



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, April 7, 2026

Closed 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 (631) 992-3221, Access Code: 115-987-801
Participate: [Join Go To Webinar](https://attendee.gotowebinar.com/register/7587651032882449245)
(https://attendee.gotowebinar.com/register/7587651032882449245)

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](#)

(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:

5:30 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 Legal Counsel

PUBLIC EMPLOYMENT

Pursuant to Govt. Code 54957(b)

Title: City Manager.

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

PLEDGE OF ALLEGIANCE: Mayor Tye

INVOCATION: Shaykh Furhan Zubairi, Institute of Knowledge

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

APPROVAL OF AGENDA: Mayor Tye

3. SPECIAL PRESENTATIONS, CERTIFICATES, PROCLAMATIONS:

3.1 Miss Diamond Bar Court.

3.2 Certificates of Recognition for 2025–2026 VEX V5 Robotics Competition.

3.3 LA County Sanitation District - Prop 218 Rate Increase Presentation.

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

6. SCHEDULE OF FUTURE EVENTS:

6.1 Coffee with a Cop - April 8, 2026, 6:00 - 8:00 p.m., Paris Baguette, 21050 Golden Springs Dr.

6.2 Preserve Diamond Bar Community Presentation - April 13, 2026, 6:30 - 8:30 p.m., City Hall Windmill Room, 21810 Copley Dr.

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- 6.3 Planning Commission Meeting - April 14, 2026 - Cancelled.
- 6.4 Preserve Diamond Bar Community Presentation - April 18, 2026, 9:00 - 11:00 a.m., City Hall Windmill Room, 21810 Copley Dr.
- 6.5 City Council Meeting - April 21, 2026, 6:30 p.m., South Coast Air Quality Management District - Auditorium, 21865 Copley Dr.

7. **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.

- 7.1 City Council Minutes of the March 17, 2026 Regular Meeting.

Recommended Action:

Approve the March 17, 2026 Regular City Council meeting minutes.

- 7.2 Ratification of Check Register Dated March 11, 2026 through March 24, 2026 totaling \$1,001,937.32.

Recommended Action:

Ratify the Check Register.

- 7.3 Ordinance No. 04 (2026) - Objective Design Standards, Development Code Amendment No. PL2024-51.

Recommended Action:

Approve for second reading by title only, waive full reading of Ordinance No. 04 (2026), and adopt:

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.

- 7.4 Landscape Assessment District Nos. 38, 39-2022, and 41-2021 for Fiscal Year 2026-27.

Recommended Action:

- A. Adopt Resolution No. 2026-08 ordering the City Engineer to prepare and to file an Engineer's Report related to maintenance of improvements in Landscaping Assessment District No. 38 and any assessment thereon for Fiscal Year 2026/27;
- B. Adopt Resolution No. 2026-09 ordering the City Engineer to prepare and to file an Engineer's Report related to maintenance of improvements in Landscaping Assessment District No. 39-2022 and any assessment thereon for Fiscal Year 2026/27; and
- C. Adopt Resolution No. 2026-10 ordering the City Engineer to prepare and to file an Engineer's Report related to maintenance of improvements in Landscaping Assessment District No. 41-2021 and any assessment thereon for Fiscal Year 2026/27.

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- 7.5 Full Exoneration of Surety Bond No. 1001130064 for Sewer Improvements, Surety Bond No. 1001130066 for Grading and Paving Improvements, and Surety Bond No. 1001130067 for Storm Drain Improvements Related to Parcel Map 82066 (Brea Canyon Business Park) located at the 850 S. Brea Canyon Road.

Recommended Action:

Approve the exoneration of Surety Bond Nos. #1001130064, #1001130066 and #1001130067 related to Parcel Map 82066 (Brea Canyon Business Park).

- 8. PUBLIC HEARINGS: None.**
- 9. COUNCIL CONSIDERATION: None.**
- 10. COUNCIL SUB-COMMITTEE REPORTS AND MEETING ATTENDANCE REPORTS:**
- 11. 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: April 2, 2026



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 17, 2026 Regular Meeting.

STRATEGIC GOAL: Open, Engaged and Responsive Government

RECOMMENDATION:

Approve the March 17, 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 17, 2026 City Council Regular Meeting Minutes

**CITY OF DIAMOND BAR
MINUTES OF THE CITY COUNCIL CLOSED SESSION,
STUDY SESSION AND REGULAR MEETING
SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT/CC-8/MAIN AUDITORIUM
21865 COPLEY DRIVE, DIAMOND BAR, CA 91765
MARCH 17, 2026**

1. **CLOSED SESSION:** Mayor Tye opened the Closed Session at 4:05 p.m. Mayor Pro Tem Low was absent.

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

There were no public comments provided.

No reportable action was taken.

Mayor Tye adjourned the Closed Session at 4:59 p.m.

2. **STUDY SESSION:** Mayor Tye opened the Study Session at 5:30 p.m. Mayor Pro Tem Low was absent.

2.1 False Alarm Reduction Program Review - Update

MA/Nguyen presented the report and responded to Council Member questions.

There were no public comments provided.

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

Move forward with the False Alarm Reduction Program, give the public a six month learning period before citations are issued, set fees at \$0 for first false alarm, \$100 at second, \$200 at third and \$500 at fourth and \$500 for all subsequent false alarms. Same fees for residential and commercial.

Mayor Tye adjourned the Study Session at 6:25 p.m.

3. **CALL TO ORDER:** Mayor Tye called the Regular City Council meeting to order at 6:47 p.m. in the South Coast Air Quality Management District Main Auditorium, 21865 Copley Drive, Diamond Bar, CA 91765.

PLEDGE OF ALLEGIANCE: Council Member Chou led the Pledge of Allegiance.

INVOCATION: Deacon Al Guerrero, St. Denis Catholic Church

ROLL CALL: Council Members Andrew Chou, Stan Liu, Chia Yu Teng, Mayor Steve Tye

Absent: Mayor Pro Tem Ruth M. Low

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; Mayuko Nakajima, Senior Planner; Jason Jacobsen, Finance Director; Ryan Wright, Parks and Recreation Director; David Liu, Public Works Director/City Engineer; Nicholas Delgado, Management Analyst; Cecilia Arellano, Community Relations Manager; Joan Cruz, Administrative Coordinator; Kristina Santana, City Clerk.

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

APPROVAL OF AGENDA: CA/Sandoval announced that the City Council met in Closed Session and there was no reportable action taken. CM/Fox confirmed there were no changes made to the agenda. Mayor Tye approved the agenda as presented.

4. SPECIAL PRESENTATIONS, CERTIFICATES, PROCLAMATIONS: None.

5. CITY MANAGER REPORTS AND RECOMMENDATIONS:

CM/Fox confirmed that there were no further reports.

6. PUBLIC COMMENTS:

The following provided public comments:

Susana Carrera, resident
Cynthia Yu, Diamond Bar Library Manager
Andrew Huang, resident
Courtney Alvarado, resident

CC/Santana reported one email on behalf of Supporters Alliance for Environmental Responsibility was submitted for Item 8.5, and stated that the City's consultant provided a response.

The following provided public comments via teleconference:

Victoria Yundt, Lozeau Drury LLP

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

8. **CONSENT CALENDAR:** C/Chou moved, C/Liu seconded, to approve the Consent Calendar, except Item 8.5. Motion carried 4-0 by the following Roll Call vote:

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

- 8.1 Approved March 3, 2026 City Council Regular Meeting Minutes.
- 8.2 Ratified Check Register Dated February 25, 2026 through March 10, 2026 Totaling \$729,060.97.
- 8.3 Approved the February 2026 Treasurer's Statement.
- 8.4 Approved Agreement with LSL, LLP to provide External Auditor Services.
- 8.6 Approved the General Plan Status Report for 2025.
- 8.7 Approved the Housing Element Annual Progress Report for 2025.
- 8.8 Approved the Agreement with RHA Landscape Architects-Planners, Inc. to provide Landscaping Design Services in Landscape Assessment District Nos. 39-2022 and 41-2021.

ITEMS WITHDRAWN FROM THE CONSENT CALENDAR FOR FURTHER CONSIDERATION:

- 8.5 Adopted Ordinance No. 03 (2026) Amending the Development Code to Incorporate the Town Center Specific Plan.

Council Member Teng asked for more information about this item and the email that was submitted.

CA/Sandoval explained that the EIR was circulated a while ago, and the City's consultant Sapphos concluded that there was no basis for continuing or re-circulating the EIR and he recommended approval.

C/Liu moved, C/Chou seconded, to approve for second reading by title only, waive full reading, and adopt Ordinance No. 03 (2026) entitled:

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 4-0 by the following Roll Call vote:

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

9. PUBLIC HEARINGS:

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

SP/Nakajima and Torti Gallas + Partners Consultant Neal Payton provided the staff presentation.

Mayor Tye opened the public hearing at 7:33 p.m.

No comments were given in person or submitted through email or teleconference.

Mayor Tye closed the public hearing at 7:34 p.m.

C/Liu moved, C/Teng seconded, to introduce for first reading by title only, waive full reading and set for second reading and adoption at the April 7, 2026 City Council meeting of Ordinance No. 04 (2026) entitled:

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.

Motion carried 4-0 by the following Roll Call vote:

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

10. COUNCIL CONSIDERATION: 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 Chou reported attending the Tres Hermanos Conservation Authority Board Meeting and being appointed as Chair.

- 12. ADJOURNMENT:** With no further business to conduct, M/Tye adjourned the Regular City Council Meeting at 7:48 p.m. and adjourned the meeting in memory of Dr. Kim Hsieh.

Respectfully Submitted,

Kristina Santana, City Clerk

The foregoing minutes are hereby approved this 7th day of April, 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 March 11, 2026 through March 24, 2026 totaling \$1,001,937.32.

STRATEGIC GOAL: Open, Engaged and Responsive Government

RECOMMENDATION:

Ratify the Check Register.

FINANCIAL IMPACT:

Expenditure of \$1,001,937.32.

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 March 11, 2026 through March 24, 2026 totaling \$1,001,937.32 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 4-7-2026
2. Check Register 4-7-2026



**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 March 11, 2026 through March 24, 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	\$555,847.00
Measure W Local Return Fund	\$5,472.82
Measure M Local Return Fund	\$683.26
Measure R Local Return Fund	\$390.50
Prop A Transit Tax Fund	\$8,813.51
Prop C Transit Tax Fund	\$12,217.38
LLAD 38 Fund	\$8,202.37
LLAD 41 Fund	\$5,750.27
LLAD 39 Fund	\$5,706.40
OPEB Reserve Fund	\$1,620.00
Integrated Waste Mgmt - AB939	\$8,683.13
Capital Imprv Project Fund	\$65,403.05
Vehicle Maint & Equip Fund	\$5,982.09
Building Facility & Maint Fund	\$12,953.54
Park & Facilities Dev Fund	\$297,659.37
Equip Maint & Replacement Fund	\$6,552.63
	<u>\$1,001,937.32</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
18401	3/13/2026	PERS HEALTH		HEALTH INSURANCE PREMIUM MARCH 2026	100220	50062	\$69.17
	3/13/2026	PERS HEALTH		HEALTH INSURANCE PREMIUM MARCH 2026	204	21106	\$145.28
	3/13/2026	PERS HEALTH		HEALTH INSURANCE PREMIUM MARCH 2026	239	21106	\$253.81
	3/13/2026	PERS HEALTH		HEALTH INSURANCE PREMIUM MARCH 2026	241	21106	\$253.81
	3/13/2026	PERS HEALTH		HEALTH INSURANCE PREMIUM MARCH 2026	203	21106	\$254.24
	3/13/2026	PERS HEALTH		HEALTH INSURANCE PREMIUM MARCH 2026	238	21106	\$477.32
	3/13/2026	PERS HEALTH		HEALTH INSURANCE PREMIUM MARCH 2026	201	21106	\$775.77
	3/13/2026	PERS HEALTH		HEALTH INSURANCE PREMIUM MARCH 2026	250	21106	\$1,228.44
	3/13/2026	PERS HEALTH		HEALTH INSURANCE PREMIUM MARCH 2026	105220	50048	\$1,620.00
	3/13/2026	PERS HEALTH		HEALTH INSURANCE PREMIUM MARCH 2026	206	21106	\$3,006.55
	3/13/2026	PERS HEALTH		HEALTH INSURANCE PREMIUM MARCH 2026	207	21106	\$3,507.09
	3/13/2026	PERS HEALTH		HEALTH INSURANCE PREMIUM MARCH 2026	100	21106	\$71,424.88
CHECK TOTAL							\$83,016.36
18410	3/13/2026	TASC		FLEX SPENDING MEDICAL/CHILDCARE 03/13/2026	201	21118	\$4.76
	3/13/2026	TASC		FLEX SPENDING MEDICAL/CHILDCARE 03/13/2026	238	21118	\$6.54
	3/13/2026	TASC		FLEX SPENDING MEDICAL/CHILDCARE 03/13/2026	239	21118	\$6.54
	3/13/2026	TASC		FLEX SPENDING MEDICAL/CHILDCARE 03/13/2026	241	21118	\$6.54
	3/13/2026	TASC		FLEX SPENDING MEDICAL/CHILDCARE 03/13/2026	250	21118	\$28.85
	3/13/2026	TASC		FLEX SPENDING MEDICAL/CHILDCARE 03/13/2026	207	21118	\$58.59

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
	3/13/2026	TASC		FLEX SPENDING MEDICAL/CHILDCARE 03/13/2026	206	21118	\$142.17
	3/13/2026	TASC		FLEX SPENDING MEDICAL/CHILDCARE 03/13/2026	100	21118	\$1,917.04
						CHECK TOTAL	\$2,171.03
18411	3/13/2026	CALPERS		PENSION CONTRIBUTION FOR PERIOD 02/21/26-03/06/26	204	21110	\$93.04
	3/13/2026	CALPERS		PENSION CONTRIBUTION FOR PERIOD 02/21/26-03/06/26	239	21110	\$155.72
	3/13/2026	CALPERS		PENSION CONTRIBUTION FOR PERIOD 02/21/26-03/06/26	241	21110	\$155.72
	3/13/2026	CALPERS		PENSION CONTRIBUTION FOR PERIOD 02/21/26-03/06/26	203	21110	\$162.83
	3/13/2026	CALPERS		PENSION CONTRIBUTION FOR PERIOD 02/21/26-03/06/26	238	21110	\$246.57
	3/13/2026	CALPERS		PENSION CONTRIBUTION FOR PERIOD 02/21/26-03/06/26	201	21110	\$508.74
	3/13/2026	CALPERS		PENSION CONTRIBUTION FOR PERIOD 02/21/26-03/06/26	207	21110	\$1,476.31
	3/13/2026	CALPERS		PENSION CONTRIBUTION FOR PERIOD 02/21/26-03/06/26	206	21110	\$1,811.95
	3/13/2026	CALPERS		PENSION CONTRIBUTION FOR PERIOD 02/21/26-03/06/26	250	21110	\$2,175.76
	3/13/2026	CALPERS		PENSION CONTRIBUTION FOR PERIOD 02/21/26-03/06/26	100	21110	\$45,729.20
						CHECK TOTAL	\$52,515.84
18412	3/13/2026	VANTAGEPOINT TRNSFR AGNTS- 303248		DEFERRED COMP CONTRIBUTIONS/LOAN PYMTS 03/13/2026	204	21109	\$122.75
	3/13/2026	VANTAGEPOINT TRNSFR AGNTS- 303248		DEFERRED COMP CONTRIBUTIONS/LOAN PYMTS 03/13/2026	203	21109	\$214.80
	3/13/2026	VANTAGEPOINT TRNSFR AGNTS- 303248		DEFERRED COMP CONTRIBUTIONS/LOAN PYMTS 03/13/2026	239	21109	\$227.98
	3/13/2026	VANTAGEPOINT TRNSFR AGNTS- 303248		DEFERRED COMP CONTRIBUTIONS/LOAN PYMTS 03/13/2026	241	21109	\$227.98

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
	3/13/2026	VANTAGEPOINT TRNSFR AGNTS-303248		DEFERRED COMP CONTRIBUTIONS/LOAN PYMTS 03/13/2026	238	21109	\$340.19
	3/13/2026	VANTAGEPOINT TRNSFR AGNTS-303248		DEFERRED COMP CONTRIBUTIONS/LOAN PYMTS 03/13/2026	201	21109	\$608.90
	3/13/2026	VANTAGEPOINT TRNSFR AGNTS-303248		DEFERRED COMP CONTRIBUTIONS/LOAN PYMTS 03/13/2026	207	21109	\$1,024.84
	3/13/2026	VANTAGEPOINT TRNSFR AGNTS-303248		DEFERRED COMP CONTRIBUTIONS/LOAN PYMTS 03/13/2026	206	21109	\$2,851.39
	3/13/2026	VANTAGEPOINT TRNSFR AGNTS-303248		DEFERRED COMP CONTRIBUTIONS/LOAN PYMTS 03/13/2026	250	21109	\$4,327.11
	3/13/2026	VANTAGEPOINT TRNSFR AGNTS-303248		DEFERRED COMP CONTRIBUTIONS/LOAN PYMTS 03/13/2026	100	21109	\$61,202.81
						CHECK TOTAL	\$71,148.75
18413	3/18/2026	SOUTHERN CALIFORNIA EDISON		MAPLE HILL PARK (021126-031226)	100630	52210	\$546.58
						CHECK TOTAL	\$546.58
18414	3/18/2026	SOUTHERN CALIFORNIA EDISON		DISTRICT 38 (2025 DBB PED - 021326-031626)	238638	52210	\$16.57
						CHECK TOTAL	\$16.57
18415	3/18/2026	SOUTHERN CALIFORNIA EDISON		DISTRICT 38 (22745 SUNSET XING RD - 021326-031626)	238638	52210	\$16.57
						CHECK TOTAL	\$16.57
18416	3/18/2026	SOUTHERN CALIFORNIA EDISON		DBC (SERVICE: 020226-030326)	100510	52210	\$7,660.56
						CHECK TOTAL	\$7,660.56
18417	3/18/2026	SOUTHERN CALIFORNIA EDISON		DISTRICT 38 (3564 S BREA CYN - 021326-031626)	238638	52210	\$16.57
						CHECK TOTAL	\$16.57
18418	3/18/2026	SOUTHERN CALIFORNIA EDISON		PARKS (21208 WASHINGTON AVE / 021126-031226)	100630	52210	\$47.72
						CHECK TOTAL	\$47.72
18419	3/18/2026	SOUTHERN CALIFORNIA EDISON		DISTRICT 38 (2746 BREA CYN PED / 021326-031626)	238638	52210	\$16.29

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
						CHECK TOTAL	\$16.29
18420	3/18/2026	SOUTHERN CALIFORNIA EDISON		CITYHALL (SERVICE: 021326-031626)	100620	52210	\$12,549.42
						CHECK TOTAL	\$12,549.42
18421	3/18/2026	SOUTHERN CALIFORNIA EDISON		DISTRICT 41 (20850 HIGH CNTRY PED / 021126-031226)	241641	52210	\$15.35
						CHECK TOTAL	\$15.35
18422	3/18/2026	SOUTHERN CALIFORNIA EDISON		DISTRICT 41 (20980 E CYN RIDGE SPKL/021126-031226)	241641	52210	\$15.35
						CHECK TOTAL	\$15.35
18423	3/18/2026	SOUTHERN CALIFORNIA EDISON		DISTRICT 38 (1000 S LEMON PED/021226-031526)	238638	52210	\$16.57
						CHECK TOTAL	\$16.57
18424	3/18/2026	SOUTHERN CALIFORNIA EDISON		DISTRICT 38 (719 GRAND AVE IRR/021326-031626)	238638	52210	\$91.89
						CHECK TOTAL	\$91.89
18425	3/18/2026	SOUTHERN CALIFORNIA EDISON		PARKS (PONYFIELDS / 021326-031626)	100630	52210	\$45.56
						CHECK TOTAL	\$45.56
18426	3/24/2026	ABSOLUTE SECURITY INTERNATIONAL INC		FEBRUARY 2026 SECURITY GUARD SERVICES	100520	55330	\$240.00
	3/24/2026	ABSOLUTE SECURITY INTERNATIONAL INC		FEBRUARY 2026 SECURITY GUARD SERVICES	100510	55330	\$3,341.12
						CHECK TOTAL	\$3,581.12
18427	3/24/2026	AFLAC		SUPP INSURANCE PREMIUM FEBRUARY 2026	239	21117	\$0.94
	3/24/2026	AFLAC		SUPP INSURANCE PREMIUM FEBRUARY 2026	241	21117	\$0.94
	3/24/2026	AFLAC		SUPP INSURANCE PREMIUM FEBRUARY 2026	201	21117	\$8.47
	3/24/2026	AFLAC		SUPP INSURANCE PREMIUM FEBRUARY 2026	204	21117	\$9.02
	3/24/2026	AFLAC		SUPP INSURANCE PREMIUM FEBRUARY 2026	203	21117	\$15.80
	3/24/2026	AFLAC		SUPP INSURANCE PREMIUM FEBRUARY 2026	207	21117	\$35.88
	3/24/2026	AFLAC		SUPP INSURANCE PREMIUM FEBRUARY 2026	250	21117	\$108.10

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CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
	3/24/2026	AFLAC		SUPP INSURANCE PREMIUM FEBRUARY 2026	206	21117	\$196.12
	3/24/2026	AFLAC		SUPP INSURANCE PREMIUM FEBRUARY 2026	100	21117	\$1,376.75
						CHECK TOTAL	\$1,752.02
18428	3/24/2026	AIRGAS INC		RENTAL ARGON (110125-113025)	100630	51200	\$102.57
						CHECK TOTAL	\$102.57
18429	3/24/2026	ALEXANDER PARK		INSTRUCTOR PAYMENT - MUSIC - WS 26	100520	55320	\$1,485.00
						CHECK TOTAL	\$1,485.00
18430	3/24/2026	ALL CITY MANAGEMENT SERVICES INC		CROSSING GUARD SERVICES - 2/15/26-2/28/26	100310	55412	\$13,033.44
						CHECK TOTAL	\$13,033.44
18431	3/24/2026	ARCHITERRA INC		PLAN CHECK PL2022-89 MORNING CANYON	100	22107	\$250.00
	3/24/2026	ARCHITERRA INC		PLAN CHECK PL2024-39 BREA CANYON ROAD	100	22107	\$437.50
	3/24/2026	ARCHITERRA INC		PLAN CHECK PL2025-29 MONTEFINO	100	22107	\$437.50
	3/24/2026	ARCHITERRA INC		PLAN CHECK PL2017-169 BREA CANYON BUS PARK	100	22107	\$874.41
						CHECK TOTAL	\$1,999.41
18432	3/24/2026	ATKINSON, ANDELSON, LOYA, RUUD & ROMO		PROFESSIONAL SERVICES - LEGAL	100220	54900	\$9,961.51
						CHECK TOTAL	\$9,961.51
18433	3/24/2026	BELLFLOWER AUTOMOTIVE INC		FLEET VEHICLE MAINT (LIC#1570799)	502630	52312	\$2,428.01
						CHECK TOTAL	\$2,428.01
18434	3/24/2026	BLACK BIRD FIRE PROTECTION INC		FIRE SYS SVCS (C/HALL)FY25/26	100620	52320	\$495.00
						CHECK TOTAL	\$495.00
18435	3/24/2026	LINGO TELECOM LLC		CITYWIDE ANALOG PHONE SYSTEM - MAR 2026	100230	52200	\$5,080.61
						CHECK TOTAL	\$5,080.61
18436	3/24/2026	CALIFORNIA COAST CARPET & FLOORING INC		INSTALLATION OF NEW VINYL FLOORING (DBC 030426)	100510	52310	\$16,839.14
						CHECK TOTAL	\$16,839.14

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CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
18437	3/24/2026	CORODATA MEDIA STORAGE INC		DAILY TAPE ROTATION & STORAGE - FEB 2026	100230	54030	\$713.15
CHECK TOTAL							\$713.15
18438	3/24/2026	DAPEER ROSENBLIT & LITVAK LLP		SPECIAL LEGAL COUNSEL CODE ENFORCEMENT	100120	54024	\$2,156.12
	3/24/2026	DAPEER ROSENBLIT & LITVAK LLP		SPECIAL LEGAL COUNSEL CODE ENFORCEMENT	100120	54024	\$307.40
	3/24/2026	DAPEER ROSENBLIT & LITVAK LLP		SPECIAL LEGAL COUNSEL CODE 771 BOWCREEK	100120	54024	\$5,845.74
	3/24/2026	DAPEER ROSENBLIT & LITVAK LLP		SPECIAL LEGAL COUNSEL CODE 23836 TWIN PINES	100120	54024	\$825.00
CHECK TOTAL							\$9,134.26
18439	3/24/2026	DELTA DENTAL		HMO DENTAL INSURANCE PREMIUM MARCH 2026	250	21105	\$0.66
	3/24/2026	DELTA DENTAL		HMO DENTAL INSURANCE PREMIUM MARCH 2026	206	21105	\$0.96
	3/24/2026	DELTA DENTAL		HMO DENTAL INSURANCE PREMIUM MARCH 2026	207	21105	\$0.96
	3/24/2026	DELTA DENTAL		HMO DENTAL INSURANCE PREMIUM MARCH 2026	201	21105	\$1.61
	3/24/2026	DELTA DENTAL		HMO DENTAL INSURANCE PREMIUM MARCH 2026	100	21105	\$159.45
CHECK TOTAL							\$163.64
18440	3/24/2026	DELTA DENTAL INSURANCE COMPANY		PPO DENTAL INSURANCE PREMIUM MARCH 2026	204	21105	\$8.23
	3/24/2026	DELTA DENTAL INSURANCE COMPANY		PPO DENTAL INSURANCE PREMIUM MARCH 2026	203	21105	\$14.40
	3/24/2026	DELTA DENTAL INSURANCE COMPANY		PPO DENTAL INSURANCE PREMIUM MARCH 2026	239	21105	\$21.30
	3/24/2026	DELTA DENTAL INSURANCE COMPANY		PPO DENTAL INSURANCE PREMIUM MARCH 2026	241	21105	\$21.30
	3/24/2026	DELTA DENTAL INSURANCE COMPANY		PPO DENTAL INSURANCE PREMIUM MARCH 2026	238	21105	\$35.92
	3/24/2026	DELTA DENTAL INSURANCE COMPANY		PPO DENTAL INSURANCE PREMIUM MARCH 2026	201	21105	\$46.01
	3/24/2026	DELTA DENTAL INSURANCE COMPANY		PPO DENTAL INSURANCE PREMIUM MARCH 2026	207	21105	\$212.39
	3/24/2026	DELTA DENTAL INSURANCE COMPANY		PPO DENTAL INSURANCE PREMIUM MARCH 2026	206	21105	\$246.93

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CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
	3/24/2026	DELTA DENTAL INSURANCE COMPANY		PPO DENTAL INSURANCE PREMIUM MARCH 2026	250	21105	\$336.58
	3/24/2026	DELTA DENTAL INSURANCE COMPANY		PPO DENTAL INSURANCE PREMIUM MARCH 2026	100	21105	\$4,802.02
CHECK TOTAL							\$5,745.08
18441	3/24/2026	DEPARTMENT OF JUSTICE		LIVESCAN FEES	100220	52510	\$128.00
CHECK TOTAL							\$128.00
18442	3/24/2026	DIAMOND BAR STORAGE OWNER LLC		STORAGE UNITS CDD/PLANNING APRIL 26	100420	52302	\$880.00
CHECK TOTAL							\$880.00
18443	3/24/2026	DS SERVICES OF AMERICA INC		WATER SERVICE @ CITYHALL (021326-031226)	100620	51200	\$860.74
CHECK TOTAL							\$860.74
18444	3/24/2026	DYLAN ARENAS		SETTLEMENT AGREEMENT	100520	50030	\$14,000.00
CHECK TOTAL							\$14,000.00
18445	3/24/2026	ECOFERT INC		FERTILIZER INJECTION SYSTEM - MARCH 2026	100630	52320	\$1,207.00
CHECK TOTAL							\$1,207.00
18446	3/24/2026	EPTURA INC		ANNUAL RENEWAL - MANAGER PLUS - FY 25-26	100230	52314	\$12,657.79
CHECK TOTAL							\$12,657.79
18447	3/24/2026	EXTERIOR PRODUCTS CORP		MAINT & OP SUPPLIES/SERVICES (DBC 030526)	100510	52320	\$4,577.31
	3/24/2026	EXTERIOR PRODUCTS CORP		MAINT & OP SUPPLIES/SERVICES (CITYHALL 030526)	100510	52320	\$397.42
	3/24/2026	EXTERIOR PRODUCTS CORP		MAINT & OP SUPPLIES/SERVICES (CITYHALL 030526)	100620	51200	\$1,815.11
	3/24/2026	EXTERIOR PRODUCTS CORP		MAINT & OP SUPPLIES/SERVICES (CITYHALL 030526)	100620	52320	\$1,905.86
	3/24/2026	EXTERIOR PRODUCTS CORP		MAINT & OP SUPPLIES/SERVICES (PONYFIELD 030526)	262630	56104	\$2,807.83
CHECK TOTAL							\$11,503.53
18448	3/24/2026	FOOTHILL BUILDING MATERIALS INC		SAND AND SANDBAGS FIRE STATION#121 (021826)	100350	51200	\$762.76
CHECK TOTAL							\$762.76

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CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
18449	3/24/2026	FRESHMOBILECA LLC		FLEET MOBILE WASHING SERVICE (030626)	502620	52312	\$27.50
	3/24/2026	FRESHMOBILECA LLC		FLEET MOBILE WASHING SERVICE (030626)	502430	52312	\$110.00
	3/24/2026	FRESHMOBILECA LLC		FLEET MOBILE WASHING SERVICE (030626)	502655	52312	\$110.00
	3/24/2026	FRESHMOBILECA LLC		FLEET MOBILE WASHING SERVICE (030626)	502620	52312	\$137.50
	3/24/2026	FRESHMOBILECA LLC		FLEET MOBILE WASHING SERVICE (030626)	502630	52312	\$137.50
CHECK TOTAL							\$522.50
18450	3/24/2026	FRONTIER COMMUNICATIONS CORP		SUMMARY BILL - INTERNET SERVICE - MAR 2026	100230	54030	\$800.00
	3/24/2026	FRONTIER COMMUNICATIONS CORP		SUMMARY BILL - INTERNET SERVICE - FEB/MAR 2026	100230	54030	\$1,009.24
CHECK TOTAL							\$1,809.24
18451	3/24/2026	FUN EXPRESS LLC		SUPPLIES FOR BREAKFAST WITH THE BUNNY	100520	51200	\$1,192.05
CHECK TOTAL							\$1,192.05
18452	3/24/2026	GEO PLASTICS		USED OIL RECYCLING CONTAINERS	253180	51200	\$1,982.97
CHECK TOTAL							\$1,982.97
18453	3/24/2026	GOGO TECHNOLOGIES INC		FY 25-26 DIAMOND RIDE SR TRANSPORTATION SERVICES	206650	55560	\$34,473.68
CHECK TOTAL							\$34,473.68
18454	3/24/2026	GOVCONNECTION INC		PURCHASE OF CISCO SWITCH - TRAFFIC NETWORK	206650	56130	\$8,401.86
CHECK TOTAL							\$8,401.86
18455	3/24/2026	HELIX ENVIRONMENTAL PLANNING INC		CANYON LOOP TRAIL RESTORATION	301630	56104	\$3,746.51
CHECK TOTAL							\$3,746.51
18456	3/24/2026	HOME DEPOT CREDIT SERVICES		PARK SUPPLIES (LARKSTONE CG030326)	100630	52320	\$152.91
	3/24/2026	HOME DEPOT CREDIT SERVICES		PARK SUPPLIES (PONY JW 022726)	262630	56104	\$451.79
	3/24/2026	HOME DEPOT CREDIT SERVICES		PARKS / MAINT TOOLS (GC031226)	100620	51300	\$108.75
	3/24/2026	HOME DEPOT CREDIT SERVICES		PARKS / MAINT TOOLS (GC031226)	100630	52320	\$154.21
	3/24/2026	HOME DEPOT CREDIT SERVICES		MAINT TOOLS (CB 031026)	100620	51300	\$9.50

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CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
	3/24/2026	HOME DEPOT CREDIT SERVICES		ROAD MAINTENANCE SUPPLIES (JSI 031626)	100655	51300	\$65.15
						CHECK TOTAL	\$942.31
18457	3/24/2026	HUMANE SOCIETY OF POMONA VALLEY INC		ANIMAL CONTROL SERVICES IN FEB.	100340	55404	\$45,758.42
						CHECK TOTAL	\$45,758.42
18458	3/24/2026	INTEGRUS LLC		RICOH COPY CHARGES - 12/19/25 - 1/18/26	100230	52314	\$732.55
	3/24/2026	INTEGRUS LLC		RICOH COPIER CHARGES - 2/19/26 - 3/18/26	100230	52314	\$929.40
						CHECK TOTAL	\$1,661.95
18459	3/24/2026	INTERIOR OFFICE SOLUTIONS INC		OFFICE FURNITURE - PLANNING MANAGER OFFICE - DEP	504620	56100	\$10,652.54
						CHECK TOTAL	\$10,652.54
18460	3/24/2026	IT1 SOURCE LLC		MOBIL IPAD PRINTERS - ENERGVOV PROJECT	503230	56130	\$952.63
						CHECK TOTAL	\$952.63
18461	3/24/2026	J & J'S SPORTS & TROPHIES		YOUTH BASKETBALL MEDALS	100520	51200	\$830.62
						CHECK TOTAL	\$830.62
18462	3/24/2026	JACKSON'S AUTO SUPPLY/NAPA		FLEET VEHICLE MAINT (LIC#1315342/1338159)	502620	52312	\$513.81
	3/24/2026	JACKSON'S AUTO SUPPLY/NAPA		BATTERY DEPOSIT REFUND INV#496358	502620	52312	(\$38.79)
	3/24/2026	JACKSON'S AUTO SUPPLY/NAPA		FLEET VEHICLE MAINT SUPPLIES	502630	52312	\$100.14
	3/24/2026	JACKSON'S AUTO SUPPLY/NAPA		FLEET MAINTENANCE BATTERY REPLACEMENT LIC#1601067	502630	52312	\$201.26
	3/24/2026	JACKSON'S AUTO SUPPLY/NAPA		FLEET MAINTENANCE BATTERY REPLACEMENT LIC#1524126	502630	52312	\$143.08
						CHECK TOTAL	\$919.50
18463	3/24/2026	JEFFREY D SIMPSON		LAYOUT AND DESIGN OF SUMMER 2026 RECREATION GUIDE	100240	54900	\$5,925.00
						CHECK TOTAL	\$5,925.00
18464	3/24/2026	K7 ENTERPRISES		DBC PARKING LOT SIGNAGE	100510	52110	\$586.58
						CHECK TOTAL	\$586.58
18465	3/24/2026	KEVIN D JONES		PS - SR57-60 CONF PROJ FEDERAL ADVOCACY - FEB 2026	100615	54400	\$4,000.00

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CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
						CHECK TOTAL	\$4,000.00
18466	3/24/2026	KIMBERLY DOWNEY ESMOND		CONTRACT CLASS - YOUTH DANCE	100520	55320	\$3,168.00
						CHECK TOTAL	\$3,168.00
18467	3/24/2026	KRZYSZTOF CHRIS BALASINSKI		OFFICIALS FOR YOUTH BASKETBALL FY 25-26	100520	55305	\$1,791.00
						CHECK TOTAL	\$1,791.00
18468	3/24/2026	LOCAL AGENCY ENGINEERING ASSOCIATES INC		DB COMPLETE STREETS - CONST MGMT - FEB 2026	301610	56190	\$19,146.25
						CHECK TOTAL	\$19,146.25
18469	3/24/2026	LOOMIS		COURIER SERVICES - FEBRUARY 2026	100210	54900	\$796.20
	3/24/2026	LOOMIS		COURIER SERVICES - FEBRUARY 2026	100510	54900	\$796.20
						CHECK TOTAL	\$1,592.40
18470	3/24/2026	LOS ANGELES COUNTY PUBLIC WORKS		CS - INDUSTRIAL WASTE SERVICES - THRU FEB 2026	100610	55550	\$4,275.64
	3/24/2026	LOS ANGELES COUNTY PUBLIC WORKS		SUMP PUMP MAINTENANCE (SYCAMORE CYN PARK) FY25-26	100630	52320	\$769.94
						CHECK TOTAL	\$5,045.58
18471	3/24/2026	MCE CORPORATION		ROAD MAINTENANCE (FEB 2026)	201655	55530	\$3,448.20
	3/24/2026	MCE CORPORATION		ROAD MAINTENANCE (FEB 2026)	100655	55530	\$6,395.52
	3/24/2026	MCE CORPORATION		ROAD MAINTENANCE (FEB 2026)	100655	55528	\$8,411.54
						CHECK TOTAL	\$18,255.26
18472	3/24/2026	MNS ENGINEERS INC		DESIGN -DB COMPLETE STREETS PROJ - 2/23/26-3/29/26	301610	56105	\$9,437.75
						CHECK TOTAL	\$9,437.75
18473	3/24/2026	MONICA FLORES		INSTRUCTOR PAYMENT - ENRICHMENT - WS 26	100520	55320	\$612.00
						CHECK TOTAL	\$612.00
18474	3/24/2026	MULHOLLAND CONSULTING INC		DESIGN-SYCAMORE CYN PARK PED BRIDGE - SEP 2025	301630	56104	\$8,730.00
	3/24/2026	MULHOLLAND CONSULTING INC		DESIGN-SYCAMORE CYN PARK PED BRIDGE - OCT 2025	301630	56104	\$13,487.50
						CHECK TOTAL	\$22,217.50
18475	3/24/2026	NATIONAL TRENCH SAFETY INC		KRAIL RENTAL EQUIPMENT (030326-033026)	100655	52300	\$607.35

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						CHECK TOTAL	\$607.35
18476	3/24/2026	NOVA LANDSCAPE GROUP INC		LANDSCAPE MAINTENANCE SERVICES (PONYFIELD 030926)	262630	56104	\$167,492.50
	3/24/2026	NOVA LANDSCAPE GROUP INC		LANDSCAPE MAINTENANCE SERVICES (PARKS)	262630	56104	\$53,502.25
						CHECK TOTAL	\$220,994.75
18477	3/24/2026	OCCUPATIONAL HEALTH CENTERS OF CALIFORNIA		PRE-EMPLOYMENT PHYSICAL	100220	52510	\$210.00
						CHECK TOTAL	\$210.00
18478	3/24/2026	OFFICE SOLUTIONS		OFFICE SUPPLIES - DECEMBER 2025	100210	51200	\$64.65
	3/24/2026	OFFICE SOLUTIONS		OFFICE SUPPLIES - DECEMBER 2025	100510	51200	\$159.21
	3/24/2026	OFFICE SOLUTIONS		OFFICE SUPPLIES - DECEMBER 2025	100620	51200	\$253.29
	3/24/2026	OFFICE SOLUTIONS		OFFICE SUPPLIES - DECEMBER 2025	100520	51200	\$359.44
	3/24/2026	OFFICE SOLUTIONS		OFFICE SUPPLIES - DECEMBER 2025	100140	51200	\$1,736.45
						CHECK TOTAL	\$2,573.04
18479	3/24/2026	ONE TIME PAY VENDOR	ALMA CRUZ	RECREATION PROGRAM REFUND	100	20202	\$45.00
						CHECK TOTAL	\$45.00
18480	3/24/2026	ONE TIME PAY VENDOR	DENISE WASHINGTON	RECREATION PROGRAM REFUND	100	20202	\$94.00
						CHECK TOTAL	\$94.00
18481	3/24/2026	ONE TIME PAY VENDOR	DR. SAMIR BATNIJI	FACILITY REFUND	100	20202	\$500.00
						CHECK TOTAL	\$500.00
18482	3/24/2026	ONE TIME PAY VENDOR	ELZABIETA KORSAK	RECREATION PROGRAM REFUND	100	20202	\$40.00
						CHECK TOTAL	\$40.00
18483	3/24/2026	ONE TIME PAY VENDOR	ENZA BOUCHER	RECREATION PROGRAM REFUND	100	20202	\$45.00
						CHECK TOTAL	\$45.00
18484	3/24/2026	ONE TIME PAY VENDOR	EWA MARIA KOJDER	RECREATION PROGRAM REFUND	100	20202	\$40.00
						CHECK TOTAL	\$40.00
18485	3/24/2026	ONE TIME PAY VENDOR	FIRST CLASS EVENTS	FACILITY REFUND	100	20202	\$1,246.00
						CHECK TOTAL	\$1,246.00
18486	3/24/2026	ONE TIME PAY VENDOR	FIZA KHAN	FACILITY REFUND	100	20202	\$500.00

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CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
						CHECK TOTAL	\$500.00
18487	3/24/2026	ONE TIME PAY VENDOR	FUNMI ADERETI	FACILITY REFUND	100	20202	\$1,200.00
						CHECK TOTAL	\$1,200.00
18488	3/24/2026	ONE TIME PAY VENDOR	GRACE ABAD	RECREATION PROGRAM REFUND	100	20202	\$40.00
						CHECK TOTAL	\$40.00
18489	3/24/2026	ONE TIME PAY VENDOR	JASMIN MONDRAGON	FACILITY REFUND	100	20202	\$200.00
						CHECK TOTAL	\$200.00
18490	3/24/2026	ONE TIME PAY VENDOR	JENNIFER RAMIREZ	RECREATION PROGRAM REFUND	100	20202	\$119.00
						CHECK TOTAL	\$119.00
18491	3/24/2026	ONE TIME PAY VENDOR	JOSEFINA ROJAS	FACILITY REFUND	100	20202	\$1,701.23
						CHECK TOTAL	\$1,701.23
18492	3/24/2026	ONE TIME PAY VENDOR	KATHLEEN DELGADO	RECREATION PROGRAM REFUND	100	20202	\$80.00
						CHECK TOTAL	\$80.00
18493	3/24/2026	ONE TIME PAY VENDOR	LESLIE LE	FACILITY REFUND	100	20202	\$1,666.00
						CHECK TOTAL	\$1,666.00
18494	3/24/2026	ONE TIME PAY VENDOR	LILY WONG	RECREATION PROGRAM REFUND	100	20202	\$25.00
						CHECK TOTAL	\$25.00
18495	3/24/2026	ONE TIME PAY VENDOR	MALINDA CANCIO	FACILITY REFUND	100	20202	\$1,004.33
						CHECK TOTAL	\$1,004.33
18496	3/24/2026	ONE TIME PAY VENDOR	NICOLAS NUNEZ	FACILITY REFUND	100	20202	\$670.98
						CHECK TOTAL	\$670.98
18497	3/24/2026	ONE TIME PAY VENDOR	NITA MORALES	FACILITY REFUND	100	20202	\$200.00
						CHECK TOTAL	\$200.00
18498	3/24/2026	ONE TIME PAY VENDOR	NVWM REALTY LLC	FACILITY REFUND	100	20202	\$200.00
						CHECK TOTAL	\$200.00
18499	3/24/2026	ONE TIME PAY VENDOR	PAMELA CAJUCOM	RECREATION PROGRAM REFUND	100	20202	\$80.00
						CHECK TOTAL	\$80.00
18500	3/24/2026	ONE TIME PAY VENDOR	PAUL GHOTRA	FACILITY REFUND	100	20202	\$1,185.50

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CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT	
							CHECK TOTAL	\$1,185.50
18501	3/24/2026	ONE TIME PAY VENDOR	PEGGY MENCHACA	RECREATION PROGRAM REFUND	100	20202	\$40.00	
							CHECK TOTAL	\$40.00
18502	3/24/2026	ONE TIME PAY VENDOR	SALVADOR SOLORIO	FACILITY REFUND	100	20202	\$200.00	
							CHECK TOTAL	\$200.00
18503	3/24/2026	ONE TIME PAY VENDOR	TARA BUNIEL-LADOUCEUR	RECREATION PROGRAM REFUND	100	20202	\$30.00	
							CHECK TOTAL	\$30.00
18504	3/24/2026	ONE TIME PAY VENDOR	UNITED ABACUS ARITHMETIC ASSOCIATION	FACILITY REFUND	100	20202	\$950.00	
							CHECK TOTAL	\$950.00
18505	3/24/2026	ONE TIME PAY VENDOR	VICKI SMUTNEY	RECREATION PROGRAM REFUND	100	20202	\$40.00	
							CHECK TOTAL	\$40.00
18506	3/24/2026	ONE TIME PAY VENDOR	DIAMOND BAR SENIOR CITIZENS CLUB	SENIOR CLUB LIABILITY INSURANCE REIMBURSEMENT	100520	57210	\$610.00	
							CHECK TOTAL	\$610.00
18507	3/24/2026	ONE TIME PAY VENDOR	MING CHUNG CHEN	REFUND-FOOTHILL PASS	206	48400	\$144.00	
							CHECK TOTAL	\$144.00
18508	3/24/2026	ONE TIME PAY VENDOR	NICOLE TORRES	REIMB-BRIDAL SHOW PARKING	100510	52304	\$30.00	
							CHECK TOTAL	\$30.00
18509	3/24/2026	ONE TIME PAY VENDOR	RAJNEESH JAIN	REFUND-FOOTHILL PASS	206	48400	\$144.00	
							CHECK TOTAL	\$144.00
18510	3/24/2026	ONE TIME PAY VENDOR	SUPER DIAMOND AGE SENIOR CLUB	SENIOR CLUB LIABILITY INSURANCE REIMBURSEMENT	100520	57210	\$1,027.03	
							CHECK TOTAL	\$1,027.03
18511	3/24/2026	ONE TIME PAY VENDOR - CND REFUND	REX ZHANG	C&D REFUND: 1649 ASPEN GROVE LN	100	22105	\$250.00	
							CHECK TOTAL	\$250.00
18512	3/24/2026	OTIS ELEVATOR COMPANY		CITYHALL UPGRADES PROJECT - ELEVATOR MAINTENANCE	504620	56100	\$2,301.00	
							CHECK TOTAL	\$2,301.00

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
18513	3/24/2026	PACIFIC PRODUCTS AND SERVICES LLC		ROAD MAINTENANCE SUPPLIES (SYCAMORE CYN PARK)	100655	51250	\$4,178.73
CHECK TOTAL							\$4,178.73
18514	3/24/2026	PAPER RECYCLING & SHREDDING		CH CONSOLE SHRED- MARCH	250170	55000	\$120.00
CHECK TOTAL							\$120.00
18515	3/24/2026	PRO1PRINT, LLC		80 SIGNS FOR PARKS & MEDIANS: REDUCED MAINTENANCE	100240	52110	\$4,730.40
CHECK TOTAL							\$4,730.40
18516	3/24/2026	PROTECTION ONE INC		CITYHALL (MONITOR EXTND SVS 032926-042826)	100620	52320	\$49.59
CHECK TOTAL							\$49.59
18517	3/24/2026	PUBLIC STORAGE #23051		COMMUNITY RELATIONS OFFSITE STORAGE-APRIL2026	100240	52302	\$1,045.00
	3/24/2026	PUBLIC STORAGE #23051		PARKS AND RECREATION OFF SITE STORAGE UNITS	100520	52302	\$927.00
	3/24/2026	PUBLIC STORAGE #23051		PARKS AND RECREATION OFF SITE STORAGE UNITS	100520	52302	\$971.00
CHECK TOTAL							\$2,943.00
18518	3/24/2026	PYRO COMM SYSTEMS INC		FIRE ALARM TESTING @ DBC (031926)	100510	52320	\$585.00
CHECK TOTAL							\$585.00
18519	3/24/2026	RETAIL MARKETING SERVICES INC		CART RETRIEVAL SERVICES FEB 2026	250170	55000	\$15.00
CHECK TOTAL							\$15.00
18520	3/24/2026	ROTH STAFFING COMPANIES, LP		TEMP STAFFING - CITY CLERK WK 03/01/2026	100140	54900	\$331.50
	3/24/2026	ROTH STAFFING COMPANIES, LP		TEMP STAFFING - CITY CLERK WK 3/8/2026	100140	54900	\$312.00
	3/24/2026	ROTH STAFFING COMPANIES, LP		TEMP STAFFING - FINANCE WK 3/20/2026	100210	54900	\$1,420.80
CHECK TOTAL							\$2,064.30
18521	3/24/2026	SC FUELS		FLEET FUEL (030126-031526)	502130	52330	\$39.57
	3/24/2026	SC FUELS		FLEET FUEL (030126-031526)	502620	52330	\$363.30
	3/24/2026	SC FUELS		FLEET FUEL (030126-031526)	502630	52330	\$594.65
	3/24/2026	SC FUELS		FLEET FUEL (030126-031526)	502655	52330	\$1,114.56

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT	
							CHECK TOTAL	\$2,112.08
18522	3/24/2026	SCMAF		CONTRACT CLASS INSURANCE	100520	55320	\$966.00	
							CHECK TOTAL	\$966.00
18523	3/24/2026	SOCIAL VOCATIONAL SERVICES		MAINTENANCE: LITTER & WEED REMOVAL (FEB 2026)	100645	55528	\$3,113.00	
							CHECK TOTAL	\$3,113.00
18524	3/24/2026	SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT		FACILITY LEASE	100130	52302	\$2,824.69	
							CHECK TOTAL	\$2,824.69
18525	3/24/2026	SPECTRUM BUSINESS		INTERNET SERVICE/HERITAGE PARK - MAR 2026	100230	54030	\$299.44	
							CHECK TOTAL	\$299.44
18526	3/24/2026	STANDARD INSURANCE COMPANY		LIFE/SUPP LIFE/LTD/STD INSURANCE PREMIUM MAR 2026	204	21107	\$1.99	
	3/24/2026	STANDARD INSURANCE COMPANY		LIFE/SUPP LIFE/LTD/STD INSURANCE PREMIUM MAR 2026	239	21107	\$2.20	
	3/24/2026	STANDARD INSURANCE COMPANY		LIFE/SUPP LIFE/LTD/STD INSURANCE PREMIUM MAR 2026	241	21107	\$2.20	
	3/24/2026	STANDARD INSURANCE COMPANY		LIFE/SUPP LIFE/LTD/STD INSURANCE PREMIUM MAR 2026	238	21107	\$3.32	
	3/24/2026	STANDARD INSURANCE COMPANY		LIFE/SUPP LIFE/LTD/STD INSURANCE PREMIUM MAR 2026	203	21107	\$3.48	
	3/24/2026	STANDARD INSURANCE COMPANY		LIFE/SUPP LIFE/LTD/STD INSURANCE PREMIUM MAR 2026	204	21113	\$6.91	
	3/24/2026	STANDARD INSURANCE COMPANY		LIFE/SUPP LIFE/LTD/STD INSURANCE PREMIUM MAR 2026	239	21113	\$9.41	
	3/24/2026	STANDARD INSURANCE COMPANY		LIFE/SUPP LIFE/LTD/STD INSURANCE PREMIUM MAR 2026	241	21113	\$9.41	
	3/24/2026	STANDARD INSURANCE COMPANY		LIFE/SUPP LIFE/LTD/STD INSURANCE PREMIUM MAR 2026	203	21113	\$12.08	
	3/24/2026	STANDARD INSURANCE COMPANY		LIFE/SUPP LIFE/LTD/STD INSURANCE PREMIUM MAR 2026	238	21113	\$14.49	
	3/24/2026	STANDARD INSURANCE COMPANY		LIFE/SUPP LIFE/LTD/STD INSURANCE PREMIUM MAR 2026	207	21107	\$23.25	
	3/24/2026	STANDARD INSURANCE COMPANY		LIFE/SUPP LIFE/LTD/STD INSURANCE PREMIUM MAR 2026	201	21107	\$23.50	
	3/24/2026	STANDARD INSURANCE COMPANY		LIFE/SUPP LIFE/LTD/STD INSURANCE PREMIUM MAR 2026	201	21113	\$28.11	

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
	3/24/2026	STANDARD INSURANCE COMPANY		LIFE/SUPP LIFE/LTD/STD INSURANCE PREMIUM MAR 2026	206	21107	\$46.35
	3/24/2026	STANDARD INSURANCE COMPANY		LIFE/SUPP LIFE/LTD/STD INSURANCE PREMIUM MAR 2026	207	21113	\$89.98
	3/24/2026	STANDARD INSURANCE COMPANY		LIFE/SUPP LIFE/LTD/STD INSURANCE PREMIUM MAR 2026	250	21107	\$104.22
	3/24/2026	STANDARD INSURANCE COMPANY		LIFE/SUPP LIFE/LTD/STD INSURANCE PREMIUM MAR 2026	206	21113	\$117.21
	3/24/2026	STANDARD INSURANCE COMPANY		LIFE/SUPP LIFE/LTD/STD INSURANCE PREMIUM MAR 2026	250	21113	\$136.68
	3/24/2026	STANDARD INSURANCE COMPANY		LIFE/SUPP LIFE/LTD/STD INSURANCE PREMIUM MAR 2026	100	21107	\$1,721.46
	3/24/2026	STANDARD INSURANCE COMPANY		LIFE/SUPP LIFE/LTD/STD INSURANCE PREMIUM MAR 2026	100	21113	\$2,597.79
						CHECK TOTAL	\$4,954.04
18527	3/24/2026	STAY GREEN INC		LANDSCAPE MAINTENANCE (CITY HALL/MARCH 2026)	100620	52320	\$1,250.00
						CHECK TOTAL	\$1,250.00
18528	3/24/2026	STEPHEN LUGO		PONY FIELD - ATHLETIC FIELD MARKINGS	262630	56104	\$9,995.00
						CHECK TOTAL	\$9,995.00
18529	3/24/2026	STUMP FENCE CO		PONY FIELD - FENCE REPAIR & INSTALLATION	262630	56104	\$29,800.00
	3/24/2026	STUMP FENCE CO		PONY FIELD - FENCE REPAIR & INSTALLATION	262630	56104	\$33,610.00
						CHECK TOTAL	\$63,410.00
18530	3/24/2026	THE ARTINA GROUP		W2 TAX FORMS & ENVELOPES FOR 2025	100210	52110	\$418.97
	3/24/2026	THE ARTINA GROUP		1095 TAX FORMS & ENVELOPES FOR 2025	100210	52110	\$55.14
						CHECK TOTAL	\$474.11
18531	3/24/2026	THE GAS COMPANY		GAS SERVICE @ CITYHALL (021126-031326)	100620	52215	\$1,264.18
	3/24/2026	THE GAS COMPANY		NATURAL GAS SERVICE @ HERITAGE PARK (021226-031626)	100630	52215	\$495.91
	3/24/2026	THE GAS COMPANY		NATURAL GAS SERVICE @ DBC (021326-031726)	100510	52215	\$271.31
						CHECK TOTAL	\$2,031.40

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
18532	3/24/2026	THE SAUCE CREATIVE SERVICES INC		PRINTING FOR WINDMILL HUNT	100520	52110	\$1,015.84
	3/24/2026	THE SAUCE CREATIVE SERVICES INC		SUMMER DAY CAMP FLYER	100520	52110	\$330.11
CHECK TOTAL							\$1,345.95
18533	3/24/2026	THE SHERWIN-WILLIAMS CO		MAINT SUPPLIES (JK 031326)	100620	52320	\$78.84
CHECK TOTAL							\$78.84
18534	3/24/2026	THE TAIT GROUP INC		PS/TRANSPORTATION ADVOCACY - FEB 2026	100615	54410	\$700.00
CHECK TOTAL							\$700.00
18535	3/24/2026	TUMBLE-N-KIDS INC		CONTRACT CLASS- YOUTH GYMNASTICS	100520	55320	\$1,569.60
CHECK TOTAL							\$1,569.60
18536	3/24/2026	TYLER TECHNOLOGIES INC		COMPUTER SOFTWARE - ELM PROJEC	503230	56135	\$5,600.00
CHECK TOTAL							\$5,600.00
18537	3/24/2026	VISION SERVICE PLAN		VISION INSURANCE PREMIUM MARCH 2026	204	21108	\$3.22
	3/24/2026	VISION SERVICE PLAN		VISION INSURANCE PREMIUM MARCH 2026	203	21108	\$5.63
	3/24/2026	VISION SERVICE PLAN		VISION INSURANCE PREMIUM MARCH 2026	239	21108	\$6.95
	3/24/2026	VISION SERVICE PLAN		VISION INSURANCE PREMIUM MARCH 2026	241	21108	\$6.95
	3/24/2026	VISION SERVICE PLAN		VISION INSURANCE PREMIUM MARCH 2026	238	21108	\$12.16
	3/24/2026	VISION SERVICE PLAN		VISION INSURANCE PREMIUM MARCH 2026	201	21108	\$18.75
	3/24/2026	VISION SERVICE PLAN		VISION INSURANCE PREMIUM MARCH 2026	207	21108	\$76.47
	3/24/2026	VISION SERVICE PLAN		VISION INSURANCE PREMIUM MARCH 2026	250	21108	\$101.73
	3/24/2026	VISION SERVICE PLAN		VISION INSURANCE PREMIUM MARCH 2026	206	21108	\$105.88
	3/24/2026	VISION SERVICE PLAN		VISION INSURANCE PREMIUM MARCH 2026	100	21108	\$1,905.68
CHECK TOTAL							\$2,243.42

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
18538	3/24/2026	VORTEX SERVICES, LLC		RETENTION CONTRACT WITHHOLDING: 26000019	301	29004	\$6,081.25
	3/24/2026	VORTEX SERVICES, LLC		RETENTION CONTRACT WITHHOLDING: 26000019	301	29004	\$8,520.30
CHECK TOTAL							\$14,601.55
18539	3/24/2026	WALNUT VALLEY UNIFIED SCHOOL DISTRICT		ADULT VOLLEYBALL GYM RENTAL	100520	52302	\$573.75
	3/24/2026	WALNUT VALLEY UNIFIED SCHOOL DISTRICT		YOUTH BASKETBALL GYM RENTAL- PRACTICES	100520	52302	\$1,530.00
	3/24/2026	WALNUT VALLEY UNIFIED SCHOOL DISTRICT		YOUTH BASKETBALL GYM RENTAL- GAMES	100520	52302	\$3,978.00
	3/24/2026	WALNUT VALLEY UNIFIED SCHOOL DISTRICT		POOL RENTAL FOR CONTRACT CLASSES	100520	52302	\$420.00
CHECK TOTAL							\$6,501.75
18540	3/24/2026	WALNUT VALLEY WATER DISTRICT		CITYHALLW-(020126-022826)	100620	52220	\$847.69
	3/24/2026	WALNUT VALLEY WATER DISTRICT		D38W-(020126-022826)	238638	52220	\$5,658.81
	3/24/2026	WALNUT VALLEY WATER DISTRICT		D38(R)W-(020126-022826)	238638	52220	\$1,232.59
	3/24/2026	WALNUT VALLEY WATER DISTRICT		D39W-(020126-022826)	239639	52220	\$5,021.55
	3/24/2026	WALNUT VALLEY WATER DISTRICT		D41W-(020126-022826)	241641	52220	\$1,434.72
	3/24/2026	WALNUT VALLEY WATER DISTRICT		DBCW-(020126-022826)	100510	52220	\$394.68
	3/24/2026	WALNUT VALLEY WATER DISTRICT		PARKSW-(020126-022826)	100630	52220	\$9,902.08
	3/24/2026	WALNUT VALLEY WATER DISTRICT		PARKS(R)W-(020126-022826)	100630	52220	\$990.04
CHECK TOTAL							\$25,482.16
18541	3/24/2026	WAXIE SANITARY SUPPLY		JANITORIAL SUPPLIES (DBC)	100510	51210	\$166.53
	3/24/2026	WAXIE SANITARY SUPPLY		JANITORIAL SUPPLIES (DBC 031126)	100510	51210	\$332.36
	3/24/2026	WAXIE SANITARY SUPPLY		JANITORIAL SUPPLIES @ DBC	100510	51210	\$401.37
CHECK TOTAL							\$900.26
18542	3/24/2026	WEST COAST ARBORISTS INC		CITYWIDE TREE MAINTENANCE (021626- 022826)	100645	55522	\$2,364.00
	3/24/2026	WEST COAST ARBORISTS INC		D41 TREE MAINTENANCE (021626- 022826)	241641	55522	\$3,600.00
CHECK TOTAL							\$5,964.00

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
18543	3/24/2026	WILLDAN GEOTECHNICAL		BUILDING AND SAFETY INTERIM PERMIT TECHNICIAN FEB	100420	55100	\$13,132.50
CHECK TOTAL							\$13,132.50
18544	3/24/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - JANUARY 2026	100	22107	\$2,368.80
	3/24/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - JANUARY 2026	100	22107	\$2,425.20
	3/24/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - JANUARY 2026	100120	54020	\$15,418.83
CHECK TOTAL							\$20,212.83
18545	3/24/2026	YUNEX CORP		TS MAINTENANCE - FEB 2026	207650	55536	\$5,711.62
CHECK TOTAL							\$5,711.62
18546	3/24/2026	ZUMAR INDUSTRIES INC		ROAD MAINTENANCE SUPPLIES (SIGN BASE/ANCHOR)	100655	51250	\$698.99
CHECK TOTAL							\$698.99
GRAND TOTAL							\$1,001,937.32



CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: Ordinance No. 04 (2026) - Objective Design Standards, Development Code Amendment No. PL2024-51.

STRATEGIC GOAL: Open, Engaged and Responsive Government

RECOMMENDATION:

Approve for second reading by title only, waive full reading of Ordinance No. 04 (2026), and adopt:

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:

On March 17, 2026, the City Council conducted a duly noticed public hearing and approved for first reading Ordinance No. 04 (2026), amending the 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.

The Council approved the first reading by 4-0 vote (one absence).

ANALYSIS:

Ordinance 04 (2026) (Attachment 1) is now being presented for second reading by title only and adoption, and will become effective 30 days from April 7, 2026. A copy of the March 17, 2026 City Council report (without attachments) is included for reference as Attachment 2.

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)
2. City Council Staff Report March 17, 2026 (Attachments not included)

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 7th day of April, 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 17th 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 7th day of April, 2026, by the following vote:

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

Kristina Santana, City Clerk



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.

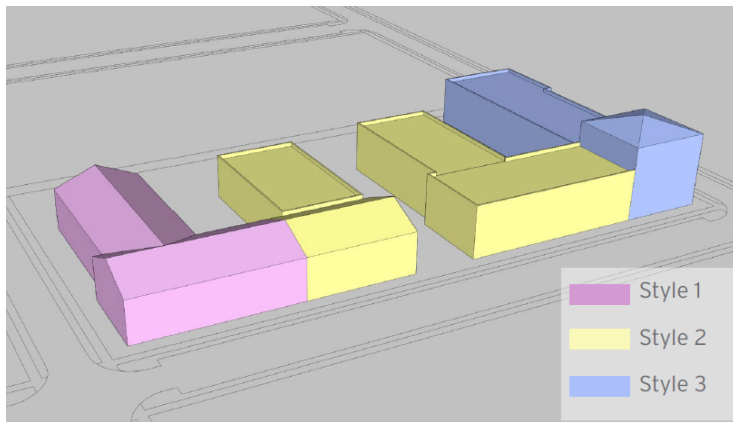


Flex/Loft Building Diagram Example

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

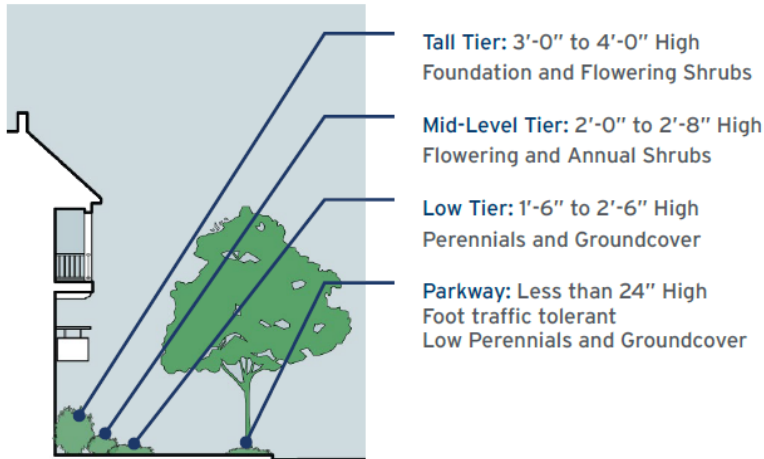
A building's frontage serves as the interface between the public realm and private development. Thoughtful design of this interface is essential to creating an active and engaging urban environment. Multifamily and mixed-use buildings should feature ground-floor frontages that are human-scaled, visually 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



CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: Landscape Assessment District Nos. 38, 39-2022, and 41-2021 for Fiscal Year 2026-27.

STRATEGIC GOAL: Open, Engaged and Responsive Government

RECOMMENDATION:

- A. Adopt Resolution No. 2026-08 ordering the City Engineer to prepare and to file an Engineer's Report related to maintenance of improvements in Landscaping Assessment District No. 38 and any assessment thereon for Fiscal Year 2026/27;
- B. Adopt Resolution No. 2026-09 ordering the City Engineer to prepare and to file an Engineer's Report related to maintenance of improvements in Landscaping Assessment District No. 39-2022 and any assessment thereon for Fiscal Year 2026/27; and
- C. Adopt Resolution No. 2026-10 ordering the City Engineer to prepare and to file an Engineer's Report related to maintenance of improvements in Landscaping Assessment District No. 41-2021 and any assessment thereon for Fiscal Year 2026/27.

FINANCIAL IMPACT:

The consultant's service for the preparation of the Engineer's Reports and other associated services is estimated to cost \$16,175. Adequate funding is included in the FY2025/26 Operating Budget, and will be included in the FY2026/27 Operating Budget for LAD Nos. 38, 39-2022, and 41-2021.

BACKGROUND:

There are three Landscape Assessment Districts (LADs) in the City: LAD No. 38, LAD No. 39-2202, and LAD No. 41-2021. As part of these assessment district updates, the City must undergo a three-step process each fiscal year. First, the City Council initiates the process by adopting resolutions ordering the City Engineer to prepare and file an engineer's report for each district, which is the action being recommended in this agenda item. Second, the report is finalized and presented to the City Council, which, in turn, adopts resolutions of intention that are set for a Public Hearing. Lastly, the City holds a Public Hearing at a City Council meeting where the assessment districts are approved and confirmed, resulting in the adoption of a resolution confirming the levy of assessments. Throughout the entire process, all proceedings for the maintenance of improvements will be pursuant to the provisions of the Landscape and Lighting Act of 1972 of Part 2 of Division 15 of the Streets and Highways Code of the State of California and applicable provisions of Proposition 218, Article 10 XIII D of the

California Constitution.

ANALYSIS:

LAD No. 38

The City has an annual program for the maintenance of landscape medians as well as parkway improvements along the major arterial roadways, and intends to continue the said program through special assessments upon lands within the City. Funds must be provided to enable District No. 38 to continue its operation during the Fiscal Year 2026/27. District No. 38 encompasses the whole City and is illustrated in Exhibit "A-1" Map (Attachment #).

LAD No. 39-2022

The City has an annual program for the maintenance of landscaping, open space improvements, five mini-parks, and trails, and intends to continue the said program through special assessments upon lands within the district. Funds must be provided to enable District No. 39-2022 to continue operating during the Fiscal Year 2026/27. District 39-2022 encompasses areas in the northeasterly part of the City, as illustrated in Exhibit "A-2" Map (Attachment #)

LAD No. 41-2021

The City has an annual program for the maintenance of landscaping and open space improvements, and intends to continue the said program through special assessments upon lands within the district. Funds must be provided to enable District No. 41-2021 to continue operating during the Fiscal Year 2026/27. District 41-2021 encompasses the southwesterly part of the City, as illustrated in Exhibit "A-3" Map (Attachment #).

LEGAL REVIEW:

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

PREPARED BY:

Nicholas Delgado, Management Analyst, Public Works

ATTACHMENTS:

1. Resolution No. 2026-08 (LAD# 38)
2. Resolution No. 2026-09 (LAD# 39-2022)
3. Resolution No. 2026-10 LAD# 41-2021)

RESOLUTION NO. 2026-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DIAMOND BAR, CALIFORNIA, ORDERING THE CITY ENGINEER TO PREPARE AND TO FILE A REPORT RELATED TO THE MAINTENANCE OF PUBLIC IMPROVEMENTS IN THE CITY OF DIAMOND BAR ASSESSMENT DISTRICT NO. 38 AND ANY ASSESSMENT THEREON FOR FISCAL YEAR 2026-27.

WHEREAS, the City of Diamond Bar Assessment District No. 38 (“District”) was created pursuant to Part 2 of Division 15 of the California Streets and Highways Code (§ 22500, et seq.); and

WHEREAS, California Streets and Highways Code § 22622 provides that the City Council shall adopt a resolution generally describing any proposed new improvements or substantial changes in existing improvements in the District and ordering the City Engineer to prepare and file a report related to annual maintenance and assessment in the District; and

WHEREAS, no new improvements or substantial changes in existing improvements are proposed for the District; 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 Recitals, as set forth above, are in all respects true and correct and are incorporated herein by reference.

Section 2. The City Engineer is hereby ordered and directed to prepare or have prepared an annual report in accordance with California Streets and Highways Code §§ 22565, et seq., with respect to City of Diamond Bar Assessment District No. 38 for Fiscal Year 2026-27.

Section 3. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 7th day of April 2026.

CITY OF DIAMOND BAR

Steve Tye, Mayor

ATTEST:

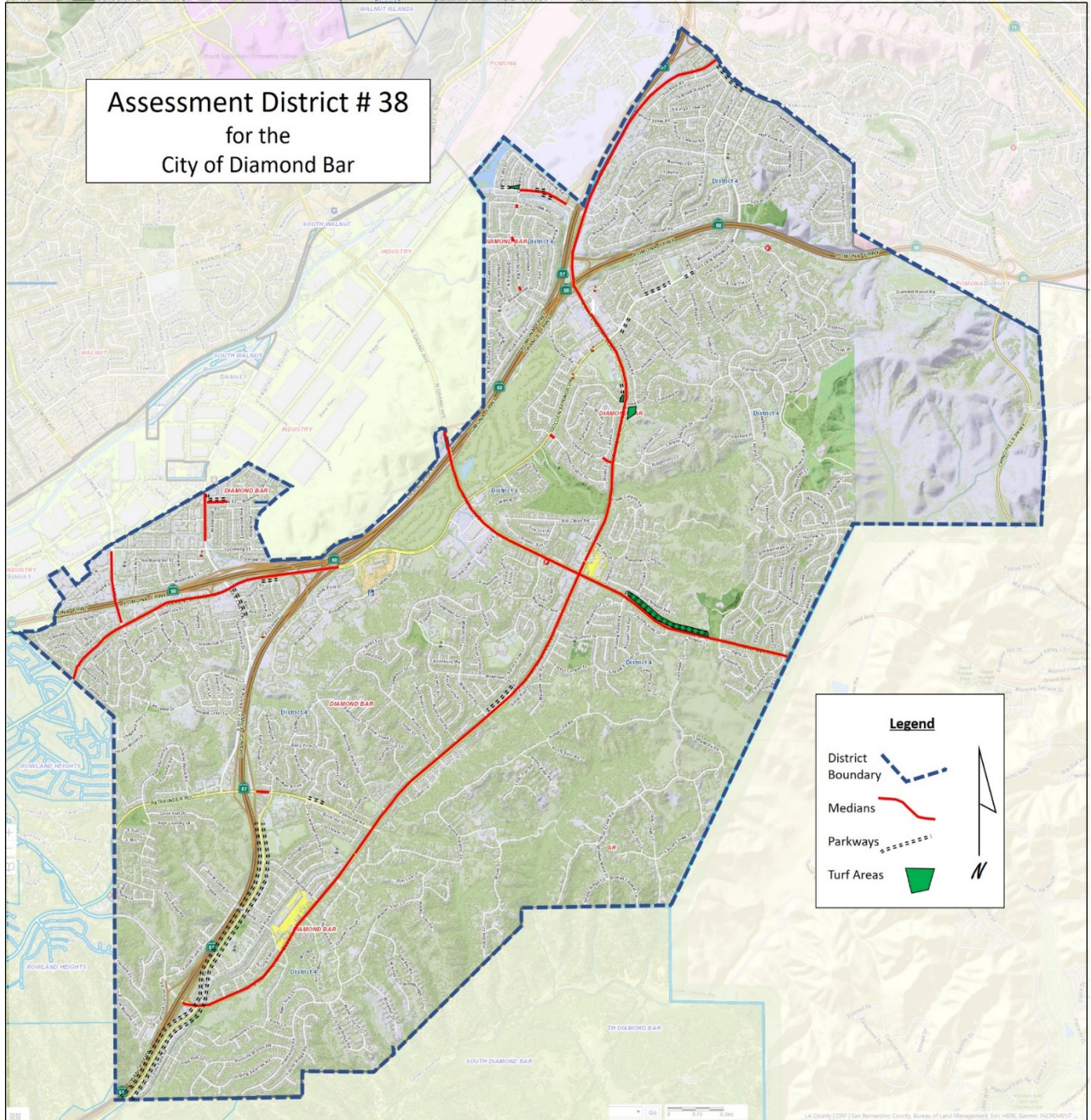
I, Kristina Santana, City Clerk of the City of Diamond Bar, do hereby certify that the foregoing Resolution was passed, approved and adopted at a regular meeting of the City Council of the City of Diamond Bar held on the 7th day of April 2026, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAINED:	COUNCIL MEMBERS:

Kristina Santana, City Clerk

Exhibit A-1

Landscape Assessment District No. 38 Map



RESOLUTION NO. 2026-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DIAMOND BAR, CALIFORNIA, ORDERING THE CITY ENGINEER TO PREPARE AND TO FILE A REPORT RELATED TO THE MAINTENANCE OF PUBLIC IMPROVEMENTS IN THE CITY OF DIAMOND BAR ASSESSMENT DISTRICT NO. 39-2022 AND ANY ASSESSMENT THEREON FOR FISCAL YEAR 2026-27.

WHEREAS, the City of Diamond Bar Assessment District No. 39-2022 (“District”) was created pursuant to Part 2 of Division 15 of the California Streets and Highways Code (§ 22500, et seq.); and

WHEREAS, California Streets and Highways Code § 22622 provides that the City Council shall adopt a resolution generally describing any proposed new improvements or substantial changes in existing improvements in the District and ordering the City Engineer to prepare and file a report related to annual maintenance and assessment in the District; and

WHEREAS, no new improvements or substantial changes in exiting improvements are proposed for the District; 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 Recitals, as set forth above, are in all respects true and correct and are incorporated herein by reference.

Section 2. The City Engineer is hereby ordered and directed to prepare or have prepared an annual report in accordance with California Streets and Highways Code § 22565, et seq., with respect to City of Diamond Bar Landscape Assessment District 39-2022 for Fiscal Year 2026-27.

Section 3. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 7th day of April 2026.

CITY OF DIAMOND BAR

Steve Tye, Mayor

ATTEST:

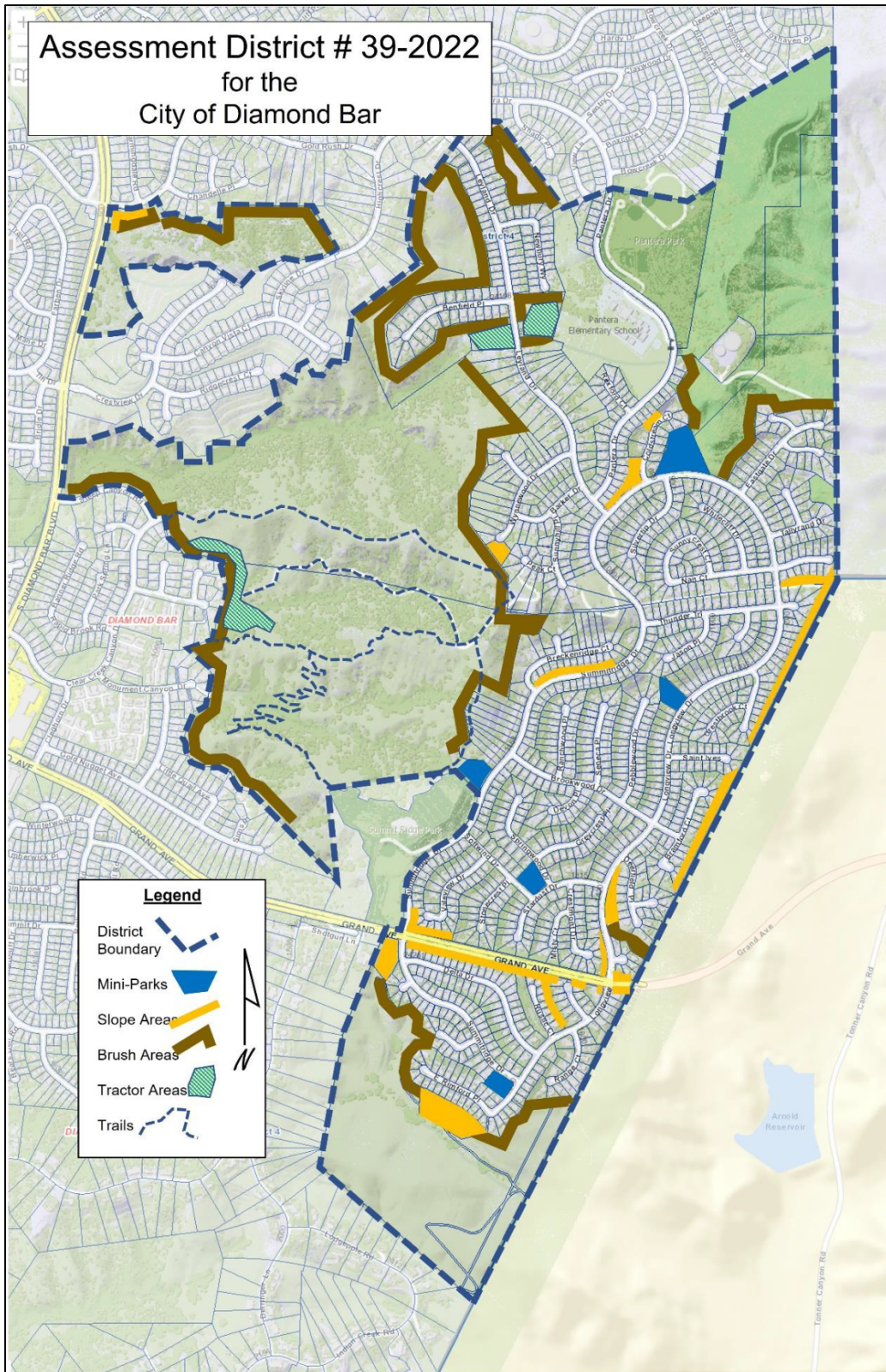
I, Kristina Santana, City Clerk of the City of Diamond Bar, do hereby certify that the foregoing Resolution was passed, approved and adopted at a regular meeting of the City Council of the City of Diamond Bar held on the 7th day of April 2026, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAINED:	COUNCIL MEMBERS:

Kristina Santana, City Clerk

Exhibit A-2

Landscape Assessment District No. 39-2022 Map



RESOLUTION NO. 2026-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DIAMOND BAR, CALIFORNIA, ORDERING THE CITY ENGINEER TO PREPARE AND TO FILE A REPORT RELATED TO THE MAINTENANCE OF PUBLIC IMPROVEMENTS IN THE CITY OF DIAMOND BAR ASSESSMENT DISTRICT NO. 41-2021 AND ANY ASSESSMENT THEREON FOR FISCAL YEAR 2026-27.

WHEREAS, the City of Diamond Bar Assessment District No. 41-2021 (“District”) was created pursuant to Part 2 of Division 15 of the California Streets and Highways Code (§ 22500, et seq.); and

WHEREAS, California Streets and Highways Code § 22622 provides that the City Council shall adopt a resolution generally describing any proposed new improvements or substantial changes in existing improvements in the District and ordering the City Engineer to prepare and file a report related to annual maintenance and assessment in the District; and

WHEREAS, no new improvements or substantial changes in exiting improvements are proposed for the District; 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 Recitals, as set forth above, are in all respects true and correct and are incorporated herein by reference.

Section 2. The City Engineer is hereby ordered and directed to prepare or have prepared an annual report in accordance with California Streets and Highways Code § 22565, et seq., with respect to City of Diamond Bar Landscape Assessment District 41-2021 for Fiscal Year 2026-27.

Section 3. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 7th day of April 2026.

CITY OF DIAMOND BAR

Steve Tye, Mayor

ATTEST:

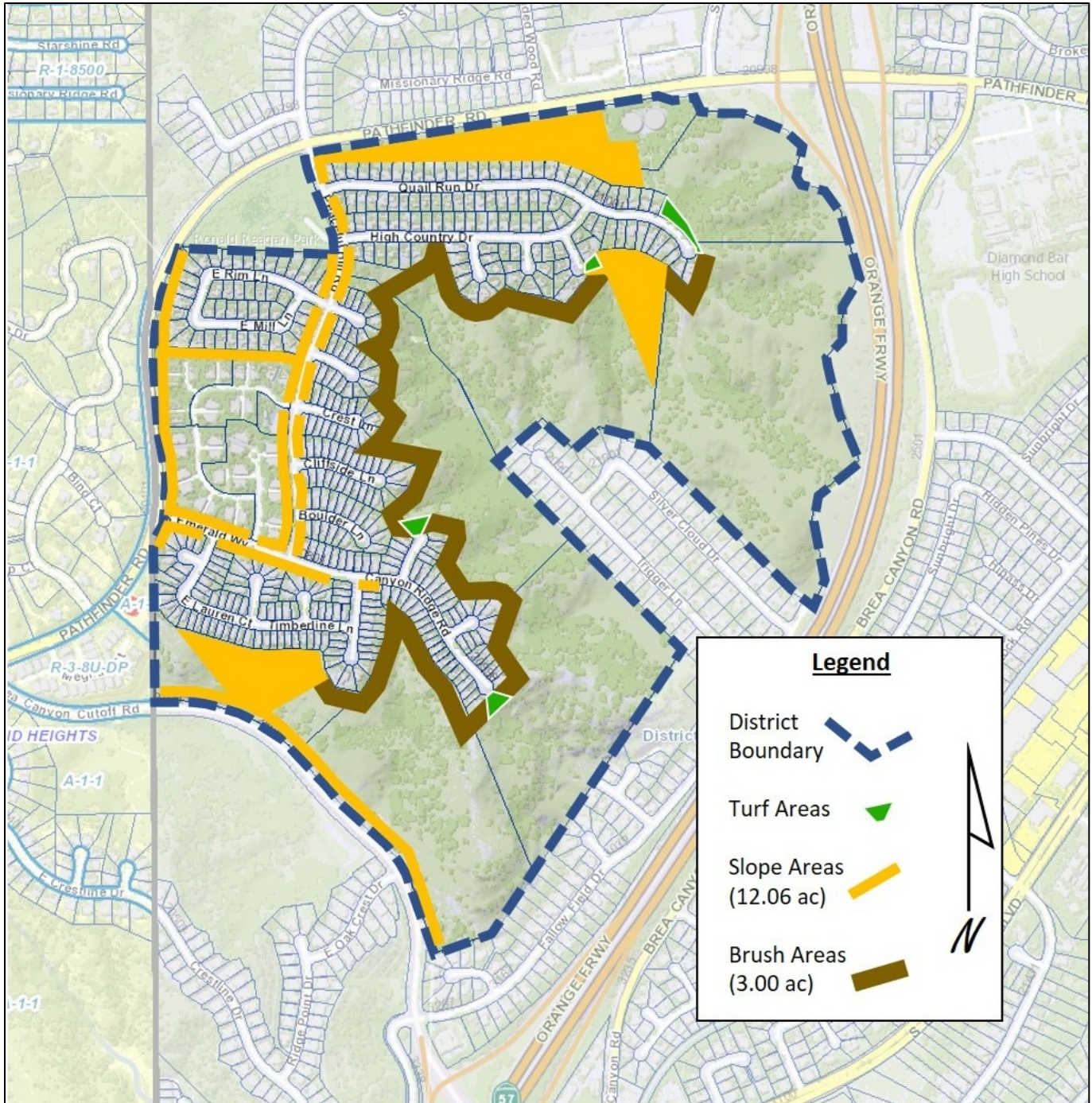
I, Kristina Santana, City Clerk of the City of Diamond Bar, do hereby certify that the foregoing Resolution was passed, approved and adopted at a regular meeting of the City Council of the City of Diamond Bar held on the 7th day of April 2026, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAINED:	COUNCIL MEMBERS:

Kristina Santana, City Clerk

Exhibit A-2

Landscape Assessment District No. 41-2021 Map





CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: Full Exoneration of Surety Bond No. 1001130064 for Sewer Improvements, Surety Bond No. 1001130066 for Grading and Paving Improvements, and Surety Bond No. 1001130067 for Storm Drain Improvements Related to Parcel Map 82066 (Brea Canyon Business Park) located at the 850 S. Brea Canyon Road.

STRATEGIC GOAL: Open, Engaged and Responsive Government

RECOMMENDATION:

Approve the exoneration of Surety Bond Nos. #1001130064, #1001130066 and #1001130067 related to Parcel Map 82066 (Brea Canyon Business Park).

FINANCIAL IMPACT:

None.

BACKGROUND:

In accordance with Section 66462 of the Subdivision Map Act, the City entered into agreement with the subdivider, Lycoming, LLC, to complete various improvements for Parcel Map 82066. The subdivider guaranteed faithful performance, labor and materials of said agreement by posting with the City surety bonds for grading and paving, storm drain improvements, and sewer improvements.

To date, private improvements within Brea Canyon Business Park have been completed and accepted by the City, except for the proposed hotel building.

A written request from Lycoming, LLC (Developer) was received on January 12, 2026, for the full exoneration of the Storm Drain Improvements, Sewer Improvements, and Grading Bonds. Staff has verified that the majority of improvements related to the bonds have been completed, although, to ensure the improvements related to the hotel covered by these bonds will be completed, and the building pad remains in compliance with the City ordinances, a cash deposit of \$8,125 dollars was submitted to the City by the Developer. Additionally, the Developer acknowledges in their request that separate bonds will be required when an application is submitted for the construction of the hotel building.

The following surety bonds are recommended for full exoneration:

Surety Bond No. 1001130064 in the amount of \$382,400.

Surety Bond No. 1001130066 in the amount of \$625,988.

Surety Bond No. 1001130067 in the amount of \$186,250

ANALYSIS:

The subdivider submitted a written request, dated January 12, 2026, for the exoneration of the storm drain improvement bond, grading and paving bond, and sewer improvement bond. The undeveloped portion of the site is limited to the footprint of the proposed hotel building (878 Brea Canyon Rd), for which a schedule has not been shared with the City. However, the developer has posted a cash bond of \$8,125 to ensure the continued maintenance of the existing erosion control measures for the portion of the site designated for future development, as described in the developer's request letter and the associated cost estimate (Attachments 4 and 5). Public Works has verified and confirmed that all work covered under the improvement bonds has been completed and meets all applicable requirements for exoneration. Therefore, it is recommended that the City Council approve the exoneration of Bond No. #1001130064, #1001130066, and #1001130067. In the future, when the developer is ready to apply for a permit to develop the undeveloped footprint, other bonds will be required.

PREPARED BY:

Vivian Chen, Associate Engineer, Public Works

ATTACHMENTS:

1. SURETY Signed - BOND No. 1001130064 - STORM DRAIN
2. SURETY Signed - BOND No. 1001130066 - GRADING
3. SURETY Signed - BOND No. 1001130067 - SEWER
4. 2026-01-12 Letter to City Of Diamond Bar for Bond Release
5. 2026-03-16 Erosion Control Cost Estimate

**CITY OF DIAMOND BAR
PRIVATE DEVELOPMENT IMPROVEMENT BOND
(LABOR AND MATERIALS AND FAITHFUL PERFORMANCE)**

KNOW ALL MEN BY THESE PRESENTS: That
Lycoming, LLC _____ as, and hereinafter referred to collectively as,
“Principal”, and American Contractors Indemnity Company a corporation organized and
existing under the laws of the State of California and duly authorized
to transact surety business in the State of California as, and hereinafter referred to as,
“Surety”, are held and firmly bound unto the City of Diamond Bar, hereinafter referred to
as the “City”, in the sum of **\$191,200** for Faithful Performance and **\$191,200** for Labor
and Materials, for the payment of which Principal and Surety bind themselves, their heirs,
administrators, successors and assigns, jointly and severally as follows:

THE CONDITION OF THE ABOVE OBLIGATION IS THAT:

WHEREAS, Principal is the owner of a parcel of land in the City, which it is
seeking to perform Private Development Improvements in the form of **Storm Drain**
improvements, hereinafter referred to as, “Improvements”, and has filed with the City
improvement plans and permit application for such parcel of land described as: **Tentative
Parcel Map 82066 (850 Brea Canyon Road, A.P.N. 8719-013-017)**; and

WHEREAS, as a condition precedent to the approval of said improvement plans,
Principal is required to deliver to the City a bond, securing payment to the contractor, his
subcontractors and to persons renting equipment or furnishing labor and/or materials to
them for such Improvements and in the faithful performance of Principal to complete such
Improvements pursuant to the provisions of the City’s Code and Standards; and

WHEREAS, as all such Improvements is to be performed in accordance with the
improvement plans approved by the City Engineer for such parcel; and

WHEREAS, Principal shall perform any changes or alterations in the
Improvements required by the City to conform to approved plans for above said
Improvements; and

WHEREAS, Principal shall complete the improvement operations within 180 days
from the date of commencement; and

WHEREAS, the completion of such Improvements shall be at the sole cost and
expense of Principal.

NOW, THEREFORE, if Principal shall faithfully perform and shall pay the contractor, his subcontractors and all persons renting equipment or furnishing labor or materials to them for the full cost of all work as shown on the improvement plan in accordance with the conditions of approval of said plan and permit, then this obligation shall be null and void.

PROVIDED, HOWEVER, if Principal shall not pay the contractor, his subcontractors and all persons renting equipment or furnishing labor or materials to them for the full cost of said approved improvements, then this obligation shall remain in full force and effect and such contractor, subcontractor, City and persons shall have a direct right of action against the Principal and Surety under this obligation, subject to the priority of the City.

PROVIDED, HOWEVER, if Principal shall not faithfully perform all work as shown on the approved improvement plan, then this obligation shall remain in full force and effect. This bond will not be exonerated without full satisfaction of improvements by all City departments.

PROVIDED FURTHER, HOWEVER, that Surety hereby stipulates and agrees that no change, extension of time, alteration or modification of the contract documents or of the work to be performed thereunder shall in any way effect its obligation on this bond and it does hereby waive notice of any such change, extension of time, alteration or modification of the contract documents or of work to be performed thereunder; and

PROVIDED, FURTHER, that in case suit is brought upon this bond by the City or any other person who may bring an action on this bond, a reasonable attorney's fee, to be fixed by the Court, shall be paid by Principal or Surety.

IN WITNESS WHEREOF, Principal and Surety have caused these presents to be duly signed and sealed this 23rd day of November, 2021.

SURETY (Corporate Seal)
American Contractors Indemnity Company

By 

By Dean E. Brown - Attorney-In-Fact

801 S. Figueroa St. #700

Los Angeles, CA 90017

ADDRESS

PRINCIPAL (Corporate Seal)
Lycoming, LLC

By _____

By _____

ADDRESS

Name of surety agent in the event of claim: Dean E. Brown

Surety agent address: 1005 Calle Recodo, San Clemente, CA 92673

Surety agent telephone number: (949) 361-1400

Surety agent facsimile: (949) 361-2767

Surety agent email address: dbrown@georgebrowninsurance.com

Note: This bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached.



POWER OF ATTORNEY
AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, Texas Bonding Company, an assumed name of American Contractors Indemnity Company, United States Surety Company, a Maryland corporation and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint:

Dean E. Brown, Daniel R. Brown or Brad M. Hamilton of San Clemente, California

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed *****Three Million***** Dollars (**\$3,000,000.00**). This Power of Attorney shall expire without further action on April 23rd, 2022. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 1st day of June, 2018.

AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

State of California
County of Los Angeles



By: [Signature]
Daniel P. Aguilar, Vice President

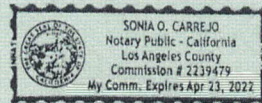
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

On this 1st day of June, 2018, before me, Sonia O. Carrejo, a notary public, personally appeared Daniel P. Aguilar, Vice President of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (seal)



I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 23 day of November, 2021.

Corporate Seals
Bond No. _____
Agency No. 3488



[Signature]
Kio Lo, Assistant Secretary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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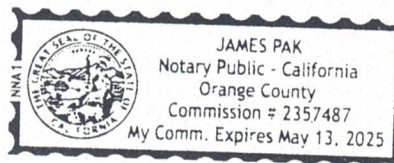
State of California
County of Orange } ss.

On November 24, 2021 before me, James Pak Notary
Public, personally appeared Dean E. Brown

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]
Signature

(seal)

OPTIONAL INFORMATION

Date of Document 11/24/2021
Type or Title of Document Improvement Bond
Number of Pages in Document N/A
Document in a Foreign Language N/A

Capacity of Signer:
 Individual
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Attorney In Fact
 Trustee
 Guardian or Conservator
 Other: _____

Signer Is Representing: _____

**CITY OF DIAMOND BAR
PRIVATE DEVELOPMENT IMPROVEMENT BOND
(LABOR AND MATERIALS AND FAITHFUL PERFORMANCE)**

KNOW ALL MEN BY THESE PRESENTS: That
Lycoming, LLC as, and hereinafter referred to collectively as, "Principal", and American Contractors Indemnity Company a corporation organized and existing under the laws of the State of California and duly authorized to transact surety business in the State of California as, and hereinafter referred to as, "Surety", are held and firmly bound unto the City of Diamond Bar, hereinafter referred to as the "City", in the sum of **\$312,994** for Faithful Performance and **\$312,994** for Labor and Materials, for the payment of which Principal and Surety bind themselves, their heirs, administrators, successors and assigns, jointly and severally as follows:

THE CONDITION OF THE ABOVE OBLIGATION IS THAT:

WHEREAS, Principal is the owner of a parcel of land in the City, which it is seeking to perform Private Development Improvements in the form of **Grading and Paving** improvements, hereinafter referred to as, "Improvements", and has filed with the City improvement plans and permit application for such parcel of land described as: **Tentative Parcel Map 82066 (850 Brea Canyon Road, A.P.N. 8719-013-017)**; and

WHEREAS, as a condition precedent to the approval of said improvement plans, Principal is required to deliver to the City a bond, securing payment to the contractor, his subcontractors and to persons renting equipment or furnishing labor and/or materials to them for such Improvements and in the faithful performance of Principal to complete such Improvements pursuant to the provisions of the City's Code and Standards; and

WHEREAS, as all such Improvements is to be performed in accordance with the improvement plans approved by the City Engineer for such parcel; and

WHEREAS, Principal shall perform any changes or alterations in the Improvements required by the City to conform to approved plans for above said Improvements; and

WHEREAS, Principal shall complete the improvement operations within 180 days from the date of commencement; and

WHEREAS, the completion of such Improvements shall be at the sole cost and expense of Principal.

NOW, THEREFORE, if Principal shall faithfully perform and shall pay the contractor, his subcontractors and all persons renting equipment or furnishing labor or materials to them for the full cost of all work as shown on the improvement plan in accordance with the conditions of approval of said plan and permit, then this obligation shall be null and void.

PROVIDED, HOWEVER, if Principal shall not pay the contractor, his subcontractors and all persons renting equipment or furnishing labor or materials to them for the full cost of said approved improvements, then this obligation shall remain in full force and effect and such contractor, subcontractor, City and persons shall have a direct right of action against the Principal and Surety under this obligation, subject to the priority of the City.

PROVIDED, HOWEVER, if Principal shall not faithfully perform all work as shown on the approved improvement plan, then this obligation shall remain in full force and effect. This bond will not be exonerated without full satisfaction of improvements by all City departments.

PROVIDED FURTHER, HOWEVER, that Surety hereby stipulates and agrees that no change, extension of time, alteration or modification of the contract documents or of the work to be performed thereunder shall in any way effect its obligation on this bond and it does hereby waive notice of any such change, extension of time, alteration or modification of the contract documents or of work to be performed thereunder; and

PROVIDED, FURTHER, that in case suit is brought upon this bond by the City or any other person who may bring an action on this bond, a reasonable attorney's fee, to be fixed by the Court, shall be paid by Principal or Surety.

IN WITNESS WHEREOF, Principal and Surety have caused these presents to be duly signed and sealed this 23rd day of November, 2021.

SURETY (Corporate Seal)
American Contractors Indemnity Company

By 

By Dean E. Brown - Attorney-In-Fact

801 S. Figueroa St. #700

Los Angeles, CA 90017

ADDRESS

PRINCIPAL (Corporate Seal)

By Lycoming, LLC

By _____

ADDRESS

Name of surety agent in the event of claim: Dean E. Brown

Surety agent address: 1005 Calle Recodo, San Clemente, CA 92673

Surety agent telephone number: (949) 361-1400

Surety agent facsimile: (949) 361-2767

Surety agent email address: dbrown@georgebrowninsurance.com

Note: This bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached.



POWER OF ATTORNEY
AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, Texas Bonding Company, an assumed name of American Contractors Indemnity Company, United States Surety Company, a Maryland corporation and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint:

Dean E. Brown, Daniel R. Brown or Brad M. Hamilton of San Clemente, California

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver **any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed** *****Three Million***** Dollars (**\$3,000,000.00**). This Power of Attorney shall expire without further action on April 23rd, 2022. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 1st day of June, 2018.

AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

State of California
County of Los Angeles



By: [Signature]
Daniel P. Aguilar, Vice President

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

On this 1st day of June, 2018, before me, Sonia O. Carrejo, a notary public, personally appeared Daniel P. Aguilar, Vice President of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (seal)



I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 23 day of November, 2021.

Corporate Seals
Bond No. _____
Agency No. 3488



[Signature]
Kio Lo, Assistant Secretary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California
County of Orange } ss.

On November 24, 2021 before me, James Pak Notary Public, personally appeared Dean E. Brown

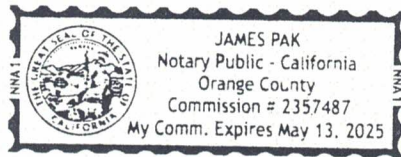
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature



(seal)

OPTIONAL INFORMATION

Date of Document 11/24/2021
Type or Title of Document Improvement Bond
Number of Pages in Document N/A
Document in a Foreign Language N/A

Capacity of Signer:
 Individual
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Attorney In Fact
 Trustee
 Guardian or Conservator
 Other: _____

Signer Is Representing: _____

**CITY OF DIAMOND BAR
PRIVATE DEVELOPMENT IMPROVEMENT BOND
(LABOR AND MATERIALS AND FAITHFUL PERFORMANCE)**

KNOW ALL MEN BY THESE PRESENTS: That
Lycoming, LLC as, and hereinafter referred to collectively as,
“Principal”, and American Contractors Indemnity Company a corporation organized and
existing under the laws of the State of California and duly authorized
to transact surety business in the State of California as, and hereinafter referred to as,
“Surety”, are held and firmly bound unto the City of Diamond Bar, hereinafter referred to
as the “City”, in the sum of **\$93,125** for Faithful Performance and **\$93,125** for Labor and
Materials, for the payment of which Principal and Surety bind themselves, their heirs,
administrators, successors and assigns, jointly and severally as follows:

THE CONDITION OF THE ABOVE OBLIGATION IS THAT:

WHEREAS, Principal is the owner of a parcel of land in the City, which it is
seeking to perform Private Development Improvements in the form of **Sewer**
improvements, hereinafter referred to as, “Improvements”, and has filed with the City
improvement plans and permit application for such parcel of land described as: **Tentative
Parcel Map 82066 (850 Brea Canyon Road, A.P.N. 8719-013-017)**; and

WHEREAS, as a condition precedent to the approval of said improvement plans,
Principal is required to deliver to the City a bond, securing payment to the contractor, his
subcontractors and to persons renting equipment or furnishing labor and/or materials to
them for such Improvements and in the faithful performance of Principal to complete such
Improvements pursuant to the provisions of the City’s Code and Standards; and

WHEREAS, as all such Improvements is to be performed in accordance with the
improvement plans approved by the City Engineer for such parcel; and

WHEREAS, Principal shall perform any changes or alterations in the
Improvements required by the City to conform to approved plans for above said
Improvements; and

WHEREAS, Principal shall complete the improvement operations within 180 days
from the date of commencement; and

WHEREAS, the completion of such Improvements shall be at the sole cost and
expense of Principal.

NOW, THEREFORE, if Principal shall faithfully perform and shall pay the contractor, his subcontractors and all persons renting equipment or furnishing labor or materials to them for the full cost of all work as shown on the improvement plan in accordance with the conditions of approval of said plan and permit, then this obligation shall be null and void.

PROVIDED, HOWEVER, if Principal shall not pay the contractor, his subcontractors and all persons renting equipment or furnishing labor or materials to them for the full cost of said approved improvements, then this obligation shall remain in full force and effect and such contractor, subcontractor, City and persons shall have a direct right of action against the Principal and Surety under this obligation, subject to the priority of the City.

PROVIDED, HOWEVER, if Principal shall not faithfully perform all work as shown on the approved improvement plan, then this obligation shall remain in full force and effect. This bond will not be exonerated without full satisfaction of improvements by all City departments.

PROVIDED FURTHER, HOWEVER, that Surety hereby stipulates and agrees that no change, extension of time, alteration or modification of the contract documents or of the work to be performed thereunder shall in any way effect its obligation on this bond and it does hereby waive notice of any such change, extension of time, alteration or modification of the contract documents or of work to be performed thereunder; and

PROVIDED, FURTHER, that in case suit is brought upon this bond by the City or any other person who may bring an action on this bond, a reasonable attorney's fee, to be fixed by the Court, shall be paid by Principal or Surety.

IN WITNESS WHEREOF, Principal and Surety have caused these presents to be duly signed and sealed this 23rd day of November, 2021.

SURETY (Corporate Seal)
American Contractors Indemnity Company

PRINCIPAL (Corporate Seal)

By 

By Lycoming, LLC

By Dean E. Brown - Attorney-In-Fact

By _____

801 S. Figueroa St. #700

Los Angeles, CA 90017

ADDRESS

ADDRESS

Name of surety agent in the event of claim: Dean E. Brown

Surety agent address: 1005 Calle Recodo, San Clemente, CA 92673

Surety agent telephone number: (949) 361-1400

Surety agent facsimile: (949) 361-2767

Surety agent email address: dbrown@georgebrowninsurance.com

Note: This bond must be executed in duplicate and dated, all signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached.



POWER OF ATTORNEY
AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, Texas Bonding Company, an assumed name of American Contractors Indemnity Company, United States Surety Company, a Maryland corporation and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint:

Dean E. Brown, Daniel R. Brown or Brad M. Hamilton of San Clemente, California

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed *****Three Million***** Dollars (**\$3,000,000.00**). This Power of Attorney shall expire without further action on April 23rd, 2022. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 1st day of June, 2018.

AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

State of California
County of Los Angeles



By: [Signature]
Daniel P. Aguilar, Vice President

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

On this 1st day of June, 2018, before me, Sonia O. Carrejo, a notary public, personally appeared Daniel P. Aguilar, Vice President of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (seal)



I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 23 day of November, 2021.

Corporate Seals
Bond No. _____
Agency No. 3488



[Signature]
Kio Lo, Assistant Secretary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California
County of Orange } ss.

On November 24, 2021 before me, James Pak Notary
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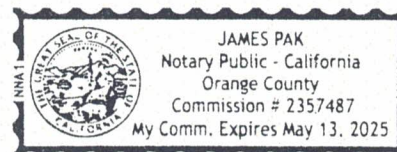
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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature



(seal)

OPTIONAL INFORMATION

Date of Document 11/24/2021
Type or Title of Document Improvement Bond
Number of Pages in Document N/A
Document in a Foreign Language N/A

Capacity of Signer:

- Individual
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Attorney In Fact
 Trustee
 Guardian or Conservator
 Other: _____

Signer Is Representing: _____

January 12, 2026

City of Diamond Bar (Director of Public Works)
21810 Copley Drive
Diamond Bar California 91765

RE: 888 Brea Canyon Rd., Release of Bonds

Dear Mr. Liu (Public Works Division),

Please accept this letter as our request to exonerate the Storm Drain Improvement Bond, Grading & Paving Bond, and Sewer Improvement Bond for the above mentioned project.

For the construction of this project, Lycoming LLC previously posted the following bonds:

- Bond #1001130064 in the amount of \$382,400 for labor, materials and faithful performance for onsite storm drain improvements.
- Bond #1001130066 in the amount of \$625,988 for labor, materials and faithful performance for onsite grading and paving improvements.
- Bond #1001130067 in the amount of \$186,500 for labor, materials and faithful performance for onsite sewer improvements.

The original development proposal for the business park included a fast-food restaurant (Popeyes), a medical building (Kaiser), and a hotel. While the restaurant and medical building portions have been completed, the hotel component was not constructed on the pad with the address of 878 Brea Canyon Rd, Diamond Bar, CA which shall be referred to as "878 Brea Canyon Rd".

At this time, we respectfully request the **full release of the three bonds listed above**. We understand that certain improvements associated with the 878 Brea Canyon Rd have not yet been completed. In lieu of maintaining the existing bonds, Lycoming LLC is willing to provide a **cash deposit in the amount of \$8,125** to ensure the continued maintenance of the existing erosion control measures for the portion of the site designated for the future development at 878 Brea Canyon Rd.

When the project at 878 Brea Canyon Rd proceeds in the future, Lycoming LLC will submit updated plans and **post the appropriate grading and improvement bonds based on the new cost estimate** at that time, in accordance with City requirements, and the cash deposit shall be returned to Lycoming, LLC.

We appreciate the City's consideration of this request. Please feel free to contact me if any additional information or documentation is needed to process the bond release.

Sincerely,



Preston Chan | Project Manager
Exdev/Lycoming, LLC
17777 Center Court Drive #725
(626) 215-8843

