noted that the most intense uses likely to handle acutely hazardous materials (e.g., Light Industrial) are confined to specific areas, with only one school, Walnut Elementary, falling within a quarter mile of such designation. The proposed project would only apply to multifamily and mixed-use projects, meaning it would not increase exposure of students to industrial hazardous materials beyond what was identified in the Certified EIR. The proposed project would not change the type of land uses allowed or intensity the manufacture, use, transport, or disposal of hazardous materials, within one-quarter mile of any of the 14 existing schools identified in the Certified EIR. The allowed land uses remain limited to residential, commercial, or mixed-use, which are generally not substantial emitters or handlers of acutely hazardous waste. The General Plan 2040 has policies in place (e.g., PS-P-26) that prohibit the development of projects anticipated to emit hazardous air emissions or handle extremely hazardous substances within one-quarter mile of a school. The proposed project would not interfere with the Local Hazard Mitigation Plan and Emergency Operations Plan's (EOP) (PS-G-8) ability to respond to local hazards, including hazardous materials incidents, and to plan for the protection of critical facilities (i.e., schools). Furthermore, the small quantities of routine hazardous materials (household cleaners, paints, etc.) associated with the proposed project would be the same as those considered in the Certified EIR analysis; these types of hazardous materials are not present in sufficient quantities to pose a significant risk to the public or schools and are subject to mandatory state regulations. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

- (d) *Would the proposed project be located on a site which is included on a list of hazardous materials site compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to development on designated hazardous materials sites. The Certified EIR acknowledges the existence of numerous sites in the City that are included on the "Cortese List" (Government Code No. 65962.5) or require further investigation (as depicted in Figure 3.7-1 and Table 3.7-1 of the Certified EIR). These sites, often located along major local roadways (e.g., Diamond Bar Boulevard, Grand Avenue, Golden Springs Drive), have experienced releases resulting in soil and groundwater contamination. The Certified EIR

concluded that, while redevelopment of these sites could potentially pose a hazard, the impact would be less than significant because these sites are strictly regulated by existing federal and state policies and are in various stages of the mandatory cleanup process. The proposed project, which guides architectural and site design elements (e.g., building placement, facade articulation) for future multifamily and mixed-use development, has no influence, jurisdiction, or impact over the environmental cleanup, remediation, or regulatory compliance required for contaminated sites. The proposed project would not change the underlying zone or increase the maximum density or intensity of development allowed on these specific sites. Therefore, the proposed project would not increase the degree of intrusion into contaminated soil or groundwater beyond the scope already anticipated and analyzed by the Certified EIR. Compliance with the established regulatory framework will continue to ensure that impacts related to development on designated hazardous material sites are appropriately addressed. The proposed project is a design standard that would not modify the regulatory or remedial requirements governing Cortese List sites. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to development on designated hazardous materials sites.

- (e) *For a proposed project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to airport-related safety hazards or excessive noise for people residing or working in the proposed project area. The Certified EIR concluded that the implementation of the General Plan 2040 would have no impact on an airport-related safety hazard because there is no public airport located within two miles of the City. The closest facility, Brackett Field, is located over six miles away, and its Air Impact Assessment (AIA) area does not overlap with the City. The proposed project would apply to the entire City, which is not located within two miles of a public airport or public use airport. Since the proposed project is entirely outside the relevant airport safety and noise influence zones, the proposed project would not result in a safety hazard or excessive noise for people residing or working in the project area related to airport operations. Consistent with the findings of the Certified EIR, the project would have no impact related to an airport-related safety hazard or excessive noise. Thus, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to airport noise.

- (f) *Would the proposed project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to interference with an adopted emergency response plan or emergency evacuation plan. The Certified EIR established that the overall buildout of the General Plan 2040 would result in less than significant impacts to emergency response due to the enforcement of existing regulations and specific General Plan 2040 policies. Compliance with the General Plan 2040's policies regarding emergency access, evacuation route development, and roadway development would ensure that emergency vehicle movement could efficiently access all parts of the planning area. The proposed project is a design guide and would not authorize new infrastructure, change the function of existing roadways, or affect the protocols established

in the City's adopted emergency plans. The proposed project includes requirements for building placement and parking (e.g., Principle 8: Parking and Vehicle Areas) that seek to place parking at the rear of buildings and prioritize street frontage. These requirements are intended to improve pedestrian experience and visual quality, and they do not supersede the requirements of the Fire Code or the City's Engineering Division. Future multifamily and mixed-use development must still undergo development review to ensure compliance with the Los Angeles County Fire Code and the Diamond Bar Emergency Operations Plan (EOP). This mandatory review dictates minimum driveway widths, turning radii, and fire department access routes necessary for the movement of emergency vehicles. Aesthetic or site design standards in the proposed project cannot be approved if they conflict with minimum fire and emergency access requirements. Future development projects, to which the ODS applies, would still be required to be reviewed by the Los Angeles County Fire Department and other relevant emergency service providers to ensure compliance with all mandatory access, water flow, and life safety standards. The ODS does not modify or interfere with these regulatory mechanisms. The proposed project would not introduce any elements or changes to primary circulation that would physically interfere with designated emergency evacuation routes. Since the ODS is subordinate and works in tandem with the mandatory Fire Code and the City's EOP (General Plan Policy PS-G-8), the proposed project would have no potential to physically interfere with an adopted emergency response or evacuation plans. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to interference with an adopted emergency response plan or emergency evacuation plan.

(g) *Would the proposed project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to wildland fire risk. The Certified EIR assessed wildfire risk for the General Plan 2040 buildout and determined impacts would be less than significant with adherence to regulatory requirements. The proposed project does not include new development or increase the intensity of development beyond the buildout already analyzed in the Certified EIR. The proposed project would likewise not expand the development footprint into areas adjacent to wildlands or Wildland-Urban Interface (WUI) zones. All developments in or near a Very High Fire Hazard Severity Zone (VHFHSZ) must comply with the California Public Resources Code and the Los Angeles County Fire Code, including defensible space, fire-resistant building materials, and fuel modification zones. The ODS has an emphasis on durable, high-quality, and non-combustible exterior materials that provide incidental support for fire-safe building practices, which are mandatory under the California Building Code and Fire Code. The proposed project is limited to urbanized areas; therefore, the proposed project would not expose people or structures to a new or increased risk related to wildland fires beyond the analysis already contained in the Certified EIR. The proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to wildland fire risk.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to hazards and hazardous materials. No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to hazards and hazardous materials for the proposed project that were not previously analyzed in the Certified EIR. The proposed project would result in no new significant cumulative impacts related to hazards and hazardous materials than those disclosed in the Certified EIR. Due to rigorous state and federal regulatory frameworks covering hazardous material handling, site cleanup, and mandatory fire safety compliance, cumulative impacts would be less than significant. Implementation of the proposed project does not conflict with or otherwise negate any existing mandatory hazard reduction policies. Furthermore, the proposed project would not add new physical development or increase the severity of any underlying hazard exposure beyond the baseline established in the Certified EIR. Therefore, the proposed project would not introduce any new types of hazardous activities, result in any additional development, or undermine the protective regulatory environment. The cumulative impact related to hazards and hazardous materials remains less than significant, consistent with the findings of the Certified EIR. The proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts related to hazards and hazardous materials.

3.9 HYDROLOGY AND WATER QUALITY

This section discusses the effects on hydrology and water quality from the proposed project. This Addendum relies on and incorporates by reference the project setting and regulatory setting as described in Section 3.8, *Hydrology and Water Quality*, of the Certified EIR. Potential impacts to hydrology and water quality from the proposed project are discussed relative to conclusions in the Certified EIR. The Certified EIR determined that the implementation of the General Plan 2040 would result in less than significant impacts to hydrology and water quality, with no mitigation measures required. Consistent with the Certified EIR, hydrology and water quality impacts were evaluated in relation to the General Plan 2040, groundwater basin data from the California Department of Water Resources,¹⁵ and National Flood Insurance Program Flood Insurance Rate Maps for Los Angeles County.¹⁶

3.9.1 Setting

The environmental and regulatory setting for Hydrology and Water Quality remains unchanged from that described in the Certified EIR. A review of available records and literature confirms that no new information of importance has been identified since the Certified EIR, including changes to regulations or permitting requirements regulated by the Federal Clean Water Act (CWA), the State Water Resources Control Board, the Construction General Permit (CGP), the Greater Los Angeles County Region Integrated Regional Water Management Plan (GLACR IRWM), or the City of Diamond Bar Water Pollution Control Regulations including the Stormwater and Urban Runoff Pollution Control Ordinance.

3.9.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to hydrology and water quality was evaluated in relation to the following questions in Appendix G of the State CEQA Guidelines.

- (a) *Would the proposed project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the potential violation of water quality standards. The proposed project primarily dictates aesthetic and functional design components (e.g., sense of place, style, details) for specific types of development and substantial improvements, and does not require new construction, operation, or maintenance activities that would deviate from the types of activities, or the associated impacts, already analyzed and addressed in the Certified EIR.

As discussed in the Certified EIR, the General Plan 2040 may result in local and temporary impacts related to water quality during construction, but such impacts would be less than significant due to compliance with federal, state, and local water quality regulations and General Plan 2040 policies. The proposed project would not alter the fundamental construction scenario,

¹⁵ California Department of Water Resources. 2003. California's Groundwater. Bulletin 118 – Update 2003.

¹⁶ Federal Emergency Management Agency. 2008. National Flood Insurance Program Flood Insurance Rate Map for Los Angeles County and Incorporated Areas.

scale, or duration of future development; the proposed project establishes ODS for projects that already fall under the scope of the Certified EIR. Consistent with the Certified EIR, to minimize impacts to surface and ground water quality, measures to minimize and contain erosion and sedimentation would be implemented in accordance with the Los Angeles County Grading Code, and a grading permit would be submitted to the County for approval prior to commencement of any construction activities. Furthermore, for projects that disturb more than one acre, compliance with the NPDES General Construction Permit would be required. As required by this permit, future development would develop a SWPPP and comply with any regional requirements to meet State water quality objectives. To prevent hazardous materials from entering drainages and affecting water quality, future development would be required to implement a Hazardous Materials Business Plan and submit it to the Los Angeles County Environmental Health Services Department for review and approval. Though local and temporary water quality impacts are possible during the construction of developments that would be subject to the proposed project, any future development would implement NPDES compliance, which is designed to minimize and mitigate potential impacts, as specified in the Certified EIR.

The proposed project would not require construction, operation, or maintenance efforts that were not previously addressed in the Certified EIR. Impacts related to water quality standards or waste discharge requirements are expected to be less than significant as described in the Certified EIR. The City's existing development review process, which would incorporate the proposed ODS checklist, and the mandatory regulatory framework (e.g., NPDES, SWPPP, Grading Code) require future development demonstrate compliance with all required water quality permits prior to commencement of construction activities. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to water quality standards or waste discharge requirements.

(b) Would the proposed project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to groundwater supplies or groundwater recharge. The Certified EIR concluded that the General Plan 2040 would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge, and impacts would be less than significant. The General Plan 2040 contains policies that are specifically designed to support groundwater recharge and conserve groundwater. These policies include the goal of preserving permeable surfaces, ridgelines, and hillsides, which directly aids in maintaining the natural filtration and recharge capabilities of the land. The City's Water Pollution Ordinance and General Plan 2040 policies also aim to protect groundwater from potential sources of contamination, thereby ensuring the quality of the resource. In addition, the Certified EIR noted that groundwater-supplied recycled water could be a potential source for landscape irrigation, reducing potential impacts on imported and surface potable water supplies.

The proposed project does not increase the maximum number of dwelling units, building square footage, or site coverage allowed by the existing zoning. Therefore, the proposed project does not increase the City's overall water demand or impervious surface area beyond what was already analyzed in the Certified EIR, nor does it override the City's existing conservation policies. Any increase in new impervious surface would be localized and distributed, constituting a small fraction of the City's overall permeable surface area. The proposed project would not have a measurable effect on groundwater recharge at the basin level. Any small, localized increase in

runoff would be managed by existing stormwater regulations and Low Impact Design (LID) standards (as discussed in the Certified EIR) and would not result in a significant impact to the overall volume of groundwater recharge. The proposed project would not fundamentally alter the scale of development or the regulatory environment pertaining to water conservation and stormwater management established by the Certified EIR. The proposed project would not introduce new or greater impacts related to groundwater demand or interfere with groundwater recharge beyond the levels previously determined to be less than significant in the Certified EIR. Accordingly, the proposed project would not impede on sustainable groundwater management of the basin, and impacts related to groundwater supplies and recharge remain less than significant. Accordingly, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to groundwater supplies or recharge.

(c) *Would the proposed project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

i. Result in a substantial erosion or siltation on- or off-site?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to substantially altering the existing drainage patterns. The Certified EIR determined that development or redevelopment anticipated by the General Plan 2040 could increase impervious surfaces, such as roofs, patios, driveways, and parking areas and lead to increased stormwater flow, but impacts would be less than significant. The Certified EIR states the majority of development that could occur in the City would be redevelopment of areas with already impervious surfaces and would comply with City ordinances and General Plan 2040 policies that reduce erosion. The proposed project would not change the requirements for all future development disturbing over one acre to develop and implement a SWPPP and comply with the NPDES Construction General Permit. The proposed project does not override any water quality regulatory requirements or alter standard construction practices that are already subject to the Los Angeles County Grading Code. As such, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts from erosion or siltation.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to surface runoff. The Certified EIR already analyzed the maximum potential increase in impervious surfaces and runoff. The Certified EIR determined that development or redevelopment anticipated by the General Plan 2040 could increase impervious surfaces, such as roofs, patios, driveways, and parking areas and lead to increased stormwater flow, but impacts would be less than significant. The Certified EIR states the majority of development that may occur in the City is redevelopment of areas with already impervious surfaces and would comply with City ordinances and General Plan 2040 policies that reduce runoff. The proposed project applies to development already considered in the Certified EIR; it would not increase the maximum impervious area beyond what was previously considered. Furthermore, post-development runoff is regulated by the MS4 Permit (Order No. R4-2012-0175) and local ordinances, which mandate the incorporation of LID practices to detain, retain, or treat

runoff and prevent an increase in post-development flow rates that could cause flooding. These practices are designed to manage runoff rate and volume to prevent new flooding, regardless of the architectural style required by the proposed project. For these reasons, impacts associated with the proposed project would be less than significant and the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts from surface runoff that could result in flooding.

- iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to runoff in excess of stormwater drainage systems. The Certified EIR determined that development or redevelopment anticipated by the General Plan 2040 could increase impervious surfaces, such as roofs, patios, driveways, and parking areas and lead to increased stormwater flow, but impacts would be less than significant. The Certified EIR states the majority of development that may occur in the City is redevelopment of areas with already impervious surfaces and would comply with City ordinances and General Plan 2040 policies that reduce runoff and pollution. Stormwater drainage capacity is managed through adherence to the MS4 Permit's Hydromodification Management requirements which include engineering controls and detention/retention features to ensure that the post-development hydrograph does not substantially exceed the pre-development hydrograph. Polluted runoff is strictly controlled by BMPs required by the MS4 Permit. The ODS requirements in the proposed project, such as providing off-street parking in surface lots or garages at the rear of buildings (Principle 8) or orienting building façades (Principle 5), relate to site layout but do not introduce new or substantial sources of pollution not previously addressed in the Certified EIR. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to existing or planned stormwater draining systems or providing additional sources of polluted runoff.

- iv. Impede or redirect flood flows?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to impeding or redirecting flood flows. The Certified EIR determined that development or redevelopment anticipated by the General Plan 2040 could change site layouts, but impacts would be less than significant. The Certified EIR states the majority of development that may occur in the City is redevelopment of areas with already impervious surfaces and would comply with City ordinances and General Plan 2040 policies that reduce flood flows. The proposed project does not contain specific mandates for grading or filling that would inherently impede flood flows. Future development in the City must comply with the City's Floodplain Management Ordinance and all required permits, which ensures flood flows are not redirected in a manner that causes off-site impacts. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts regarding flood flows.

- (d) *In flood hazard, tsunami, or seiche zones, would the proposed project risk release of pollutants due to project inundation?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the potential release of pollutants in flood hazard, tsunami, or seiche zones. The Certified EIR found that impacts would be less than significant because the City is located sufficiently inland to be out of what would be considered a potential hazard area for seiches, tsunamis, and sea level rise. The proposed project would not require or encourage the placement of development or new significant sources of pollutants within high-risk inundation zones that were not already anticipated by the Certified EIR. Any future development subject to the proposed project must comply with state and local regulations for the storage and management of hazardous materials and waste, which minimizes the risk of pollutant release during an inundation event. Future development must comply with all federal, state, and local safety codes, including the preparation and implementation of a Hazardous Materials Business Plan (if required), which ensures that materials are stored to minimize the risk of release during an inundation event. Therefore, the proposed project would result in less than significant impacts regarding the risk of pollutant release due to inundation in flood hazard, tsunami, or seiche zones, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts regarding the risk of pollutant release due to such inundation.

- (e) *Would the proposed project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to a conflict with a water quality control plan or sustainable groundwater management plan. The Certified EIR found that impacts would be less than significant because development would be subject to the RWQCB requirements, the Diamond Bar City Code, and General Plan 2040 policies. Consistent with the Certified EIR, development subject to the proposed project would continue to be subject to those requirements. Future development associated with the proposed project would not conflict with the MS4 Permit (NPDES Permit CAS004001) or the City's Stormwater and Urban Runoff Pollution Control Ordinances. The proposed project must adhere to these mandatory regulatory requirements, including the use of source control, treatment, and LID BMPs. The proposed project would not affect the water demand projections in the General Plan 2040 and would not override the General Plan's policies that are designed to preserve permeable surfaces, reduce impervious areas, and support groundwater recharge. The Certified EIR states the General Plan 2040's goals and policies ensure that water quality is protected to the maximum extent practicable. Thus, the proposed project would not substantially degrade water quality or impede sustainable groundwater management and impacts would be less than significant. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts that would conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to hydrology and water quality. No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to hydrology and water quality for the proposed project that were not previously analyzed in the Certified EIR. The Certified EIR analyzed the cumulative impacts of full buildout under the General Plan 2040, which includes the maximum potential for new impervious surfaces, increased runoff, and associated water quality degradation from anticipated future development and redevelopment in the City. The Certified EIR concluded that the impacts to hydrology and water quality were less than significant because the General Plan 2040 mandates rigorous regulatory compliance. Consistent with the Certified EIR, development subject to the proposed project would continue to be subject to the RWQCB requirements, the Diamond Bar City Code, and General Plan 2040 policies, ensuring that cumulative impacts to hydrology and water quality would remain less than significant with implementation of the proposed project. This conclusion is based on the function of the proposed project as a design overlay that works within the regulatory framework and cumulative growth assumptions of the Certified EIR. Therefore, the proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts related to hydrology and water quality.

3.10 LAND USE AND HOUSING

This section evaluates the effects on land use and housing from the proposed project. This Addendum relies on and incorporates by reference a project setting and regulatory setting as described in Section 3.9, *Land Use, Population, and Housing*, of the Certified EIR. Potential impacts to land use and housing from the proposed project are discussed relative to conclusions in the Certified EIR. The Certified EIR determined that impacts related to the physical division of an established community; conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect; and displacement of substantial numbers of existing people or housing, necessitating the construction or replacement of housing elsewhere, would be less than significant with no mitigation measures required. Consistent with the Certified EIR, land use and housing impacts from the proposed project were evaluated with regard to the General Plan 2040 and Title 22 (Development Code) of the Diamond Bar City Code.

3.10.1 Setting

The project setting for land use and housing is the same as that considered in the Certified EIR. However, while the Certified EIR considered the entire City, the study area for the proposed project is established as areas where the General Plan 2040 land use designations allow for multifamily residential and mixed-use development (Figure 1). A review of available records and literature determined that new housing information has become available since certification of the EIR, including the City's adoption of the 2021-2029 Housing Element Update. The 2021-2029 Housing Element Update conducted an analysis of the City's demographic and housing characteristics and subsequently projected housing needs based on the 2021-2029 RHNA. The RHNA is a key requirement for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 6th Housing Element cycle extending from July 2021 to October 2029. The RHNA for the 6th cycle was adopted by SCAG in March 2021. The total housing growth need for the City during the 2021–2029 planning period is 2,521 units, distributed by income category (Table 2, *2021–2029 Regional Housing Needs Assessment*).

**TABLE 3.10-1
2021–2029 Regional Housing Needs Assessment**

Very Low	Low	Moderate	Above Moderate	Total
844	434	437	806	2,521
Source: City of Diamond Bar. 2022. 2021-2029 Housing Element Update to the Diamond Bar General Plan 2040.				

3.10.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to land use and housing was evaluated in relation to the following questions as stated in Appendix G of the 2025 CEQA Guidelines.

(a) *Would the proposed project physically divide an established community?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified

significant impacts in relation to physically dividing an established community. The Certified EIR determined that the General Plan 2040 would result in less than significant impacts and would not physically divide any established community. The proposed project would not physically divide the community in the City since the proposed project would only apply toward the design of future multifamily and mixed-use development that is already planned in the General Plan 2040 and considered in the Certified EIR. Furthermore, Principle 4 of the ODS aims to “animate building edges on the ground floor to create an inviting Public Realm and pedestrian friendly environment and to support multi-modal development and mobility,” which would make it easier for the community to travel locally within the City. All future development projects subject to the ODS would also be subject to project-specific development review requirements and compliance with existing land use-based regulations that focus on improving land use.

The proposed project would not result in additional development or induce growth greater than what was considered in the Certified EIR. Rather, the proposed project would inform the design of future multifamily and mixed-use development that is already planned for within the City. As such, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to physically dividing an established community.

(b) Would the proposed project cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The Certified EIR found that the General Plan 2040 does not conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect; and amendments to the Diamond Bar City Code were required for consistency with the General Plan 2040. The Certified EIR concluded that impacts would be less than significant. As discussed in Section 2, *Project Description*, implementation of the proposed project would require amendments to Title 22 (Development Code) of the Diamond Bar City Code. All future development projects subject to the ODS would also be subject to project-specific development review requirements and compliance with existing land use-based regulations that focus on improving land use.

As the proposed project would not result in additional development or induce growth greater than what was considered in the Certified EIR, the project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts that would conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

(c) Would the proposed project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to inducing substantial unplanned population growth. The Certified EIR determined that the City would undergo planned population growth through 2040 that was analyzed throughout the Certified EIR, particularly concentrated in four focus areas, including a

new Town Center and mixed-use neighborhood. The Certified EIR determined that housing growth under the General Plan 2040 would be sufficient to accommodate the associated increase in population. The proposed project would not induce substantial unplanned growth in an area, either directly or indirectly. The proposed project would only apply toward the design of future multifamily and mixed-use development that has been planned for in the General Plan 2040 and considered in the Certified EIR. The proposed project does not propose new development and would not alter the land use designations and growth projections analyzed in the Certified EIR. The proposed project does not increase the overall development capacity, modify the General Plan land use boundaries, or change the level of intensity that was the basis for the Certified EIR's analysis. Additionally, the proposed project would not extend utility infrastructure or extend roads that would support additional housing in new areas of the City. Finally, the proposed project does not include provisions for new businesses or other commercial development that could require a new workforce that would lead to population growth or demand for housing.

As the proposed project would not result in additional development or induce growth greater than what was considered in Certified EIR, the project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to the inducement of substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

(d) *Would the proposed project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to displacing people or housing. The Certified EIR found that the General Plan 2040 would result in less than significant impacts and would not displace substantial numbers of people or housing, as it would increase the overall number of dwelling units and incentivize housing development. As with the Certified EIR, the proposed project would result in less than significant impacts in relation to displacing substantial numbers of existing people or housing. The proposed project does not contain any provisions for removal of housing; rather, adoption of ODS would allow the City to utilize existing State legislation options for streamlining housing development. As described in Section 2, *Project Description*, adoption of ODS encourages streamlined housing production through SB 35, SB 6, and AB 2011. As such, the proposed project would not displace substantial numbers of existing people or housing but, rather, provide a benefit to housing in the community. Therefore, the proposed project would not result in new significant impacts or a substantial increase in the severity of previously identified significant impacts related to displacing substantial numbers of existing people or housing, necessitating the construction or replacement housing elsewhere.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to land use or housing. No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to land use or housing for the proposed project that were not previously analyzed in the Certified EIR. As evaluated in the Certified EIR, impacts from the physical division of an established community and from conflict with existing

plans are not cumulative in nature; however, population growth and housing impacts can be cumulative in nature through direct and indirect effects. The Certified EIR determined that the General Plan 2040 would have a less than cumulatively considerable contribution to impacts on land use and housing. As discussed above, there would be no additional development or induce growth greater than what was considered in Certified EIR, and the proposed project would only apply toward the design of future multifamily and mixed-use development that has been planned in the General Plan 2040 and considered in the Certified EIR. Consistent with the findings of the Certified EIR, cumulative impacts to land use and housing would remain less than significant with implementation of the proposed project, when compared to the General Plan 2040. The proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts related to land use and housing.

3.11 NOISE

This section evaluates the potential noise effects from the proposed project. This Addendum relies on and incorporates by reference the project setting and regulatory setting as described in Section 3.10, *Noise*, of the Certified EIR. Potential impacts are discussed relative to conclusions in the Certified EIR. The Certified EIR determined that implementation of the General Plan 2040 would result in less than significant impacts regarding the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; and the generation of excessive groundborne vibration or groundborne noise levels. The Certified EIR determined that there would be no impact regarding excessive noise level exposure due to public or private airport proximity. Consistent with the Certified EIR, noise generated from the proposed project was evaluated with regard to the City's General Plan 2040 Noise Element; and Diamond Bar City Code Sections 8.12.530, 8.12.540, 8.12.720, and 8.12.840. Based on a review of established local general plan or noise ordinance, or applicable standards of other agencies covering the project area, the regulatory framework for noise remains consistent with the Certified EIR.

3.11.1 Setting

The project setting for noise remains consistent with the setting considered in the Certified EIR.

3.11.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts from noise was evaluated in relation to the following questions as stated in Appendix G of the State CEQA Guidelines.

- (a) *Would the proposed project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The Certified EIR found that impacts from traffic, construction, railway noise would be less than significant, and that stationary noise would be less than significant with adherence to General Plan 2040 policies. The application of the proposed project to future multifamily housing and mixed-use development would be subject to development review requirements and compliance with existing regulations that focus on improving noise, such as those in the City's General Plan 2040 Noise Element; and Diamond Bar City Code Sections 8.12.530, 8.12.540, 8.12.720, and 8.12.840.

The proposed project does not propose new development and would not alter the land use designations and growth projections analyzed in the Certified EIR. The proposed project would not increase the overall development capacity or change the level of intensity that was the basis for the Certified EIR's analysis. Therefore, the proposed project would not result in a new significant

impact or a substantial increase in the severity of previously identified significant impacts related to the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

(b) Would the proposed project result in generation of excessive groundborne vibration or groundborne noise levels?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the generation of excessive groundborne vibration or groundborne noise levels. The application of the ODS to future multifamily and mixed-use development within the City would be consistent with the construction phases, activities, and anticipated construction equipment outlined in the Certified EIR. Any change in construction noise from future multifamily housing and mixed-use development would be, therefore, negligible. Compared to the Certified EIR, there would be no new groundborne vibration and noise during operations as the proposed project would not result in additional development beyond what is analyzed in the Certified EIR. The application of the proposed project to future multifamily housing and mixed-use development would be subject to development review requirements and compliance with existing regulations that focus on reducing noise and vibration.

The proposed project does not propose new development and would not alter the land use designations and growth projections analyzed in the Certified EIR. The proposed project would not increase the overall development capacity or change the level of intensity that was the basis for the Certified EIR's analysis. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to an excessive generation of groundborne vibration or groundborne noise levels.

(c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to a project located within an airport land use plan or within two miles of a public use airport or private airstrip. The Certified EIR confirmed that the City is not located within an airport land use plan or within two miles of a public use airport or private airstrip. The City of La Verne hosts the closest airport, Brackett Field Airport, located approximately 3.5 miles from the northernmost boundary of the City.

As the proposed project would not result in additional development beyond the Certified EIR, or result in any new or additional growth within or near an airport land plan or within two miles of a public use airport or private airstrip area, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to excessive noise level exposure due to public or private airport proximity.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to noise. No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to noise for the proposed project that were not previously analyzed in the Certified EIR. The Certified EIR determined that General Plan 2040 would result in less than significant cumulative impacts regarding the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; and an excessive generation of groundborne vibration or groundborne noise levels. Consistent with the findings of the Certified EIR, cumulative impacts to noise would remain less than significant with the implementation of the proposed project, as it is a set of design standards that does not contain provisions for additional development beyond what was evaluated in the Certified EIR. Therefore, the proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts in relation to noise.

3.12 PUBLIC FACILITIES AND RECREATION

This section evaluates the potential impacts on public facilities and recreation from the proposed project. This Addendum relies on and incorporates by reference the project setting and regulatory setting as described in Section, 3.11, *Public Facilities and Recreation*, of the Certified EIR. Potential impacts to public services from the proposed project are discussed relative to the conclusions in the Certified EIR. The Certified EIR for the General Plan 2040 concluded that impacts on fire protection, police protection, schools, parks, and other public facilities would be less than significant due to compliance with existing regulations, General Plan policies, and the concentration of growth in areas already served by infrastructure. Consistent with the Certified EIR, public services for the proposed project were evaluated based on a review of the Los Angeles County General Plan, the Los Angeles County Code of Ordinances, and the Los Angeles County Fire Department Fuel Modification Plans and Wildlife Action Plan, the City of Diamond Bar Sheriff's Office, and the websites for the Pomona Unified School District (PUSD) and the Walnut Valley Unified School District (WVUSD). Review of available records and literature determined that no new information of substantial importance was identified that was not known at the time of the certification of the Certified EIR.

3.12.1 Setting

The project setting for public services and recreation remain consistent with those considered in the Certified EIR.

3.12.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to public facilities and recreation was evaluated in relation to the following questions as stated in Appendix G of the 2025 CEQA Guidelines.

- (a) *Would the proposed project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:*

- i. *Fire protection?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to substantial adverse physical impacts associated with the provision of, or need for, new or physically altered fire protection facilities. The Certified EIR determined that the anticipated population increase associated with the General Plan 2040 would not necessitate the construction of new fire stations, as new development anticipated by the General Plan 2040 would be efficiently located within three miles of existing stations, and new policies would reduce the need for new facilities. As stated in Section 3.10, *Land Use and Housing*, the proposed project does not propose new development, increase development capacity, change land use designations, extend utility infrastructure or roads, nor include provisions for new businesses. As such, the proposed project would not increase the projected

population or housing units that generate service demand. The proposed project, which sets ODS that regulate building design and site layout (e.g., parking, frontage), is subordinate to the Los Angeles County Fire Code and the City's emergency response protocols. The proposed project must satisfy mandatory requirements regarding building materials, fire flow, and minimum dimensions for emergency vehicle access and turning radius. The proposed project would not compromise the Fire Department's ability to maintain acceptable response times or service ratios. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to substantial adverse physical impacts associated with the provision of, or need for, new or physically altered fire protection facilities.

ii. Police protection?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to substantial adverse physical impacts associated with the provision of, or need for, new or physically altered police protection facilities. The Certified EIR determined that the anticipated population increase associated with the General Plan 2040 would not necessitate the construction of new police stations, as new development anticipated by the General Plan 2040 would be efficiently located within three miles of existing stations, and new policies would reduce the need for new facilities. As stated in Section 3.10, *Land Use and Housing*, the proposed project does not propose new development, increase development capacity, change land use designations, extend utility infrastructure or roads, nor include provisions for new businesses. As such, the proposed project would not increase the projected population or housing units that generate service demand. Therefore, implementation of the proposed project would not result in the need to construct new, or to physically alter existing, police protection facilities to maintain acceptable services. The design elements of the proposed project, such as requirements for enhanced pedestrian visibility, active frontages, and parking placement (Principle 8), could potentially improve Crime Prevention Through Environmental Design (CPTED) principles, which may reduce calls for service in new developments. The proposed project is expected to result in better-designed, safer environments without increasing the demand placed upon the Los Angeles County Sheriff's Department beyond the levels previously determined to be acceptable. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to substantial adverse physical impacts associated with the provision of, or need for, new or physically altered police protection facilities.

iii. Schools?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to substantial adverse physical impacts associated with the provision of, or need for, new or physically altered school facilities. The Certified EIR's analysis of the Diamond Bar public school system projected a net decline in student enrollment rates between 2017 and 2040, despite the addition of up to 3,264 new housing units. No new school facilities were required. The proposed project applies to multi-family residential and mixed-use units, but it does not increase the total number of units beyond the General Plan's scope. As stated in Section 3.10, *Land Use and Housing*, the proposed project does not propose new development, increase development capacity, change land use designations, extend utility infrastructure or roads, nor include provisions for new businesses. As such, the proposed project would not increase the projected population or housing units that generate service demand. Thus,

the demographic trends in the General Plan 2040 and the resulting determination that no new school facilities would be required remain valid. The proposed project would not affect the number of students generated or the service standards of the school district. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to substantial adverse physical impacts associated with the provision of, or need for, new or physically altered school facilities.

iv. Parks?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to substantial adverse physical impacts associated with the provision of, or need for, new or physically altered park facilities. The Certified EIR concluded that impacts to parks would be less than significant because the General Plan 2040 would improve the citywide parkland ratio (to 2.77 acres per 1,000 residents) and would utilize existing park dedication and fee ordinances. As stated in Section 3.10, *Land Use and Housing*, the proposed project does not propose new development, increase development capacity, change land use designations, extend utility infrastructure or roads, nor include provisions for new businesses. As such, the proposed project would not increase the projected population or housing units that generate service demand. The proposed project would not affect the number of residents or the park service standards of the City. Additionally, the proposed project establishes ODS that would require new multifamily and mixed-use projects to incorporate various forms of on-site private recreational open space (e.g., courtyards, common areas). The proposed project would minimize the demand placed on public parks by requiring high-quality, private recreational amenities within the new development projects. Specifically, the proposed project contains standards that are designed to encourage architectural diversity and ensure all buildings contribute to an active public realm while providing private outdoor amenities such as gardens, courtyards, and porches, where appropriate. The provision of these functional, on-site, private recreational spaces would lessen the demand on existing public neighborhoods and regional parks generated by residents, thereby protecting the service ratios and physical integrity of the public park system. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to substantial adverse physical impacts associated with the provision of, or need for, new or physically altered park facilities.

v. Other public facilities?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts on other public facilities. As stated in Section 3.10, *Land Use and Housing*, the proposed project does not propose new development, increase development capacity, change land use designations, extend utility infrastructure or roads, nor include provisions for new businesses. As such, the proposed project would not increase the projected population or housing units that generate service demand. The proposed project would not affect the number of residents or the service standards of the City. The proposed project would not influence the operational needs, staffing levels, or physical requirements of other public facilities, such as administrative or library facilities. The proposed project does not increase the projected growth, therefore, the demand for other public facilities remains consistent with the assumptions in the Certified EIR. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to substantial adverse physical impacts associated with the provision of, or need for, new or physically altered public facilities.

- (b) *Would the proposed project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the substantial physical deterioration of recreational facilities. The Certified EIR determined that impacts related to substantial physical deterioration of recreational facilities would be significant and unavoidable, as the potential increase in population anticipated by the General Plan 2040 could place additional physical demands on existing parks. The potential increase in population has the potential to increase the use of vital park elements such as vegetation, built structures, paths, and sport facilities, resulting in increased wear and tear and a shortened lifespan.

However, the implementation of the proposed project would not accelerate the physical deterioration of recreational facilities because the proposed project would not increase the City's population or growth rate beyond the levels analyzed in the Certified EIR (please see Section 3.10, *Land Use and Housing*). Moreover, the proposed project establishes ODS that would require new multifamily and mixed-use projects to incorporate various forms of high-quality, on-site, private outdoor amenities such as gardens, courtyards, and porches, where appropriate. This would ensure that new residents have immediate and attractive recreational options within their own development. By providing functional, well-designed private recreational space, the proposed project would disperse and absorb recreational usage that might otherwise fall onto public parks, supporting the longevity of existing neighborhood and regional parks and decreasing the severity of the significant impact identified in the Certified EIR. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to the substantial physical deterioration of recreational facilities.

- (c) *Does the proposed project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the construction or expansion of recreational facilities. The Certified EIR found that new park developments required to serve the General Plan's anticipated growth could result in adverse physical effects, including conversion of habitat, water pollution during construction, increased noise levels, and an increase in impermeable surfaces. However, the Certified EIR determined that with compliance with existing regulations and General Plan 2040 policies, the overall impact would be less than significant. The proposed project does not include or require the construction or expansion of any public recreational facilities (e.g., new public parks, public sports fields). The proposed project is a set of ODS that would include the incorporation of private recreational facilities (e.g., internal courtyards, communal plazas, and gardens) as features of new multifamily residential and mixed-use developments. Consistent with the Certified EIR, impacts associated with new recreation facilities would be less than significant with implementation of existing regulations and proposed General Plan policies. Additionally, new developments and associated private recreational spaces would be subject to project-specific CEQA requirements for environmental assessment. Therefore, the proposed project would not

result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to construction or expansion of recreational facilities.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to public facilities and recreation. No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to public facilities or recreation for the proposed project that were not previously analyzed in the Certified EIR. The Certified EIR determined that the General Plan 2040 would not result in cumulatively considerable adverse impacts to fire stations, police stations, schools, or other public facilities. However, the Certified EIR determined that the project population growth may result in a cumulatively considerable impact on parkland due to the overuse and degradation of existing park facilities, as the General Plan 2040 would not provide sufficient park access to all residents. Elements of the proposed General Plan 2040 were designed to minimize potentially cumulatively considerable environmental impacts of new development, including developing sustainable park and recreational facility design and planning standards. The proposed project is an architectural and functional design overlay that regulates the visual quality and on-site amenities of new development. As stated in Section 3.10, *Land Use and Housing*, the proposed project does not propose new development, increase development capacity, change land use designations, extend utility infrastructure or roads, nor include provisions for new businesses. As such, the proposed project would not increase the projected population or housing units that generate service demand. The proposed project would also not affect the number of residents or the service standards of the City, and it does not introduce any new demand for public services that was not already accounted for in the Certified EIR. The proposed project is an implementing tool that regulates the design of development already assessed in the Certified EIR. Further, the proposed project contains provisions that functionally reduce stress on public park resources due to the provision of private on-site amenities such as courtyards, plazas, and gardens. The proposed project thereby would reduce the overuse and degradation of existing public park facilities that was found in the Certified EIR. Therefore, the proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts to fire stations, police stations, schools, parks, or other public facilities.

3.13 TRANSPORTATION

This section evaluates the effects on transportation from the proposed project. This Addendum relies on and incorporates by reference a project setting and regulatory setting as described in Section 3.12, *Transportation*, of the Certified EIR. Potential impacts to transportation from the proposed project are discussed relative to conclusions in the Certified EIR. The Certified EIR determined that impacts related to conflict or inconsistency with State CEQA Guidelines Section 15064.3(b) would be significant and unavoidable, with no feasible mitigation available to reduce these impacts to a less than significant level. The Certified EIR determined that impacts related to conflicts with applicable plans, substantial increases in hazards due to a geometric design feature, and inadequate emergency access would be less than significant. Consistent with the Certified EIR, transportation impacts from the proposed project were evaluated with regard to the General Plan 2040.

3.13.1 Setting

A review of available records and literature determined that no new information of substantial importance was identified that was not known at the time of the certification of the Certified EIR. Thus, the project setting for transportation is consistent with the setting considered in the Certified EIR.

3.13.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to transportation was evaluated in relation to the following questions as stated in Appendix G of the State CEQA Guidelines:

- (a) *Would the proposed project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to a conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The proposed project would set new minimum design standards for future multifamily and mixed-use development throughout the City (see Section 2.2). These new minimum design standards would work in tandem with City regulations related to transportation and traffic, including Title 22 of the City's Development Code and General Plan 2040. Application of the proposed project to future multifamily and mixed-use development would be subject to project-specific development review requirements and compliance with existing regulations that focus on improving transportation and traffic.

As the proposed project would not result in additional development beyond what was considered in the Certified EIR, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to any conflicts with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

(b) Would the proposed project conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to a conflict or inconsistency with State CEQA Guidelines Section 15064.3(b). The Certified EIR found that the implementation of the General Plan 2040 would increase both resident and employee VMT per capita on a citywide basis, even with the City's goals and policies to reduce potential impacts. State CEQA Guidelines Section 15064.3(b) denotes criteria for the analysis of transportation impacts; specifically, the change in VMT as a result of a project. According to State CEQA Guidelines Section 15064.3(a), VMT refers to "the amount and distance of automobile travel attributable to a project."¹⁷ The proposed project is a design overlay that works within the regulatory framework and cumulative growth assumptions of the Certified EIR and would not add more vehicles compared to the Certified EIR; thus, there would be no increase in VMT as a result of the proposed project. According to Principle 4, the ODS aim to "support multi-modal development and mobility." Multi-modal development and mobility rely on expanding travel mode choice, which "will help to promote business, provide access to opportunity, and improve the quality of life across our state."¹⁸ Expanding travel mode choices helps to decrease overall VMT because of the availability of greater travel options (e.g., bicycles, ride-hailing services). Section 5.12 of the ODS (Appendix A) provides short-term guidelines regarding bicycle parking standards for site and open space standards. Therefore, there would be no conflict with State CEQA Guidelines Section 15064.3(b). As mentioned in Section 3.13, the application of the proposed project to future multifamily housing and mixed-use development would be subject to development review requirements and compliance with existing regulations that focus on improving transportation and traffic.

As there would be no increase in VMT from the application of the proposed project to future multifamily and mixed-use development, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts previously identified in the Certified EIR as it relates to CEQA Guideline Section 15064.3, Subdivision (b).

(c) Would the proposed project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to substantial increase in hazards due to a geometric design feature or incompatible uses. The Certified EIR found that impacts regarding an increase in hazards due to a design feature or incompatible uses would be less than significant with adherence to General Plan 2040 policies. As discussed in Section 3.13, the proposed project would set new minimum design standards for future multifamily and mixed-use development throughout the City (see Section 2.2) and would work in tandem with City regulations related to transportation and traffic, including Title 22 of the City's Development Code and General Plan 2040. The application of the

¹⁷ California Association of Environmental Professionals. January 2025. 2025 California Environmental Quality Act (CEQA) Statute and Guidelines. https://www.califaep.org/docs/CEQA_Handbook_2025combined.pdf (accessed October 29, 2025).

¹⁸ State of California: Governor's Office of Land Use and Planning. 2025. CEQA: Transportation Impacts (SB 743). <https://lci.ca.gov/ceqa/sb-743/> (accessed October 29, 2025).

proposed project to future multifamily housing and mixed-use development would be subject to development review requirements and compliance with existing regulations that focus on improving transportation and traffic.

Specifically, Principle 8 of the ODS would “provide off-street parking in surface lots or garages at the rear of buildings so that parking does not dominate the built environment,” thereby, reducing incompatible land uses in the City. In addition, Principle 2 of the ODS would “ensure that streets and spaces with high volumes of pedestrian traffic are comfortable ... and physically engaging at the ground level.” Furthermore, no sharp curves or dangerous intersections would be included as part of the proposed project.

As the proposed project would not result in additional development beyond what was considered in the Certified EIR, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to an increase in hazards due to a design feature or incompatible uses.

(d) Would the project result in inadequate emergency access?

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to inadequate emergency access. The Certified EIR found that impacts would be less than significant, as inadequate emergency access would not occur with adherence to General Plan 2040 policies. The proposed project would not add more vehicles compared to the Certified EIR. As such, the proposed project would not contribute to congestion and, therefore, not inhibit emergency access to future multifamily housing and mixed-use developments in the case of an emergency. In addition, the proposed project would not result in greater multifamily housing and mixed-use density and would not result in a greater need for emergency response, compared to the Certified EIR. While the proposed project would not adversely affect the emergency access system, all future multifamily housing and mixed-use development subject to the proposed project would continue to be subject to development review requirements and compliance with existing regulations that focus on improving transportation and traffic, including Title 22 of the City’s Development Code and the General Plan 2040. The proposed project would not result in additional development beyond what was considered in the Certified EIR. As there would be no additional development, there would be no additional vehicles added as a result of the proposed project. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to inadequate emergency access.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to transportation. No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to transportation for the proposed project that were not previously analyzed in the Certified EIR. The Certified EIR found that, as a result of the amount of development anticipated by the General Plan 2040, the travel demand and VMT was the cumulative condition for CEQA purposes. Under the General Plan 2040 cumulative scenario, VMT was expected to increase compared to existing conditions. Per CEQA Guidelines Section 15064.3, this constitutes a considerable contribution to the significant impact regarding

VMT. However, the General Plan 2040 would result in a less than cumulatively considerable contribution towards conflicts with programs and plans that address the circulation system given that the proposed General Plan includes multiple policies that improve multi-modal mobility and would expand the existing bicycle and pedestrian facilities while accommodating vehicle traffic. Additionally, the proposed General Plan 2040 would have a less than cumulatively considerable impact on hazards and emergency access. The proposed project would not create new or substantially more adverse significant impacts related to the cumulative transportation impacts from those previously disclosed in the Certified EIR. The proposed project would not increase population, change land uses, or otherwise add more vehicles to the road; therefore, it would not increase VMT beyond levels previously analyzed in the Certified EIR. With respect to conflict with adopted policies, plans, ordinances, or programs; hazardous design features; and inadequate emergency access, the proposed project's impacts would be negligible. Therefore, the proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts related to transportation.

3.14 TRIBAL CULTURAL RESOURCES

This section evaluates the potential environmental effects on tribal cultural resources from the proposed project. This Addendum relies on and incorporates by reference the project setting and regulatory setting as described in Section 3.4, *Cultural, Historic, and Tribal Cultural Resources*, of the Certified EIR. Potential impacts to tribal cultural resources from the proposed project are discussed relative to the conclusions in the Certified EIR. The Certified EIR determined that the implementation of the General Plan 2040 would result in less than significant impacts to tribal cultural resources.

3.14.1 Setting

The environmental setting for tribal cultural resources is consistent with what was described in the Certified EIR. As discussed in the Certified EIR, no tribal cultural resources have yet been recorded within the City. The regulatory setting applicable to tribal cultural resources presented in the Certified EIR, including the California Register of Historic Resources, AB 52, SB 18, and all applicable state and local regulations are the same and apply to the proposed project.

3.14.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts on tribal cultural resources was evaluated in relation to the following questions as stated in Appendix G of the 2025 CEQA Guidelines.

- (a) *Would the proposed project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*
- i. *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or*
 - ii. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to tribal cultural resources. The Certified EIR determined that impacts would be less than significant. As discussed in the Certified EIR, no tribal cultural resources have been recorded within the City. However, it is possible that future development could result in discovery of yet unrecorded tribal cultural resources. Implementation of state and local regulatory guidelines pertaining to tribal cultural resources, such as AB 52 that would require Native American consultation to identify and mitigate potential adverse effects to tribal cultural resources, would reduce potential adverse effects to less than significant. The proposed project

is intended to regulate visual design and would have no effect on tribal cultural resources beyond those effects previously evaluated in the Certified EIR. Further, consistent with the Certified EIR, regulatory compliance with state and local regulatory guidelines would ensure that impacts would be less than significant for the proposed project. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to tribal cultural resources.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to tribal cultural resources. No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to land use or housing for the proposed project that were not previously analyzed in the Certified EIR. As evaluated in the Certified EIR, cumulative impacts to tribal cultural resources would not be cumulatively considerable with implementation of AB 52 involving consultation with Native American tribes to establish development processes that avoid or mitigate adverse impacts to tribal cultural resources. Therefore, the proposed project's contribution to cumulative impacts of tribal cultural resources is not cumulatively considerable. The proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts related to tribal cultural resources.

3.15 UTILITIES AND SERVICE SYSTEMS

This section evaluates the effects on utilities and service systems from the proposed project. This Addendum relies on and incorporates by reference the project setting and regulatory setting as described in Section 3.13, *Utilities and Service Systems*, of the Certified EIR. Consistent with the Certified EIR, utilities and service systems for the proposed project were evaluated with regard to the Los Angeles County General Plan, Los Angeles County Code, the GLACR IRWM, the Walnut Valley Water District UMWP and the Diamond Bar City Code.

3.15.1 Setting

The physical and regulatory environmental setting for utilities and service systems is the same as described in the Certified EIR. The proposed project does not alter the physical or regulatory conditions described in the Certified EIR.

3.15.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to utilities and service systems was evaluated in relation to the following questions as stated in Appendix G of the State CEQA Guidelines.

- (a) *Would the proposed project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the relocation or construction of new or expanded utilities and service systems. Implementation of the ODS would not increase demand for utilities or service systems because it would not increase the number of residences or commercial development in the City. All future multifamily and mixed-use development that would be subject to the ODS are already anticipated under the General Plan 2040 and analyzed in the Certified EIR. As such, the proposed project would not require the expansion of utilities or service systems as it would not increase overall service demand beyond the General Plan's projections. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the construction of new or expanded utilities and service systems.

- (b) *Would the proposed project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to sufficient water supplies. The Certified EIR determined that the Walnut Valley Water District, which serves the Planning Area, has sufficient water supply (per its

UWMP) to meet the projected demand from the full buildout of the General Plan 2040 during normal, dry, and multiple dry years, resulting in a less than significant impact.

As the proposed project would not increase the number of housing units or commercial development beyond that which was analyzed in the Certified EIR, the proposed project would not add any new, unanalyzed demand on water supplies. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to water supplies.

- (c) *Would the proposed project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to wastewater treatment capacity. The Certified EIR concluded that the wastewater treatment provider, the Los Angeles County Sanitation Districts, has adequate capacity to serve the projected increase in demand resulting from the full buildout of the General Plan 2040. The proposed project would not generate new wastewater flow beyond the amount projected in the General Plan 2040 and Certified EIR. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to wastewater treatment capacity.

- (d) *Would the proposed project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the generation of solid waste. The Certified EIR determined that the projected increase in solid waste generation from the General Plan 2040 buildout would not exceed local infrastructure capacity or impair reduction goals, due to mandatory compliance with state laws (e.g., AB 341, AB 1826, SB 1383) that require source reduction and recycling.

As the proposed project would not increase the number of housing units or commercial development beyond the that which was analyzed in the Certified EIR, the proposed project would not generate any additional solid waste. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the generation of solid waste.

- (e) *Would the proposed project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to compliance with solid waste statutes and regulations. The proposed project does not contain any provision that contradicts or overrides mandatory federal, state, or local statutes governing solid waste management (such as SB 1383). Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to compliance with solid waste statutes and regulations.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to utilities and service systems. No further mitigation measures are required.

Cumulative Impact Analysis

The implementation of the proposed project would not result in or contribute to a cumulative utilities and service systems impact. This conclusion is based on the function of the ODS as a design overlay that works within the regulatory framework and cumulative growth assumptions of the Certified EIR. The Certified EIR analyzed the cumulative impacts of full buildout under the General Plan 2040, which includes the maximum demand for utilities and service systems in the City. The Certified EIR concluded that the cumulative impacts to utilities and service systems would not be cumulatively considerable. Therefore, the proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts in relation to utilities and service systems.

3.16 WILDFIRE

This section discusses the effects on wildfire from the proposed project. This Addendum relies on and incorporates by reference the project setting and regulatory setting as described in Section 3.7, *Hazards, Hazardous Materials, and Wildfire*, of the Certified EIR. Potential impacts to wildfire from the proposed project are discussed relative to conclusions in the Certified EIR. The Certified EIR determined that the implementation of the General Plan 2040 would result in less than significant wildfire impacts, with no mitigation measures required. Consistent with the Certified EIR, wildfire for the proposed project was evaluated with regard to the General Plan 2040 and the California Department of Forestry and Fire Protection (Cal FIRE) Fire Hazard Severity Zone (FHSZ) maps.

3.16.1 Setting

As previously described, the project setting for wildfire is the same as that considered in the Certified EIR. A review of available records and literature determined that new wildfire information has become available since the certification of the EIR, including: (1) a March 2025 update to Cal FIRE's FHSZ maps based on revised wildfire modeling and climate data, and updated risk assessments; and (2) development standards ingrained under Title 32 – the County of Los Angeles Fire Code, which incorporates the California Fire Code. The Certified EIR found that FHSZs are present in several locations throughout the City but are confined exclusively to those areas that the General Plan 2040 designates for open and rural residential land uses. However, based on review of the March 2025 CAL FIRE FHSZ maps, the study area contains lands classified as Very High FHSZ (VHFHSZ) and a Local Responsibility Area (LRA).¹⁹

3.16.2 Impact Analysis

Project Impact Analysis

The potential for the proposed project to result in a new significant impact or a substantial increase in the severity of previously identified significant impacts to wildfire was evaluated in relation to the following questions as stated in Appendix G of the 2025 CEQA Guidelines.

If located in or near state responsibility areas (SRAs) or lands classified as VHFHSZs, would the proposed project:

- (a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to substantially impairing an adopted emergency response plan or emergency evacuation plan. The Certified EIR found that the General Plan 2040 would result in less than significant impacts in relation to applicable adopted emergency response plans or emergency evacuation plans through compliance with existing local programs, regulations, and

¹⁹ California Department of Forestry and Fire Protection (Cal FIRE) Office of the State Marshall. 2025. Find Your Fire Hazard Severity Zone (FHSZ). <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones> (accessed November 5, 2025).

General Plan 2040 policies. The City is located within lands classified as VH FHSZ and an LRA.²⁰ The future multifamily and mixed-use developments that would be subject to the proposed project would also be subject to project-specific development review requirements and compliance with existing wildfire-based regulations, including Title 32 of the County Fire Code, Cal FIRE's FHSZ maps, and the General Plan 2040 (e.g., policies PS-P-16 and PS-P-23 to ensure minimal development intensification within or around VHFHSZs). Future multifamily and mixed-use development would also need to assess, as part of development review requirements, consistency with the County's disaster routes²¹ and the Diamond Bar Local Hazard Mitigation Plan.²² The proposed project does not introduce any elements or changes to primary circulation that would physically interfere with designated emergency evacuation routes. As discussed in Section 3.13, *Transportation*, the proposed project would not result in greater multifamily housing and mixed-use density and would not result in a greater need for emergency response nor increase congestion, compared to the Certified EIR. Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to substantial impairment of an adopted emergency response plan or emergency evacuation plan.

(b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to exacerbating wildfire risks and exposing occupants to wildfire hazards. The Certified EIR found that the General Plan 2040 would result in less than significant impacts, as intensive development is not expected to occur in or around SRAs or VHFHSZs, and compliance with existing local programs, regulations, and General Plan 2040 policies would ensure that impacts would be less than significant. The proposed project would set new minimum design standards for future multifamily and mixed-use development throughout the City (see Section 2, *Project Description*) and would not change the land uses established in the General Plan 2040 and considered in the Certified EIR. Differing from the Certified EIR, multifamily and mixed-use development may occur in or around SRAs or VHFHSZs. However, consistent with the Certified EIR, the future multifamily and mixed-use development subject to the proposed project would continue to be subject to project-specific development review requirements and compliance with existing regulations, which would reduce impacts associated with wildfire risks from slope, prevailing winds, and other factors to be below the level of significance.

Accordingly, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to slope, prevailing winds, and other factors, exacerbating wildfire risk.

²⁰ California Department of Forestry and Fire Protection (Cal FIRE) Office of the State Marshall. 2025. Find Your Fire Hazard Severity Zone (FHSZ). <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones> (accessed November 5, 2025).

²¹ County of Los Angeles. N.d. Disaster Route Maps (by City): Area D – Diamond Bar. <https://dpw.lacounty.gov/dsg/DisasterRoutes/city.cfm> (accessed November 5, 2025)

²² City of Diamond Bar. 2022. 2022 Hazard Mitigation Plan. <https://www.diamondbarca.gov/DocumentCenter/View/10286/Diamond-Bar-Local-Hazard-Mitigation-Plan-2022?bidId=> (accessed November 20, 2025).

- (c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to the installation or maintenance of infrastructure that may exacerbate fire risk. The Certified EIR found that the General Plan 2040 would result in less than significant impacts, as infrastructure development of the General Plan 2040 would be located away from SRAs and VHFHSZs, and General Plan 2040 policies serve to mitigate wildfire risk. The City contains lands classified as VHFHSZs and an LRA, and the proposed project has the potential to apply to development in these areas. However, consistent with the Certified EIR, “should development occur in or around State Responsibility Areas or VHFHSZs, components of the [General Plan 2040] serve to mitigate wildfire risk, and would thus keep the construction of additional infrastructure needed to combat fire to a minimum.”²³ Specifically, the Certified EIR found that the following General Plan 2040 policies would address risks associated with wildfire exposure: Policies PS-G-3, PS-P-14, PS-P-16, PS-P-17, PS-P-18, PS-P-19, PS-P-20, PS-P-22, PS-P-23, PS-P-32, PS-P-33, LU-G-2, LU-G-4, LU-P-2, LU-G-28, and LU-P-56.²⁴ The future multifamily and mixed-use development subject to the proposed project would also be subject to project-specific development review requirements and compliance with existing regulations. Furthermore, the proposed project is a set of design standards and would not include new roads, fuel breaks, emergency water sources, power lines, or other utilities compared to the Certified EIR.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to requiring the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

- (d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The proposed project would not exceed General Plan 2040 assumptions, and it would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts in relation to exposing people or structures to significant risks as a result of runoff, postfire slope instability, or drainage changes. The Certified EIR determined that the General Plan 2040 would result in less than significant impacts through compliance with existing local programs, regulations, and General Plan 2040 policies. The future multifamily and mixed-use development that would be subject to the proposed project would continue to be subject to project-specific development review requirements and compliance with existing regulations. As discussed in Section 3.9, *Hydrology and Water Quality*, LID development practices as regulated by local ordinances and MS4 Permit (Order No. R4-2012-0175) would help manage the runoff rate and volume to prevent new flooding, regardless of the architectural style required by the proposed project. All future development would be subject to the provisions of CEQA inclusive of

²³ City of Diamond Bar. 2019. Diamond Bar Comprehensive General Plan Update and Climate Action Plan Draft Environmental Impact Report. P. 3.7-5. <https://ceqanet.opr.ca.gov/2018051066/2>

²⁴ City of Diamond Bar. 2019. Diamond Bar General Plan 2040. <https://www.diamondbarca.gov/DocumentCenter/View/7072/Diamond-Bar-General-Plan-2040?bidId=> (accessed November 5, 2025).

additional survey, design, and engineering and would be required to abide by city, state, and federal regulations. As discussed in Section 3.6, *Geology, Soils, and Seismicity*, future development subject to the proposed project would not expose people or structures to landslides since these future developments would not be located within steep hillsides in the City, which are areas that can produce landslides. Additionally, comprehensive geotechnical reporting and compliance with the design provisions of the CBC and General Plan 2040 policies for hillside development would be required for all future development subject to the proposed project. As such, consistent with the Certified EIR, future development subject to the proposed project would comply with existing local programs, regulations, and General Plan 2040 policies such that people or structures would not be exposed to significant risks.

Therefore, the proposed project would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts related to exposing people or structures to significant risks as a result of runoff, post-fire slope instability, or drainage changes.

Mitigation Measures

As with the Certified EIR, no mitigation measures have been identified related to wildfire. No further mitigation measures are required.

Cumulative Impact Analysis

There are no new circumstances involving new impacts to wildfire for the proposed project that were not previously analyzed in the Certified EIR. As evaluated in the Certified EIR, the General Plan 2040 would result in a less than cumulatively considerable impact on the implementation of emergency response plans, fire risk, and associated effects on soil and water movement due to compliance with existing local programs, regulations, and General Plan 2040 policies. As discussed, the proposed project would not result in additional development that was not considered in the Certified EIR. The proposed project would not change the conclusions stated in the Certified EIR. Consistent with the Certified EIR, implementation of the proposed project would not result in a cumulatively considerable impact on wildfire, as all development would continue to comply with existing local programs, regulations, and General Plan 2040 policies that reduce fire risk. The proposed project would not result in a new significant cumulative impact or a substantial increase in the severity of previously identified significant cumulative impacts related to wildfire.

4.0. LIST OF PREPARERS

The following individuals contributed to the preparation of this document.

4.1 LEAD AGENCY

City of Diamond Bar
21810 Copley Drive
Diamond Bar, CA 91765

<i>Contributor</i>	<i>Title</i>	<i>Area of Responsibility</i>
Greg Gubman	Community Development Director	Document Review
Grace S. Lee	Planning Manager	Document Review
Mayuko Nakajima	Senior Planner	Document Review
Ricia Hager	Director – Woodruff & Smart	Document Review
Dan Cruz	Associate – Woodruff & Smart	Document Review

4.2 CONSULTANT

Sapphos Environmental, Inc.
430 North Halstead St.
Pasadena, CA 91107

<i>Contributor</i>	<i>Title</i>	<i>Area of Responsibility</i>
Marie C. Campbell	President	Principal-in-Charge
Aimee Frappied	Environmental Compliance Director	EIR review / EIR author / Quality control
Paulette Franco	Environmental Compliance Specialist	EIR review / Quality control
Rory Baker	Environmental Compliance Coordinator	Project Manager / EIR author / Quality Control
Andy Dunlap	Sustainability Coordinator	EIR author
Candace Rojas	QSP/QSD Specialist	EIR author
Diana Dyste	Cultural Resources Manager	EIR review
Jonathan Cain	Sustainability Director	EIR review
Laura Razo	CEQA Team Supervisor	Quality control
Matthew Adams	Senior Technical Editor	Document production
Morgan Thomas	Cultural Resources Coordinator	EIR author
Stefanie Paz	GIS Team Lead	GIS analysis

5.0. REFERENCES

- California Air Resources Board. 2022. Area Designations Maps / State Ambient Air Quality Standards. <http://www.arb.ca.gov/desig/adm/adm.htm> (accessed October 24, 2025).
- California Air Resources Board. December 2022. 2022 Scoping Plan for Achieving Carbon Neutrality. <https://ww2.arb.ca.gov/sites/default/files/2023-04/2022-sp.pdf> (accessed November 3, 2025).
- California Association of Environmental Professionals. January 2025. 2025 California Environmental Quality Act (CEQA) Statute and Guidelines. https://www.califaep.org/docs/CEQA_Handbook_2025combined.pdf (accessed October 29, 2025).
- California Department of Forestry and Fire Protection (Cal FIRE) Office of the State Marshall. 2025. Find Your Fire Hazard Severity Zone (FHSZ). <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones> (accessed November 5, 2025).
- California Department of Water Resources. 2003. California's Groundwater. Bulletin 118 – Update 2003.
- City of Diamond Bar. 2019. Diamond Bar Comprehensive General Plan Update and Climate Action Plan Draft Environmental Impact Report. <https://ceqanet.opr.ca.gov/2018051066/2>
- City of Diamond Bar. 2019. Diamond Bar General Plan 2040. <https://www.diamondbarca.gov/961/General-Plan-2040>
- City of Diamond Bar. 2019. Diamond Bar General Plan 2040: Chapter 2. Land Use and Economic Development. <https://www.diamondbarca.gov/DocumentCenter/View/7089/2-Land-Use-Econ-Devr?bidId=> (accessed September 29, 2025).
- City of Diamond Bar. 2022. 2022 Hazard Mitigation Plan. <https://www.diamondbarca.gov/DocumentCenter/View/10286/Diamond-Bar-Local-Hazard-Mitigation-Plan-2022?bidId=> (accessed November 20, 2025).
- City of Diamond Bar. 2022. Diamond Bar General Plan 2040 Housing Element Update 2021-2029.
- City of Diamond Bar. November 2019. Mitigation Monitoring & Reporting Program for the City Of Diamond Bar General Plan 2040 And Climate Action Plan 2040 Environmental Impact Report. SCH No. 2018051066.
- County of Los Angeles. N.d. Disaster Route Maps (by City): Area D – Diamond Bar. <https://dpw.lacounty.gov/dsg/DisasterRoutes/city.cfm> (accessed November 5, 2025)
- Federal Emergency Management Agency. 2008. National Flood Insurance Program Flood Insurance Rate Map for Los Angeles County and Incorporated Areas.

Southern California Association of Governments. 2024. Connect SoCal: A Plan for Navigating to a Brighter Future. <https://scag.ca.gov/sites/default/files/2024-05/23-2987-connect-socal-2024-final-complete-040424.pdf> (accessed October 30, 2025).

State of California: Governor's Office of Land Use and Planning. 2025. CEQA: Transportation Impacts (SB 743). <https://lci.ca.gov/ceqa/sb-743/> (accessed October 29, 2025).

U.S. Environmental Protection Agency. 2023. Nonattainment Areas for Criteria Pollutants. <https://www.epa.gov/green-book> (accessed October 24, 2025).

APPENDIX A

Diamond Bar Objective Design Standards for Multifamily and Mixed-Use Development

REMOVED (SEE EXHIBIT TO DRAFT ORDINANCE FOR ODS)

APPENDIX B

Mitigation Monitoring and Reporting Program

Mitigation Monitoring & Reporting Program

for the

CITY OF DIAMOND BAR GENERAL PLAN 2040 AND CLIMATE
ACTION PLAN 2040 ENVIRONMENTAL IMPACT REPORT

SCH No. 2018051066

City of Diamond Bar

November 2019

This page intentionally left blank.

1 Purpose

State of California Public Resources Code Section 21081.6(a)(1) requires a lead or responsible agency that approves or carries out a project where an Environmental Impact Report (EIR) has identified significant environmental effects to adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The City of Diamond Bar (the "City") is the lead agency for the EIR prepared for the City of Diamond Bar General Plan 2040 and Climate Action Plan 2040 (SCH No. 2018051066), hereafter referred to as "Proposed Project," and therefore is responsible for the adoption and implementation of the required mitigation monitoring and reporting program. An EIR has been prepared for the Proposed Project that addresses potential environmental impacts and, where appropriate, recommends measures to mitigate these impacts.

The Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conformance with Public Resources Code Section 21081.6(a)(1). It is the intent of this program to:

1. Verify satisfaction of the required mitigation measures of the EIR;
2. Provide a methodology to document implementation of the required mitigation;
3. Provide a record of the monitoring program;
4. Identify monitoring responsibility;
5. Establish administrative procedures for the clearance of mitigation measures;
6. Establish the frequency and duration of monitoring; and
7. Utilize existing review processes wherever feasible.

The MMRP describes the procedures that will be used to implement the mitigation measures adopted in connection with the approval of the Proposed Project and the methods of monitoring such actions. A monitoring program is necessary only for impacts which would be significant if not mitigated.

If, during the course of project implementation, any of the mitigation measures identified cannot be successfully implemented, the City shall immediately inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the project is required, and/or whether alternative mitigation is appropriate.

The following consists of a monitoring program table noting the responsible entity for mitigation monitoring, the timing, and a list of all project-related mitigation measures.

This page intentionally left blank.

2 Mitigation Monitoring and Reporting Plan

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Initial</i>
<i>Air Quality</i>						
Construction associated with implementation of the Proposed Project would create new sources of VOC and NOx emissions that exceeds SCAQMD's project-level thresholds and contribute to the nonattainment designation of the South Coast Air Basin for O ₃ .	<p>MM-AQ-1 Construction Features. Future development projects implemented under the General Plan will be required to demonstrate consistency with SCAQMD construction emission thresholds. Where emissions from individual projects exceed SCAQMD thresholds, the following measures shall be incorporated as necessary to minimize impacts. These measures do not exclude the use of other, equally effective mitigation measures.</p> <ul style="list-style-type: none"> Require all off-road diesel equipment greater than 50 horsepower (hp) used for this Project to meet current USEPA standards, which are currently Tier 4 final off-road emission standards or equivalent. Such equipment shall be outfitted with Best Available Control Technology (BACT) devices including a California Air Resources 	Include in project conditions of approval.	Prior to issuance of construction permit.	City of Diamond Bar Community Development Department		

Impact	Mitigation Measure	Method of Verification	Timing of Verification	Responsibility for Verification	Verification Complete Date Initial
	<p>Board certified Level 3 Diesel Particulate Filter (DPF) or equivalent. This DPF will reduce diesel particulate matter and NOX emissions during construction activities.</p> <ul style="list-style-type: none"> • Require a minimum of 50 percent of construction debris be diverted for recycling. • Require building materials to contain a minimum 10 percent recycled content. • Require materials such as paints, primers, sealants, coatings, and glues to have a low volatile organic compound concentration compared to conventional products. If low VOC materials are not available, architectural coating phasing should be extended sufficiently to reduce the daily emissions of VOCs. 				
<p>Operational sources under the Proposed Project would generate emissions of VOC, NOx, CO, PM₁₀, and PM_{2.5} that exceeds SCAQMD's project-level thresholds and contribute to the nonattainment designation of the SCAB for O₃, PM_{2.5}, and PM₁₀.</p>	<p>MM-AQ-2: Future development. Under the Proposed Project, future development would be required to demonstrate consistency with SCAQMD's operational thresholds. For projects where operational emissions exceed regulatory thresholds the following measures may be used to reduce impacts. Note the following measures are not all inclusive and developers have the option to add or substitute measures that are equally or</p>	<p>Include in project conditions of approval.</p>	<p>Prior to discretionary project approval.</p>	<p>Construction contractor; City of Diamond Bar Community Development Department</p>	

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i> <i>Initial</i>
	<p>more appropriate for the scope of their project.</p> <ul style="list-style-type: none"> • Develop a project specific TDM program for residents and/or employees that provides opportunities for carpool/vanpools. • Provide onsite solar/renewable energy in excess of regulatory requirements. • Require that owners/tenants of non-residential or multi-family residential developments use architectural coatings that are 10 grams per liter or less when repainting/repairing properties. • Require driplless irrigation and irrigation sensor units that prevent watering during rain storms. • Ensure all parking areas are wired capability of future EV charging and include EV charging stations that exceed regulatory requirements. 				
Biological Resources					
Construction associated with implementation of the Proposed Project could have an adverse effect on special-status plant species.	<p>MM-BIO-1A Preconstruction Surveys for Special-Status Plants: To mitigate impacts on special status plant species, the applicant shall implement the following measures:</p> <ul style="list-style-type: none"> • Prior to initiating disturbance activities, clearance surveys for special-status plant species shall be performed by a qualified biologist(s) 	Submittal of preconstruction surveys.	Prior to issuance of construction permit.	Construction contractor; City of Diamond Bar Community Development Department	

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Initial</i>
	<p>within the boundaries of the future project disturbances. If any special-status plants are found on the Planning Area, a qualified biologist(s) with a CDFG Scientific Collection Permit shall prepare a plan to relocate these species to suitable habitats within surrounding public open space areas that would remain undisturbed. For those species that cannot be physically transplanted, the biologist(s) shall collect seeds from the plants. (Note: Lilies generally can be transplanted in bulb-form.)</p> <ul style="list-style-type: none"> To the extent feasible the preconstruction surveys shall be completed when species are in bloom, typically between May and June and reference populations checked. Two species, the white rabbit-tobacco and San Bernardino aster, are perennial herbs that grow up to three feet in height and can be identified by their dried stalks and leaves following their blooming period. 					
Construction associated with implementation of the Proposed Project could have an adverse effect on special-status plant species.	MM-BIO-1B Special-Status Plant Planting Plan: Prior to any ground disturbance for projects that have the potential to cause direct or indirect impacts on special-status plants, the project applicants shall prepare a Special Status Plant Planting Plan for the species	Submittal of Special Status Plant Planting Plan and appropriate documentation.	Prior to start of ground disturbance activities.	Construction contractor; City of Diamond Bar Community Development Department		

Mitigation Monitoring and Reporting Program for the City of Diamond Bar General Plan 2040 and Climate Action Plan 2040

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i> <i>Initial</i>
	to be transplanted. At a minimum, the plan shall include a description of the existing conditions of the project and receiver site(s), transplanting and/or seed collection/off-site seeding or installation methods, an adaptive two-year monitoring program, any other necessary monitoring procedures, plant spacing, and maintenance requirements. In the event that the City of Diamond Bar determines that agreed success criteria are not met, additional remediation may be required beyond the two-year maintenance/monitoring period to ensure mitigation requirements are met. The City shall also require proof that the plan preparer consulted with US Fish and Wildlife Service and California Department of Fish and Wildlife personnel or appropriate herbarium botanists in order to maximize transplanting success. (Note: Appropriate botanists include those at CDFW in Ontario, the Rancho Santa Ana Botanical Gardens in Claremont, UC Riverside, or Cal Poly Pomona.)				
Construction associated with implementation of the Proposed Project could have an adverse effect on special-status plant species.	MM-BIO-1C Listed Endangered and Threatened Plants: In addition to MM BIO-1A and -1B, the City shall require the project applicant to provide proof of the US Fish and Wildlife Service and California Department of Fish and Wildlife permitting the take of	Submittal of USFWS and CDFW permits and documentation.	Prior to issuance of construction permit.	Construction contractor; City of Diamond Bar Community Development Department	

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date Initial</i>
	<p>listed endangered and threatened plants. The FESA does not address listed plants on private property. However, if a federal action is required for a project (funding, Clean Water Act compliance, etc.), a permit from the USFWS and CDFW to take a listed species is required.</p>				
<p>Implementation of the Proposed Project could result in indirect impacts on special-status plant species, sensitive natural communities, preserved open space, and wildlife corridors.</p>	<p>MM-BIO-1D Environmental Awareness Program: In order to reduce indirect impacts on special-status plants, sensitive natural communities, preserved open space and wildlife corridors, the City shall implement the following measures:</p> <ul style="list-style-type: none"> • The City shall implement an Environmental Awareness Program on its web site intended to increase awareness to developers, residents and city workers of the sensitive plants, wildlife and associated habitats that occur in the preserved open space areas. The intention of the program shall be to inform developers, city workers, and residents and encourage active conservation efforts to help conserve the habitats in the preserved open space. The program shall address impacts associated with the introduction of invasive plant species as a result of new development. At a minimum, the 	<p>Implementation of Environmental Awareness Program.</p>	<p>Ongoing.</p>	<p>City of Diamond Bar Community Development Department</p>	

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Complete Initial</i>
	<p>Environmental Awareness Program shall include the following components:</p> <ul style="list-style-type: none"> o Informational kiosks shall be added or modified at entrance points to hiking and equestrian trails to inform city workers, residents and trail users on the sensitive flora and fauna that rely on the habitats found within the preserved open space. The intent of these kiosks is to bring awareness to the sensitive plants, wildlife and associated habitats which occur in the area. o The City shall provide future project applicants a brochure which includes a list of sensitive plant and tree species to avoid impacting as well as suggested plant palettes to be used in residential landscaping near natural areas to prevent the introduction of invasive plant species to the surrounding natural communities. 					

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Initial</i>
Construction associated with implementation of the Proposed Project could have an adverse effect on special-status animal species.	MM-BIO-1E Preconstruction Surveys for Special-Status Wildlife: Within one (1) week prior to initiating disturbance activities, clearance surveys for special-status animal species shall be performed by a qualified biologist(s) within the boundaries of the future project disturbances. If any special-status animals are found on the site, a qualified biologist(s) flag the area for avoidance and discuss possible seasonal avoidance measures with the developer. If avoidance is not feasible, the Project Biologist, with a CDFG Scientific Collection Permit shall relocate these species to suitable habitats within surrounding open space areas that would remain undisturbed, unless the biologist determines that such relocation cannot reasonably be accomplished at which point CDFG will be consulted regarding whether relocation efforts should be terminated. Relocation methods (e.g., trap and release) and receiver sites shall be verified and approved by the CDFG prior to relocating any animals.	Submittal of preconstruction surveys.	Prior to issuance of construction permit.	Construction contractor; City of Diamond Bar Community Development Department		
Implementation of the Proposed Project could cause direct or indirect impacts on suitable habitat for federally or	MM-BIO-IF Listed Endangered or Threatened Wildlife: Prior to approval of individual projects that have the potential to cause direct or indirect impacts on suitable habitat for federally or state listed endangered or	Submittal of findings and documentation.	Prior to discretionary project approval.	City of Diamond Bar Community Development Department		

Mitigation Monitoring and Reporting Program for the City of Diamond Bar General Plan 2040 and Climate Action Plan 2040

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Initial</i>
state listed endangered or threatened species.	<p>threatened species, the City shall require a habitat evaluation to be completed by a qualified biologist well versed in the requirements of the associated species to be completed. If no suitable habitat for listed species is identified within 300 feet of construction or maintenance activities, no further measures would be required in association with the project. If suitable habitat for the species is identified within 300 feet of such activities, prior to construction, the City shall require that a survey be completed by a qualified biologist for the species in accordance with protocols established by the US Fish and Wildlife Service. Table 3.3-5 provides a listing of endangered and threatened species by habitat type and potential for occurrence.</p> <p>In the event a state or federal listed species is determined to occupy the proposed Planning Area or its immediate surroundings, the CDFW and/or USFWS shall be consulted, as required by CESA and/or FESA. In order to address and acknowledge the potential for listed species to occur within the Planning Area or be impacted by future development projects, this assessment acknowledges future actions by state and federal resource agencies in</p>					

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Initial</i>
	addition to the analyses necessary and required under CEQA. Compensation is likely to include one or more of the following on- or off-site measures: dedication/preservation of suitable habitat for the species; habitat enhancement/creation; and provisions for long-term habitat management.					
Clearing and grading activities associated with implementation of the Proposed Project could disturb nesting bird habitats.	<p>MM-BIO-1G Nesting Bird Surveys: All vegetation clearing for construction and fuel modification shall occur outside of the breeding bird season, if feasible, to ensure that no active nests would be disturbed unless clearing and/or grading activities cannot be avoided during that time period.</p> <p>If clearing and/or grading activities cannot be avoided during the breeding season, all suitable habitats shall be thoroughly surveyed for the presence of nesting birds by a qualified biologist prior to removal. Suitable nesting habitat on the Planning Area includes grassland, scrub, chaparral, and woodland communities. If any active nests are detected, the area shall be flagged, along with a 300-foot buffer for song birds and a 500-foot buffer for raptorial birds (or as otherwise appropriate buffer as determined by the surveying biologist), and shall be avoided until the nesting cycle is complete or it</p>	Submittal of findings and documentation.	Prior to start of clearing and/or grading activities.	City of Diamond Bar Community Development Department		

Mitigation Monitoring and Reporting Program for the City of Diamond Bar General Plan 2040 and Climate Action Plan 2040

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Initial</i>
	is determined by the surveying biologist that the nest is no longer active.					
Implementation of the Proposed Project could disturb active golden eagle nests.	<p>MM-BIO-1H Protection of Eagle Nests: No development or project activities shall be permitted within one-half mile of a determined active golden eagle nest unless the planned activities are sited in such a way that the activity has minimal potential to cause abandonment of the nesting site, as determined by a qualified biologist. In addition, the eagle nest (if active) shall be monitored by a biologist who is highly familiar with the signs of eagle distress during the project development activities. The monitoring shall continue until the monitoring biologist is confident the nest will not be disturbed. The monitoring biologist shall have the authority to stop project activities as needed.</p> <p>(Note: Generally, information regarding the location of raptorial bird nests is kept highly confidential. As such it is recommended that representatives of CDFW, USFWS and/or the Chino Hills State Park be notified of any proposed projects in the SOI or Tres Hermanos portions of the Planning Area. In consultation with agency representatives, it can be determined if the project is within one-half mile of the</p>	Submittal of findings and documentation.	Ongoing.	City of Diamond Bar Community Development Department		

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i> <i>Initial</i>
	eagle nest without the location being specifically identified.)				
Construction associated with implementation of the Proposed Project could disturb bat roosting habitat.	MM-BIO-1I Use of Buffers Near Active Bat Roosts: During the November 1 to March 31 hibernation season, construction activities shall not be conducted within 100 feet of woodland habitat that provides suitable bat roosting habitat. Bat presence is difficult to detect using emergence surveys during this period due to decreased flight and foraging behavior. If a qualified biologist who is highly familiar with bat biology determines that woodland areas do not provide suitable hibernating conditions for bats and they are unlikely to be present in the area, work may commence as planned.	Submittal of findings and documentation.	During the November 1 through March 31 hibernation season and shortly thereafter.	Construction contractor; City of Diamond Bar Community Development Department	
Construction associated with implementation of the Proposed Project could disrupt bat roosting habitat.	MM BIO-1J Bat Maternity Roosting Season: Night-time evening emergence surveys and/or internal searches within large tree cavities shall be conducted by a qualified biologist who is highly familiar with bat biology during the maternity season (April 1 to August 31) to determine presence/absence of bat maternity roosts near wooded project boundaries. All active roosts identified during surveys shall be protected by a buffer to be determined by a qualified bat biologist. The buffer will be determined by the type of bat observed,	Submittal of findings and documentation.	During the April 1 through August 31 maternity season. Surveys valid 30 days from survey date.	Construction contractor; City of Diamond Bar Community Development Department	

Mitigation Monitoring and Reporting Program for the City of Diamond Bar General Plan 2040 and Climate Action Plan 2040

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i> <i>Initial</i>
	topography, slope, aspect, surrounding vegetation, sensitivity of roost, type of potential disturbance, etc. Each exclusion zone would remain in place until the end of the maternity roosting season. If no active roosts are identified, then work may commence as planned. Survey results are valid for 30 days from the survey date. Should work commence later than 30 days from the survey date, surveys should be repeated.				
Construction associated with implementation of the Proposed Project could disrupt bat roosting habitat.	MM BIO-1K Bat Roost Replacement: All special-status bat roosts that are destroyed by the project must be documented and shall be replaced at a 1:1 ratio on- or off-site with a roost suitable for the displaced species (e.g., bat houses for colonial roosters). The design of such replacement habitat shall be coordinated with CDFG. The new roost shall be in place prior to the time that the bats are expected to use the roost as determined by a qualified biologist who is highly familiar with bat biology, and shall be monitored periodically for five (5) years to ensure proper roosting habitat characteristics (e.g., suitable temperature and no leaks). The roost shall be modified as necessary to provide a suitable roosting environment for the target bat species.	Submittal of documentation.	Prior to the time the bats are expected to use the roost as determined by a qualified biologist. Monitoring shall occur periodically over 5 years thereafter.	Construction contractor; City of Diamond Bar Community Development Department	

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Initial</i>
Implementation of the Proposed Project could result in adverse impacts to sensitive shrubland and scrub natural communities.	<p>MM BIO-2 Sensitive Natural Communities: To mitigate impacts on sensitive shrubland and scrub natural communities, project applicants shall implement the following mitigation measures prior to any ground disturbance:</p> <ul style="list-style-type: none"> • If avoidance cannot be reasonably accomplished, impacts on any shrubland, scrub or woodland alliance indicated as sensitive in Table 3.3-2 shall be mitigated through on- or off-site restoration/enhancement. For off-site restoration/enhancement, the applicant shall acquire mitigation land of similar habitat at a ratio of at least 1:1. On-site restoration/enhancement shall also be completed at a ratio of at least 1:1. • For projects that have the potential to result in direct or indirect impacts on sensitive natural communities, a habitat restoration plan shall be prepared prior to any ground disturbance. The Plan shall include adaptive management practices as specified by the Department of the Interior to achieve the specified ratio for restoration/enhancement. At a minimum, the Plan shall include a description of the existing conditions 	Submittal of documentation.	Prior to start of ground disturbance.	Construction contractor; City of Diamond Bar Community Development Department		

Impact	Mitigation Measure	Method of Verification	Timing of Verification	Responsibility for Verification	Verification Complete Date Initial
	<p>of the receiver site(s), goals and timeline, installation methods, monitoring procedures, plant spacing, adaptive management strategies, and maintenance requirements to ensure the sensitive communities referred to above re-established successfully at the ratios set forth above.</p>				
<p>Implementation of the Proposed Project could result in adverse impacts on jurisdictional waters.</p>	<p>MM BIO-3 Jurisdictional Waters: To mitigate for impacts on jurisdictional waters, the applicant shall implement the following measures in consultation with the regulating agencies (USACE, CDFW, and RWQCB, where applicable) over the course of the project:</p> <ul style="list-style-type: none"> • The applicant shall provide on- and off-site replacement and/or restoration/enhancement of USACE, RWQCB and CDFG jurisdictional waters and wetlands at a ratio no less than 1.5:1 and/or include the purchase of mitigation credits at an agency-approved off-site mitigation bank. • If replacement and/or restoration/enhancement would occur, a restoration plan shall be prepared that describes the location of restoration and provides for replanting and monitoring for a 	<p>Submittal of documentation.</p>	<p>Ongoing.</p>	<p>Construction contractor; City of Diamond Bar Community Development Department</p>	

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Initial</i>
	three-year period following construction.					
Implementation of the Proposed Project could result in a loss of oak woodland.	<p>MM-BIO-4 Oak Woodlands: In the event a future project would result in the loss of an oak woodland, the project shall be subject to the mitigation requirements set forth in the Los Angeles County Oak Woodland Conservation Management Plan Guide. If a future project cannot be redesigned to avoid impacts on oak woodland, then one of the following measures shall be implemented:</p> <ul style="list-style-type: none"> • Acquire oak woodland habitat that is comparable to the habitat that was impacted at a ratio of 1:1. • Restore degraded oak woodlands <ul style="list-style-type: none"> ○ Off-site restoration should be prioritized over on-site restoration and where feasible, should be located nearby the impacted property, preferably within the same watershed or sub-drainage as deemed appropriate by a qualified biologist, or within the same planning area as the impacted property. Off-site restoration may include any of the following: acquiring off-site fee title for oak woodland habitat; 	Submittal of final report.	<p>Ongoing.</p> <p>Mitigation areas shall be placed in a conservation easement within 6 months of a project's completion. Project mitigation shall be monitored and reported on over a 7-year period.</p>	Construction contractor; City of Diamond Bar Community Development Department		

Mitigation Monitoring and Reporting Program for the City of Diamond Bar General Plan 2040 and Climate Action Plan 2040

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Initial</i>
	<p>replacement planting; and/or restoring moderately or severely degraded oak woodlands (more specifically, removing exotics and restoring appropriate native plant diversity).</p> <ul style="list-style-type: none"> o On-site restoration of a ratio of at least 1:1 should be utilized when circumstances at the site allow for long-term sustainability of the replacement plantings, the potential to expand/connect to adjacent oak woodlands, and/or the improvement of degraded oak woodlands. If possible, on-site restoration areas should be located adjacent to preserved natural space. The project applicant shall replace/restore lost canopy area. More specifically, the project applicant shall provide mitigation trees of the same Oak species. All replacement trees should be planted on native undisturbed soil and should be the same species of oak (<i>Quercus</i> sp.) as the 					

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i> <i>Initial</i>
	<p>removed tree with appropriate associated native vegetation in the understory. The location of the replacement tree should be in the vicinity of other oak trees of the same species. If replacement trees cannot be planted on native undisturbed soil or are not in the vicinity of the same species of oak (<i>Quercus</i> sp.) as the removed tree, the city may require implementation of additional measures as listed in MM-BIO-4 to ensure that trees thrive.</p> <p>Mitigation areas or land should be at a minimum of two (2) to one (1) canopy cover area for the amount removed. This is the expected canopy extent of mature trees. All mitigation areas or land should be placed in a conservation easement within six months of a project's completion. If a conservation easement is not possible, the land shall be protected in perpetuity by other means deemed acceptable by the City. Mitigation land may be designated public open space by the City if deemed appropriate per the description of Open Space found in Chapter 2: Land Use of the proposed General Plan.</p>				

Mitigation Monitoring and Reporting Program for the City of Diamond Bar General Plan 2040 and Climate Action Plan 2040

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Initial</i>
	<p>Project mitigation shall be monitored and reported on over a seven-year period and shall incorporate an iterative process of annual monitoring and evaluation of progress and allow for adjustments to the program, as necessary, to achieve desired outcomes and meet success criteria. Annual reports discussing the implementation, monitoring, and management of the mitigation project shall be submitted to the City and should contain the following components: description of the project impact and mitigation site; specific objectives/success criteria, evaluated based on approved survival rates and percent cover of planted native species; control of invasive plant and animal species within the mitigation site; monitoring and maintenance activities conducted since the previous report; and any contingency measures implemented since the previous report. Success criteria should be based on a reference site supporting the desired oak species and understory that the mitigation site is designed to achieve.</p> <p>Once the mitigation project has been completed, the applicant shall submit a final report to the City. The report shall discuss the implementation, monitoring and management of the mitigation</p>					

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date Initial</i>
<p>Implementation of the Proposed Project could result in a loss of oak woodland.</p>	<p>project over the seven-year period, and indicates whether the mitigation project has, in part, or in whole, been successful based on established success criteria. The project shall be extended if success criteria have not been met at the end of the seven-year period to the satisfaction of the City.</p> <p>MM-BIO-5 Walnut Woodlands: In the event a future project would result in the loss of a walnut woodland, then one of the following measures shall be implemented:</p> <ul style="list-style-type: none"> • Acquire walnut woodland habitat that is comparable to the habitat that was impacted at a ratio of 1:1. • Restore degraded walnut woodlands <ul style="list-style-type: none"> ○ Off-site restoration should be prioritized over on-site restoration and where feasible, should be located nearby the impacted property, preferably within the same watershed or sub-drainage as deemed appropriate by a qualified biologist, or within the same planning area as the impacted property. Off-site restoration may include any of the following: acquiring off-site fee title for walnut woodland habitat; 	<p>Submittal of final report.</p>	<p>Ongoing.</p> <p>Mitigation areas shall be placed in a conservation easement within 6 months of a project's completion. Project mitigation shall be monitored and reported on over a 7-year period.</p>	<p>Construction contractor; City of Diamond Bar Community Development Department</p>	

Mitigation Monitoring and Reporting Program for the City of Diamond Bar General Plan 2040 and Climate Action Plan 2040

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Complete Initial</i>
	<p>replacement planting; and/or restoring moderately or severely degraded walnut woodlands (more specifically, removing exotics and restoring appropriate native plant diversity).</p> <ul style="list-style-type: none"> o On-site restoration of a ratio of at least 1:1 should be utilized when circumstances at the site allow for long-term sustainability of the replacement plantings, the potential to expand/connect to adjacent walnut woodlands, and/or the improvement of degraded walnut woodlands. If possible, on-site restoration areas should be located adjacent to preserved natural space. The project applicant shall replace/restore lost canopy area. More specifically, the project applicant shall provide mitigation trees of the same species comprising the walnut woodland, including the constituent or co-dominant oak species. All replacement trees 					

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i> <i>Initial</i>
	<p>should be planted on native undisturbed soil and should be the same species of walnut (<i>Juglans</i> sp.) and oak (<i>Quercus</i> sp.) as the removed tree with appropriate associated native vegetation in the understory. The location of the replacement tree should be in the vicinity of other trees of the same species. If replacement trees cannot be planted on native undisturbed soil or are not in the vicinity of the same species as the removed tree, the city may require implementation of additional measures as listed in MM-BIO-5 to ensure that trees thrive.</p> <p>Mitigation areas or land should be at a minimum of two (2) to one (1) canopy cover area for the amount removed. This is the expected canopy extent of mature trees. All mitigation areas or land should be placed in a conservation easement within six months of a project's completion. If a conservation easement is not possible, the land shall be protected in perpetuity by other means deemed acceptable by the City. Mitigation land may be designated public</p>				

Mitigation Monitoring and Reporting Program for the City of Diamond Bar General Plan 2040 and Climate Action Plan 2040

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date Initial</i>
	<p>open space by the City if deemed appropriate per the description of Open Space found in Chapter 2: Land Use of the proposed General Plan.</p> <p>Project mitigation shall be monitored and reported on over a seven-year period and shall incorporate an iterative process of annual monitoring and evaluation of progress and allow for adjustments to the program, as necessary, to achieve desired outcomes and meet success criteria. Annual reports discussing the implementation, monitoring, and management of the mitigation project shall be submitted to the City and should contain the following components: description of the project impact and mitigation site; specific objectives/success criteria, evaluated based on approved survival rates and percent cover of planted native species; control of invasive plant and animal species within the mitigation site; monitoring and maintenance activities conducted since the previous report; and any contingency measures implemented since the previous report. Success criteria should be based on a reference site supporting the desired walnut woodland species and understory that the mitigation site is designed to achieve.</p>				

Impact	Mitigation Measure	Method of Verification	Timing of Verification	Responsibility for Verification	Verification Complete Date Initial
<p>Implementation of the Proposed Project could diminish the integrity of the Tonner Canyon movement corridor.</p>	<p>Once the mitigation project has been completed, the applicant shall submit a final report to the City. The report shall discuss the implementation, monitoring and management of the mitigation project over the seven-year period, and indicates whether the mitigation project has, in part, or in whole, been successful based on established success criteria. The project shall be extended if success criteria have not been met at the end of the seven-year period to the satisfaction of the City.</p> <p>MM-BIO-6 Wildlife Movement Corridor: In order to ensure the existing integrity of the Tonner Canyon movement corridor, the following land use design criteria shall be adhered to when reviewing future projects:</p> <p><u>Corridor Features</u></p> <ul style="list-style-type: none"> • The corridor should be as wide as possible. The corridor width may vary with habitat type or target species, but a rule of thumb is about a minimum of 1,000 feet wide (but larger if possible). • Maintain as much natural open space as possible next to any culverts and road undercrossings to encourage the use of these by wildlife. 	<p>Include in project conditions of approval.</p>	<p>Prior to discretionary project approval.</p>	<p>Construction contractor; City of Diamond Bar Community Development Department</p>	

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i> <i>Initial</i>
	<ul style="list-style-type: none"> • Maximize land uses adjacent to the corridor that reduce human impacts on the corridor. • Avoid development or other impacts to project into the corridor to form impediments to movement and increase harmful edge effects. • If development is to be permitted next to the corridor, put conservation easements on adjacent lots to prohibit structures nearest the corridor. • Develop strict maximum brightness restrictions for development adjacent to the corridor to prevent light trespass into the corridor. Lights must be directed downward and inward toward the development. 				
	<p><u>Culvert Design</u></p> <ul style="list-style-type: none"> • Bridged undercrossings are preferable. • If a bridge is not possible, use a 12-foot by 12-foot box culvert or bigger for larger animals. • Install a small, one-foot diameter tube parallel to the large box culvert for small animals. The upstream end of the small tube should be a few inches higher than the bottom of the upstream end of the box culvert, so that it will stay dry and free of debris. 				

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Initial</i>
	<ul style="list-style-type: none"> • The culvert bottoms should be as close as possible to any canyon bottom and not be perched up a fill slope. • Use natural substrate on the bottom of the culvert, such as dirt with pebbles. • On roads above the undercrossings and culverts, install speed bumps and wildlife crossing signs to slow the cars, and avoid street lighting to facilitate use of the crossing. • Plant and maintain vegetative cover (shrubs and low cover) near the entrance-exits of the culverts, without visually or physically blocking the entries. • Install appropriate fencing (at least six feet in height) to funnel animals towards the undercrossings and culverts. <p><u>Vegetation Restoration</u></p> <ul style="list-style-type: none"> • Require maintenance or restoration of native vegetation, and long-term management. • Develop an adequate endowment program for restoration and management of the corridor. • Plant native trees, shrubs, and other plants to provide food and cover, as well as nesting opportunities for birds. 					

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Initial</i>
<u>Management and Enforcement</u>						
	<ul style="list-style-type: none"> • If housing is to be permitted adjacent to the corridor, require the homeowners associations or each homeowner to maintain -- on their own property -- a mowed, 30-foot to 60-foot buffer along a flat or slightly sloped grade between the native vegetation in the corridor and each adjacent lot, for fire abatement. • Avoid fencing in the corridor that would bottleneck the corridor. • Unleashed domestic pets should not be allowed in the corridor. • Educate each landowner adjacent to the corridor about the regulations (lighting, mowing the buffer, no trespass, do not place pet food outside, etc.) and develop a pamphlet and convene a community meeting. In appropriate locations, install educational signs about the corridor and the species that could potentially use the corridor. 					
<u>Cultural, Historic, and Tribal Cultural Resources</u>						
Implementation of the Proposed Project could cause adverse impacts on historical resources.	MM-CULT-1 Prior to development of any project on a parcel containing at least one structure more than 45 years old and until such time a Citywide historic resource survey is completed, the project proponent shall retain a qualified architectural historian, defined	Submittal of findings and documentation.	Prior to discretionary project approval.	Construction contractor; City of Diamond Bar Community Development Department		

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Initial</i>
	<p>as meeting the Secretary of the Interior’s Professional Qualification Standards for architectural history, to conduct a preliminary assessment. If the property appears to be potentially eligible for a local, state and/or federal listing, a full historic resources assessment shall be required. A full historic resources assessment shall include: a records search at the South Central Coastal Information Center; a review of pertinent archives, databases, and sources; a pedestrian field survey; recordation of all identified historic resources on California Department of Parks and Recreation 523 forms; and preparation of a technical report documenting the methods and results of the assessment. All identified historic resources will be assessed for the project’s potential to result in direct and/or indirect effects on those resources and any historic resource that may be affected shall be evaluated for its potential significance under national and state criteria prior to the City’s approval of project plans and publication of subsequent CEQA documents. The qualified architectural historian shall provide recommendations regarding additional work, treatment, or mitigation for affected historical resources to be implemented prior to their demolition or alteration. Impacts</p>					

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Complete Initial</i>
	on historical resources shall be analyzed using CEQA thresholds to determine if a project would result in a substantial adverse change in the significance of a historical resource. If a potentially significant impact would occur, the City shall require appropriate mitigation to lessen the impact to the degree feasible. This mitigation measure shall not apply to minor projects that would otherwise qualify for an exemption under CEQA, such as, but not limited to, room additions, reroofs, and the removal of minor accessory structures and landscaping projects.					
Implementation of the Proposed Project could cause adverse impacts on archaeological resources.	MM-CULT-2 Prior to development of a project that involves ground disturbance, the project proponent shall retain a qualified archaeologist, defined as meeting the Secretary of the Interior's Professional Qualification Standards for archaeology, to conduct an archaeological resources assessment including: a records search at the South Central Coastal Information Center; a Sacred Lands File search at the Native American Heritage Commission; a pedestrian field survey; recordation of all identified archaeological resources on California Department of Parks and Recreation 523 forms; an assessment of the project area's archaeological sensitivity and the potential to encounter subsurface archaeological	Submittal of archaeological resources assessment.	Prior to discretionary project approval.	Construction contractor; City of Diamond Bar Community Development Department		

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i>	<i>Initial</i>
	<p>resources and human remains; subsurface investigation to define the horizontal and vertical extents of any identified archaeological resources; and preparation of a technical report documenting the methods and results of the study. All identified archaeological resources shall be assessed for the project's potential to result in direct and/or indirect effects on those resources and any archaeological resource that cannot be avoided shall be evaluated for its potential significance prior to the City's approval of project plans and publication of subsequent CEQA documents. The qualified archaeologist shall provide recommendations regarding protection of avoided resources and/or recommendations for additional work, treatment, or mitigation of significant resources that will be affected by the project. This mitigation measure shall not apply to minor projects that would otherwise qualify for an exemption under CEQA, such as, but not limited to, the construction of a single-family residences, excavations for swimming pools, and landscaping projects.</p>					
Geology, Soils, and Seismicity						
Implementation of the Proposed Project could cause adverse impacts	MM-GEO-1 Prior to development of projects that involve ground disturbance or excavations in	Submittal of technical report.	Prior to discretionary	Construction contractor; City of		

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i> <i>Initial</i>
on paleontological resources.	undisturbed native soils, the project proponent shall retain a paleontologist meeting the Society of Vertebrate Paleontology's standards for qualified professional paleontologist (SVP, 2010) to conduct an paleontological resources assessment including: a site-specific database search at the Natural History Museum of Los Angeles County and/or other appropriate facilities (such as the University of California Museum of Paleontology); geologic map and scientific literature review; a pedestrian field survey, where deemed appropriate by the qualified professional paleontologist; assessment of the project area's paleontological sensitivity and paleontological monitoring requirements (locations, depths, duration, timing); and preparation of a technical report that documents the methods and results of the study. The report shall be prepared prior to the City of Diamond Bar's approval of project plans and publication of subsequent CEQA documents.		project approval.	Diamond Bar Community Development Department	
Implementation of the Proposed Project could cause adverse impacts on paleontological resources.	MM-GEO-2 The City shall require paleontological resources monitoring for any project that has a high potential for encountering subsurface paleontological resources. The location, depths, duration, and timing of monitoring shall be determined by the qualified professional paleontologist	Submittal of findings and documentation, followed by monitoring report.	Prior to discretionary project approval. Monitoring report shall	Construction contractor; City of Diamond Bar Community Development Department	

<i>Impact</i>	<i>Mitigation Measure</i>	<i>Method of Verification</i>	<i>Timing of Verification</i>	<i>Responsibility for Verification</i>	<i>Verification Complete Date</i> <i>Initial</i>
	<p>based on the sensitivity assessment in the study required as part of MM-GEO-1. Prior to the start of ground disturbance, the project proponent shall retain a qualified monitor meeting the Society of Vertebrate Paleontology's standards for paleontological resource monitors (SVP, 2010), and who shall work under the direct supervision of the qualified professional paleontologist. In the event that paleontological resources are unearthed during ground-disturbing activities, the monitor shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of the discovery until the qualified professional paleontologist has determined its significance and provided recommendations for preservation in place or recovery of the resource. The monitor shall keep daily logs detailing the types of activities and soils observed, and any discoveries. After cessation of ground disturbance, the qualified professional paleontologist shall prepare a report that details the results of monitoring.</p>		<p>be prepared after cessation of ground disturbance.</p>		



PLANNING COMMISSION AGENDA REPORT

CASE/FILE NUMBER:	Development Code Amendment No. PL2024-51
PROJECT LOCATION:	Citywide
APPLICATION REQUEST:	To amend Title 22 of the Diamond Bar City Code (DBCC), adding Chapter 22.19 to establish multifamily and mixed-use residential Objective Design Standards (ODS) to implement State housing mandates.
APPLICANT:	Community Development Department

SUMMARY:

The proposed Development Code Amendment would amend Title 22 of the City's Development Code to establish Citywide objective design standards (ODS), for multifamily and mixed-use residential development projects to implement the City's certified Housing Element and be in compliance with State housing mandates.

RECOMMENDATION:

Adopt the attached resolution recommending the City Council approve Development Code Amendment No. PL2024-51, amending Title 22 of the Diamond Bar City Code (DBCC), adding Chapter 22.19 to establish multifamily and mixed-use residential ODS.

BACKGROUND:

Recent State housing legislation, including Senate Bill 35 and Senate Bill 330, established mandates for cities and counties to streamline the review process for multifamily housing, including mixed-use developments. Consequently, local agencies are now required to limit their review of qualifying housing projects to objective standards. ODS will apply to construction projects located anywhere in the City involving the development or substantial improvement to multifamily residential projects including duplexes, townhouses or multifamily dwellings or mixed-use projects featuring a combination of multifamily residential and other uses. ODS will not apply to single-family housing in single-family zones, or to nonresidential projects.

The legislation defines "objective standards" as standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion.

In addition, Program H-8 of Diamond Bar's certified 6th Cycle (2021-2029) Housing Element commits the City to update the Development Code (Title 22 of the Diamond Bar City Code) to include objective standards as part of its broader obligation to minimize constraints on housing supply and affordability.

Presently, Diamond Bar reviews housing projects using both objective and non-objective standards established through the Development Code and the Citywide Design Guidelines. To bring Diamond Bar into compliance

with State law, as well as implement its Housing Element programs, the City must proceed with the formulation of solely objective standards to govern the design of the aforementioned residential and mixed-use project types. The standards will then be utilized by staff and the Planning Commission as the basis to approve or deny such projects. The absence of ODS would compel the City to limit its review of these project types to only the most basic development standards currently in place, such as setbacks, height and parking requirements; architectural style and form-based criteria such as bulk, mass, scale and neighborhood compatibility would be beyond the City's authority to regulate design, and can no longer be the basis for denying a project until a comprehensive ODS ordinance is adopted.

In 2024, the City retained Torti Gallas + Partners (TG+P) to develop ODS under an amendment to the Consultant Services Agreement for the Town Center Specific Plan. Staff held a kickoff meeting and toured the City with TG+P on July 24, 2024. The project team collected data, reviewed background documents such as existing design standards and guidelines, as well as ODS from other cities as the basis for expressing desired qualitative outcomes through the application of objective standards.

Prior to preparing the draft standards, the City conducted a joint study session with the City Council and Planning Commission on October 8, 2024. The purpose of the study session was to introduce the ODS project, explain the process, and invite feedback and direction to guide the preparation of the draft ODS. Key discussion points were considered and incorporated into the draft ODS, such as restricting Contemporary architecture adjacent to existing single-family residential neighborhoods. Following the meeting, the project team proceeded with preparation of the ODS, which included core tasks defining various types of multifamily and mixed-use buildings and identifying their associated design elements. The tasks included:

- Research of existing architectural styles in the City.
- Identified stakeholder groups and conducted meetings to gather feedback.
- Defined various building types, frontage types, and style options.
- Creation of a user-friendly document showcasing these design options.

ANALYSIS:

The proposed Development Code Amendment would amend Title 22 of the City's Development Code to establish objective design standards. If adopted, the ordinance would add DBCC Chapter 22.19 and incorporate by reference a new document entitled *Diamond Bar Objective Design Standards for Multifamily and Mixed-Use Development*, provided as Exhibit 1 to the draft ordinance (Attachment 1). The document is organized into seven chapters:

1. Introduction
2. Building Type Standards
3. Building Articulation Standards
4. Frontage Types
5. Site and Open Space Standards
6. Architectural Styles
7. Glossary

Below is a summary of these chapters:

Chapter 1 – Introduction

This chapter provides an introduction to the ODS which includes the following: purpose and intent, goals, design principles, applicability, how to use the document, and relationship with the General Plan and Development Code. The Development Code will continue to govern basic development standards, while the ODS will further refine specific standards related to architectural styles and building design.

Chapter 2 – Building Type Standards

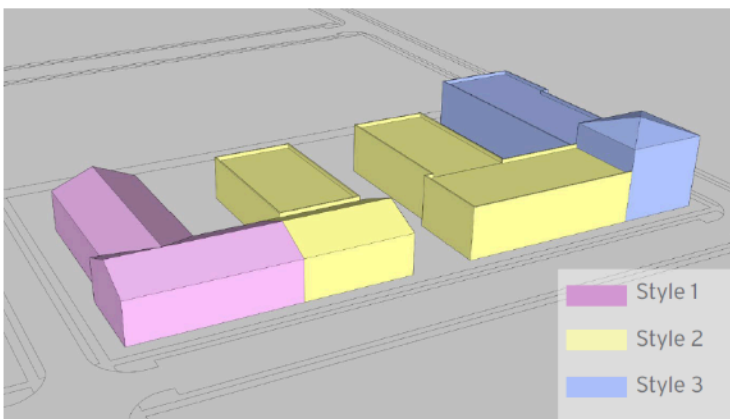
To support a variety of household types, the ODS provides a broad range of building type options for multifamily and mixed-use residential development including: townhouses, flex/lofts, walkups, courtyard buildings, urban block structures, and wrap buildings. Once a specific building type is selected, the development must comply with the associated standards, including maximum façade width, pedestrian access, parking, common open space, landscaping, frontage types, and overall massing.



Flex/Loft Building Diagram Example

Chapter 3 – Building Articulation Standards

In order to preserve the City's character, new development shall be designed to avoid a monolithic appearance. This Chapter establishes standards that require larger projects be articulated as coordinated groupings of smaller structures that, together with a well-designed streetscape, support the City's vision for high-quality development. Some techniques to achieve this include horizontal and vertical articulation, architectural projections and recessions, façade differentiation, architectural style differentiation and base–middle–top articulation. Articulation refers to the deliberate arrangement and detailing of a building's elements to express its structure and spatial functions meaningfully. It involves creating visual connections between different parts of a design—for example, using columns, ledges, or level changes to define spaces or employing varied textures, colors, and materials on a façade to enhance visual interest.



Architectural Style Differentiation Diagram Example

Chapter 4 – Frontage Types

A building's frontage serves as the interface between the public realm and private development. Thoughtful design of this interface is essential to creating an active and engaging urban environment. Multifamily and mixed-use buildings should feature ground-floor frontages that are human-scaled, visually interesting, and provide direct access to ground-floor uses. This chapter presents a range of prototypical frontage types, along

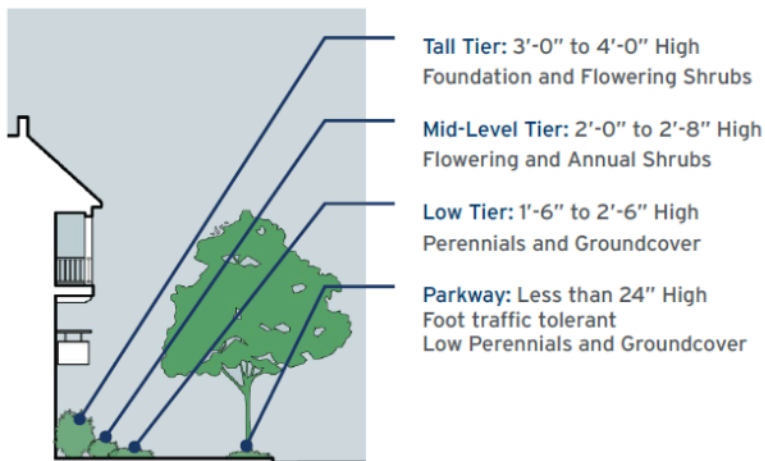
with associated standards for dimensional requirements, openings, and ground-plane features such as furnishing zones, paving and landscaping.



Raised Commercial Terrace Illustrative Photo

Chapter 5 – Site and Open Space Standards

This chapter establishes standards addressing the functional aspects of buildings and the detailed design of outdoor spaces. Notable provisions include requirements for outdoor seating areas and furnishings to be constructed of specified materials, landscaping to incorporate tiered designs, and retaining walls to be decorative when visible from the street. The goal of this chapter is to ensure that outdoor space design supports and enhances the creation of a human-scaled, urban environment.



Tiered Planting Illustrative Example

Chapter 6 – Architectural Styles

Multifamily and mixed-use residential development shall conform to one architectural style and one corresponding building type for each proposed building. This chapter identifies five architectural styles that may be utilized for adherence to the ODS: Main Street Commercial, Spanish Revival, Craftsman, Art Deco, and California Contemporary. These styles were selected because variations of them are among the most prominent throughout the San Gabriel Valley. Each style is described to help users understand its historical context and to guide the preparation of contemporary designs that reflect these traditional styles.



Spanish Revival Illustrative Photo Example

Chapter 7 – Glossary

This chapter provides definitions of terms and phrases used throughout the ODS that are technical or that may not reflect common usage, and is intended to supplement the Development Code definitions (DBCC Chapter 22.80). If a definition in the OSD conflicts with a definition in the Development Code, the OSD definitions shall control for the purposes of new developments. If a word or phrase used in the ODS is not defined in the ODS or in the Development Code, the Director shall make a determination, giving deference to common usage and the context in which the term or phrase is used.

City Attorney Review

The City Attorney's Office identified necessary edits to the draft ODS to ensure all standards are truly objective, which have been incorporated into the final version.

NOTICE OF PUBLIC HEARING:

Notice for this hearing was published in the *San Gabriel Valley Tribune* newspaper on February 4, 2026, in a 1/8-page display. Pursuant to Planning and Zoning Law Government Code Section 65091(a)(4), if the number of property owners to whom a public hearing notice would be mailed is greater than 1,000, a local agency may provide notice by placing a display advertisement of at least 1/8 page in one newspaper of general circulation. A copy of the public notice was also posted at the City's designated community posting sites.

PUBLIC COMMENTS RECEIVED:

No comments have been received as of the publication date of this report.

ENVIRONMENTAL ASSESSMENT:

On December 17, 2019, the Diamond Bar City Council certified Final EIR (No. SCH 2018051066) for the Diamond Bar 2040 General Plan and Climate Action Plan. In 2022, the City adopted the 2021-2029 Housing Element Update and concurrently amended the General Plan 2040 Land Use and Economic Development Element. The potential impacts of the 2021-2029 Housing Element Update and concurrent Land Use and Economic Development Element amendment were determined to be within the scope of the Certified EIR. The City concluded that neither a subsequent nor a supplemental EIR was required. Accordingly, the City adopted Addendum No. 1 to the Certified EIR on August 11, 2022.

The draft ODS anticipates residential and mixed-use development consistent with the assumptions in the 2040 General Plan and analyzed in the General Plan EIR. CEQA Guidelines Section 15164(a) states: "The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Pursuant to CEQA Guidelines Section 15164, the City has prepared Addendum No. 2 to the General Plan EIR (Attachment 2), which demonstrates that adoption of the ODS would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts analyzed in the Certified EIR for the City General Plan 2040. In addition, the information throughout the addendum affirms that there is no new information of substantial importance that was previously unknown and is now available. Therefore, a subsequent EIR would not be required pursuant to Section 15162 of the State CEQA Guidelines. The City has thus determined an addendum to the previously Certified EIR to be the appropriate environmental compliance document for the proposed project.

PREPARED BY:

Mayuko Nakajima, Senior Planner, Community Development

ATTACHMENTS:

1. Draft Planning Commission Resolution No. 2026-XX (Recommending Approval of Development Code Amendment)
2. Addendum No. 2 to the Diamond Bar Comprehensive General Plan Update and Climate Action Plan Environmental Impact Report

**PLANNING COMMISSION
RESOLUTION NO. 2026-03**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR RECOMMENDING TO THE CITY COUNCIL APPROVAL OF PROPOSED AMENDMENTS TO TITLE 22 OF THE DIAMOND BAR MUNICIPAL CODE ("DEVELOPMENT CODE"), ADDING CHAPTER 22.19 TO ESTABLISH MULTIFAMILY AND MIXED-USE RESIDENTIAL OBJECTIVE DESIGN STANDARDS ("ODS") IN ACCORDANCE WITH STATE HOUSING MANDATES - PLANNING CASE NO. PL2024-51.

A. RECITALS

1. Title 22 (Development Code) of the Diamond Bar City Code (DBCC) establishes allowable uses of property and related development standards within all zoning districts in the City;
2. Several provisions of State law, including, but not limited to, Senate Bill 35 and Senate Bill 330, established mandates for cities and counties to streamline the review process for multifamily housing, including mixed-use residential developments and require local agencies are required to limit their review of qualifying housing projects to objective standards;
3. Implementation of Program H-8 of Diamond Bar's certified 6th Cycle (2021-2029) Housing Element commits the City to update the Development Code to include objective standards as part of its broader obligation to minimize constraints on housing supply and affordability;
4. The City desires to establish ODS applicable to multifamily housing and mixed-use residential development projects in the City in order to implement the Housing Element and to appropriately regulate development in a manner consistent with State law and which facilitates a fair and efficient review process that results in high quality development and buildings that are appropriate for their context and environment;
5. This Project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15164, the City has prepared Addendum No. 2 to the General Plan EIR (No. SCH 2018051066), which demonstrates that adoption of the ODS would not result in new or substantially more severe impacts beyond those that were evaluated in the EIR for the City General Plan 2040; therefore, no subsequent environmental document is required;
6. Pursuant to Government Code Sections 65090, a notice of at least 1/8 page display was published in the *San Gabriel Valley Tribune* newspaper on February 4, 2026, and a copy of the public notice was posted at the City's designated community posting sites;
7. On February 24, 2026, the Planning Commission held a duly noticed public hearing regarding the proposed Development Code Amendment reflected in the draft ordinance attached hereto as Exhibit "A" and incorporated by reference into this Resolution, and duly considered all public testimony, evidence, and staff analysis; and
8. All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW, THEREFORE, it is found, determined and resolved by the Planning Commission of the City of Diamond Bar as follows:

1. This Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.
2. Based on the findings and conclusions set forth above, the Planning Commission hereby recommends that the City Council approve Development Code Amendment No. PL2024-51 by adopting amendments to Title 22 of the Diamond Bar Municipal Code described in the draft ordinance attached hereto as Exhibit "A" and incorporated herein by reference.

The Planning Commission Secretary shall:

- (a) Certify to the adoption of this Resolution; and
- (b) Forthwith transmit a certified copy of this Resolution to the City Council of the City of Diamond Bar.

APPROVED AND ADOPTED THIS 24TH DAY OF FEBRUARY, 2026, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

By: 
Brian Worthington, Vice Chairperson

I, Greg Gubman, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly introduced, passed, and adopted, at a regular meeting of the Planning Commission held on the 24th day of February, 2026, by the following vote:

AYES:4 Commissioners: Mao, Mehta, Torres, V/C Worthington
NOES:0 Commissioners: None
ABSENT:1 Commissioners: Rawlings
ABSTAIN:0 Commissioners: None

ATTEST: 
Greg Gubman, Secretary

**MINUTES OF THE CITY OF DIAMOND BAR
REGULAR MEETING OF THE PLANNING COMMISSION
February 24, 2026**

1. CALL TO ORDER:

VC/Worthington called the meeting to order at 6:30 p.m. in the Windmill Community Room, 21810 Copley Drive, Diamond Bar, CA 91765.

PLEDGE OF ALLEGIANCE: Torres

ROLL CALL: Mehta, Torres, Mao, V/C Worthington

ABSENT: Rawlings

STAFF PRESENT: Greg Gubman, Community Development Director, Grace Lee, Planning Manager, Mayuko Nakajima, Senior Planner, Neal Payton, Consultant, Arlene Laviera, Administrative Coordinator; Dan Cruz, Assistant City Attorney.

2. PUBLIC COMMENTS: None.

3. CONSENT CALENDAR:

3.1 **MINUTES OF THE PLANNING COMMISSION REGULAR MEETING** – February 10, 2026.

3.2 **2025 GENERAL PLAN STATUS REPORT**

Mao moved, and Torres seconded to approve consent calendar, items 3.1 and 3.2. Motion carried 4-0-0-1 by the following Roll Call vote:

AYES: 4 COMMISSIONERS: Torres, Mao, Mehta, A/C Worthington
NOES: 0 COMMISSIONERS: None
ABSTAIN: 0 COMMISSIONERS: None
ABSENT: 1 COMMISSIONERS: Rawlings

4. OLD BUSINESS:

5. NEW BUSINESS:

6. PUBLIC HEARING:

6.1 **Development Code Amendment No. PL2024-51 (Objective Design Standards):**

Environmental Assessment:

On December 17, 2019, the Diamond Bar City Council certified Final EIR (No. SCH 2018051066) for the Diamond Bar 2040 General Plan and Climate Action Plan. In 2022, the City adopted the 2021-2029 Housing Element Update and concurrently amended the General Plan 2040 Land Use and Economic Development Element. The potential impacts of the 2021-2029 Housing Element Update and concurrent Land Use and Economic Development Element amendment were determined to be within the scope of the Certified EIR. The City concluded that neither a subsequent nor a supplemental EIR was required. Accordingly, the City adopted Addendum No. 1 to the Certified EIR on August 11, 2022.

The draft ODS anticipates residential and mixed-use development consistent with the assumptions in the 2040 General Plan and analyzed in the General Plan EIR. CEQA Guidelines Section 15164(a) states: "The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Pursuant to CEQA Guidelines Section 15164, the City has prepared Addendum No. 2 to the General Plan EIR (Attachment 2), which demonstrates that adoption of the ODS would not result in a new significant impact or a substantial increase in the severity of previously identified significant impacts analyzed in the Certified EIR for the City General Plan 2040. In addition, the information throughout the addendum affirms that there is no new information of substantial importance that was previously unknown and is now available. Therefore, a subsequent EIR would not be required pursuant to Section 15162 of the State CEQA Guidelines. The City has thus determined an addendum to the previously Certified EIR to be the appropriate environmental compliance document for the proposed project.

Recommended Action:

Adopt the attached resolution recommending the City Council approve Development Code Amendment No. PL2024-51, amending Title 22 of the Diamond Bar City Code (DBCC), adding Chapter 22.19 to establish multifamily and mixed-use residential ODS.

S/P Mayuko Nakajima presented the staff report.

Neal Payton, Torti Gallas + Partners consultant, provided an overview of the objective design standards.

VC/Worthington opened the public hearing.

Seeing no comments, closed the public hearing.

Torres moved, Mehta seconded to adopt **Resolution Nos. 2026-03** recommending the City Council approve Development Code Amendment No. PL2024-51, amending Title 22 of the Diamond Bar City Code (DBCC), adding Chapter 22.19 to establish multifamily and mixed-

use residential ODS. Motion carried 4-0-0-1 by the following Roll Call vote:

AYES:	4	COMMISSIONERS:	Mao, Mehta, Torres, VC/Worthington
NOES:	0	COMMISSIONERS:	None
ABSTAIN:	0	COMMISSIONERS:	None
ABSENT:	1	COMMISSIONERS:	Rawlings

7. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

8. STAFF COMMENTS/INFORMATIONAL ITEMS:

CDD/Gubman confirmed the next scheduled Planning Commission on March 10, 2026 is cancelled.

9. SCHEDULE OF FUTURE EVENTS:

As noted in the agenda.

10. ADJOURNMENT: With no further business before the Planning Commission, VC/Worthington adjourned the Regular Planning Commission meeting at 6:52 p.m.

The foregoing minutes are hereby approved this 24th day of February, 2026.

Attest:

Respectfully Submitted,

Greg Gubman, Community Development Director

Brian Worthington, Vice Chairperson