



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, May 19, 2026

Study Session 5:00 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: 872-330-111
Participate: [Join Go To Webinar](https://attendee.gotowebinar.com/register/8670145520112900448)
(https://attendee.gotowebinar.com/register/8670145520112900448)

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. STUDY SESSION: 5:00 p.m., CC-8 Conference Room

1.1 Draft FY 2026/27 Operating Budget & Ten-Year General Fund Forecast.

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

PLEDGE OF ALLEGIANCE: Eunice Kim

INVOCATION: Jim Wes, Director of Shepherding Ministries, Evangelical Free Church

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 Mental Health Awareness Month Proclamation.

3.2 Certificates of Recognition to Diamond Bar High School Colorguard Varsity Team.

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 IVHS Mobile Clinic - May 22, 2026, 5:00 - 6:00 p.m., Pantera Park, 738 Pantera Dr.

6.2 Memorial Day Holiday - May 25, 2026, 6:30 p.m., City Offices Closed.

6.3 Planning Commission Meeting - May 26, 2026, 6:30 p.m., City Hall Windmill Room, 21810 Copley Dr.

6.4 Free Catalytic Converter Etching - May 27, 2026, 9:00 - 11:00 a.m., Calvary Chapel Golden Springs, 22324 Golden Springs Dr.

6.5 Parks and Recreation Commission Meeting - May 28, 2026, 6:30 p.m., City Hall Windmill Room, 21810 Copley Dr.

6.6 City Council Meeting - June 2, 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 May 5, 2026 Regular Meeting.

Recommended Action:

Approve the May 5, 2026 Regular City Council Meeting Minutes.

7.2 Ratification of Check Register Dated April 22, 2026 through May 5, 2026 totaling \$1,026,586.40.

Recommended Action:

Ratify the Check Register.

7.3 Third Amendment to Consultant Services Agreement with Torti Gallas + Partners.

Recommended Action:

- A. Appropriate \$3,620 from the General Plan Update Fund 103 to cover the cost to prepare a response to comments regarding the adequacy of the Final Supplemental Environmental Impact Report; and
- B. Approve, and authorize the City Manager to sign, the Third Amendment to the Consultant Services Agreement with Torti Gallas + Partners to cover unanticipated expenses pertaining to the adoption of the Town Center Specific Plan.

7.4 Declaration to Levy Assessments for Landscape Assessment District Nos. 38, 39-2022, and 41-2021 for Fiscal Year 2026/27.

Recommended Action:

- A. Adopt Resolution No. 2026-11 declaring the City's intention to levy and collect assessments for Landscape Assessment District No. 38 and directing staff to advertise the Public Hearing to be set for the June 16, 2026, regular meeting;
- B. Adopt Resolution No. 2026-12 declaring the City's intention to levy and collect assessments for Landscape Assessment District No. 39-2022 and directing staff to advertise the Public Hearing to be set for the June 16, 2026, regular meeting; and
- C. Adopt Resolution No. 2026-13 declaring the City's intention to levy and collect assessments for Landscape Assessment District No. 41-2021 and directing staff to advertise the Public Hearing to be set for the June 16, 2026, regular meeting.

8. PUBLIC HEARINGS:

8.1 City Vacancies, Recruitment and Retention Efforts.

Recommended Action:

Conduct a Public Hearing on City Vacancies, and Recruitment and Retention Efforts.

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: May 14, 2026



CITY COUNCIL STUDY SESSION REPORT

TO: Honorable Mayor and Members of the City Council

VIA: Daniel Fox, City Manager

FROM: Jason Jacobsen, Finance Director, Finance

TITLE: Draft FY 2026/27 Operating Budget & Ten-Year General Fund Forecast.

BACKGROUND:

Each year, the City prepares an annual Operating Budget and Capital Improvement Program (CIP) for City Council consideration that implements the Council's priorities and Strategic Plan Goals, and provides the financial resources to deliver services to the community. The preparation of the annual budget is a significant and important undertaking that takes place over the course of more than five months.

The purpose of this budget study session is to provide the opportunity for the City Council to review the Draft FY 2026/27 Operating Budget. Additionally, staff is presenting the City Council with the Draft Ten-Year General Fund Forecast for review. The Draft FY 2026/27 Operating Budget presents a balanced budget for the upcoming fiscal year. This outcome was made possible only after substantial reductions to the City's ongoing programs and service level that followed thorough review and deliberation by the city council.

Given the City's structural deficit – where ongoing revenues are not able to keep up with the rate of inflation and cost increases – the updated Ten-Year General Fund Forecast remains largely unchanged under a status quo scenario. Unless new revenues materialize or further service level reductions are made, the City can expect to see significant deficits starting next FY 2027/28 and beyond, with the complete utilization of the General Fund's unassigned fund balance by year ten. The Draft Ten-Year General Fund Forecast will be included in the City's official budget document for consideration and adoption at the June 2, 2026 Council Meeting.

Below is the schedule for the review and adoption of the FY 2026/27 City Operating and CIP Budget:

- Community Budget Workshop #1: Review of Proposed FY 2026/27 Budget and Service Level Adjustments – Held March 3, 2026
- Community Budget Workshop #2: Review of Proposed FY 2026/27 Capital Improvement Program (CIP), Traffic Mitigation Fund Project Priorities, and Vehicle Lease Program – Held April 14, 2026
- Council Study Session #1 to review the Draft FY 2026/27 CIP and Draft Five-Year CIP – Held May 5, 2026
- Council Study Session #2 to review the Draft FY 2026/27 Operating Budget and Ten-Year General Fund Forecast – Scheduled for May 19, 2026

- Adoption of the Proposed FY 2026/27 Operating Budget, Ten-Year General Fund Forecast, FY 2026/27 CIP, and Five Year CIP – Scheduled for June 2, 2026.

Based on direction received, appropriate revisions and refinements will be made and presented to the City Council for adoption at the June 2, 2026 City Council meeting wherein staff will provide a summary of any changes to the draft budget that were incorporated into the final Proposed FY 2026/27 Operating Budget.

FISCAL IMPACT:

Fund Type	Revenues	Expenses	Addition/(Use) of Fund Balance
General Fund	\$ 34,138,610	\$ 34,165,489	\$ (26,879)
Special Funds	589,000	327,000	262,000
Special Revenue Funds	12,727,145	13,558,232	(831,087)
Capital Improvement Fund	-	-	-
Debt Service Fund	726,000	726,000	-
Internal Service Funds	1,117,107	1,165,307	(48,200)
Fiduciary Fund	114,600	-	114,600
Total	\$ 49,412,462	\$ 49,942,028	\$ (529,566)

See Attachments 1 & 4 for additional information.

ANALYSIS:

The Proposed FY 2026/27 Operating Budget reflects a continued focus on long-term fiscal sustainability, responsible stewardship of public resources, and the preservation of essential City programs and services. Compared to the prior year, the City has made meaningful progress toward addressing its structural deficit through a combination of revenue enhancements and expenditure reductions. Most notably, the Proposed FY 2026/27 Budget includes updated development-related user fees and reductions to selected programs and services, resulting in a balanced General Fund budget for the upcoming fiscal year.

General Fund revenues are projected to increase by 5.6% compared to the prior year. This increase is primarily attributable to updated user fees for development-related services, which are projected to increase by 76.8%, bringing total development fee revenues to approximately \$4.1 million. These updated fees better align cost recovery with the cost of providing services and reduce the extent to which General Fund resources subsidize development activity.

In addition to revenue enhancements, the Proposed FY 2026/27 Budget includes approximately \$987 thousand in reductions to programs and services. These reductions were necessary to balance the budget while preserving core municipal services and maintaining the City's commitment to fiscal discipline. Although difficult, these actions reflect a measured and proactive approach to addressing the City's ongoing fiscal challenges.

As a result of these efforts, the Proposed FY 2026/27 General Fund Budget is balanced and proposes the one-time use of fund balance in the amount of \$27 thousand for the Hazard Mitigation Plan Update. Though balanced, the City's long-term financial outlook for the General Fund remains constrained due to a recurring structural deficit. A structural deficit occurs when a municipality's ongoing revenues are insufficient to fund ongoing expenditures under normal operating conditions. Unlike one-time or cyclical shortfalls, a structural deficit requires deliberate and ongoing policy actions, such as revenue enhancements, expenditure reductions, service-level adjustments, or other reforms, to eliminate the underlying gap.

While the FY 2026/27 General Fund Budget achieves balance, the City's long-term forecast anticipates the structural deficit will continue in future years. Based on current projections, the General Fund is expected to face a shortfall of approximately \$780 thousand in FY 2027/28. This projected deficit reflects the continuing pressure of rising contract costs, labor, materials, utilities, insurance, maintenance needs, and other operating expenses that are growing faster than recurring revenues.

Without continued corrective action, future budget shortfalls could require the City to draw down Unassigned General Fund reserves, further defer capital maintenance obligations, reduce service levels, or pursue additional revenue strategies. Accordingly, while the Proposed FY 2026/27 Budget represents an important step toward fiscal stability, continued discipline will be necessary to maintain structural balance in future years.

Despite these fiscal challenges, the proposed budget continues to prioritize implementation of the City Council's high-priority objectives and remains guided by the three overarching goals in the adopted FY 2024–2027 Strategic Plan:

- Responsible Stewardship of Public Resources
- Open, Engaged and Responsive Government
- Safe, Sustainable and Healthy Community

FY 2026/27 Proposed General Fund Budget Overview

The Proposed Operating Budget for the General Fund comprises estimated resources and expenditures that are balanced for FY 2026/27. This balance is achieved through a combination of increased recurring revenues, primarily from updated development-related user fees, and reductions to programs and services totaling approximately \$987 thousand. In addition, there is a one-time use of fund balance proposed for the Hazard Mitigation Plan Update:

General Fund		
Revenues (recurring)		\$ 34,138,610
Expenditures		
Expenditures (recurring)	(34,109,489)	
One-Time Item: Hazard Mitigation Plan Update	(56,000)	
Total Expenditures		(34,165,489)
Addition/(Use) of Fund Balance		\$ (26,879)

A multi-year General Fund revenue and expenditure schedule is included along with this report (see Attachment 3).

General Fund Revenues: \$34.1 Million

Proposed General Fund revenues for FY 2026/27 have increased \$1.8 million, or 5.6%, when compared to the prior FY 2025/26 Adopted Budget. The following are noteworthy General Fund revenue items incorporated into

the proposed FY 2026/27 Operating Budget. The table below compares the prior year adopted budget to the Proposed FY 2026/27 Budget, and the percent of change for next fiscal year.

Property Taxes	Adopted FY 25/26	Proposed FY 2026/27
The estimated change in the City's net taxable value of secured real property for FY 2026/27 is expected to increase 3.6% (\$155 thousand). This increase is offset by decreases for unsecured and supplemental property tax rolls which will result in a net year-over-year change to all Property Tax revenue categories of 0.6%. The City uses HdL as a consultant to help monitor, audit and project this major revenue source.	\$6,971,047	\$7,013,000 0.6%

Property Tax in Lieu of VLF (Vehicle License Fees)	Adopted FY 25/26	Proposed FY 2026/27
This major revenue source grows at the same general pace as the City's net taxable value (3.6%). The City's consultant, HdL, also assists with the projection of this significant revenue item.	\$8,107,449	\$8,399,320 3.6%

Sales Taxes	Adopted FY 25/26	Proposed FY 2026/27
Sales tax revenue is projected to decline by \$98 thousand compared to the prior year. This downward revision is primarily driven by updated assumptions regarding statewide and national economic growth. The City is seeing continued declines across key sectors, including Business & Industry (\$88 thousand), Fuel & Service Stations (\$74 thousand), Food & Drugs (\$74 thousand), and Building & Construction (\$7 thousand). These decreases were offset by increases to General Consumer Goods (\$84 thousand), Restaurants (\$38 thousand), and online sales distributed by the County Pool (\$30,000). For the fourth quarter of 2025 (October–December), Diamond Bar experienced a 5.9% decline in sales tax revenue compared to the same quarter in 2024, ranking 78th out of 88 cities in Los Angeles County. This trend appears to reflect Diamond Bar's unique retail composition, as at least one neighboring LA County city experienced a 3.9% increase	\$6,413,700	\$6,315,937 -1.5%

during the same period.		
-------------------------	--	--

Transient Occupancy Taxes	Adopted FY 25/26	Proposed FY 2026/27
Transient Occupancy Tax is projected to increase by \$90 thousand based on current trends.	\$1,449,000	\$1,539,000 6.2%

Use of Money & Property	Adopted FY 25/26	Proposed FY 2026/27
Investment Income – General Fund investment income is anticipated to decline \$329 thousand as the City's portfolio reflects changes to the interest rate environment and Federal Open Market Committee policy.	\$1,249,000	\$920,260 -26.3%
Rental Revenue – Revenue from rentals at the Diamond Bar Center is anticipated to increase by \$52 thousand. Field and Park Facility Rentals, and related Facility Security Charges, are anticipated to decrease by \$1,500. Cell tower lease revenue is projected to increase \$10 thousand due to CPI adjustments for current leases.	\$1,102,500	\$1,163,000 5.5%

Current Service Charges	Adopted FY 25/26	Proposed FY 2026/27
Development Fees – Revenue from Building, Planning and Engineering activity is estimated to increase \$1.8 million due to the recent comprehensive update to the City's User Fee Schedule which aimed to recoup the full cost of providing these services.	\$2,315,210	\$4,092,688 76.8%
Recreation Programs – Program revenue is projected to increase \$4 thousand mainly due to Contract Classes and Athletic Programs, offset by a reduction to Youth Programs.	\$618,425	\$622,675 0.7%

--	--	--

Gas Tax – Transfer In	Adopted	Proposed
	FY 25/26	FY 2026/27
The Transfer-In from the Gas Tax Fund reimburses the General Fund for eligible road maintenance activities each year. However, as maintenance costs continue to rise, available Gas Tax revenue remains insufficient to fully cover these expenses.	\$1,435,000	\$1,435,000 0.0%

General Fund Expenditure Budget: \$34.2 Million

Proposed recurring General Fund expenditures for FY 2026/27 have increased \$1.8 million, or 5.6% when compared to the prior FY 2025/26 Adopted Budget. In addition, staff is proposing a one-time expense in the amount of \$56 thousand for the City's Hazard Mitigation Plan Update, bringing total proposed expenditures to \$34.2 million.

In response to declining revenues, staff conducted a thorough review of all expense accounts and took deliberate steps to reduce or eliminate expenses in order to present a balanced budget for the upcoming year. As a result, \$987 thousand has been reduced from the General Fund budget. This is in addition to \$250 thousand in on-going reductions to the FY 2025/26 Adopted Budget, mainly affecting vehicle replacements and the parking lot slurry seal program at city parks.

Key reductions to the Draft FY 2026/27 General Fund Budget, as presented during the Community Budget Workshop #1 (held March 3, 2026), are presented in the table below:

**PROPOSED FY 2026/27
GENERAL FUND PROGRAM & SERVICE LEVEL REDUCTIONS**

	Reductions
Public Safety Programs Reductions	\$ (198,500)
Automated License Plate Readers (Flock Safety)	(170,000)
As Needed Suppression Patrols	(25,000)
Public Safety Outreach	(2,500)
Report for Reward Program	(1,000)
Community Beautification Reductions	\$ (345,700)
Homeless Encampment Remediation	(25,000)
Lighting & Landscape Dist. 38 Subsidy Median Maint.	(161,700)
Parks Landscape Watering (15% reduction)	(50,000)
Right-of-Way Cleanup Contract	(44,000)
Sunset Crossing Fence Repair	(15,000)
Tree Maint : Reduce service requests/plantings; keep emergency funds	(50,000)

Economic Development Reductions	\$ (38,000)
Community Organization Support	(10,000)
Eliminate Restaurant Week Banners (keep virtual program)	(8,000)
Various Economic Development Program Reductions	(20,000)
Community Event Reductions	\$ (163,047)
Eliminate 2026 Snowfest	(96,933)
Reduce Concerts in Park, Eliminate Movies in Park	(66,114)
Road Maintenance Reductions	\$ (132,000)
Sidewalk Repairs (use alternative methods)	(100,000)
Road Maint. Supplies	(20,000)
Road Maint Tools	(5,000)
Street Sweeping	(7,000)
Other Reductions	\$ (109,700)
Records Mgmt. Services	(15,000)
Misc. Professional Services	(20,000)
Indoor plant service (City Hall)	(7,500)
Community Satisfaction Survey	(35,000)
Misc. Public Works Contracts	(32,200)
Total Reductions	\$ (986,947)

Notwithstanding the aforementioned reductions, the following highlighted items are presented for City Council consideration:

- **Public Safety**

Law Enforcement – FY 2026/27 County of Los Angeles Sheriff's Department (LASD) expenditures are expected to be approximately \$9.1 million, representing the single largest line item and approximately 26.6% of proposed General Fund expenditures (down from 27.4%). LASD proposed expenditures reflect a net increase of \$265 thousand year-over-year, inclusive of a contract rate increase of 2.3% (down from 4.37% in the prior year) plus an increased Liability Trust Fund (LTF) surcharge of 14.5% (up from 13% in the prior year) on each contracted position. The General Fund includes a transfer-in from the Law Enforcement Reserve Fund in the amount of \$25,000 for as-needed special assignments and suppression patrols which have proven to be a cost-effective approach to reducing crime and responding to specific public safety issues throughout the year.

Crossing Guard Services – The City provides Crossing Guard Services at seven (7) elementary schools and two (2) middle schools with a total of 16 guards. The total budget for crossing guard services in FY 2026/27 is \$289,800.

Animal Control – Since incorporation, the City has contracted with the Inland Valley Humane Society (IVHS) for animal control and licensing services. The current agreement, last amended in 2021, follows a gross contract model in which the City pays the full cost of services, offset by any licensing revenue collected by IVHS. Since last year, three large member cities have withdrawn from IVHS (Montclair, Chino, Ontario), with the City of Baldwin Park recently being added into IVHS' service territory effective July 1, 2026. IVHS also

expanded with the acquisition of the San Gabriel Valley Humane Society, which includes the cities of San Gabriel and Temple City.

While FY 2025/26 experienced a one-time cost increase of 15%, the FY 2026/27 proposed increase for IVHS Animal Control services is 3%. The gross cost for this contracted service in FY 2026/27 is anticipated to be \$667,300. After accounting for estimated licensing and service fee revenues of \$80,000, the proposed budget of \$587,300 reflects an increase of \$15,500 compared to the previous fiscal year.

- Human Resources** – Each year, the City Council adopts the Compensation and Benefits Plan for the upcoming fiscal year which includes cost of living adjustments, and employee positions with associated salary ranges and benefits. To remain an “Employer of Choice” in the region the City must continue to reinvest in its personnel (i.e. human capital) in a manner similar to its capital projects and infrastructure. To identify and prioritize investment in organizational staffing and organizational structure, and to maintain, enhance and expand City programs, the City has developed a focused effort, led by members of the City Manager’s executive team, referred to as the Human Capital Investment Program (HCIP). This year, staff is planning on implementing flexible staffing solutions to replace current vacant part-time positions in the Parks and Recreation and Public Works Departments. These position swaps will maintain the City’s commitment to investing in optimizing service delivery while providing minimal fiscal impact in the upcoming year. Having an agile workforce able to respond to the changing needs of the community and carry out City priorities is essential. There are sufficient budgeted resources in the proposed departmental budgets; and the positions, as well as salary ranges, already exist in the City’s classification and compensation plan. Therefore, the following position swaps are requested for FY 2026/27 for a total year-one savings of \$2,040.

Department	Vacant 75% Budgeted Position	FY 26/27 Top Step	Replacement 75% Budgeted Position	FY 26/27 Top Step	FY 26/27 Net Impact	Years 2-5 Total Net Impact*
Parks and Recreation	Pre-School Teacher	\$27.02/hr	Recreation Specialist	\$33.56/hr	\$(2,040) Savings	\$ 17,360
Public Works	Public Works Inspector	\$41.46/hr	Engineering Technician	\$41.46/hr	\$ -	\$ -

*Assumed 3.0% COLA in years 2-5.

Cost-of-Living Adjustment – The City’s Personnel Rules and Regulations specify that the City Manager may request that the City Council authorize a Cost-of-Living Adjustment (COLA) for employees based on the March-to-March rates of the federal Consumer Price Index (CPI) for Wage Earners and Clerical Workers in Los Angeles/Orange Counties. This year’s CPI calculation in March 2026 was 3.6%. In order to avoid real wage losses and remain an “Employer of Choice” in the surrounding Los Angeles, Orange, Riverside and San Bernardino counties, it is recommended that the salary schedules for all benefitted classifications of employment including all executive positions, be increased by 3.6% effective with the pay period beginning June 27, 2026. A \$100 per month increase to the Benefit Allotment is also recommended for all benefitted classifications of employment including the executive positions and members of the City Council to help keep up with corresponding health premium rate increases. This annual COLA and Benefit Allotment adjustment is a routine maintenance item to preserve the City’s competitive compensation structure. The total estimated cost is approximately \$432 thousand, of which \$378 thousand is funded by the General Fund.

- Parks & Recreation**

The proposed Parks & Recreation department budget was developed based on continued community interest in valuable programs, services, and events. With City Council support, the department made several strategic adjustments while considering the financial challenges facing the City. These adjustments include the cancelation of the Winter Snow Fest Event, Movies in the Parks, and reductions to the Concerts in the Park series. Several programs and events offered this year to support an active and healthy community include summer youth day camp, senior activities & dances, field allocations for sports organizations, contract classes, picnic reservations, and community special events. This fiscal year will also include the Wedding and Event Expo at the DBC, which serves to promote the facility and is a mostly a cost-neutral

event. Traditional special events, including the Windmill Lighting, Veterans Recognition Ceremony, and the Halloween Party, will continue to bring the community together.

Expenses for recreation programs (\$2.75 million, a 0.6% decrease) and Diamond Bar Center operations (\$1.81 million, a 2.8% increase) have been adjusted commensurate with anticipated activities and service level reductions for a combined budget of \$4.56 million, a total increase of \$32 thousand from the prior year. Total departmental revenue, including Diamond Bar Center rentals (\$750 thousand, an increase of \$50 thousand from the prior year) and other recreation program revenue (\$622 thousand, an increase of \$4 thousand from the prior year amount) is budgeted at \$1.37 million for FY 2026/27.

Special Revenue Fund Highlights

- Integrated Waste Management Fund (250)** – The proposed budget of \$1.1 million includes a proposed line item for \$180 thousand for a routine Residential and Commercial Waste Hauler Compliance Audit, a reimbursable cost paid for by the waste haulers. In addition, \$21 thousand is proposed for expanded student waste reduction and recycling field trips. Additionally, the City has maintained a student environmental education program for 3rd-6th graders with Discovery Cube for several years. This program, budgeted at \$40 thousand, has been well-received by schools as it provides a fun and interactive way to educate students about recycling, organic waste, and sustainable purchasing choices. Additionally, it supports the goals of SB 1383, particularly through Discovery Cube's organics lab, which includes composting and vermicomposting activities.
- Lighting & Landscape Assessment Districts (LLADs)** – Much work has been done in recent years to address operating deficits and reduce General Fund subsidies to the LLADs, particularly Districts 39-2022 and 41-2021. Total General Fund contributions to all three districts for FY 2026/27 is budgeted at \$149 thousand, a decrease of \$126 thousand from the prior year. Budgeted resources and expenditures for all three districts for FY 2026/27 are shown below. It should be noted that some districts are utilizing fund balance for proposed operations and that the General Fund subsidy to LLAD No. 38 was reduced as part of the budget balancing strategy for FY 2026/27:

Landscape & Lighting Assessment Districts

Proposed FY 2026/27 Budget	LLAD No. 38	LLAD No. 39-2022	LLAD No. 41-2021
Resources			
Assessment Revenue	\$ 272,167	\$ 708,383	\$ 330,164
General Fund Contributions	88,879	42,533	17,392
Use of District Fund Balance	39	-	106,440
Total Resources	\$ 361,085	\$ 750,916	\$ 453,996
Total Expenditures	\$ 361,085	\$ 713,235	\$ 453,996
Changes to Dist. Fund Balance	\$ (39)	\$ 37,681	\$ (106,440)

- Tres Hermanos Fund (248)** – The proposed budget of \$120 thousand (an increase of \$40 thousand) is for the City's share of maintenance costs provided to the Tres Hermanos Conservation Authority.
- Traffic Mitigation Fund (246)** – The City receives Traffic Mitigation Funds to address transportation system

impacts associated with development. Staff is recommending the establishment of a prioritized list of street improvement projects to ensure these funds are deployed strategically and transparently. The proposed budget of \$350,000 will utilize interest earned on the funds to aid the City's effort to:

- Align traffic mitigation fund expenditures with nexus and eligibility requirements
- Prioritize traffic mitigation projects that best improve traffic flow and safety
- Provide a clear and defensible framework for future project selection.

- **AB 2766 Air Quality Management District Fund (251)** – AB 2766 Air Quality Management District Fund (251) – The proposed budget of \$74 thousand represents no change from the prior year. A total of \$35,000 is being shifted from the neighborhood traffic management program (NTMP) to fund the lease of (4) zero-emission fleet vehicles, leaving sufficient funds in the amount of \$39,000 to accommodate citizen requests for traffic improvements.
- **Beverage Container Recycling Grant Fund (254)** – The proposed \$14 thousand budget includes new recycling receptacles for business and school programs.
- **Hazard Mitigation Fund (256)** – The proposed budget of \$221 thousand is requested to update the City's Hazard Mitigation Plan in order to remain in compliance with FEMA and State planning requirements. City staff submitted a grant application in 2025 and are awaiting FEMA's determination. There is a corresponding request of \$56,000 from the General Fund to meet the granting agency's 25% cost-share requirement.
- **Park Development Fund (262)** – The proposed budget of \$250 thousand is for the construction of the Sycamore Canyon Park Lower Bridge Replacement project as discussed in the FY 2026/27 CIP.

Internal Service Funds Highlights

- **Debt Service Fund (401)** – In May 2021, the City refunded the outstanding Lease Revenue Bonds associated with the original acquisition and construction of the Diamond Bar Center. This achieved a gross savings of \$1.736 million and present value savings of \$1.63 million (or 20.85%) for the General Fund, which translates to approximately \$144,700 in average annual debt service savings for the remainder of the term through June 1, 2033 at an effective interest rate of 1.15%. The 2021 Bonds were rated by S&P as AA+ (top rating for this type of bond) which is a testament to the Council's conservative and prudent fiscal policies. The total debt service (principal and interest) for FY 2026/27 will be \$722 thousand, and is funded by a transfer to the Debt Service Fund from the General Fund.
- **Self-Insurance Fund (501)** – CA Joint Powers Insurance Authority (CJPIA) covers the City's Property, Pollution Liability, Crime, General Liability and Workers' Compensation needs. The combined premiums for Property, Pollution, Crime and General Liability are anticipated to be approximately \$820 thousand, which reflects a year-over-year increase of \$169 thousand (26%). This amount is up from the prior year increase of \$117 thousand which, at the time, represented a year-over-year increase of 22%. All funding for the Self-Insurance Fund is provided by a transfer-in from the General Fund.
- **Vehicle Maintenance & Replacement Fund (502)** – The proposed budget of \$137 thousand is recommended for necessary operations and maintenance of the citywide fleet, as well as the lease of two new zero-emission electric vehicles funded by a transfer-in from the AB 2766 Fund (fund 251) in the amount of \$35 thousand. The remaining budget of \$102 thousand is requested to cover fuel and

maintenance costs for the City's current fleet, and is provided by a transfer-in from the General Fund.

- **Computer Equipment Maint. & Replacement Fund (503)** – The proposed budget of \$208 thousand is recommended for necessary information systems, hardware upgrades, and replacements, such as:
 - Additional mobile touch screens for ELM project (\$5 thousand)
 - (2) Multi-function Copier Replacements (\$25 thousand)
 - (2) Firewalls (\$15 thousand)
 - (2) Timer Server Replacements (\$18 thousand)
 - Additional Tyler support for post go-live reporting (\$45 thousand)

Plus items carried over from the prior year:

- Phase 2 ELM System Integration with Laserfische and Financial System (\$80 thousand)
 - New Touch-Screens for Employee Time Keeping (\$20 thousand)
- **Building Facility & Replacement Fund (504)** – Proposed revenues include a transfer-in from the General Fund in the amount of \$100 thousand, per the City's adopted fund balance policy. There are no expenses proposed for 2026/27.

Fiduciary Fund

- **OPEB Trust Fund (601)** – The proposed budget of \$115 thousand consists only of revenue via a transfer-in from the General Fund in the amount of \$88,000 and investment earnings in the amount of \$26,600 designated to fund the City's Other Post-Employment Benefits (OPEB) Trust, an investment vehicle managed by CalPERS for the purpose of reducing the City's long-term OPEB liabilities (e.g. retiree medical costs). This amount is unchanged from the prior fiscal year. There are no expenses budgeted in this fund.

Changes to the Draft FY 2026/27 Capital Improvement Program

On May 5, 2026, the City Council held a Study Session to review the recommended Draft FY 2026/27 Capital Improvement Program (CIP). Following that discussion, the updated annual allocation for the City's Community Development Block Grant was received and incorporated into the Area 7 ADA Curb Ramp project:

Street Improvements:

- Original CDBG Budget for Area 7 ADA Curb Ramps: \$185,894
- Revised CDBG Budget for Area 7 ADA Curb Ramps: \$189,734

Below is a summary of the revised Draft FY 2026/27 Capital Improvement Program:

CIP Program Year-Over-Year	Adopted FY 2025/26	Draft FY 2026/27	% Change
Street Improvements	\$4,499,000	\$4,349,734	-3%
Traffic Mgmt./Safety Improv.	64,000	66,000	3%
Transportation Infrastructure Improv.	-	-	N/A
Misc. Public Works Improvements	-	700,000	N/A
Facilities, Parks and Rec. Improv.	600,000	250,000	-58%
Total	\$5,163,000	\$5,365,734	3.9%

A summary of all funds, including the recurring resources and expenses, one-time appropriations, and Capital

Improvement Programs budgets for all funds, is included in Attachment 4.

Conclusion

The Draft FY 2026/27 Operating Budget and Capital Improvement Program reflects a disciplined approach to addressing the City's ongoing fiscal challenges. Through updated user fees, increased General Fund revenues, and approximately \$987 thousand in program and service reductions, the proposed budget achieves balance while continuing to fund essential City operations and priority capital needs.

While this represents meaningful progress, the City's long-term forecast projects a renewed General Fund shortfall of approximately \$780 thousand in FY 2027/28. As a result, continued fiscal discipline and efforts to align ongoing revenues with ongoing expenditures will remain necessary.

Staff will continue working on strategies to strengthen long-term fiscal sustainability, including opportunities to enhance revenues, control costs, and evaluate service delivery priorities. Should the City Council wish to modify any part of the Draft FY 2026/27 Operating Budget, staff will incorporate Council direction and revisions for final adoption at the June 2, 2026 City Council Meeting.

RECOMMENDATION:

That the City Council:

1. Review the Draft FY 2026/27 Operating Budget (see Attachments 1,3, & 4);
2. Review the Draft Ten-Year General Fund Forecast (see Attachment 2); and
3. Provide direction to staff regarding any changes to the proposed budget.

ATTACHMENTS:

1. Attachment 1 - Draft FY 26-27 Proposed Budget Book
2. Attachment 2 - 2026-27 10-Year General Fund Forecast
3. Attachment 3 - Draft General Fund Rev & Exp Schedule - Proposed FY 2026-27
4. Attachment 4 - Sources & Uses FY 2026-27 Annual Budget



Raymond Wong - Heart of the Hillside



Edison Rodriguez - Bee the Sunshine



Doris Yiang - Spring's Here



2025 Through My Lens Photo Contest Winners



City of Diamond Bar

ANNUAL BUDGET

Fiscal Year 2027

July 1, 2026-June 30, 2027



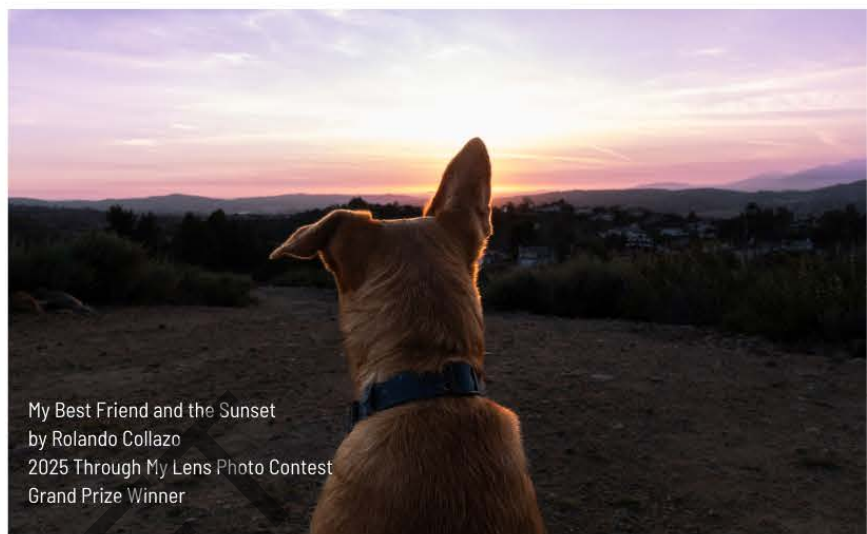
Heart of the Hillside by Raymond Wong
2025 Through My Lens Photo Contest Winner



Graduation by Ruiqi Wang
2025 Through My Lens Photo Contest Winner



Bee the Sunshine by Edison Rodriguez
2025 Through My Lens Photo Contest Winner



My Best Friend and the Sunset
by Rolando Collazo
2025 Through My Lens Photo Contest
Grand Prize Winner



Dreamboats in Action by Kin Man Wong
2025 Through My Lens Photo Contest Winner



Summer Pup by Emily Becerra
2025 Through My Lens Photo Contest Winner

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

CITY LEADERSHIP

Mayor
Steve Tye



Mayor Pro Tem
Ruth Low



Council Member
Chia Yu Teng



Council Member
Andrew Chou



Council Member
Stan Liu

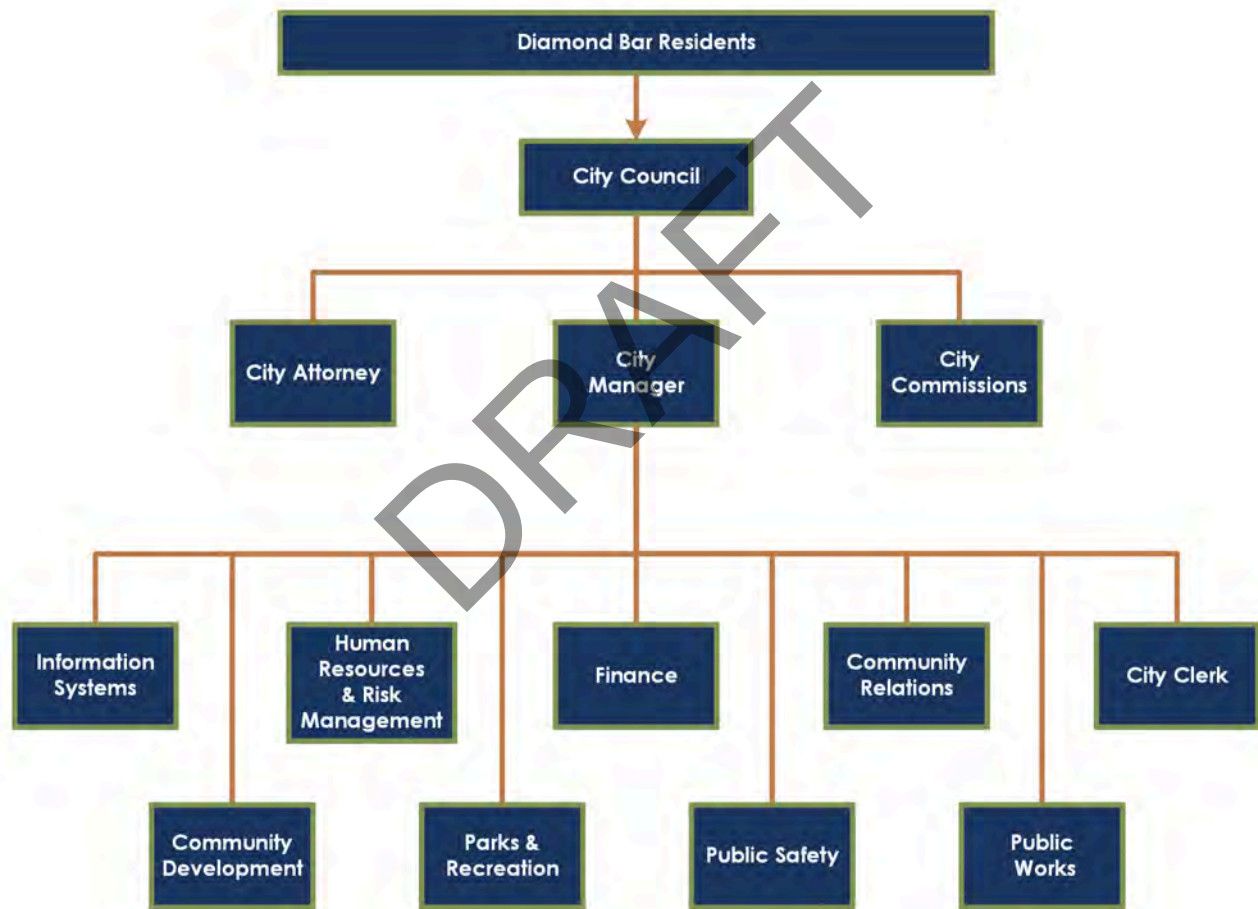


City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

ORGANIZATIONAL STRUCTURE



City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

BUDGET AWARDS

Government Finance Officers Association



GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

**City of Diamond Bar
California**

For the Fiscal Year Beginning

July 01, 2025

Christopher P. Morrill

Executive Director

The Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to the City of Diamond Bar, California, for its Annual Budget for the fiscal year beginning July 1, 2025. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as a financial plan, as an operations guide, and as a communications device.

This award is the highest form of recognition in governmental budgeting and reflects the City of Diamond Bar's commitment to and achievement in quality governmental budgeting.

This award is valid for a period of one year only. We believe our current budget continues to conform to the program requirements, and we are submitting it to GFOA to determine its eligibility for another award.

California Society of Municipal Finance Officers



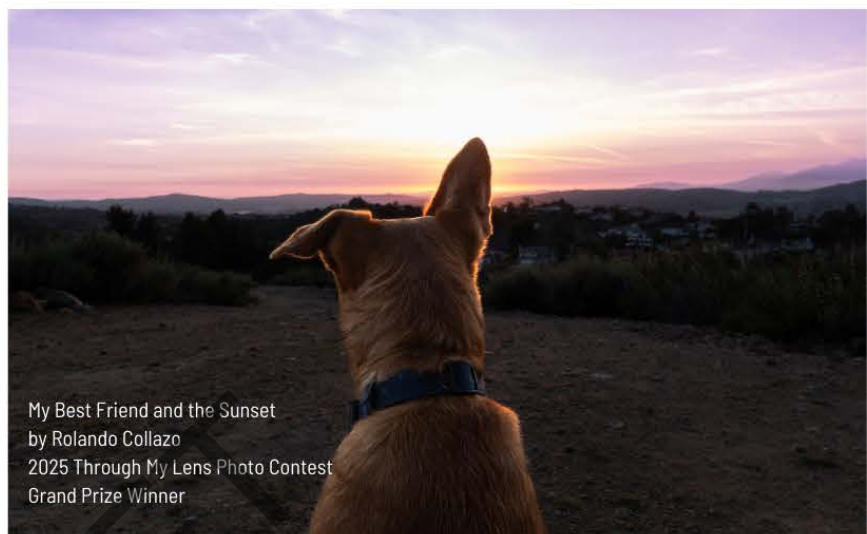
The California Society of Municipal Finance Officers (CSMFO), presented its Operating Budget Excellence Award to the City of Diamond Bar, California for its Fiscal Year 2025-2026 Budget. The City of Diamond Bar is confident that the Fiscal Year 2026-2027 Budget will continue to conform to award requirements.



Heart of the Hillside by Raymond Wong
2025 Through My Lens Photo Contest Winner



Graduation by Ruiqi Wang
2025 Through My Lens Photo Contest Winner



My Best Friend and the Sunset
by Rolando Collazo
2025 Through My Lens Photo Contest
Grand Prize Winner



Bee the Sunshine by Edison Rodriguez
2025 Through My Lens Photo Contest Winner



Dreamboats in Action by Kin Man Wong
2025 Through My Lens Photo Contest Winner

Community Profile



Summer Pup by Emily Becerra
2025 Through My Lens Photo Contest Winner

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

DIAMOND BAR AT A GLANCE



About

Set against a scenic mountain backdrop on almost 15 square miles of rolling hills and valleys in the East San Gabriel Valley region of Los Angeles County, the city of Diamond Bar is a predominantly middle- to upper-class community that is home to nearly 57,000 residents.

Among the amenities that contribute to the high quality of life that is valued by residents are the family-friendly atmosphere; the well-maintained parks, trails and roads; top-rated school districts; and public safety services which contribute to keeping the Diamond Bar among the safest communities in the region.



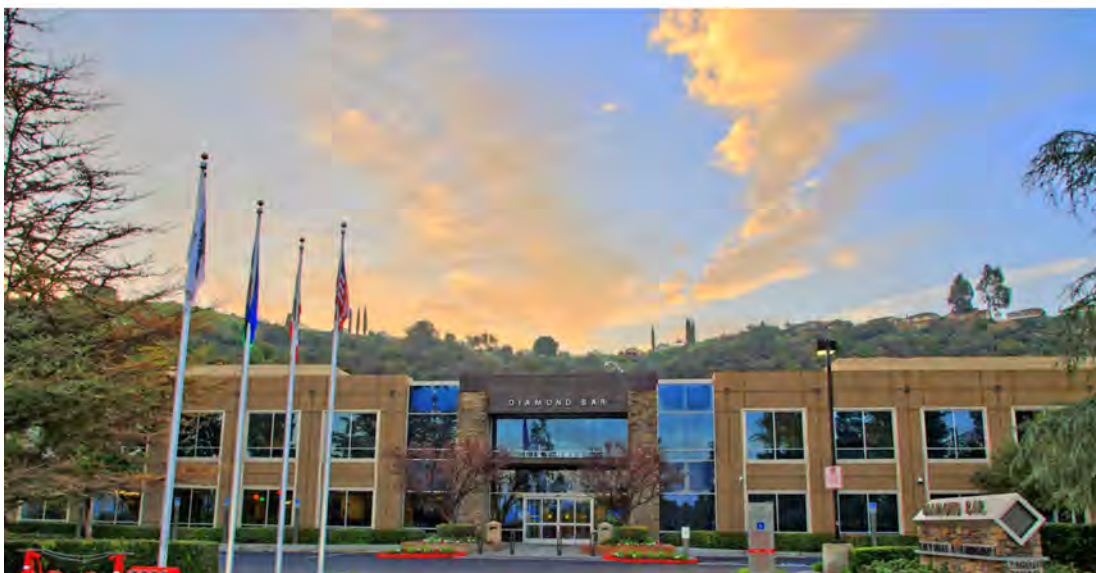
Government

Diamond Bar is a general law city and is governed by the City Council/City Manager form of government. A five-member City Council is elected by the residents, and a mayor is elected annually by the council to serve a one-year term. The City Manager is appointed by the council to oversee the daily activities of the City.



Location

The city of Diamond Bar is centrally located between three major business market areas, Los Angeles, Orange, and Riverside counties; and is easily accessible from the Pomona (60) and Orange (57) freeways. It is also within a short distance from three major airports, two shipping ports, and a variety of commercial/commuter rail facilities.

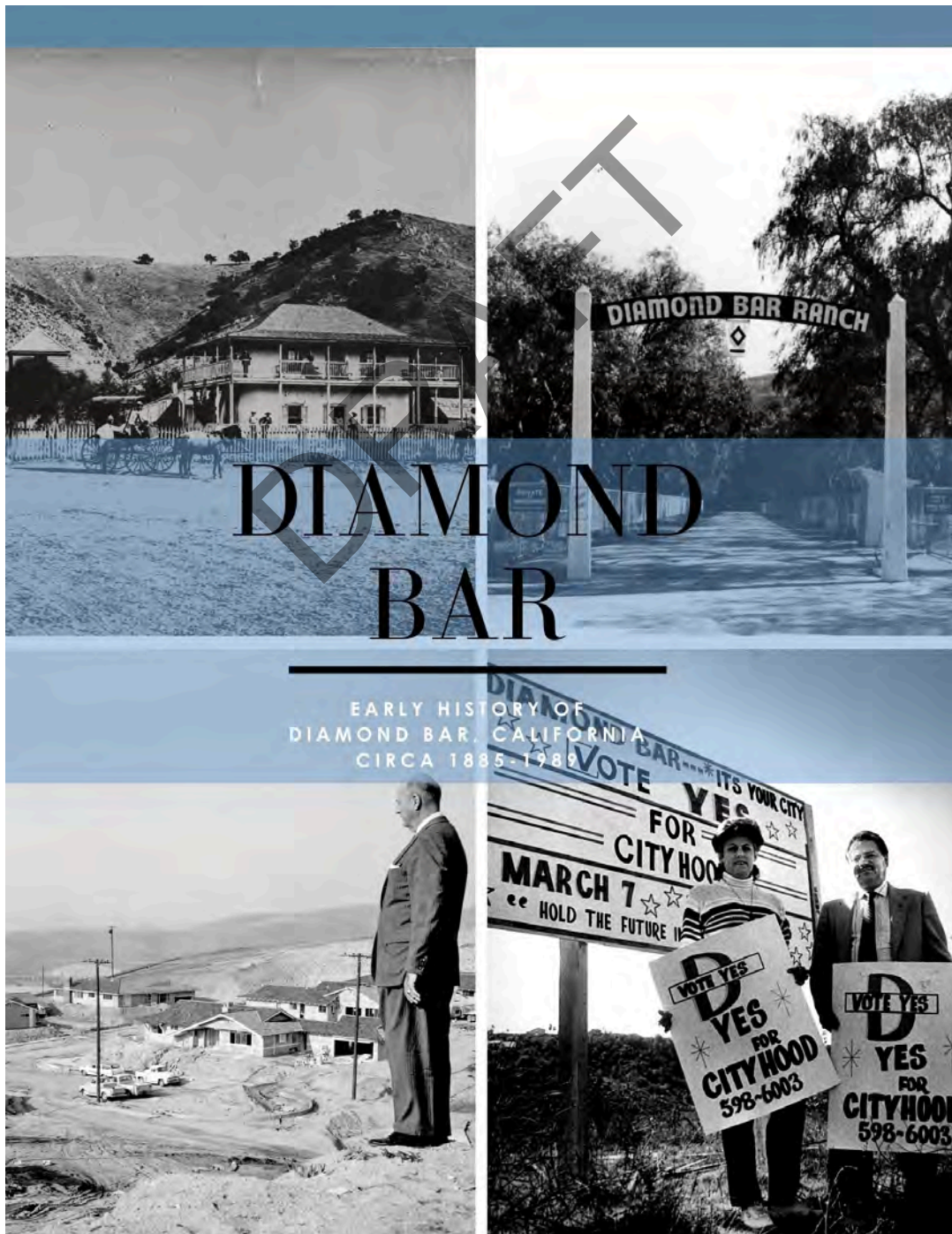


City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

DIAMOND BAR HISTORY



Early History of Diamond Bar, California

The following includes excerpts from
Images of America Diamond Bar book ©2014

Images courtesy of
Bill Bartholomae, City of Diamond Bar, Diamond Bar Historical Society, Pomona
Historical Society, Transamerica Corporation, and W.K. Kellogg Arabian Horse Library.

April 2023

DRAFT



For more information, call the City's Public Information Division at (909) 839-7055 or email info@diamondbarca.gov.

Rancho Early Days

Mexico's independence from Spain in 1821 eventually led to the decline of the missions, with former mission properties being redistributed as land grants by various Mexican governors.

One such land grant was 1,004 acres awarded by Governor Juan Bautista Alvarado in 1840 to Jose de la Luz Linares, who founded Rancho Los Nogales (Ranch of the Walnut Trees), which covers the area that is now Diamond Bar.

When Linares died in 1847, his widow sold a choice portion of the ranch to Ricardo Vejar who already owned Rancho San Jose, an adjoining land grant that later became Pomona.

Over a period of ten years, Vejar obtained possession of the entire original Rancho Los Nogales which vastly increased his assets and made him one of the wealthiest landowners in the county of Los Angeles.

Years of prosperity were followed by destitution caused primarily by extreme flood and drought events of the early 1860s. Unable to repay his substantial debt, Vejar lost most of his property to creditors in 1864.

Soon after, Louis Phillips acquired several thousand acres of land, which included Rancho Los Nogales, from these creditors and sold it to those who settled in the area at the end of the Civil War. By the late 1890s the era of the ranchos had come to an end and the modern age transformed the area via the railroads and growing neighboring settlements, making way for many changes in the new century.



Diamond Bar Ranch

Despite being repeatedly subdivided, subsequent landowners maintained ranching and farming operations, which kept the former Rancho Los Nogales looking much as it did when Ricardo Vejar first settled in 1840.

It was this aspect that got the attention of Frederick E. Lewis who in 1918 purchased 7,800 acres of this ranch land and registered the Diamond Bar brand - a diamond over a bar - with the California Department of Agriculture.

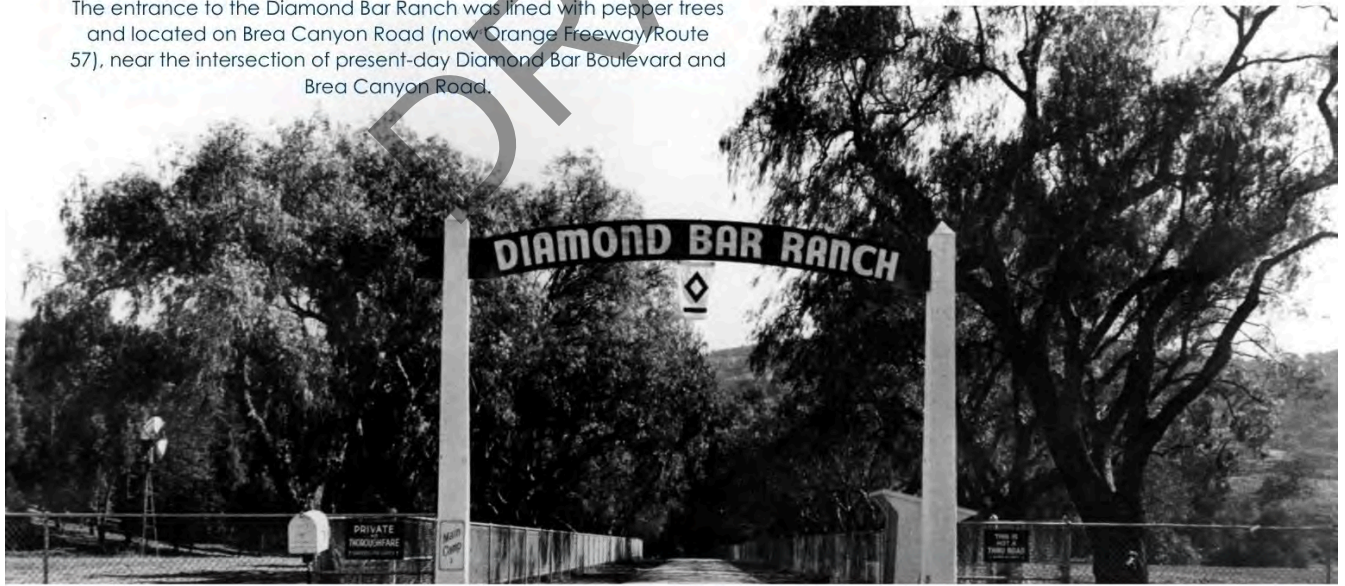
Within a few years, Lewis succeeded in launching the famed Diamond Bar Ranch operation that included the breeding of high-quality champion Duroc-Jersey hogs and Arabian horses. The Ranch was still at the height of its prosperity in 1943 when Lewis sold it to William A. Bartholomae for \$850,000.

For the next 13 years, Bartholomae continued ranching activities while improving efficiencies wherever possible. Among the improvements he made were the construction of reclaimed water reservoir and the installation of pipelines for pasture irrigation that allowed for year-round grazing for the large herd of award-winning Hereford cattle that now covered the hillsides.

In 1956, he sold the land to Transamerica Corporation for a record setting 10 million dollars for the development of one of Southern California's largest master-planned communities.

Over the next three decades, the Diamond Bar development grew to a community of nearly 49,000 residents and in 1989, Diamond Bar became Los Angeles County's 86th incorporated city.

The entrance to the Diamond Bar Ranch was lined with pepper trees and located on Brea Canyon Road (now Orange Freeway/Route 57), near the intersection of present-day Diamond Bar Boulevard and Brea Canyon Road.



Cattle Ranching

When the Diamond Bar Ranch was first established, the primary focus was breeding Duroc-Jersey hogs. That quickly changed when the Los Angeles Livestock Fair closed early due to the influenza pandemic of 1918. The mayor at that time declared a state of emergency, which led to the closure of all local schools and the banning of all public gatherings. Due to the unexpected early closure, many owners were forced to sell livestock quickly and with little negotiation. Because of the unexpected closure, Ranch owner, Frederick E. Lewis, acquired seven purebred Hereford bulls. These bulls soon helped grow the herd to 1,500 head of cattle, making the Diamond Bar Ranch a thriving cattle operation.

After the sale of the ranch in 1943 to the new owner, William Bartholomae, cattle became the main operation and the herd grew to more than 3,000 purebred Herefords. Leading this large herd was a champion bull named "Baca Duke", which Bartholomae purchased for \$50,000 - significantly more than a cost of a typical suburban home at that time.

Champion bull "Baca Duke" is shown here at Camp 4, located in what was known as the community of Spadra, just southwest of the former Lanterman Developmental Center in Pomona, Ca.



Prize Hogs

While cattle were allowed to roam, the Duroc-Jersey hogs were kept in either a large outdoor pen or within a specially designed, 1,200-foot-long farrowing house that could accommodate up to 250 sows and their litters. Shortly after construction of the farrowing house in 1919, breeding operations quickly increased from 100 to more than 7,500 brood sows; leading the herd was the award-winning prize boar "Ace of Pathfinders."

Within a few years of its establishment, Diamond Bar Ranch had earned a reputation as one of the top breeders of high-quality champion hogs in California. The cost of raising hogs on grain in Southern California was not profitable, so in partnership with fellow hog farmer, A.B. Miller of Fontana, CA, owner Frederick E. Lewis decided that garbage was a more cost-effective food source. In 1920, Lewis and Miller secured a garbage-hauling contract from the City of Los Angeles for a daily estimated 300 tons at a cost of \$0.60 a ton.

Soon, more garbage was being hauled than could be consumed by the ranches hogs, so an additional 35,000 feed hogs were purchased and kept at Miller's Fontana Farm. Lewis developed an automated system that allowed a crew of two men to feed the thousands of hogs in the same amount of time that it would take 100 men to do so in a conventional manner.

After deciding garbage was a more cost-effective way to maintain his growing herd of hogs, Lewis constructed a steam-powered rail system from Los Angeles to the Diamond Bar Ranch to transport garbage and automate the feeding at both his and Miller's ranches.



Arabian Horses

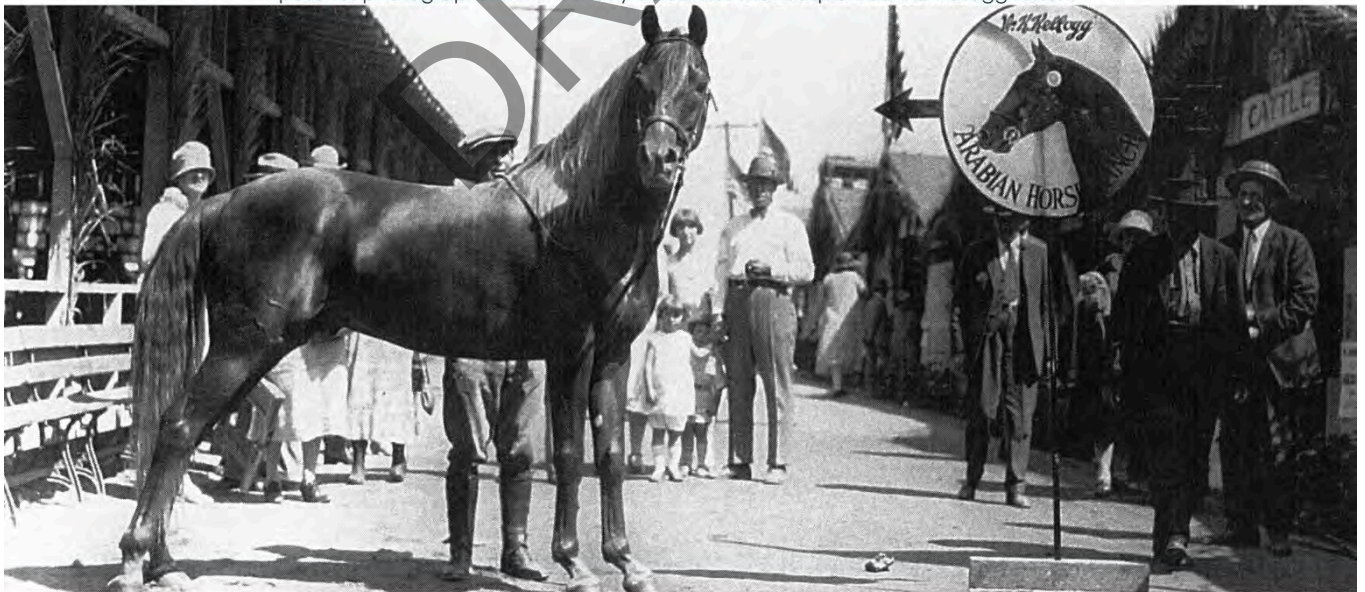
In addition to the hogs and cattle, Diamond Bar Ranch owner Frederick E. Lewis had a great interest in breeding horses, in particularly Arabians. In late 1918 Lewis made his initial purchase of 10 Arabian horses from Hingham Stock Farm in Massachusetts. The significance of the blood lines of the Lewis-bred horses is that they were direct descendants of Arabians from the 1906 Davenport importation. This importation was the first time Arabian horses of documented Bedouin origin were brought into the United States and it is so important to American breeders that their lineage is still maintained today.

Arabian horses were sought after not only for their beauty but for their intelligence, endurance, and agility. These traits made them excellent for working on the ranch.

In 1925, Lewis sold a group of horses to William K. Kellogg for his newly established ranch in Pomona. The Kellogg Ranch soon became famous for its horse breeding program and for the weekly Sunday Horse show. Hundreds if not thousands of visitors would make the long trip out to the ranch to watch the amazing tricks put on display by the horses and their riders.

Today the W.K. Kellogg Ranch is home to Cal Poly Pomona and the Arabian Horse Center is still in operation and continues to breed Arabian horses

Probably the best known horse bred by Lewis that was sold to Kellogg was a chestnut stallion named Antez (son of Harrara, Lewis' favorite work horse). He was described as the epitome of an Arabian and was named Champion Arabian at the Los Angeles County Fair in 1925. While he did not perform in the weekly horse shows, his calm demeanor made him a favorite to pose for photographs with the many celebrities that frequented the Kellogg ranch.



Transamerica's Plan

The post-World War II era initiated one of the largest development periods in American history, largely supported by the production of manufactured goods and the creation of modern arterial traffic systems. This change in landscape brought about the suburbanization of land extending well into the East San Gabriel Valley.

The Diamond Bar Ranch's hilly topography and remoteness kept it "undiscovered" until these very characteristics grabbed the attention of the Transamerica Corporation. The significant acreage of open land under single ownership and its isolation from other cities but proximity to industrial areas made it an ideal site for a master-planned community.

In 1956, during a reported 15-month negotiation, the Capital Company - a real estate and oil development subsidiary of the Transamerica Corporation - purchased the 7,800-acre ranch from William Bartholomae for \$10 million. At the time, this was the largest real estate transaction in Southern California.

Soon after purchasing the land, the Diamond Bar Development master plan was adopted and detailed the Transamerica Corporation's vision of creating a 20th-century city, complete with essential elements integrated into a planned community.

The significant acreage and remoteness but close proximity to major commercial and industrial centers, made it the ideal setting for a master-planned community that could offer a bucolic lifestyle. This appeal became the primary marketing tool for the Capital Company to entice potential buyers to leave busy lifestyles in metropolitan areas for "country living" in Diamond Bar. Photo shows the northerly view from Brea Canyon Road via Diamond Bar Boulevard.



Growth & Development

After adopting the Diamond Bar development master plan in 1958, Transamerica Corporation promptly began the installation of utilities and infrastructure, including the development of a potable water network to serve a community of 75,000. It formed the Diamond Bar Water Company, a privately owned public utility, to facilitate the development's water supply.

The construction of a 4,700-foot-long water pipeline along Diamond Bar Boulevard began in January 1959. Soon, other utility improvements followed, and the Capital Company began selling a variety of different-sized parcels to builders for the construction and sale of homes.

Taking place at the same time was the construction of the city's roadways. The plan called for a network of roads to emanate from a five-mile-long, four-lane highway named Diamond Bar Boulevard, as well as a large business district at the center of town with two neighborhood shopping centers. For the recreational and education needs of future residents, the plan also proposed the construction of several parks in addition to an 18-hole public golf course, two high schools, three junior high schools, and 22 elementary schools.

In 1959, the Southern Counties Gas Company installed the initial service lines for the first 34 homes to be constructed along the first half-mile section of Diamond Boulevard. These lines were part of a \$100,000 project to bring gas to an anticipated 3,000 to 5,000 homes constructed in the northern half of the 8,000-acre development over the course of five years. Photo shows initial grading of Diamond Bar Boulevard, south west of Grand Avenue.



Community Beginnings

In 1960, Diamond Bar Boulevard, the first roadway created as part of the master plan, opened with much fanfare. At this time, there were about 30 families already living in homes located Diamond Bar's first development - Westwood Ranchos, in the northern area of town.

The Westwood Ranchos spanned 72 acres and contained 238 three- and four-bedroom homes with prices ranging from \$17,450 to \$18,400.

By 1966, there were 20 new home developments in town offering a wide variety of residences, either on flat lots or hillsides, and priced from \$19,000 to \$36,800. Since the first home was occupied in 1960, the population had grown nine percent to nearly 9,000. At the time, the national average number of persons per household was 3.3 while the average in Diamond Bar was 4.2. Nearly 55 percent of Diamond Bar households had annual incomes of \$10,000 or more, and 90 percent of the community's breadwinners were employed in engineering, technical, managerial, professional, or sales positions.

Paul C. Grow, often referred to as the "Father of Diamond Bar," oversaw the development of Diamond Bar for more than 30 years. He is shown here overlooking the Golden Springs Estates tract in 1960. The 22-acre neighborhood featured three- and four-bedroom homes that sat on 10,000-square foot lots and were priced at or above \$25,000.



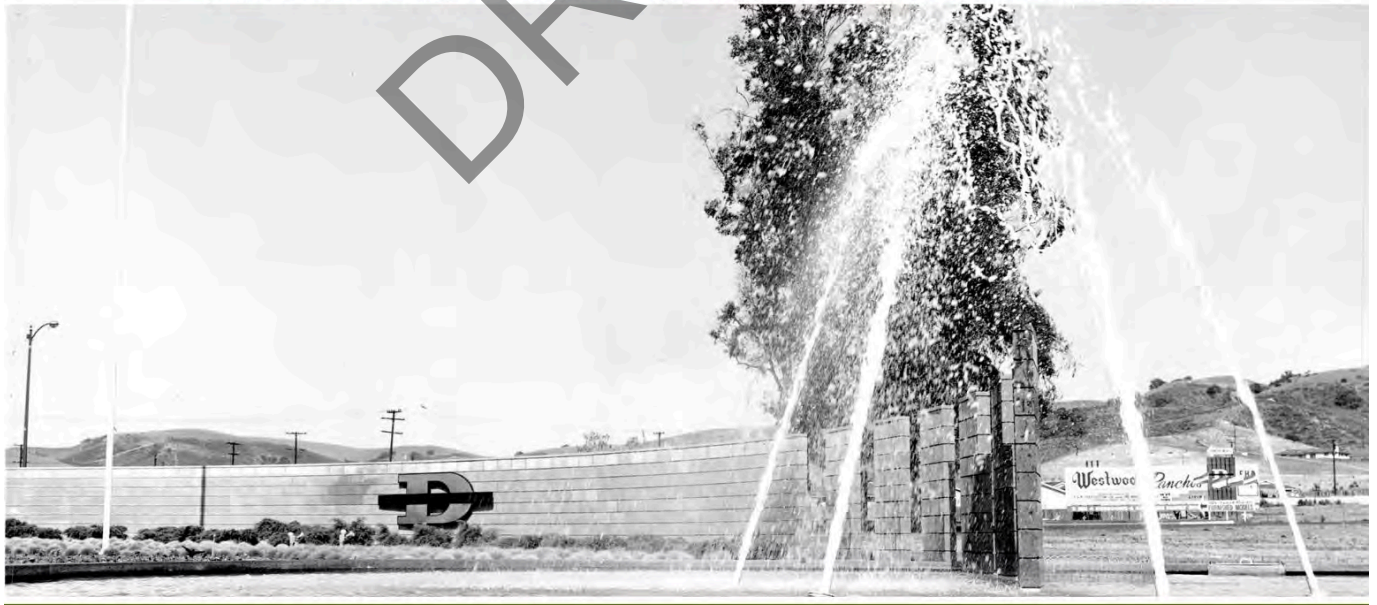
Local Oversight

Soon after the first residents moved into Diamond Bar they established the area's first association, the Diamond Bar Homeowner's Association or DBHOA in 1960.

In many ways, the DBHOA was the community's first form of government that residents turned to for assistance with resolving local issues. For years the association served the community and acted as an effective intermediary between the residents and the Los Angeles County Board of Supervisors.

However, as Diamond Bar's population grew, so did its desire for local control and representation. While incorporation was considered, many in the community felt Diamond Bar was not yet in a position to financially to form its own City. This gave way to an alternative form of representation without the community having to bear the costs of an incorporated city. With the approval of the County of Los Angeles, a ballot initiative to create the Diamond Bar Municipal Advisory Council was put before the voters in November 1976. The new council was overwhelming approved by the voters. When it formed in 1977, the Diamond Bar Municipal Advisory Council was one of only 25 such groups in California, and the first and only in Los Angeles County.

Elaborate landscaped entryways with monument signage and 14-foot water fountains greeted visitors at both the north (Diamond Bar Boulevard) and south (Brea Canyon Road) entrances to the Diamond Bar development.



Becoming A City

In the early 1980s, after selling the last of its holdings, the Transamerica Corporation decided to withdraw from further oversight of the Diamond Bar development. That coupled with the ever-increasing desire for local control, prompted the first official movement toward self-governance. However, this effort was not without detractors who argued that Diamond Bar did not yet have a strong enough economic base to sustain City services on its own. The first ballot initiative to incorporate was proposed in 1983 and was defeated by a margin of 3,463 to 3,233. Two years later, a second try for incorporation did not even reach the ballot due to insufficient voter signatures obtained.

The third attempt at cityhood came in 1988. This time around, the catalysts for cityhood were numerous, and included the community's needs for parks and commercial development, the increasing amount of high-density housing projects, and the potential annexation by neighboring cities. Despite a spirited campaign against the cityhood, the incorporation ballot measure prevailed by a margin of 76 percent to 24 percent.

On April 18, 1989, Diamond Bar officially became Los Angeles County's 86th incorporated city.

During the third attempt at incorporation, cityhood advocates at last saw their efforts pay off when they successfully concluded a seven-month campaign to raise funds and gather signatures to qualify for the Los Angeles County Local Agency Formation Commission (LAFCO) to review their request for the establishment of a local government. (pictured are incorporation committee members Brenda Engdahl and Ivan Nyal.)



Diamond Bar Today

Set against a scenic mountain backdrop on almost 15 square miles of rolling hills and valleys in the East San Gabriel Valley region, today's Diamond Bar is a culturally diverse community that is predominantly middle- to upper-class and is home to nearly 56,000 residents.

The city is mostly residential in character, with a stock of approximately 18,500 homes which are 80% owner-occupied and 71% single family homes, and 1,600 businesses of retail, commercial or light industrial-nature.

Among the amenities that contribute to Diamond Bar's high quality of life that is valued by residents are the family-friendly atmosphere; the well-landscaped neighborhoods, well-maintained roads and infrastructure, miles of picturesque open space and trails; top-rated school districts; thriving community spirit, public golf course, and the public safety services which contribute to keeping the City among the top safest communities in the region.

The Through My Lens photo contest has been a great avenue to allow residents to capture the people, nature and pets, along with the special moments and events of Diamond Bar. Established in 2008, the contest is cosponsored by the City and the Diamond Bar Community Foundation to provide residents of all ages and skill levels an opportunity to share their vision of their lives. Below is 2021 contest first place winner, "Calm After the Storm" by photographer Amber Cui.



Community Snapshot

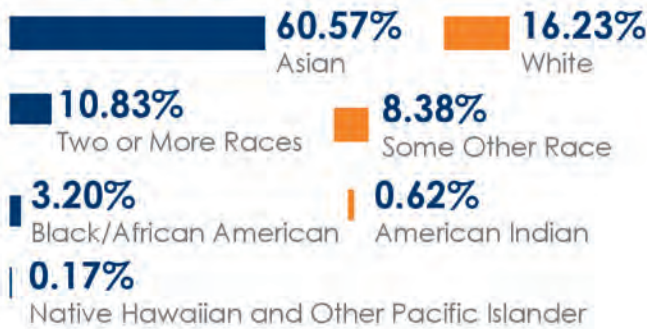
1989 Year of Incorporation

Sources: Environics Analytics (Claritas/Nielsen), EdData, Census, and Diamond Bar General Plan (based on 2025 demographic data)

Demographics



Total Population
53,073



Median Age
45 years old

3 Average Household Size

Education



Bachelor's Degree or Higher

50.4%

Land Use

Land Area **15** square miles



50%
Residential



19%
Parks and Facilities



27%
Vacant/Other



4%
Commercial/Office/Mixed



1%
Industrial

Housing



Total Housing Units
17,599

74%

Owner Occupied

26%

Renter Occupied

\$919,312 Median Home Price



22
years

Avg. Homeowner Tenure

Types of Homes



71%

Single-Family Homes



17%

Condominiums/
Townhomes
(four or less units)



10%

Condominiums/
Apartment Homes
(five or more units)

2%

Other (mobile homes, trailers, etc.)

Employment



26,901 in the workforce

\$163K

Avg. Household Income

Occupation



77%

White Collar

10%

Blue Collar

13%

Service and Farming

City of Diamond Bar Budget

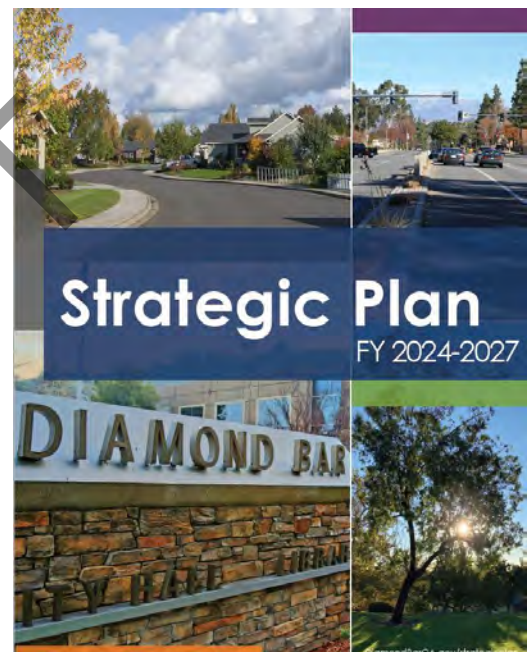
Fiscal Year 26/27

www.diamondbarca.gov

2024-2027 STRATEGIC PLAN

2024-2027 STRATEGIC PLAN

Click the image to view the City's 2024 - 2027 Strategic Plan.



DEPARTMENTAL QUARTERLY UPDATES

Click the image to view the latest Departmental Quarterly Updates.





**FY 2026/27 KEY WORKPLAN INITIATIVES BY DEPARTMENT
& FY 2025/26 UPDATE**

DEPARTMENT/DIVISION	KEY INITIATIVES	STRATEGIC PLAN OBJECTIVE	PERFORMANCE METRIC / KPI	FUNDING SOURCE	STATUS	NOTES
City Manager's Office	1 Develop and launch economic development outreach programs and business services.	1.1 Foster a healthy and resilient local economy.	Sales Tax Revenues/Annual	General Fund - City Manager's Office/Economic Development (100150)	Complete and ongoing.	Includes OpenRewards, ribbon cuttings, multimedia business spotlight programs, etc.
	2 Complete comprehensive citywide fee study.	1.3 Foster fiscal health through disciplined long-term planning, cost control, efficiency, increased revenue, and cost recovery.	Cost Recovery Rate from Fees Goal: 100%	General Fund - City Manager's Office (100130)	Complete	Becomes effective 7/1/2026
	3 Complete procurement process for residential and commercial solid waste franchises.	3.3 Protect natural resources.	Residential/Commercial Diversion Rates	Special Revenue Funds - AB 939 Fund (250)	Complete	Transitions to new haulers completed 9/1/2025.
	4 Complete Study for compliance with Recovered Organic Waste Products as required by SB 1383.	3.3 Protect natural resources.	Completion of Study	Special Revenue Funds - AB 939 Fund (250) & CalRecycle Local Assistant Grant	Complete	Complete March 2026
	5 Complete development impact fee study.	1.3 Foster fiscal health through disciplined long-term planning, cost control, efficiency, increased revenue, and cost recovery.	Completion of Study	General Fund - City Manager's Office (100130)	New initiative/Underway	Expected completion by 6/30/2027
	6 Revise 2024-2027 City Council Strategic Plan and present to Council for direction.	2.1 Provide effective and accessible government services that meet the needs of a diverse population.	Adoption by City Council	N/A	New initiative	Expected completion by 6/30/2027
City Clerk	1 Coordinate regularly with department staff to prioritize public records requests to eliminate requests for extensions.	2.1 Provide effective and accessible government services that meet the needs of a diverse population.	Year over year average response time	General Fund - City Clerk (100140)	Completed FY 24/25, 25/26 Carryover to FY 26/27	Recurring Annual Goal. This FY we implemented automatic workflow reminders in Laserfiche to facilitate department responses.
	2 Complete implementation of new Agenda Management and Live Meeting software		Customer Service Survey Rating	Internal Service Funds - Equipment Maintenance & Replacement Fund (503)	Completed FY 25/26	Transition on first meeting in August, 2025.
	3 Achieve 100% compliance with City Council, Commission and Designated City Staff submission of Form 700 by annual deadline.		Percentage of forms turned in by deadline	General Fund - City Clerk (100140)	Completed FY 25/26 Carryover to FY 26/27	Recurring Annual Goal
	4 Implement SB 707 requirements for public meetings.		Agenda Report detailing completion of requirements.	General Fund - City Clerk (100140)	NEW	Deadline to implement state requirements is July 1, 2026.
	5 Implement minutes and board portal portions of Agenda Management software.		Customer Service Survey Rating	General Fund - City Clerk (100140)	NEW	
	6 Conduct and Coordinate General Municipal Elections for three Council Seats in the November 2026 Elections.		November 2026 Elections	General Fund - City Clerk (100140)	NEW	Districts 1, 3 and 4.



**FY 2026/27 KEY WORKPLAN INITIATIVES BY DEPARTMENT
& FY 2025/26 UPDATE**

DEPARTMENT/DIVISION		KEY INITIATIVES	STRATEGIC PLAN OBJECTIVE	PERFORMANCE METRIC / KPI	FUNDING SOURCE	STATUS	NOTES
Community Relations	1	Coordinate production of Annual State of the City Address.	2.2 Build relationships, establish trust, and foster collaboration in the Diamond Bar community.	Attendance and Engagement	General Fund - Public Information (100240)	Completed FY25/26, Carryover to FY 26/27	Recurring Annual Goal
	2	Continue City Government Explained Educational Series.				Completed FY25/26, Carryover to FY 26/27	Recurring Annual Goal
	3	City Website Refresh	2.1 Provide effective and accessible government services that meet the needs of a diverse population.	Increased Visitors and Engagement Rates		NEW	Anticipate completing by fall 2026.
Finance	1	Develop an award winning budget document that meets industry best practices.	1.3 Foster fiscal health through disciplined long-term planning, cost control, efficiency, increased revenue, and cost recovery.	Receive GFOA Distinguished Budget Presentation Award	General Fund - Finance (100210)	Completed 25/26	Recurring Annual Goal
	2	Maintain compliance with annual debt reporting and provide necessary trainings as needed.		Maintain (or improve) AA+ Bond Rating		Completed 25/26	Recurring Annual Goal
	3	Assist CM's office with update of the Citywide Fee Study.		Cost Recovery Rate from Fees Goal: 100%		Completed 25/26	
	4	Maintain a 10-year General Fund Forecast (Revenues & Expenditures).		Percent Variance of Forecast to Actuals.		Completed 25/26	Recurring Annual Goal
	5	Implement GASB 103: Financial Model Reporting Improvements	2.1 Provide effective and accessible government services that meet the needs of a diverse population.	Receive GFOA Excellence in Financial Reporting Award		NEW	
	6	Assist CM's office with long-term budget stabilization strategy		A Balanced 10-year General Fund Forecast		NEW	
	7	Complete centralization of City Hall cashiering utilizing new Enterprise Land Management System.		Process 100% of transactions in Tyler Cashiering		Ongoing FY 25/26 Carryover to FY 26/27	Integration with Cashiering system is anticipated to be completed in FY 26/27
	8	Update User Interface for Online Interactive Budget Book		Customer Service Survey Rating		Completed 25/26	



**FY 2026/27 KEY WORKPLAN INITIATIVES BY DEPARTMENT
& FY 2025/26 UPDATE**

DEPARTMENT/DIVISION		KEY INITIATIVES	STRATEGIC PLAN OBJECTIVE	PERFORMANCE METRIC / KPI	FUNDING SOURCE	STATUS	NOTES
Human Resources	1	Develop and implement a formal Employee Onboarding Program.	2.3 Establish City of Diamond Bar as an Employer of Choice.	Employee Turnover	General Fund - Human Resources (100220)	Ongoing FY 25/26, Carryover to FY 26/27	Onboarding program configured; pending roll-out to organization
	2	Successfully onboard new personnel and complete personnel reclassifications pursuant to the adopted annual Human Capital Investment Program (HCIP).		Close recruitments and process reclassifications by fiscal year-end		Completed FY 25/26, Carryover to FY 26/27	Recurring Annual Goal
Information Systems	1	Complete the Implementation of the Tyler EnerGov / EPL Land Management System	2.1 Provide effective and accessible government services that meet the needs of a diverse population.	Customer Service Rating	General Fund - Information Systems (100230) & Internal Service Funds - Equipment Maintenance & Replacement Fund (503)	Ongoing	
	2	Implement new Transit Pass system		MISAC Award		NEW	
	3	Integrate the Solar+ App for online solar panel installation permits with Tyler EnerGov		Compliance with State Regulations		NEW	
	4	Implement a more robust Security Information and Event Management (SIEM) Solution		Customer Service Survey Rating		NEW	
	5	Virtualize non critical servers				NEW	
	6	Laserfiche integration with Tyler applications				NEW	
	7	Refresh of all Network security appliances including all Cisco Firewalls and ASA's,				NEW	
	8	Replacement of the copier in the main copy room and the copier in the Neighborhood Improvement department.				NEW	
	9	Provide as-needed support to the City Manager's Office as false alarm program options are developed and implemented (if approved).				NEW	
	10	Develop a concept for presentation at an upcoming "All Hands" virtual meeting. Discuss with supervisor and schedule for future meeting.				NEW	
	11	As part of organizational fiscal sustainability efforts, continue departmental service reviews to determine if there are viable adjustments that will result in budgetary savings and/or service enhancements.				NEW	
	12	Continue refining long-term departmental structure alternatives with the goal to effectively manage succession planning.				NEW	
Public Safety	1	Launch a commercial burglary education and prevention program for business owners	3.1 Foster a safe and welcoming environment for residents, businesses, visitors and employees	Part 1 Crime Rate/1,000 Residents + Commercial Burglary total	General Fund - Public Safety / Law Enforcement (100310)	Completed and ongoing	
	2	Commence work on a revision/update to the Natural Hazard Mitigation Plan (NHMP)	3.1 Foster a safe and welcoming environment for residents, businesses, visitors and employees	Commence work	Secure FEMA Reimbursement Grant	NEW	



**FY 2026/27 KEY WORKPLAN INITIATIVES BY DEPARTMENT
& FY 2025/26 UPDATE**

DEPARTMENT/DIVISION		KEY INITIATIVES	STRATEGIC PLAN OBJECTIVE	PERFORMANCE METRIC / KPI	FUNDING SOURCE	STATUS	NOTES
Community Development	1	Complete the Town Center Specific Plan.	1.1 Foster a healthy and resilient local economy.	City Council adoption & Number of entitlement applications submitted after adoption	Special Funds - General Plan Update Fund (103)	Completed FY 25/26	
	2	Assist IS Department to implement new ELM system for streamlined permit processing.	2.1 Provide effective and accessible government services that meet the needs of a diverse population.	Customer Service Rating (KPI)	General Fund - Planning (100410) General Fund - Building & Safety (100420)	Ongoing FY25/26 Carryover to FY 26/27	See Information System Item 1
	3	Adopt Objective Design Standards (ODS) to facilitate the administrative approval of multifamily housing developments.	3.6 Foster local housing accessibility.	City Council adoption. Number of Development Review applications approved.	Special Funds - General Plan Update Fund (103)	Completed FY 25/26	
	4	Incorporate inclusionary housing incentives in the Town Center Specific Plan (TCSP).		City Council adoption & Number of inclusionary housing units proposed in Town Center entitlement applications.	Special Funds - General Plan Update Fund (103)	Completed FY 25/26	Part of Town Center Specific Plan. See Item 1 Above

DRAFT



**FY 2026/27 KEY WORKPLAN INITIATIVES BY DEPARTMENT
& FY 2025/26 UPDATE**

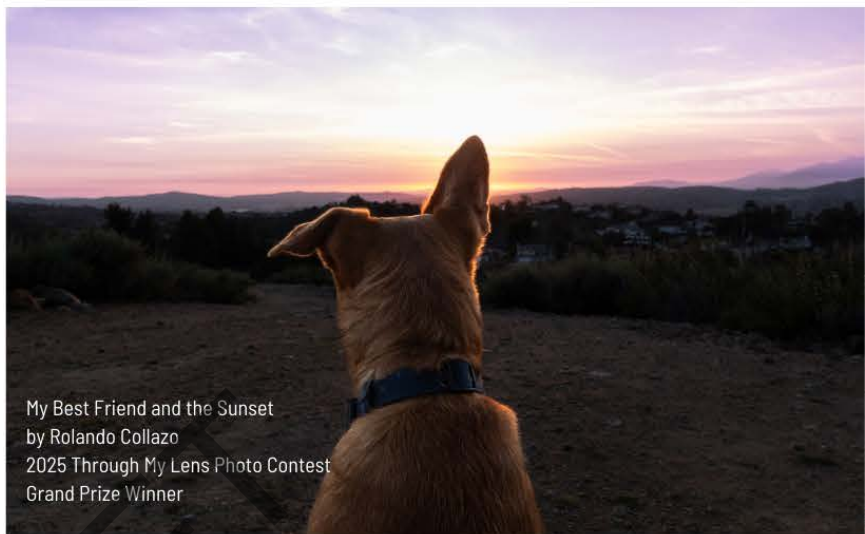
DEPARTMENT/DIVISION		KEY INITIATIVES	STRATEGIC PLAN OBJECTIVE	PERFORMANCE METRIC / KPI	FUNDING SOURCE	STATUS	NOTES
Parks & Recreation	1	Increase revenue at the Diamond Bar Center and community offerings through additional marketing outreach and facility exposure events such as the Wedding & Event Expo and Senior Health Day.	1.3 Foster fiscal health through disciplined long-term planning, cost control, efficiency, increased revenue, and cost recovery.	Rental revenue	General Fund - Parks & Recreation/ Diamond Bar Center (100510)	Completed FY 25/26	Recurring Annual Goal
	2	Provide high demand contract classes, updated special events, additional youth mini-camps, and healthy lifestyle educational opportunities showcased at the Summer Programs Open House.	3.2 Build a vibrant, healthy, and supportive community.	Attendance & participation	General Fund - Parks & Recreation/ Recreation Programs (100520)	Completed FY 25/26	Recurring Annual Goal
	3	Improve communication and information for park guests through updated park and trail signs.	2.1 Provide effective and accessible government services that meet the needs of a diverse population.	Replacement with DB Brand Signage	General Fund - Parks & Recreation/ Recreation Programs (100520)	Ongoing to FY 26/27	Parks signs are complete, while trail signs are to be completed.
	4	Improve the Diamond Bar Center's social media presence through various platforms & outreach methods.	2.1 Provide effective and accessible government services that meet the needs of a diverse population.	Website visits & DBC appointments	General Fund - Parks & Recreation/ Diamond Bar Center (100510)	Completed FY 25/26	Recurring Annual Goal
Public Works	1	Provide safe and reliable highways and streets by maintaining residential and arterial streets.	1.2 Provide safe and reliable public infrastructure.	Pavement Condition Index (PCI)	General Fund - Public Works/Road Maintenance (100655) & CIP Fund (301)	Completed FY24/25, Carryover FY 25/26 to FY 26/27.	Recurring Annual Goal
	2	Start an EV transition plan for the City fleet	1.2 Provide safe and reliable public infrastructure.	No of vehicles replaced with EV; number of EV Chargers	General Fund, Grants, Special Funds (A82766)	NEW	Alternative options reviewed and one of the options will be implemented after the City Council's approval.
	3	Utilize Traffic Management System to improve transportation and mobility systems.	3.4 Improve transportation and mobility systems.	Maintain Average Speed/Travel Time on Arterials	General Fund - Public Works/Engineering (100615) & Special Revenue Funds - Prop C (207)	Completed FY25/26 goals; carry over the recurring goal to FY26/27.	Recurring Annual Goal
	4	Commence construction of the Diamond Bar Blvd Complete Streets Project.	3.2 Build a vibrant, health, and supportive community.	Commence Construction	Federal, State, and Local Grants & Special Revenue Funds CIP Fund 301	Construction Commenced.	
	5	Complete construction of the Diamond Bar Blvd Complete Streets Project.	3.2 Build a vibrant, health, and supportive community.	Complete Construction	State, and Local Grants & Special Revenue Funds CIP Fund 301	NEW	Construction ongoing and planned to be completed in FY26/27



Heart of the Hillside by Raymond Wong
2025 Through My Lens Photo Contest Winner



Graduation by Ruiqi Wang
2025 Through My Lens Photo Contest Winner



My Best Friend and the Sunset
by Rolando Collazo
2025 Through My Lens Photo Contest
Grand Prize Winner



Bee the Sunshine by Edison Rodriguez
2025 Through My Lens Photo Contest Winner



Dreamboats in Action by Kin Man Wong
2025 Through My Lens Photo Contest Winner

Guide to the Budget



Summer Pup by Emily Becerra
2025 Through My Lens Photo Contest Winner

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

WHAT IS THE BUDGET?

The budget is an annual financial plan for the City of Diamond Bar. It specifies the level of municipal services to be provided in the coming year and reflects strategic priorities set by the City Council.

The City of Diamond Bar's budget is designed to serve five major purposes:

1. Definition of **policy** in compliance with legal requirements for General Law cities in the State of California, Governmental Accounting Standards Board (GASB) financial reporting requirements and audit standards, and fiscal directions of the City Council.
2. Prepare the budget in **conformity** with Generally Accepted Accounting Principles using the modified accrual basis of accounting.
3. Utilization as an **operations guide** for administrative staff in the management and control of fiscal resources.
4. Presentation of the City's **financial plan** for the ensuing fiscal year, itemizing projected revenues and estimated expenditures.
5. Illustration as a **communications** document for citizens who wish to understand the operations and costs of City services.



City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

BASIS OF BUDGETING

The City of Diamond Bar's annual operating budget is prepared in conformity with Generally Accepted Accounting Principles (GAAP) unless otherwise noted below:

1. The budgetary basis for governmental funds (e.g. General Fund, CIP Fund, Special Revenue funds, Debt Service Fund) is in conformity with GAAP, with a few minor exceptions. In conformity with GAAP, the modified accrual basis of accounting is used wherein revenues are recognized in the accounting period in which they become measurable and available to finance expenditures of the current fiscal period, while expenditures are recognized in the accounting period in which the liability is incurred. However, in the following cases the budgetary basis differs from GAAP:

- a. Adjustments to recognize gains and losses on investments resulting from changes in their market value are not budgeted.
- b. Items reported as "other financing sources" and "other financing uses" are classified as revenues and expenditures under the budgetary basis of accounting.

2. The budgetary basis for proprietary funds (e.g. Internal Service funds) is in conformity with GAAP, using the accrual basis of accounting for all revenues and expenses, except for the following instances:

- a. The receipt of long-term debt proceeds, capital outlays, and debt service principal payments are budgeted, but allocations for depreciation and amortization expense are not.

Each of the City's funds is considered a separate accounting entity with a self-balancing set of accounts that records assets, liabilities, fund equity, revenue and expenditures. Funds are established and segregated for the purpose of recording specific programs or attaining certain objectives in accordance with special regulations.

The General Fund accounts for all the general revenue of the City not specifically levied or collected for other City funds and for expenditures related to rendering the general services provided by the City. The City of Diamond Bar has twenty-nine Special Revenue Funds that are used to account for specific revenues that are legally restricted to expenditure for particular purposes. The Capital Project Fund is used to account for the purchase or construction of major capital facilities. The Debt Service Fund is used to account for principal and interest payments on outstanding fixed rate bonds. Internal Service Funds are used to account for goods and services provided to other departments within the City such as liability insurance and equipment replacement.

The budget is prepared on a line item basis by fund and department. The six major General Fund divisions are:

1. City Administration
2. Administration & Support
3. Public Safety
4. Community Development
5. Parks & Recreation
6. Public Works

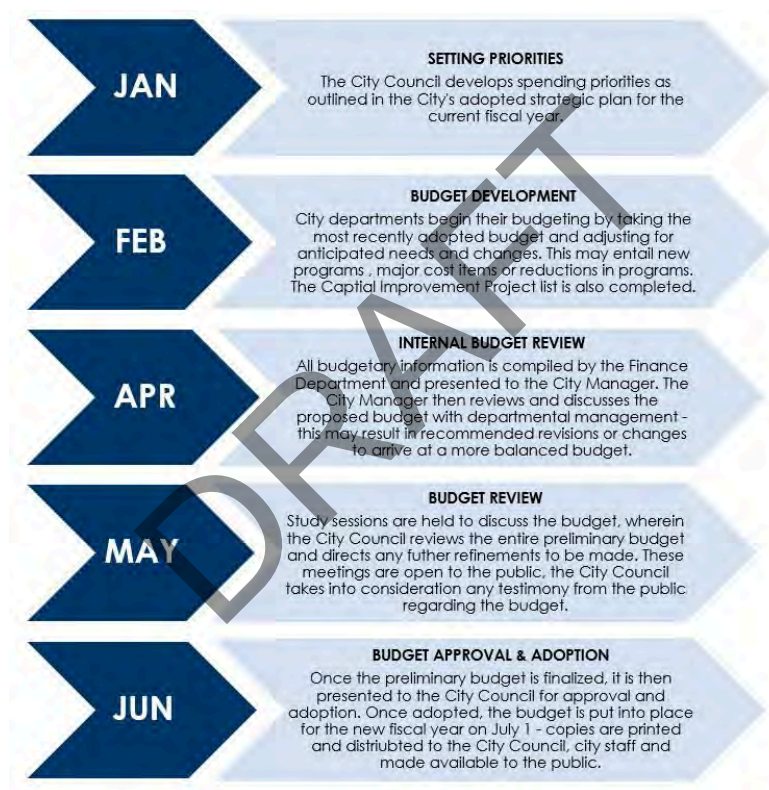
DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

BUDGET PROCESS



BUDGET STUDY SESSION DETAIL

The City Council devotes one Budget Study Session to the annual Capital Improvement Program for the upcoming fiscal year. At this CIP Study Session, staff presents the recommended draft 5-year Capital Improvement Program to the City Council along with the recommended projects for the upcoming fiscal year. Members of the City Council are presented with details on each individual project, along with its recommended budget and funding source, and are given the opportunity to propose new projects. A consensus is then reached at the study session as to the final list of projects to include in the proposed budget for the upcoming fiscal year.

BUDGET AMENDMENT PROCESS

The City Manager is responsible to the City Council for the faithful execution of the City Budget. In order to ensure authorized expenditures are managed in the most efficient and economical manner possible, the City Council authorizes the City Manager to increase or transfer appropriations within the General Fund, Special Revenue Fund or any other unrestricted Fund. The City's budget may be amended in the following ways:

- If a fund has an Undesignated Fund Balance during the Fiscal Year, the City Manager may approve requests for budget increases with Council approval.
- Budget adjustments between a department's line items with a null effect on the overall department budget may be made with the City Manager's approval.
- During the fiscal year, the City Council may modify approved programs and activities or implement new activities that may require budget amendments. On such occasions when the Council approves a project without amending the budget, that approval will constitute authority for the Finance Director to amend the budget subject to the City Manager's approval.
- The City Manager may approve budget amendments to carryover unspent appropriations from the prior year, as authorized by the annual budget resolution.

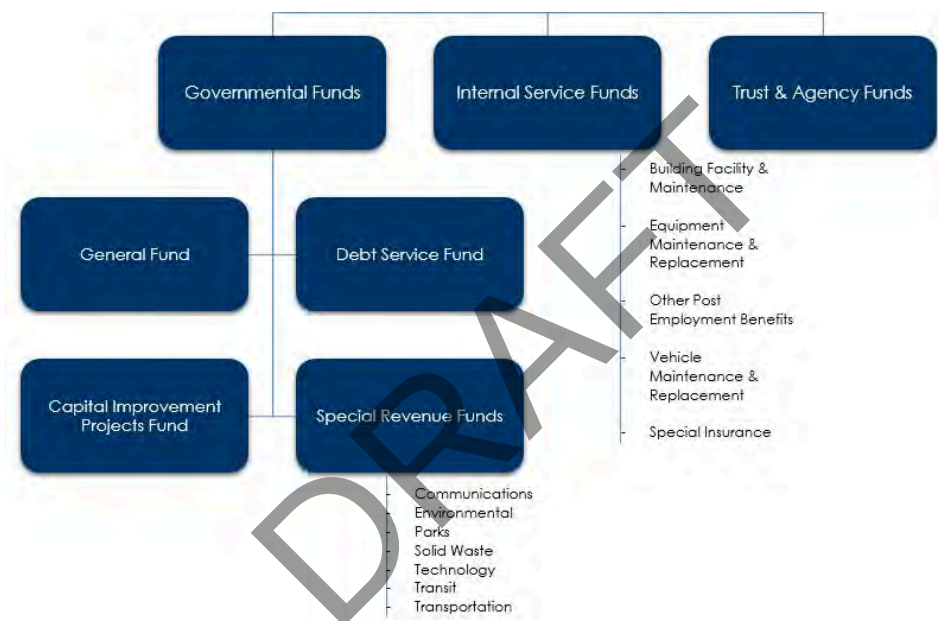
DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

FUND STRUCTURE



DESCRIPTIONS

General Fund is the most versatile fund and is used to account for any legal budgetary purpose not accounted for elsewhere in the budget.

Debt Service Funds are used to account for debt payments owed by the City.

Capital Improvement Project Funds are used to account for the purchase or construction of major capital projects, which are not financed by proprietary, special assessment or trust funds.

Special Revenue Funds are used to account for certain funds, which are legally restricted to certain purposes.

Internal Service Funds account for a department of a governmental agency, which provides services to other departments of the agency. The costs of all or a part of the operations and the provision of services are recovered through fees charged to the user departments.

Fiduciary (Trust And Agency) Funds account for assets held by the City in a trustee capacity or as agency for individuals, private organizations, other governments, and/or other funds.

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

FINANCIAL POLICIES

The City's budget development is shaped by several financial and operational policies. These policies promote and ensure organizational continuity, consistency, transparency, and responsibility from year to year. This section identifies some of the major short and long-term planning documents, financial and operational policies, and fiscal management tools that the City of Diamond Bar employs in order to guarantee fiscal and programmatic integrity and to guide the development of the City's budget.

Annual Budget and Financial Reporting Policy

The purpose of this policy is to ensure a balanced annual operating budget and reporting procedures to safeguard public funds and maximize resources available for use by the City in delivering programs and services. A balanced budget is defined as a budget in which operating revenues should cover operating expenditures, including debt service. The ending fund balance must meet minimum policy levels. For the general fund, this level has been established at 25%. Under this policy, it is allowable for total expenditures to exceed revenues in a given year; however, in this situation, beginning fund balance can only be used to fund capital improvement plan projects, or other "one-time," non-recurring expenditures.

CAL Card Use Policy

The City of Diamond Bar has joined the CAL Card program which is administered through the State General Services Division and US Bank. This program provides a mechanism for government agencies to provide purchasing cards to their employees to expedite purchases of goods and services. This policy sets forth policies and procedures for CAL Card usage.

Compensation for City Commissioners/Committee Members

The purpose of this policy is to establish compensation for attendance at Commission/Committee Meetings for City Commissioners/Committee Members.

Drawing Warrants and Checks Upon City Funds

California State law requires the Mayor and City Clerk to execute and countersign all warrants and checks issued for payment from City funds. Government Code Section 37203 provides that the City Council may prescribe an alternative method for drawing warrants and checks. Through adoption of this Policy, the City Council established an alternative method to insure the timely drawing of warrants and checks upon City funds.

Travel, Expense and Reimbursement Policy

The City of Diamond Bar recognizes the value of attendance by City officials and employees at professional conferences, seminars, meetings with other government officials, professional organizations, community organizations, and constituents and ceremonial events and activities that promote or benefit the City. This

policy establishes travel authorization, expense, reimbursement, and reporting standards consistent with the provisions of this policy and in compliance with California Government Code Sections 53232.2 and 53232.3.

Fixed Asset Capitalization and Inventory Control Policy

The purpose of this policy is to ensure adequate control and appropriate use of City fixed assets. The procedures are intended to define fixed assets and to establish guidelines for budgeting, purchasing and disposing fixed assets. This policy does not apply to infrastructure assets.

Anti-Fraud Policy

To establish policy and procedures for clarifying acts that are considered to be fraudulent, describing the steps to be taken when fraud or other related dishonest activities are suspected, and providing procedures to follow in accounting for missing funds, restitution and recoveries.

Cash Handling Policy

The purpose of this policy is to safeguard public funds and also to maximize resources available for use by the City in delivering programs and services. These policies recognize the decentralized nature of the receipting and depositing process, while providing for standardized procedures.

Fund Balance and Reserves Policy

The purpose of this policy is to establish a key element of the financial stability of the City by setting guidelines for fund balance. Unassigned fund balance is an important measure of economic stability. It is essential that the City maintain adequate levels of unassigned fund balance to mitigate financial risk that can occur for unforeseen revenue fluctuations, unanticipated expenditures, and other unexpected circumstances. The fund balance also provides cash flow liquidity for the City's general operations.

Capital Financing and Debt Management Policy

The purpose of this policy is to provide guidelines for the City's utilization of capital financing and debt for capital improvement projects, property acquisition, and projects whose useful life will exceed the term of the financing.

Unclaimed Funds Policy

The purpose of this policy is to establish the proper disposition and accounting for unclaimed money in accordance with Government Code Sections 50050 through 50056.

Investment Policy

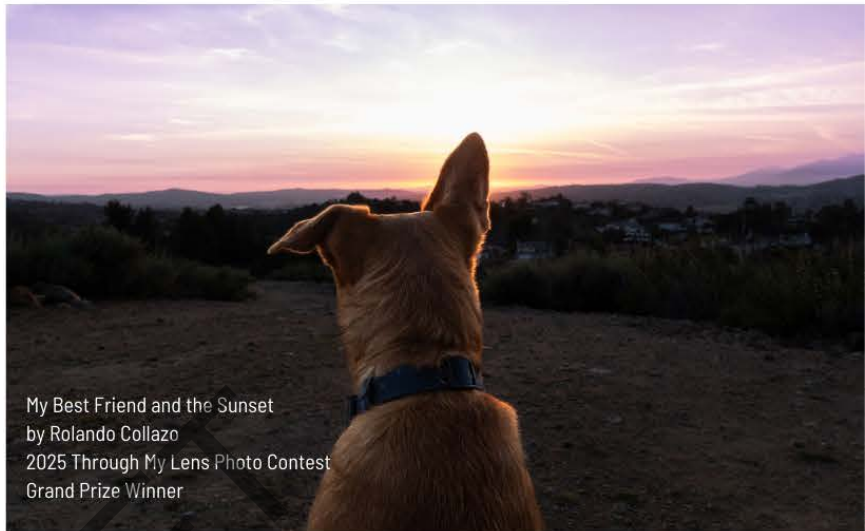
The purpose of this policy is to provide guidelines for the prudent investment of the City's temporarily idle cash and to outline the policies for maximizing the efficiency of the City's cash management system. The ultimate goal is to enhance the economic status of the City while protecting its pooled funds in accordance with the applicable local, state and federal laws.



Heart of the Hillside by Raymond Wong
2025 Through My Lens Photo Contest Winner



Graduation by Ruiqi Wang
2025 Through My Lens Photo Contest Winner



My Best Friend and the Sunset
by Rolando Collazo
2025 Through My Lens Photo Contest
Grand Prize Winner



Bee the Sunshine by Edison Rodriguez
2025 Through My Lens Photo Contest Winner



Dreamboats in Action by Kin Man Wong
2025 Through My Lens Photo Contest Winner

Financial Summaries



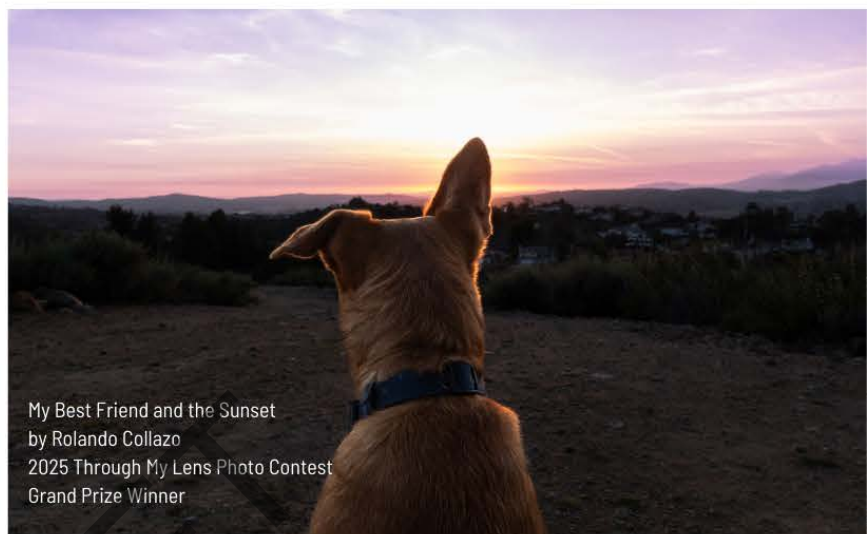
Summer Pup by Emily Becerra
2025 Through My Lens Photo Contest Winner



Heart of the Hillside by Raymond Wong
2025 Through My Lens Photo Contest Winner



Graduation by Ruiqi Wang
2025 Through My Lens Photo Contest Winner



My Best Friend and the Sunset
by Rolando Collazo
2025 Through My Lens Photo Contest
Grand Prize Winner



Bee the Sunshine by Edison Rodriguez
2025 Through My Lens Photo Contest Winner



Dreamboats in Action by Kin Man Wong
2025 Through My Lens Photo Contest Winner

General Fund Revenues & Appropriations



Summer Pup by Emily Becerra
2025 Through My Lens Photo Contest Winner

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

100 - GENERAL FUND REVENUE

General Fund Revenue

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Property Taxes				
(40010) Secured Property Taxes	\$6,178,034	\$6,565,175	\$6,565,175	\$6,720,000
(40020) Unsecured Property Taxes	\$49,048	\$206,872	\$206,872	\$150,000
(40030) Supplemental Roll Taxes	\$112,631	\$165,000	\$165,000	\$130,000
(40040) Prior Year Property Taxes	-\$29,854	-\$11,000	-\$11,000	-\$29,000
(40060) Interest, Penalties & Delinq	\$21,805	\$20,000	\$20,000	\$20,000
(40070) Homeowner's Exemption	\$23,355	\$25,000	\$25,000	\$22,000
PROPERTY TAXES TOTAL	\$6,355,019	\$6,971,047	\$6,971,047	\$7,013,000
Other Taxes & Fees				
(41010) Sales Tax Revenue	\$6,122,363	\$6,413,700	\$6,176,837	\$6,315,937
(41020) Transient Occupancy Tax	\$1,508,775	\$1,449,000	\$1,449,000	\$1,539,000
(41030) Franchise Fees	\$1,507,567	\$1,520,890	\$1,520,890	\$1,457,000
(41050) Property Transfer Tax	\$301,982	\$330,000	\$330,000	\$300,000
OTHER TAXES & FEES TOTAL	\$9,440,687	\$9,713,590	\$9,476,727	\$9,611,937
State Revenue				
(43010) Motor Vehicle In Lieu	\$86,648	\$65,000	\$65,000	\$65,000
(43020) Property Tax In Lieu of VLF	\$7,828,746	\$8,107,449	\$8,107,449	\$8,399,320
STATE REVENUE TOTAL	\$7,915,394	\$8,172,449	\$8,172,449	\$8,464,320
Fines & Forfeitures				
(47010) Vehicle Code Fines	\$101,313	\$125,000	\$125,000	\$110,000
(47020) General Fines	\$8,770	\$15,000	\$15,000	\$8,000
(47030) Municipal Code Fines	\$35,805	\$50,000	\$50,000	\$35,000
(47040) Parking Fines	\$207,233	\$170,000	\$215,000	\$215,000
(47050) Impound Fees	\$3,700	\$10,000	\$10,000	\$3,000
FINES & FORFEITURES TOTAL	\$356,821	\$370,000	\$415,000	\$371,000
Building Fees				
(48010) Construction Permit Fees	\$1,048,833	\$805,415	\$1,071,946	\$1,453,351
(48020) Plan Check Fees-Bldg/Sfty	\$575,309	\$805,415	\$1,060,000	\$1,453,351
(48160) Building Standards Admin Fee	\$181	\$500	\$500	\$500
(48170) SMIP Fees	\$412	\$800	\$800	\$800
BUILDING FEES TOTAL	\$1,624,736	\$1,612,130	\$2,133,246	\$2,908,002

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Planning Fees				
(48100) Planning Fees	\$266,281	\$215,000	\$215,000	\$320,708
(48130) Business License Fee	\$46,932	\$43,000	\$43,000	\$142,508
(48140) Business License - Late Fee	\$6,032	\$4,800	\$4,800	\$6,160
PLANNING FEES TOTAL	\$319,245	\$262,800	\$262,800	\$469,376
Engineering Fees				
(48200) Plan Check Fees - Engineering	\$26,490	\$38,000	\$38,000	\$135,000
(48210) Address Change Fee	\$8,277	\$8,250	\$8,250	\$10,000
(48220) Encroachment Permit - Eng	\$69,529	\$119,250	\$119,250	\$300,000
(48230) Inspections - Engineering	\$8,942	\$12,150	\$12,150	\$5,000
(48240) Soils/Misc Engineering Fees	\$15,138	\$23,750	\$23,750	\$24,580
(48260) Waste Hauler Fees	\$182,501	\$186,380	\$186,380	\$186,380
(48270) Industrial Waste Fees	\$54,331	\$52,500	\$52,500	\$54,350
ENGINEERING FEES TOTAL	\$365,210	\$440,280	\$440,280	\$715,310
Recreation Fees				
(48300) Special Events	\$36,188	\$31,600	\$31,600	\$15,750
(48310) Senior Programs	\$33,380	\$52,500	\$52,500	\$55,500
(48320) Youth Programs	\$166,909	\$191,425	\$191,425	\$127,925
(48330) Athletic Programs	\$44,391	\$42,900	\$42,900	\$51,500
(48340) Contract Classes	\$290,158	\$300,000	\$350,000	\$372,000
RECREATION FEES TOTAL	\$571,026	\$618,425	\$668,425	\$622,675
Investment Income				
(48500) Investment Earnings	\$1,328,406	\$1,249,000	\$1,249,000	\$960,260
(48501) Investment Earnings-lease	\$111,103	\$0	\$0	\$0
(48510) Unrealized Gain/Loss Fmv	\$698,258	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$2,137,766	\$1,249,000	\$1,249,000	\$960,260
Rental Revenue				
(48602) Lease Revenue	\$185,882	\$0	\$0	\$0
(48600) Cell Tower Rental Revenue	\$30,055	\$275,000	\$275,000	\$285,000
(48601) City Hall EV Charging Fee	\$3,442	\$0	\$0	\$0
(48605) Db Center Revenue	\$838,768	\$700,000	\$700,000	\$750,000
(48610) Facility Security Charge	\$51,563	\$73,000	\$73,000	\$75,000
(48625) Field & Facility Rentals	\$44,938	\$54,500	\$54,500	\$53,000
RENTAL REVENUE TOTAL	\$1,154,649	\$1,102,500	\$1,102,500	\$1,163,000
Taxable Sales				
(48710) Printed Material Sales	\$7	\$200	\$200	\$200
TAXABLE SALES TOTAL	\$7	\$200	\$200	\$200
Cost Reimbursements				
(48800) Prop Damage Reimb - Pwks	\$9,800	\$30,000	\$30,000	\$30,000
(48810) Prop Damage Reimb - Parks	\$151	\$1,000	\$1,000	\$1,000
(48820) Cost Reimbursements	\$164,490	\$128,000	\$352,310	\$144,000
COST REIMBURSEMENTS TOTAL	\$174,441	\$159,000	\$383,310	\$175,000
Miscellaneous Revenue				
(48900) Returned Check Charges	\$138	\$230	\$230	\$230
(48915) Film Permit Revenue	\$530	\$1,000	\$1,800	\$1,800
(48920) Election Fees	\$8,920	\$0	\$0	\$0
(48960) Nuisance Abatement	\$13,351	\$0	\$0	\$0
(48990) Miscellaneous Revenue	\$6,353	\$15,000	\$15,000	\$15,000
MISCELLANEOUS REVENUE TOTAL	\$29,292	\$16,230	\$17,030	\$17,030
Interfund Transfers				
(49102) Transfer In - Law Enforcement	\$35,837	\$50,000	\$50,000	\$50,000

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(49205) Transfer In - Gas Tax Fd	\$1,296,349	\$1,435,000	\$1,435,000	\$1,435,000
(49250) Transfer In - Ab939	\$0	\$10,000	\$10,000	\$10,000
(49280) Transfer In - Cops Fund	\$152,500	\$152,500	\$152,500	\$152,500
INTERFUND TRANSFERS TOTAL	\$1,484,686	\$1,647,500	\$1,647,500	\$1,647,500
TOTAL	\$31,928,977	\$32,335,151	\$32,939,514	\$34,138,610

DRAFT



City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

REVENUE DESCRIPTIONS

All revenues which, by law, do not have to be placed in a separate fund are deposited in the General Fund. All general operations of the City are charged to this fund. All expenditures must be made pursuant to appropriations, which lapse annually and at the end of the fiscal year. Unexpended balances are transferred to the unappropriated reserve.

PROPERTY TAXES

Secured - Current Year

Tax levied on secured property pursuant to the revenue and taxation code.

Unsecured - Current Year

Tax levied on all personal property not secured by real property held in title by the same owner. Due to the transitory nature of unsecured property, a tax is levied immediately after assessed values are determined.

Supplemental Roll

Taxes levied when secured property is sold to a new owner. It is calculated as the difference between what the seller paid for property tax and what the new owner is expected to pay prorated from the time of closing escrow until the next property tax bill is prepared by the Assessor.

Prior Year Uncollected

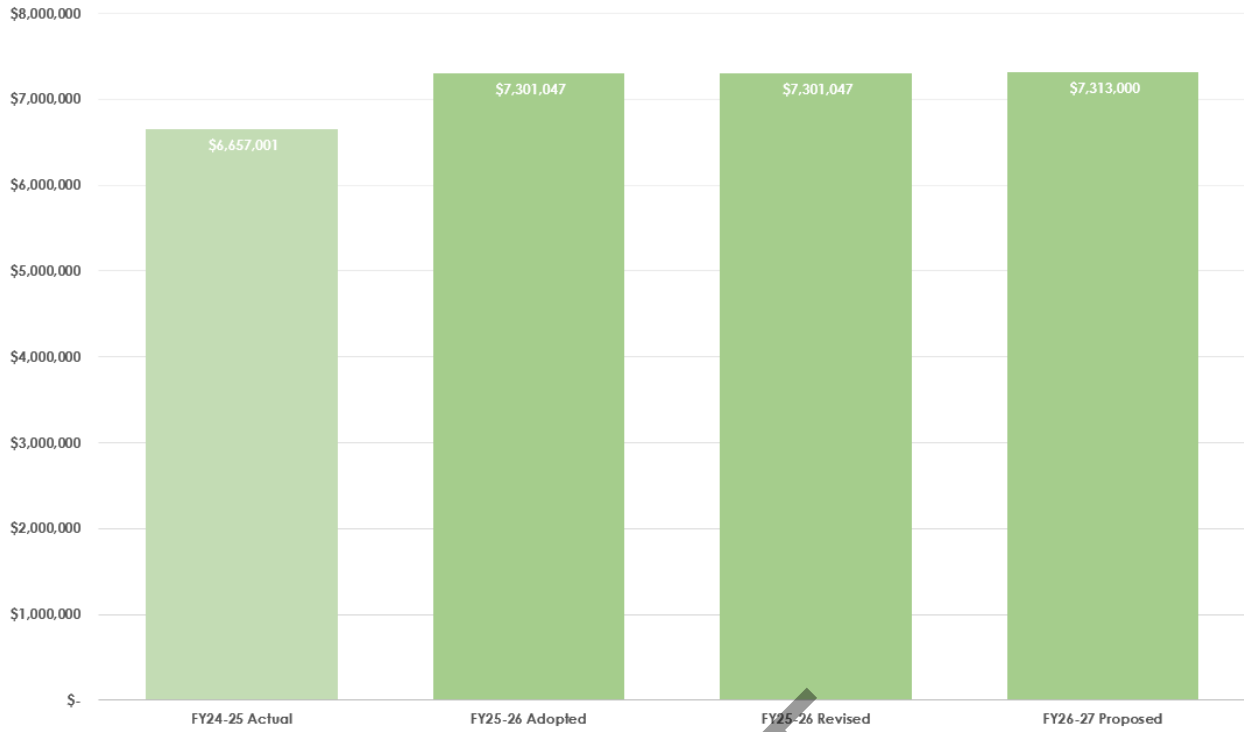
Taxes paid in the current year, which were due in a prior year.

Interest and Penalties

Interest and penalties charged for the late payment of property taxes.

Consultant HdL & Companies provides annual estimates for Secured and Unsecured Property Taxes. Supplemental and Delinquent Property Taxes are based on the latest 3 year average trend.

PROPERTY TAXES



PROPERTY TAXES

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(40010) Secured Property Taxes	\$6,178,034	\$6,565,175	\$6,565,175	\$6,720,000
(40020) Unsecured Property Taxes	\$49,048	\$206,872	\$206,872	\$150,000
(40030) Supplemental Roll Taxes	\$112,631	\$165,000	\$165,000	\$130,000
(40040) Prior Year Property Taxes	-\$29,854	-\$11,000	-\$11,000	-\$29,000
(40060) Interest, Penalties & Delinq	\$21,805	\$20,000	\$20,000	\$20,000
(40070) Homeowner's Exemption	\$23,355	\$25,000	\$25,000	\$22,000
(41050) Property Transfer Tax	\$301,982	\$330,000	\$330,000	\$300,000
TOTAL	\$6,657,001	\$7,301,047	\$7,301,047	\$7,313,000

OTHER TAXES

Sales and Use Tax

As a result of the Bradley-Burns Local Sales and Use Tax law, 1% of the Sales & Use Tax is to be distributed to the City.

Consultant HdL & Companies provides annual estimates.

Transient Occupancy Tax

These revenues are received on a monthly basis from the hotels in the City. The hotels are required to pay a 14% tax based on the amount of their room rental revenues.

Estimate based on historical trends.

Franchise Fees

Companies are granted special privileges for the continued use of public property, such as city streets. Such companies usually involve elements of monopoly and may require regulation. The Franchise Fees are the amounts required for the continued granting of these privileges. Franchises currently granted within the City are Electric, Gas, Cable TV, Bus Benches and Waste Hauler.

Estimate based on franchise agreements with each franchisee.



OTHER TAXES

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(41010) Sales Tax Revenue	\$6,122,363	\$6,413,700	\$6,176,837	\$6,315,937
(41020) Transient Occupancy Tax	\$1,508,775	\$1,449,000	\$1,449,000	\$1,539,000
(41030) Franchise Fees	\$1,507,567	\$1,520,890	\$1,520,890	\$1,457,000
TOTAL	\$9,138,705	\$9,383,590	\$9,146,727	\$9,311,937

FINES AND FORFEITURES

Vehicle Code Fines

Amounts derived from traffic citations and fines for violations occurring within the city limits.

Court Fines and Forfeitures

Fines collected by the county courts for city code violations other than traffic, which are shared with Los Angeles County.

Impound Fees

Fines collected upon the release of vehicles, which have been impounded and stored by the Sheriff's Department.

Miscellaneous

Other fines and forfeitures not included above.

Estimate based on historical trends and changes to the City and/or County Fee Schedule.



FINES & FORFEITURES

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Fines & Forfeitures	\$356,821	\$370,000	\$415,000	\$371,000
Miscellaneous Revenue	\$2,590	\$16,230	\$17,030	\$17,030
TOTAL	\$359,411	\$386,230	\$432,030	\$388,030

LICENSES AND PERMITS

Building Fees

Building Fees are collected in accordance with the Uniform Building Code. The revenues from these fees are used to cover the cost of providing building inspections to insure compliance with building codes.

Estimate based on anticipated building activity and any changes to the City's Fee Schedule.

Encroachment Permit Fees

These fees are levied to cover costs of inspections for work within the public right-of-way for the construction of new or repair of existing utility facilities and other public improvements such as sidewalks, curb, gutter, asphalt roadway, etc.

Estimate based on anticipated building activity and any changes to the City's Fee Schedule.

Business License Fees

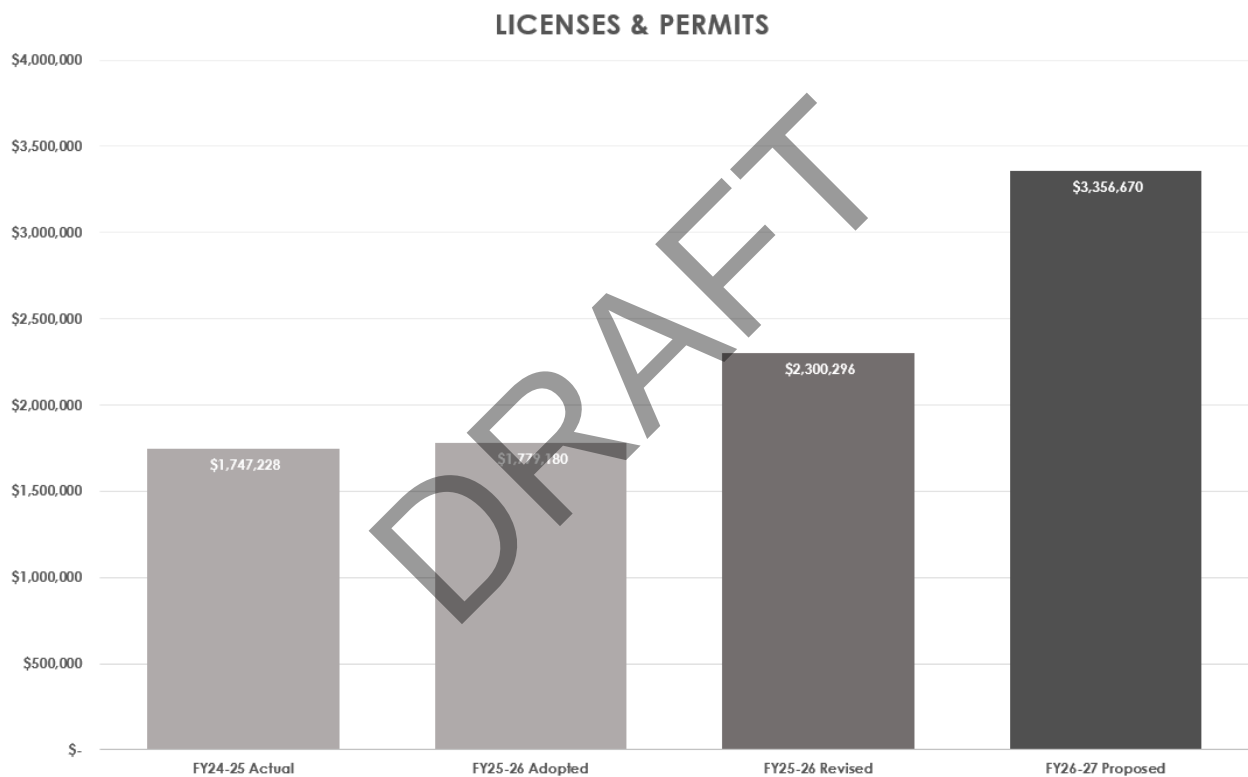
All individuals and businesses doing work with city limits, whether or not they have a physical structure in the city, are required to have a business license. The basic business license fee is \$47.39 and \$14.00 per year for renewals. Licenses requiring a one-time zoning clearance are \$141.19, and an additional fee of \$347.39 per individual requiring a background check. These fees are used to cover the cost of reviewing and issuance of permits, records retention, etc. to ensure that businesses are safe for the public.

Estimate based on historical business license volume.

Certified Access Specialist Program (CASP) Fees

SB 1186 requires that a \$4 additional fee is to be paid by any applicant seeking a local business license when it is initially issued or renewed. From January 1, 2018 through December 31, 2023, the City will retain 90% of the fees collected. The purpose of the fee is to increase disability access and compliance with construction related accessibility. Money from the Revenue Source are accounted for in Special Revenue Fund 226

Estimate based on historical business license volume and the State's Fee Schedule.



LICENSES & PERMITS

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(48010) Construction Permit Fees	\$1,048,833	\$805,415	\$1,071,946	\$1,453,351
(48020) Plan Check Fees-Bldg/Sfty	\$575,309	\$805,415	\$1,060,000	\$1,453,351
(48160) Building Standards Admin Fee	\$181	\$500	\$500	\$500
(48170) SMIP Fees	\$412	\$800	\$800	\$800
(48130) Business License Fee	\$46,932	\$43,000	\$43,000	\$142,508
(48140) Business License - Late Fee	\$6,032	\$4,800	\$4,800	\$6,160
(48220) Encroachment Permit - Eng	\$69,529	\$119,250	\$119,250	\$300,000
TOTAL	\$1,747,228	\$1,779,180	\$2,300,296	\$3,356,670

CURRENT SERVICE CHARGES

Planning and Engineering Fees

These fees are levied to cover costs of plan checks, inspections, etc. which maybe necessary in conjunction with new construction or improvements being made by contractors.

Estimate based on anticipated building activity and any changes to the City's Fee Schedule.

Recreation Fees

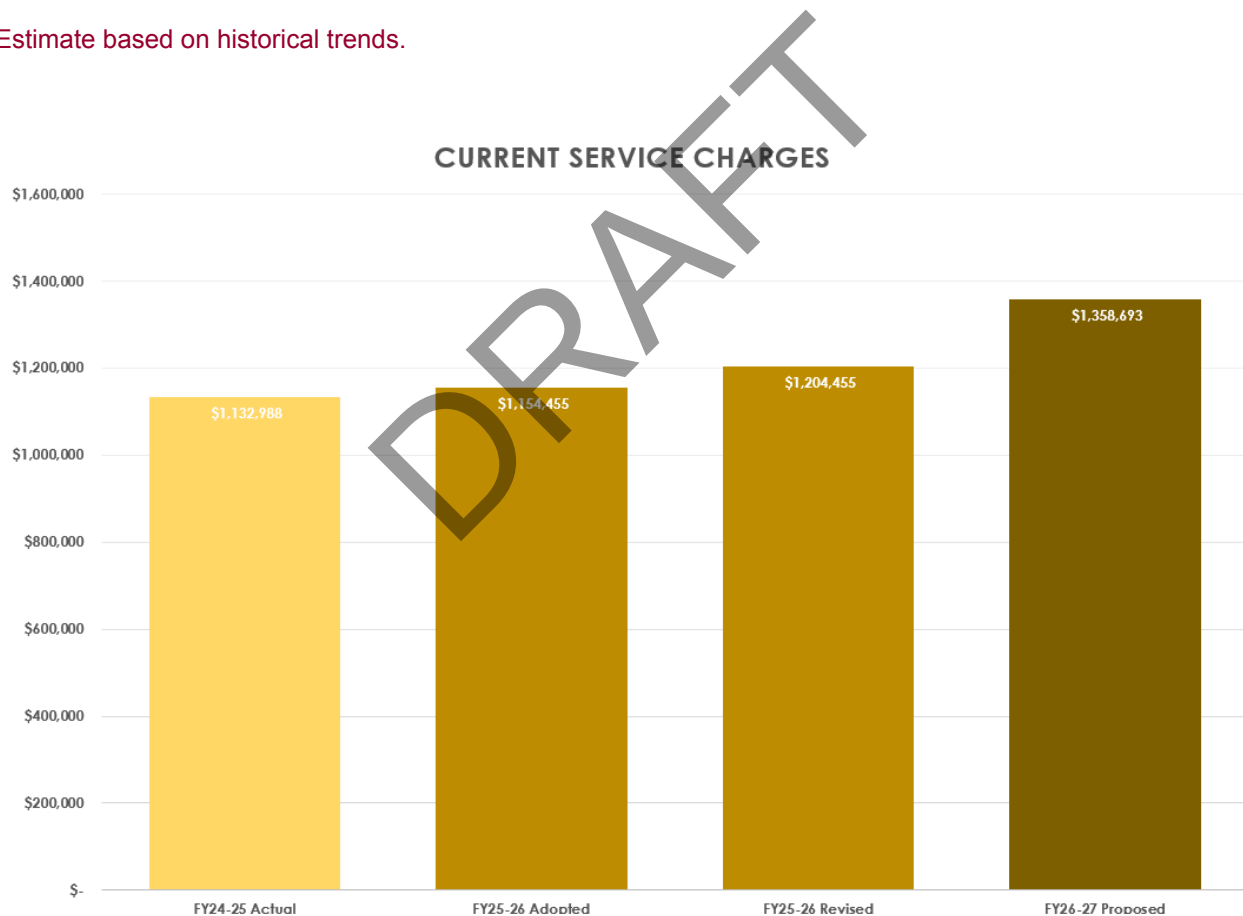
These fees are levied to cover the cost of providing recreation programs such as fee classes, Tiny Tot programs, excursions, summer day camp, youth and adult athletics, senior activities and community events.

Estimate based on trending program participation and any changes to the City's Fee Schedule.

Public, Educational and Governmental (PEG) Fees

Fees totaling 1% of gross revenues are remitted to the City by all video service providers with a valid state franchise. These funds may only be used for capital improvements related to the City's operations of its PEG channels. Money from the Revenue Source are accounted for in Special Revenue Fund 270.

Estimate based on historical trends.



CURRENT SERVICE CHARGES

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(48100) Planning Fees	\$266,281	\$215,000	\$215,000	\$320,708
(48200) Plan Check Fees - Engineering	\$26,490	\$38,000	\$38,000	\$135,000
(48210) Address Change Fee	\$8,277	\$8,250	\$8,250	\$10,000
(48230) Inspections - Engineering	\$8,942	\$12,150	\$12,150	\$5,000
(48240) Soils/Misc Engineering Fees	\$15,138	\$23,750	\$23,750	\$24,580

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(48260) Waste Hauler Fees	\$182,501	\$186,380	\$186,380	\$186,380
(48270) Industrial Waste Fees	\$54,331	\$52,500	\$52,500	\$54,350
(48300) Special Events	\$36,188	\$31,600	\$31,600	\$15,750
(48310) Senior Programs	\$33,380	\$52,500	\$52,500	\$55,500
(48320) Youth Programs	\$166,909	\$191,425	\$191,425	\$127,925
(48330) Athletic Programs	\$44,391	\$42,900	\$42,900	\$51,500
(48340) Contract Classes	\$290,158	\$300,000	\$350,000	\$372,000
TOTAL	\$1,132,988	\$1,154,455	\$1,204,455	\$1,358,693

DRAFT

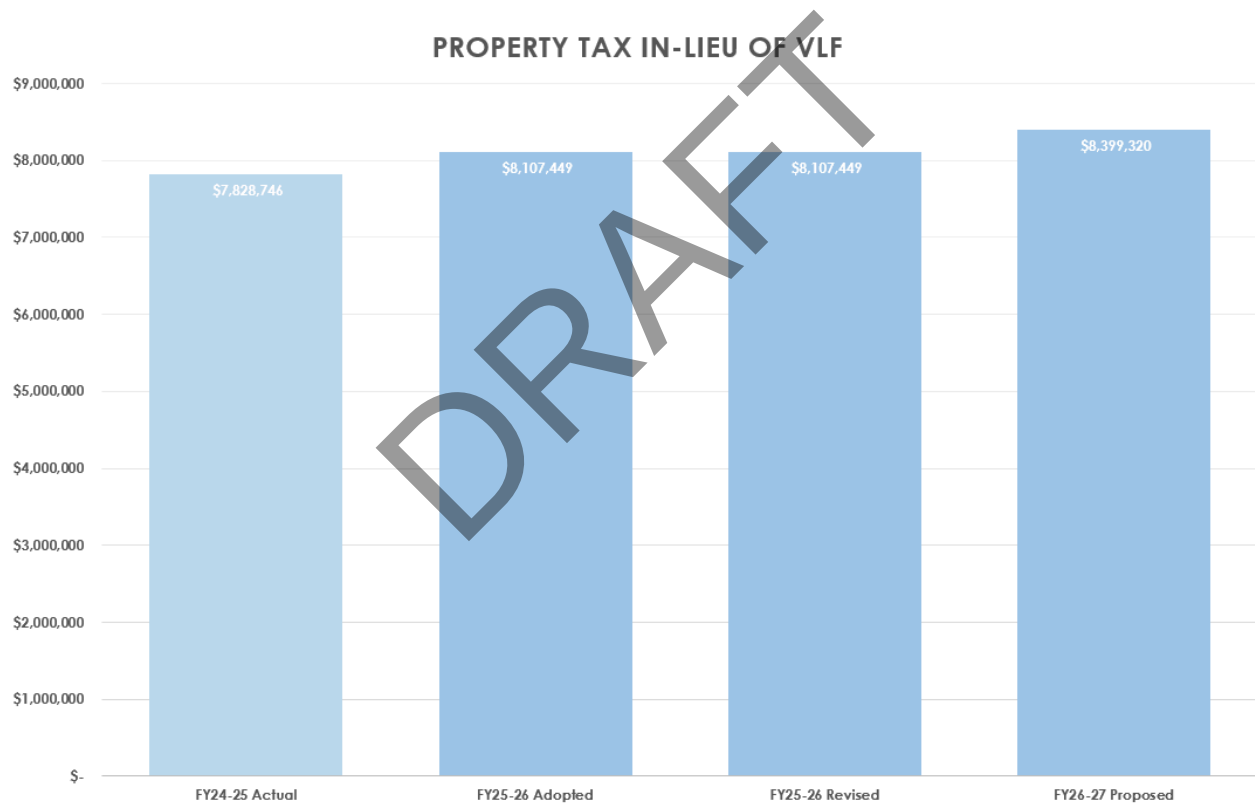
INTERGOVERNMENTAL REVENUE

Property Tax In-Lieu of Vehicle License Fee (VLF)

The VLF is a tax imposed by the state on the ownership of registered vehicles. In 2004, the State issued a permanent reduction to the VLF. To offset the reduction to the VLF, the Cities receive additional property tax. This 'property tax in-lieu of VLF' is determined by the change in the gross assessed valuation of taxable properties within the jurisdiction from the prior year. As mentioned, this tax is an additional property tax to the other property tax apportionments. These funds are included in the budget as 'Property Tax In-Lieu of VLF' revenue.

Property Tax In Lieu of VLF

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(43020) Property Tax In Lieu of VLF	\$7,828,746	\$8,107,449	\$8,107,449	\$8,399,320
TOTAL	\$7,828,746	\$8,107,449	\$8,107,449	\$8,399,320



Projection prepared by consultant HdL Companies, LLC.

AB2766 - Air Quality Improvement/Pollution Reduction Fees

These fees are derived from the imposition of an additional motor vehicle registration fee which shall be used to fund the implementation of air quality management compliance and provisions of the California Clean Air Act of 1988. Money from the Revenue Source are accounted for in Special Revenue Fund 251.

Estimate based on historical trends.

Gas Tax Section 2105

This Section of the Streets and Highways Code provides for the collection and distribution of special gas tax to fund improvements for regional transportation needs. Money from the Revenue Source are accounted for in Special Revenue Fund 205.

Gas Tax Section 2106

Section 2106(a) of the Streets and Highways Code provides that each city shall receive a fixed monthly apportionment of \$400; Section 2106(c) provides for distribution on a per capita basis. Money from the Revenue Source are accounted for in Special Revenue Fund 205.

Gas Tax Section 2107

This section provides monthly allocations of 1.315 cents per gallon of gasoline, 1.8 cents per gallon of diesel and 2.59 cents per liquefied petroleum gas (LPG) based on population. Money from the Revenue Source are accounted for in Special Revenue Fund 205.

Gas Tax Section 2107.5

This account represents a fixed amount of revenue received from the state based on population. Money from the Revenue Source are accounted for in Special Revenue Fund 205.

Highway Users Tax Act (HUTA)

This revenue source replaces the Proposition 42 sales tax on gasoline with a franchise tax. It is intended to be revenue neutral to Cities and allow greater flexibility at the State level.

Road Maintenance & Rehabilitation Act of 2017 (SB-1)

This source of revenue was signed into law in April 2017 in order to address the significant multi-modal transportation funding shortfalls statewide. A fuel tax increase began on November 1, 2017. The value-based transportation fee began on January 1, 2018. The price-based excise tax will be reset on July 1, 2019 and the new zero emissions vehicle fee will begin on July 1, 2020. Money from the Revenue Source are accounted for in Special Revenue Fund 202.

Gas Tax, HUTA and SB-1 estimates are provided by California Local Government Finance Almanac which bases their estimates on State Department of Finance statewide revenue projections.

Measure W

The Safe Clean Water Act (ACW Program) also known as Measure W was approved by the voters in November 2018. The revenue generated from this measure is intended to maximize the ability of local governments to address local storm water and urban runoff challenges and is to be used for water quality improvements within the City. It is estimated that the City will receive \$800,000 annually as part of this program. Money from the Revenue Source are accounted for in Special Revenue Fund 201.

Measure M

Approved by the voters on November 6, 2016, this half-cent sales tax increase will fund projects that will improve local streets, repair potholes and improve traffic flow/safety. The City received its first allocation of Measure M funds during FY 2017-18. Money from the Revenue Source are accounted for in Special Revenue Fund 203.

Prop A - Transit Tax

The City receives twenty-five percent of the 1/2% Prop A Sales tax (approved by voters in 1980). These funds are distributed by the L.A. County Metropolitan Transportation Authority (MTA), and are distributed to Los Angeles County cities on a proportional population basis. The funds are to be used for the development of transit programs within the guidelines established by the MTA. Money from the Revenue Source are accounted for in Special Revenue Fund 206.

Prop C - Transit Tax

The City receives twenty percent of the 1/2% Prop C sales tax (approved by voters in 1990). These funds are distributed by the L.A. County Metropolitan Transportation Authority (MTA), and are distributed to Los Angeles County cities on a proportional population basis. The funds are to be used the improving, expanding and maintaining public transit services. These expenditures must be consistent with the County's Congestion Management Program. Money from the Revenue Source are accounted for in Special Revenue Fund 207.

Measure R - Local Return Funds

Measure R is funded with 1/2 cent sales tax revenues that LA County voters approved in November 2008 to meet the transportation needs of the County. Fifteen percent of this tax is designated for the Local Return program to be used by cities. These funds are to be used for local transportation projects. Money from the Revenue Source are accounted for in Special Revenue Fund 204.

Measure M, Prop A, Prop C and Measure R estimates come from L.A. County Metropolitan Transportation Authority (MTA).

Prop A - Safe Parks Program

Funds transferred to the City as a result of the 1992 and 1996 L.A. County Safe Neighborhood Parks Act. These funds are to be used to improve, preserve and restore parks and to employ at-risk youth. Projects utilizing the California Conservation Corps are funded through the at-risk youth element of this program. This program ended in FY 2017-18.

Measure A Neighborhood Parks Act

Approved by the voters in November 2016, this new source of revenue in FY 2018-19 provides funds to improve the quality of life throughout Los Angeles County by preserving and protecting parks, safe places to play, community recreation facilities, beaches, rivers, open spaces and water conservation. Measure A funds provide local funding for parks, recreation, trails, cultural facilities, open space and Veteran and youth programs. Money from the Revenue Source are accounted for in Special Revenue Fund 261.

Annual estimates are received from the Los Angeles County Regional Park and Open Space District.

STATE GRANTS

State TDA

The Transportation Development Act provides this source of funding. Derived from statewide sales tax, and allocated by formula to the County Transportation Commission, allocations are deposited in each regional entity's State Transit Assistance Fund.

Estimate based on historical trends.

SB821 - Bike and Pedestrian Paths

SB821 allows the City to request specifically allocated monies for the purpose of constructing bike and pedestrian paths. Money from the Revenue Source are accounted for in Special Revenue Fund 209.

Estimate based on historical trends.

Habitat Conservation Fund (HFC)

Established by the California Wildlife Protection Act of 1990 (Proposition 117), the HCF provides funding to local agencies to protect threatened species, to address wildlife corridors, to create trails and to provide for nature interpretation programs which bring urban residents into park and wildlife areas.

Grant awards vary from year to year so this is based on individual grant criteria.

COUNTY GRANTS

County TDA

The Transportation Development Act provides this source of funding. Derived from state sales tax and allocated by formula to the County Local Transportation Fund, allocations are available to operators for the support of public transportation systems.

Based on estimates from Los Angeles County.

DRAFT

FEDERAL GRANTS

Community Development Block Grant (CDBG)

The federal government provides funds for metropolitan areas whose population exceeds 50,000. The funds are based upon a federal formula and are to be used only within low and moderate-income census tracts and/or to benefit low and moderate-income persons. Money from the Revenue Source are accounted for in Special Revenue Fund 225.

Based on estimates received from the Community Development Commission of the County of Los Angeles.

Moving Ahead For Progress In The 21st Century (MAP-21)

The Federal Government has created a Federal Surface Transportation Program that allocates funds for various improvements to the nation's streets and roads. This two year legislation has annual allocations funded primarily by the Highway Account.

Estimate based on historical trends.

Land & Water Conservation Fund (LWCF)

LWCF is a Federal program that conserves irreplaceable lands and improves outdoor recreation opportunities. Funds are administered by the State of California and are allocated to local agencies through competitive grants.

Grant awards vary from year to year so this is based on individual grant criteria.

Recreational Trails Program (RTP)

RTP is a Federal program that provides financial assistance to local agencies for the development of recreational trails, trailheads and trailside facilities. Funds are administered by the State of California and are allocated to local agencies through competitive grants.

Grant awards vary from year to year so this is based on individual grant criteria.

Hazard Mitigation Grant Program

The City received a grant from FEMA, which is administered by the State, in order to update the City's Hazard Mitigation Plan. This plan establishes the City's strategy to implement improvements and programs to lessen community impacts in the event of natural hazard events. Money from the Revenue Source are accounted for in Special Revenue Fund 256.

Grant awards vary from year to year so this is based on individual grant criteria.

OTHER FINANCING SOURCES

Proceeds from Sale of General Fixed Assets

This includes proceeds from the sale of fixed assets (used by governmental funds only).

Damage to City Property

These funds include reimbursement to the City for repairing willful or accidental damage to city property. Generally these are associated with automobile accidents.

Cost Reimbursements

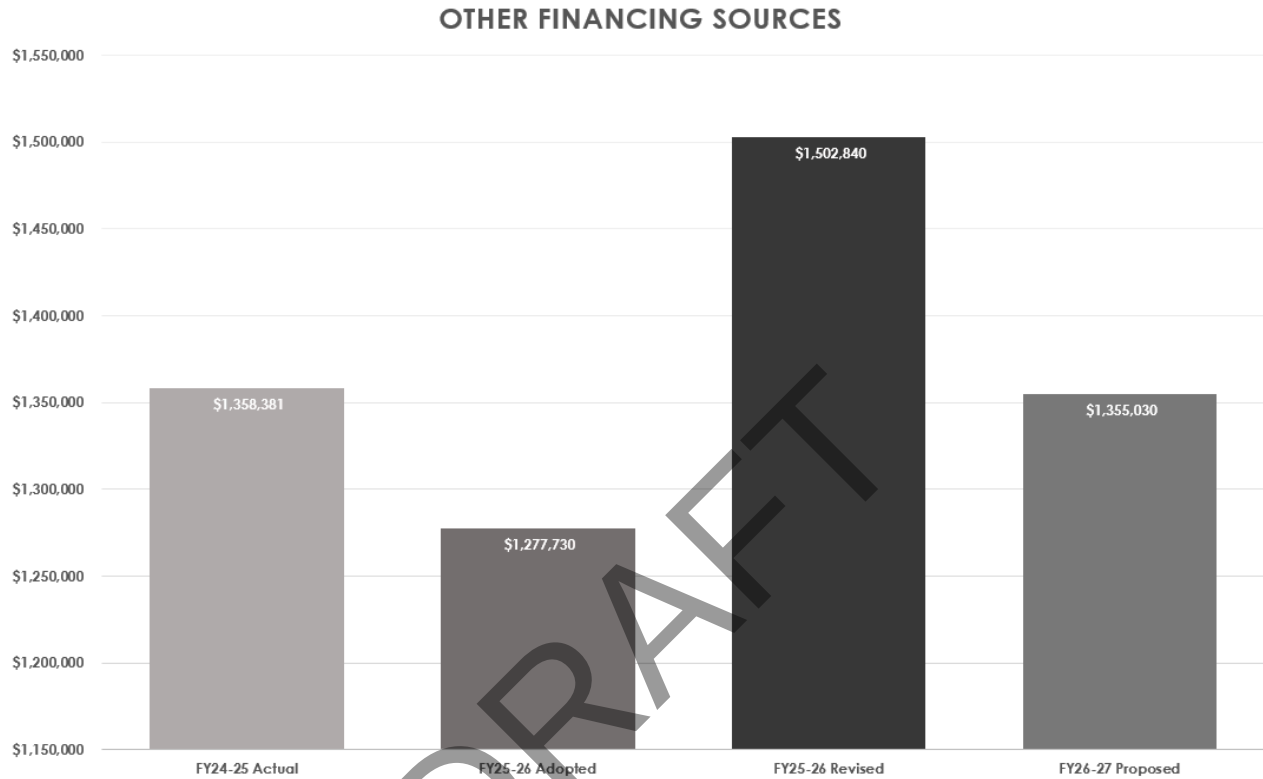
Reimbursements to the City for various expenditures incurred that are reimbursable i.e. legal expenses.

All three of these revenue source estimates are based on historical trends.

Street Beautification - Developer Paid

Funds received from development projects to be used toward the Diamond Bar Complete Streets improvements as well as other identified capital improvement streetscape or complete streets projects as conditioned by the development projects entitlements. Money from the Revenue Source are accounted for in Special Revenue Fund 245.

Estimate based on anticipated development projects and the associated fees.



OPERATING TRANSFERS IN

Operating Transfers In

Includes monies transferred from one fund to another. Transfers are income to recipient fund.

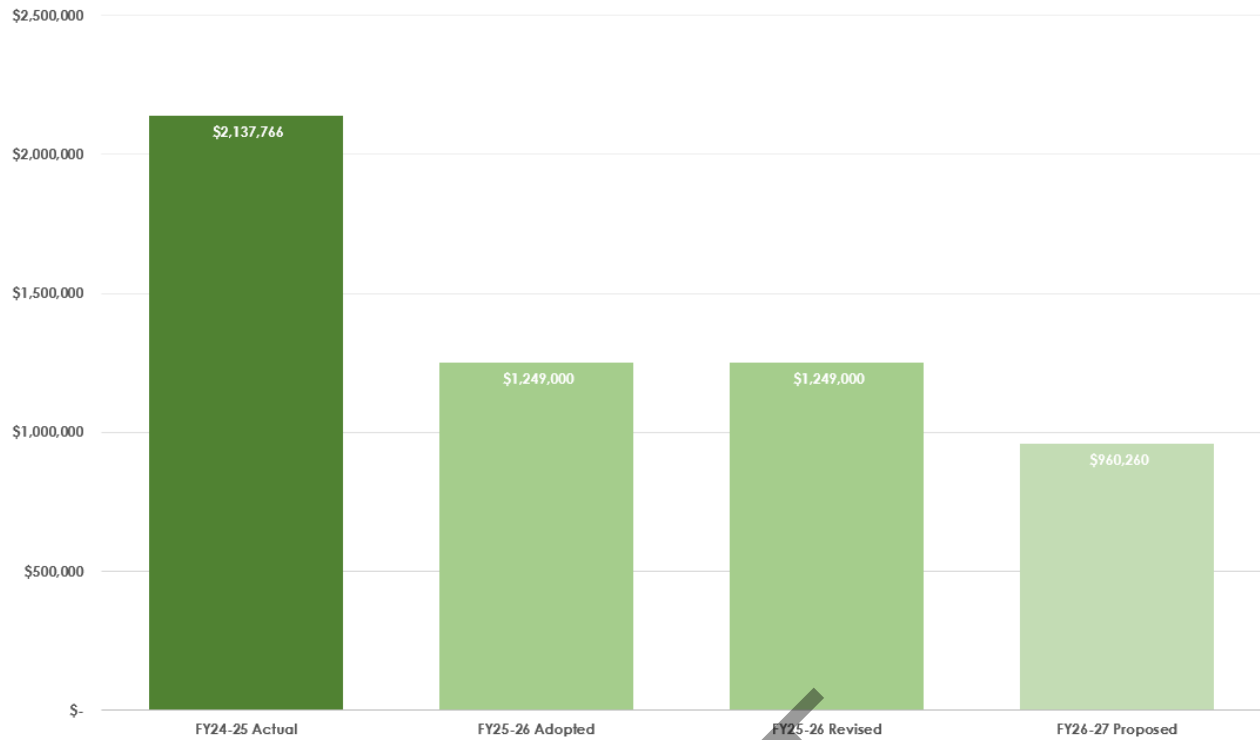
USE OF MONEY AND PROPERTY

Investments

Inactive City funds are pooled and invested on a continuing basis in certain types of investments that are state approved such as time certificate of deposits, money market accounts, Local Agency Investment Fund, and Federal Agency notes.

The City's investment software produces a projection based on the holdings in the portfolio.

USE OF MONEY & PROPERTY



USE OF MONEY & PROPERTY

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(48500) Investment Earnings	\$1,328,406	\$1,249,000	\$1,249,000	\$960,260
(48501) Investment Earnings-lease	\$111,103	\$0	\$0	\$0
(48510) Unrealized Gain/Loss Fmv	\$698,258	\$0	\$0	\$0
TOTAL	\$2,137,766	\$1,249,000	\$1,249,000	\$960,260

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

100 - GENERAL FUND APPROPRIATIONS

GF Appropriations

	2024-25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services				
(50010) Salaries	\$6,813,398	\$7,060,826	\$6,955,826	\$7,404,120
(50020) Over Time Wages	\$38,549	\$46,904	\$47,354	\$43,599
(50030) Part-Time Wages	\$841,375	\$962,748	\$945,900	\$921,460
(50040) Classic Member Retirement	\$863,508	\$874,735	\$874,735	\$906,424
(50042) Classic Member Ual Pmts	\$574,111	\$688,962	\$688,962	\$776,820
(50044) Pepra Member Retirement	\$163,829	\$189,307	\$189,307	\$203,886
(50046) Pepra Member Ual Pmts	\$8,675	\$10,138	\$10,138	\$10,766
(50050) City Paid Benefits	\$106,712	\$71,207	\$71,207	\$68,804
(50052) Worker's Compensation	\$136,637	\$125,609	\$125,609	\$147,448
(50054) Short/Long Term Disability	\$28,958	\$68,951	\$68,951	\$72,528
(50056) Medicare Expense	\$120,286	\$112,747	\$112,747	\$107,708
(50060) Benefit Allotment	\$1,321,703	\$1,389,577	\$1,389,577	\$1,477,325
(50062) Benefits Administration	-\$3,841	\$3,000	\$3,000	\$3,000
(50070) Cell Phone Allowance	\$3,034	\$0	\$0	\$1,800
(50072) Auto Allowance	\$42,071	\$45,048	\$45,048	\$43,386
(50074) Technology Allowance	\$18,300	\$25,344	\$25,344	\$18,564
(50075) Performance Pay Incentive	\$90,000	\$90,000	\$90,000	\$90,000
PERSONNEL SERVICES TOTAL	\$11,167,307	\$11,765,103	\$11,643,705	\$12,297,638
Supplies				
(51200) Operating Supplies	\$244,732	\$352,950	\$362,550	\$338,000
(51210) Janitorial Supplies	\$28,718	\$30,000	\$30,000	\$30,000
(51250) Road Maintenance Supplies	\$36,071	\$70,000	\$70,000	\$50,000
(51300) Small Tools & Equipment	\$36,218	\$47,850	\$44,750	\$48,850
(51400) Promotional Supplies	\$30,355	\$39,500	\$39,500	\$39,500
SUPPLIES TOTAL	\$376,094	\$540,300	\$546,800	\$506,350
Operating Exp				
(52100) Photocopying	\$0	\$8,000	\$8,000	\$8,000
(52110) Printing	\$136,130	\$179,798	\$179,398	\$168,048
(52130) Photography	\$1,690	\$9,750	\$9,750	\$11,750
(52140) Engraving Services	\$410	\$1,000	\$1,000	\$1,000
(52160) Advertising	\$53,008	\$78,350	\$78,349	\$76,600

	2024-25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(52170) Postage	\$85,178	\$67,400	\$67,400	\$67,400
(52200) Telephone	\$108,615	\$104,900	\$147,900	\$154,300
(52210) Electric Utility Expenditure	\$465,953	\$510,500	\$510,500	\$545,500
(52215) Gas Utility Expenditure	\$22,931	\$24,200	\$24,200	\$22,500
(52220) Water Utility Expenditure	\$438,215	\$336,200	\$336,200	\$286,200
(52255) Banking Charges	\$52,894	\$51,700	\$51,700	\$52,100
(52300) Rental/Lease - Equipmnt	\$20,797	\$27,500	\$27,500	\$27,500
(52302) Rental/Lease - Real Property	\$98,881	\$128,400	\$128,400	\$142,650
(52304) Rental/Lease - Exhibit Space	\$6,263	\$8,000	\$8,000	\$9,000
(52310) Equipment Maintenance	\$43,236	\$69,000	\$70,500	\$74,200
(52314) Computer Maintenance	\$575,271	\$598,700	\$598,700	\$639,050
(52320) Maint Of Grounds/Buildings	\$595,992	\$627,100	\$642,600	\$641,600
(52400) Membership & Dues	\$125,427	\$152,385	\$152,685	\$144,562
(52405) Publications	\$2,899	\$3,870	\$3,870	\$3,880
(52410) Meetings	\$10,340	\$25,800	\$25,800	\$23,550
(52415) Conferences	\$60,259	\$114,950	\$108,950	\$115,100
(52420) Mileage Reimbursement	\$295	\$2,250	\$2,250	\$2,250
(52500) Education & Training	\$26,267	\$52,700	\$52,700	\$48,600
(52505) Employee Tuition Reimbursement	\$2,500	\$3,000	\$1,500	\$3,000
(52510) Employment Physicals	\$8,802	\$15,500	\$15,500	\$15,500
(52515) Miscellaneous Employee Benefit	\$1,833	\$2,500	\$2,500	\$2,500
(52520) Employee Recognition Program	\$4,219	\$4,000	\$4,000	\$4,000
(52525) Commissioner Compensation	\$4,955	\$7,850	\$6,850	\$7,850
(52601) Shop Local Initiative	\$34,504	\$49,080	\$49,080	\$34,080
(53500) Criminal Apprehension Reward	\$0	\$2,500	\$2,500	\$1,500
(53510) Public Safety Outreach	\$5,519	\$12,500	\$12,500	\$10,000
(53520) Admissions - Youth Activities	\$16,687	\$21,000	\$21,000	\$21,000
(53530) Elections	\$649	\$2,000	\$2,000	\$250,000
(53999) Miscellaneous Expenditures	\$147	\$0	\$0	\$0
OPERATING EXP TOTAL	\$3,010,766	\$3,302,383	\$3,353,782	\$3,614,770
Professional Svcs				
(54010) PS - Accounting & Auditing	\$67,231	\$76,750	\$86,750	\$92,800
(54020) PS - General Legal Services	\$247,584	\$186,000	\$186,000	\$258,600
(54022) PS - Special Legal Services	\$112,308	\$0	\$232,691	\$0
(54024) PS - Special Legal Code Enf	\$75,843	\$75,000	\$75,000	\$75,000
(54030) PS - Data Processing Services	\$45,415	\$44,500	\$44,500	\$44,500
(54200) PS - Environmental Services	\$5,700	\$30,000	\$30,000	\$0
(54400) PS - Engineering	\$102,521	\$130,500	\$395,500	\$130,500
(54410) PS - Traffic	\$54,613	\$115,000	\$115,000	\$115,000
(54420) PS - Plan Checking	\$328	\$20,000	\$20,000	\$20,000
(54430) PS - Soils/Surveying	\$0	\$20,000	\$55,000	\$30,000
(54440) PS - Inspection	\$0	\$10,300	\$10,300	\$5,300
(54900) PS - Other Prof Svcs	\$532,186	\$674,300	\$868,893	\$308,950
PROFESSIONAL SVCS TOTAL	\$1,243,729	\$1,382,350	\$2,119,634	\$1,080,650
Contract Services				
(55130) CS-Short Term Rental Monitoring	\$0	\$5,500	\$5,500	\$5,700
(55000) Cs - Contract Services	\$45,571	\$61,200	\$61,200	\$49,200
(55100) Cs - Building & Safety	\$729,272	\$620,000	\$925,000	\$1,149,870
(55110) Cs-Code Enforcement	\$6,686	\$10,000	\$10,000	\$10,000
(55120) Cs-Property Abatement	\$4,025	\$10,000	\$10,000	\$10,000
(55300) Cs - Special Events	\$183,290	\$258,800	\$258,800	\$126,200

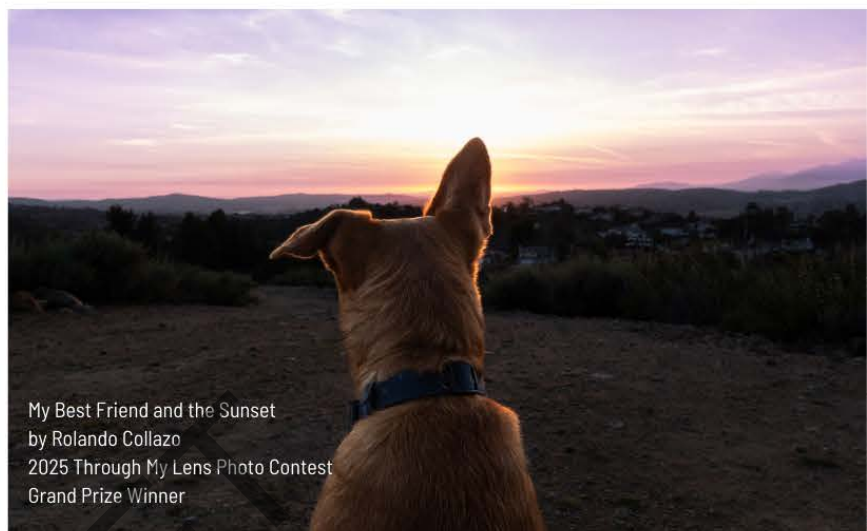
	2024-25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(55305) Cs - Athletic Programs	\$5,304	\$6,000	\$6,000	\$6,000
(55310) Cs - Senior Programs	\$32,165	\$48,350	\$48,350	\$49,100
(55315) Cs - Youth Programs	\$4,370	\$10,000	\$10,000	\$10,750
(55320) Cs - Contract Classes	\$172,026	\$224,000	\$254,000	\$260,000
(55330) Cs - Security	\$50,984	\$77,800	\$77,800	\$76,500
(55400) Cs - Sheriff's Department	\$7,984,309	\$8,603,590	\$8,603,590	\$8,888,490
(55402) Cs-Sheriff - Special Events	\$194,847	\$232,000	\$232,000	\$212,000
(55404) Cs - Animal Control	\$463,359	\$556,800	\$556,800	\$572,300
(55406) Cs - Fire Department	\$7,359	\$8,000	\$8,000	\$8,000
(55408) Cs - Parking Citation Admin	\$24,253	\$32,500	\$32,500	\$32,500
(55410) Cs - Wild Animal Control	\$323	\$7,500	\$7,500	\$7,500
(55412) Cs - Crossing Guard Services	\$252,801	\$289,800	\$289,800	\$289,800
(55505) Cs - Pw Contract Services	\$469,338	\$632,000	\$725,000	\$804,260
(55510) Cs - Street Sweeping	\$180,849	\$210,000	\$210,000	\$203,000
(55512) Cs - Road Maintenance	\$898,740	\$898,000	\$898,000	\$785,000
(55522) Cs - Tree Maintenance	\$300,961	\$378,800	\$378,800	\$328,800
(55528) Cs - Pkwy/Vegetation Control	\$151,815	\$204,000	\$204,000	\$160,000
(55530) Cs - Right Of Way Clean Up	\$51,531	\$65,000	\$65,000	\$65,000
(55536) Cs - Traffic Signal Maint	\$50,771	\$94,000	\$94,000	\$94,000
(55540) Cs - Graffiti Removal	\$36,900	\$40,000	\$44,000	\$44,000
(55550) Cs - Industrial Waste Services	\$44,646	\$50,000	\$50,000	\$50,000
CONTRACT SERVICES TOTAL	\$12,346,495	\$13,633,640	\$14,065,640	\$14,297,970
Capital Outlay Exp				
(56110) Buildings/Facilities Exp	\$5,314	\$0	\$0	\$0
(56116) Equipment	\$37,089	\$65,000	\$65,000	\$72,000
(56120) Furniture & Fixtures Exp	\$6,610	\$2,000	\$2,000	\$2,000
CAPITAL OUTLAY EXP TOTAL	\$49,012	\$67,000	\$67,000	\$74,000
Misc Expenditures	\$0	\$0	\$6,000	\$7,000
Interfund Transfer Out				
(59107) Transfer Out - Homelessness Response Fund	\$50,000	\$50,000	\$50,000	\$25,000
(59101) Transfer Out - Com Org Fund	\$11,850	\$20,000	\$20,000	\$10,000
(59102) Transfer Out - Law Enforcement	\$263,609	\$0	\$0	\$0
(59103) Transfer Out - General Plan Reserve	\$58,000	\$0	\$0	\$0
(59104) Transfer Out - Tech Reserve Fd	\$100,000	\$100,000	\$100,000	\$100,000
(59106) Transfer Out - Covid19 Fund	\$0	\$0	\$106,000	\$0
(59105) Transfer Out - OPEB Res Fund	\$40,000	\$44,000	\$44,000	\$44,000
(59238) Transfer Out - Llad #38	\$0	\$217,326	\$525,803	\$88,879
(59239) Transfer Out - Llad #39	\$44,037	\$45,535	\$45,535	\$42,533
(59241) Transfer Out-Llad #41	\$11,955	\$12,314	\$12,314	\$17,392
(59248) Transfer Out - Tres Hermanos	\$95,473	\$80,000	\$80,000	\$120,000
(59256) Transfer Out - Haz Elim Grant	\$0	\$0	\$0	\$56,000
(59301) Transfer Out - Cip Fund	\$1,124,361	\$0	\$1,137,008	\$0
(59401) Transfer Out - Debt Service	\$717,935	\$729,700	\$729,700	\$726,000
(59501) Transfer Out - Self Insurance	\$580,000	\$0	\$0	\$820,807
(59502) Transfer Out - Vehicle Repl Fund	\$269,000	\$296,500	\$296,500	\$136,500
(59503) Transfer Out-Computer Equip Fund	\$53,580	\$0	\$0	\$0
(59504) Transfer Out - Building Fund	\$154,200	\$0	\$0	\$100,000
INTERFUND TRANSFER OUT TOTAL	\$3,574,000	\$1,595,375	\$3,146,860	\$2,287,111
TOTAL	\$31,767,403	\$32,286,151	\$34,949,421	\$34,165,489



Heart of the Hillside by Raymond Wong
2025 Through My Lens Photo Contest Winner



Graduation by Ruiqi Wang
2025 Through My Lens Photo Contest Winner



My Best Friend and the Sunset
by Rolando Collazo
2025 Through My Lens Photo Contest
Grand Prize Winner



Bee the Sunshine by Edison Rodriguez
2025 Through My Lens Photo Contest Winner



Dreamboats in Action by Kin Man Wong
2025 Through My Lens Photo Contest Winner

General Fund Department Details



Summer Pup by Emily Becerra
2025 Through My Lens Photo Contest Winner

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

110 - CITY COUNCIL

OVERVIEW

The City Council is the legislative and policy-making body for the City of Diamond Bar. Beginning with the November 2022 election, five Council Members will be elected by district to serve four-year, overlapping terms of office. The Council annually elects one of its members to serve as Mayor. The Mayor presides over all Council meetings and is the ceremonial head of the City for official functions.

As Diamond Bar's elected representatives, the City Council sets policy and establishes quality of municipal services for the community by determining service levels and revenue obligations through the adoption of an annual budget, authorizing City contracts and expenditures, and adopting necessary regulatory measures.

Council Members represent the City on various intergovernmental organizations to achieve governmental cooperation and advocate for programs that are consistent with the needs of the community.



BUDGET DETAIL

100110 - City Council

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services				
(50010) Salaries	\$45,129	\$44,761	\$44,761	\$46,150
(50040) Classic Member Retirement	\$1,690	\$1,749	\$1,749	\$1,812
(50042) Classic Member Ual Pmts	\$1,366	\$1,385	\$1,385	\$1,561
(50044) Pepra Member Retirement	\$1,412	\$2,939	\$2,939	\$3,034
(50046) Pepra Member Ual Pmts	\$86	\$81	\$81	\$84
(50050) City Paid Benefits	\$4,539	\$4,119	\$4,119	\$4,119
(50056) Medicare Expense	\$1,896	\$670	\$670	\$694
(50060) Benefit Allotment	\$103,644	\$111,000	\$111,000	\$117,000
(50070) Cell Phone Allowance	\$3,034	\$0	\$0	\$1,800
(50072) Auto Allowance	\$17,882	\$18,000	\$18,000	\$18,000
(50074) Technology Allowance	\$0	\$3,000	\$3,000	\$0
PERSONNEL SERVICES TOTAL	\$180,679	\$187,704	\$187,704	\$194,254
Supplies				
(51200) Operating Supplies	\$0	\$250	\$250	\$250
SUPPLIES TOTAL	\$0	\$250	\$250	\$250
Operating Exp				
(52130) Photography	\$271	\$500	\$500	\$2,500
(52400) Membership & Dues	\$0	\$500	\$500	\$500
(52410) Meetings	\$3,843	\$4,000	\$4,000	\$4,000
(52415) Conferences	\$9,638	\$27,000	\$27,000	\$31,500
(53999) Miscellaneous Expenditures	\$65	\$0	\$0	\$0
OPERATING EXP TOTAL	\$13,817	\$32,000	\$32,000	\$38,500
TOTAL	\$194,496	\$219,954	\$219,954	\$233,004

POSITION FUNDING ALLOCATION DETAIL

100110 - City Council

Position Name	2027
Allocated FTE Count	
Council Member	5
ALLOCATED FTE COUNT	5

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

120 - CITY ATTORNEY

OVERVIEW

The City Attorney serves as the City's legal counsel, reviews resolutions, ordinances and agreements, and advises the City Council and staff on all legal matters relating to the operation of the municipal government. This service is provided through a contract with the law offices of Woodruff & Smart, APC.

In addition to the general legal services provided by Woodruff & Smart, APC the City periodically has the need for legal services related to code enforcement prosecution which is also provided for within this Division.



BUDGET DETAIL

100120 - City Attorney

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Professional Svcs				
(54020) PS - General Legal Services	\$247,584	\$186,000	\$186,000	\$258,600
(54022) PS - Special Legal Services	\$112,308	\$0	\$232,691	\$0
(54024) PS - Special Legal Code Enf	\$75,843	\$75,000	\$75,000	\$75,000
PROFESSIONAL SVCS TOTAL	\$435,735	\$261,000	\$493,691	\$333,600
TOTAL	\$435,735	\$261,000	\$493,691	\$333,600

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

130 - CITY MANAGER

DEPARTMENT OVERVIEW

The City Manager Department budget provides administrative direction to all operating divisions in compliance with the City's Municipal Code. This division is responsible for the execution of Council policy and the enforcement of all laws and ordinances.

The City Manager, in concert with the City Council, establishes policy, provides leadership and implements efficient and effective services. The City Manager is the director of all City personnel and establishes and maintains appropriate controls to ensure that all operating departments adhere to Council and legally mandated policies and regulations. Additionally, the City Manager is responsible for the development of the City's annual budget.



CITY MANAGER'S OFFICE ORGANIZATIONAL CHART



BUDGET DETAIL

100130 - City Manager

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services				
(50010) Salaries	\$653,954	\$645,357	\$645,357	\$649,966
(50030) Part-Time Wages	\$46,658	\$89,775	\$89,775	\$89,775
(50040) Classic Member Retirement	\$97,853	\$96,804	\$96,804	\$100,282
(50042) Classic Member Ual Pmts	\$63,819	\$76,501	\$76,501	\$86,229
(50044) Pepra Member Retirement	\$8,522	\$8,139	\$8,139	\$8,397
(50046) Pepra Member Ual Pmts	\$360	\$440	\$440	\$456
(50050) City Paid Benefits	\$9,304	\$4,043	\$4,043	\$4,043
(50052) Worker's Compensation	\$13,046	\$11,972	\$11,972	\$13,775
(50054) Short/Long Term Disability	\$2,219	\$6,111	\$6,111	\$6,331
(50056) Medicare Expense	\$10,558	\$10,538	\$10,538	\$10,482
(50060) Benefit Allotment	\$88,592	\$85,788	\$85,788	\$89,796
(50072) Auto Allowance	\$1,875	\$1,800	\$1,800	\$1,800
(50074) Technology Allowance	\$2,070	\$2,034	\$2,034	\$2,034
PERSONNEL SERVICES TOTAL	\$998,830	\$1,039,302	\$1,039,302	\$1,063,366
Supplies				
(51200) Operating Supplies	\$101	\$2,000	\$2,000	\$2,000

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(51300) Small Tools & Equipment	\$0	\$500	\$500	\$500
SUPPLIES TOTAL	\$101	\$2,500	\$2,500	\$2,500
Operating Exp				
(52110) Printing	\$478	\$4,000	\$4,000	\$4,000
(52302) Rental/Lease - Real Property	\$32,666	\$35,000	\$35,000	\$35,000
(52400) Membership & Dues	\$63,612	\$68,820	\$68,820	\$70,692
(52410) Meetings	\$2,271	\$3,500	\$3,500	\$3,500
(52415) Conferences	\$11,950	\$18,200	\$18,200	\$14,900
(52500) Education & Training	\$10,670	\$10,000	\$10,000	\$10,000
OPERATING EXP TOTAL	\$121,647	\$139,520	\$139,520	\$138,092
Professional Svcs				
(54900) PS - Other Prof Svcs	\$108,102	\$150,000	\$228,435	\$55,000
PROFESSIONAL SVCS TOTAL	\$108,102	\$150,000	\$228,435	\$55,000
TOTAL	\$1,228,680	\$1,331,322	\$1,409,757	\$1,258,958

POSITION FUNDING ALLOCATION DETAIL

100130 - City Manager's Office

Position Name	2027
Allocated FTE Count	
Management Analyst	1
Assistant to the City Manager	0.59
Principal Management Analyst	0.35
City Manager	0.8
Administrative Intern (PT)	1.75
Assistant City Manager	0.6
ALLOCATED FTE COUNT	5.09

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

140 - CITY CLERK

DEPARTMENT OVERVIEW

The City Clerk has the statutory duty to record the official minutes of all City Council meetings. The division maintains original resolutions and ordinances, is responsible for the management of all City records, public hearing notices and for the maintenance of the municipal code. This position also acts as the chief election officer for municipal elections.

Administrative and clerical support to the Council Members is also provided through the City Clerk's office.



CITY CLERK ORGANIZATIONAL CHART



BUDGET DETAIL

100140 - City Clerk

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services				
(50010) Salaries	\$293,590	\$245,221	\$245,221	\$254,677
(50020) Over Time Wages	\$1,823	\$2,604	\$2,604	\$2,604
(50040) Classic Member Retirement	\$54,188	\$46,451	\$46,451	\$48,117
(50042) Classic Member Ual Pmts	\$30,097	\$36,649	\$36,649	\$41,309
(50050) City Paid Benefits	\$4,132	\$2,353	\$2,353	\$2,353
(50052) Worker's Compensation	\$2,240	\$2,102	\$2,102	\$2,430
(50054) Short/Long Term Disability	\$1,247	\$2,444	\$2,444	\$2,532
(50056) Medicare Expense	\$4,712	\$3,558	\$3,558	\$3,671
(50060) Benefit Allotment	\$51,940	\$43,494	\$43,494	\$45,864
(50072) Auto Allowance	\$1,440	\$1,440	\$1,440	\$1,440
(50074) Technology Allowance	\$1,200	\$1,200	\$1,200	\$1,200
PERSONNEL SERVICES TOTAL	\$446,610	\$387,516	\$387,516	\$406,197
Supplies				
(51200) Operating Supplies	\$12,375	\$14,500	\$14,500	\$14,500
(51300) Small Tools & Equipment	\$0	\$1,000	\$1,000	\$1,000
(51400) Promotional Supplies	\$562	\$3,000	\$3,000	\$3,000
SUPPLIES TOTAL	\$12,936	\$18,500	\$18,500	\$18,500
Operating Exp				
(52110) Printing	\$6,959	\$7,000	\$7,000	\$7,000
(52140) Engraving Services	\$410	\$1,000	\$1,000	\$1,000
(52160) Advertising	\$2,523	\$6,000	\$6,000	\$6,000
(52170) Postage	\$10,178	\$12,400	\$12,400	\$12,400
(52310) Equipment Maintenance	\$465	\$700	\$700	\$700
(52400) Membership & Dues	\$725	\$700	\$700	\$700
(52405) Publications	\$259	\$420	\$420	\$420
(52410) Meetings	\$0	\$1,000	\$1,000	\$1,000
(52415) Conferences	\$2,662	\$1,600	\$1,600	\$1,600
(52420) Mileage Reimbursement	\$0	\$200	\$200	\$200
(52500) Education & Training	\$135	\$1,100	\$1,100	\$1,100
(53530) Elections	\$649	\$2,000	\$2,000	\$250,000
OPERATING EXP TOTAL	\$24,966	\$34,120	\$34,120	\$282,120
Professional Svcs				
(54900) PS - Other Prof Svcs	\$6,821	\$13,400	\$30,248	\$13,400
PROFESSIONAL SVCS TOTAL	\$6,821	\$13,400	\$30,248	\$13,400
TOTAL	\$491,334	\$453,536	\$470,384	\$720,217

POSITION FUNDING ALLOCATION DETAIL

100140 - City Clerk

Position Name	2027
Allocated FTE Count	
Administrative Assistant	0.4
City Clerk	1
Administrative Coordinator	0.575
ALLOCATED FTE COUNT	1.975

DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

150 - ECONOMIC DEVELOPMENT

DIVISION OVERVIEW

The Economic Development division assists in the development and advancement of the local business community, and in the general promotion and marketing of the City of Diamond Bar.

Among the functions of this division is the facilitation of programs and activities that are designed to enhance business retention and business attraction efforts, and provide business resource assistance for existing and potential businesses.

The City Manager's Office leads the Economic Development division with support from the Community Development Department.



BUDGET DETAIL

100150 - Economic Development

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services				
(50010) Salaries	\$231,988	\$221,616	\$221,616	\$233,159
(50040) Classic Member Retirement	\$40,490	\$39,296	\$39,296	\$40,708
(50042) Classic Member Ual Pmts	\$25,433	\$31,051	\$31,051	\$35,000
(50044) Pepra Member Retirement	\$660	\$787	\$787	\$812
(50046) Pepra Member Ual Pmts	\$34	\$43	\$43	\$44
(50050) City Paid Benefits	\$2,911	\$1,386	\$1,386	\$1,386
(50052) Worker's Compensation	\$3,598	\$3,366	\$3,366	\$3,906
(50054) Short/Long Term Disability	\$758	\$2,168	\$2,168	\$2,246
(50056) Medicare Expense	\$3,577	\$3,219	\$3,219	\$3,257

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(50060) Benefit Allotment	\$28,172	\$27,384	\$27,384	\$28,704
(50072) Auto Allowance	\$1,200	\$1,200	\$1,200	\$1,200
(50074) Technology Allowance	\$750	\$750	\$750	\$750
PERSONNEL SERVICES TOTAL	\$339,571	\$332,266	\$332,266	\$351,172
Supplies	\$2,717	\$4,000	\$4,000	\$4,000
Operating Exp				
(52110) Printing	\$3,455	\$5,750	\$5,750	\$5,000
(52160) Advertising	\$1,325	\$5,500	\$5,500	\$5,500
(52400) Membership & Dues	\$6,295	\$9,435	\$9,435	\$9,435
(52410) Meetings	\$395	\$6,000	\$6,000	\$4,000
(52415) Conferences	\$1,384	\$11,000	\$11,000	\$8,000
(52500) Education & Training	\$2,207	\$4,600	\$4,600	\$0
(52601) Shop Local Initiative	\$34,504	\$49,080	\$49,080	\$34,080
OPERATING EXP TOTAL	\$49,565	\$91,365	\$91,365	\$66,015
Professional Svcs				
(54900) PS - Other Prof Svcs	\$13,751	\$39,000	\$112,500	\$22,000
PROFESSIONAL SVCS TOTAL	\$13,751	\$39,000	\$112,500	\$22,000
Contract Services				
(55000) Cs - Contract Services	\$9,901	\$24,000	\$24,000	\$12,000
CONTRACT SERVICES TOTAL	\$9,901	\$24,000	\$24,000	\$12,000
TOTAL	\$415,504	\$490,631	\$564,131	\$455,187

POSITION FUNDING ALLOCATION DETAIL

100150 - Economic Development

Position Name	2027
Allocated FTE Count	
Management Analyst	0.1
Community Development Director	0.1
Assistant to the City Manager	0.05
Principal Management Analyst	0.35
City Manager	0.2
Assistant City Manager	0.3
ALLOCATED FTE COUNT	1.1

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

210 - FINANCE

DEPARTMENT OVERVIEW

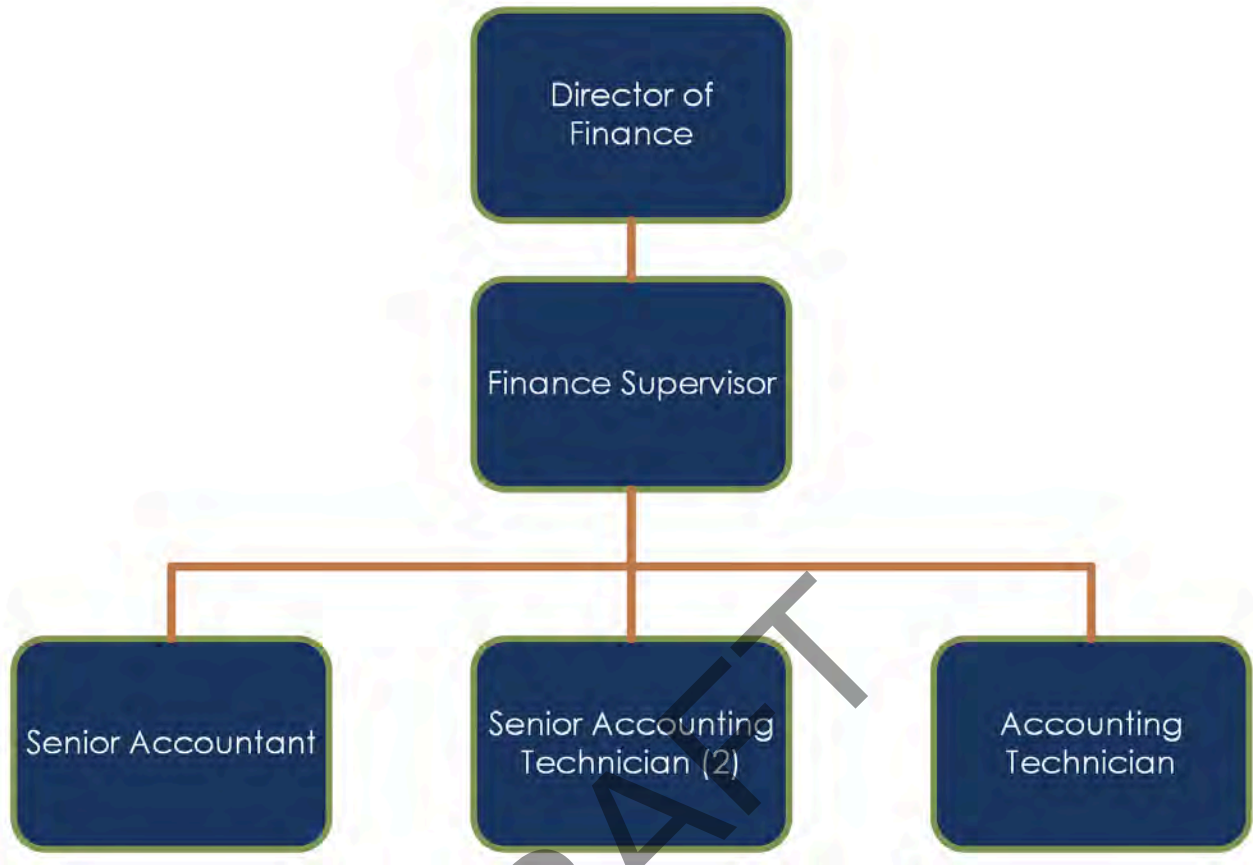
The Finance Department administers the financial affairs of the City of Diamond Bar. Under the oversight of the Finance Director, the department manages the City's revenues, expenditures, budget, investments, purchasing, accounting, cashiering, and transit activities.

The Finance Department processes all financial transactions of the City. Specific activities include accounts payable, cash receipts, payroll, fixed assets, banking services, issuance of Metrolink train and Foothill Transit bus passes, budget preparation and administration, audits, financial reporting, issuance and management of City debt and financial administration of grants.

The Finance Department is also responsible for the safety, liquidity and maximization of the yields of the City's financial resources.



FINANCE ORGANIZATIONAL CHART



BUDGET DETAIL

100210 - Finance

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services				
(50010) Salaries	\$540,309	\$575,608	\$575,608	\$579,511
(50020) Over Time Wages	\$3,617	\$1,500	\$1,500	\$1,500
(50040) Classic Member Retirement	\$68,415	\$62,574	\$62,574	\$64,819
(50042) Classic Member Ual Pmts	\$39,860	\$48,066	\$48,066	\$54,179
(50044) Pepra Member Retirement	\$12,709	\$18,418	\$18,418	\$18,849
(50046) Pepra Member Ual Pmts	\$814	\$996	\$996	\$1,024
(50050) City Paid Benefits	\$9,688	\$4,984	\$4,984	\$4,873
(50052) Worker's Compensation	\$4,968	\$4,725	\$4,725	\$5,446
(50054) Short/Long Term Disability	\$2,179	\$5,494	\$5,494	\$5,673
(50056) Medicare Expense	\$8,371	\$7,965	\$7,965	\$8,226
(50060) Benefit Allotment	\$94,736	\$93,818	\$93,818	\$96,632
(50072) Auto Allowance	\$2,925	\$2,775	\$2,775	\$2,775
(50074) Technology Allowance	\$1,170	\$1,110	\$1,110	\$1,110
PERSONNEL SERVICES TOTAL	\$789,760	\$828,033	\$828,033	\$844,617
Supplies				

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(51200) Operating Supplies	\$3,287	\$2,500	\$2,500	\$2,500
SUPPLIES TOTAL	\$3,287	\$2,500	\$2,500	\$2,500
Operating Exp				
(52110) Printing	\$2,033	\$3,200	\$3,200	\$2,200
(52160) Advertising	\$0	\$1,600	\$1,600	\$1,600
(52255) Banking Charges	\$5,357	\$6,200	\$6,200	\$6,200
(52400) Membership & Dues	\$2,250	\$3,025	\$3,025	\$3,025
(52405) Publications	\$851	\$850	\$850	\$860
(52410) Meetings	\$284	\$250	\$250	\$250
(52415) Conferences	\$5,951	\$9,300	\$9,300	\$9,300
(52420) Mileage Reimbursement	\$34	\$250	\$250	\$250
(52500) Education & Training	\$2,184	\$5,900	\$5,900	\$5,900
(53999) Miscellaneous Expenditures	\$42	\$0	\$0	\$0
OPERATING EXP TOTAL	\$18,986	\$30,575	\$30,575	\$29,585
Professional Svcs				
(54010) PS - Accounting & Auditing	\$67,231	\$76,750	\$86,750	\$92,800
(54900) PS - Other Prof Svcs	\$20,575	\$10,300	\$10,300	\$10,300
PROFESSIONAL SVCS TOTAL	\$87,807	\$87,050	\$97,050	\$103,100
TOTAL	\$899,839	\$948,158	\$958,158	\$979,802

POSITION FUNDING ALLOCATION DETAIL

100210 - Finance

Position Name	2027
Allocated FTE Count	
Senior Accounting Technician	1.225
Accounting Technician	0.28
Finance Director	0.925
Finance Supervisor	0.935
Senior Accountant	0.8
ALLOCATED FTE COUNT	4.165

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

220 - HUMAN RESOURCES & RISK MANAGEMENT

OVERVIEW

The Human Resources and Risk Management Division provides for the management of personnel services and risk management. Primary functions include the development, modification and management of all employee recruitment, classifications, compensation, education/training, employee relations, employee safety, worker's compensation and general liability claims. The Human Resources and Risk Management staff also act in an advisory capacity to the City Executive team on administrative matters that impact the workforce.



HUMAN RESOURCES ORGANIZATIONAL CHART



BUDGET DETAIL

100220 - Human Resources & Risk Management

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services				
(50010) Salaries	\$250,211	\$264,635	\$274,635	\$299,644
(50040) Classic Member Retirement	\$47,190	\$50,017	\$50,017	\$56,987
(50042) Classic Member Ual Pmts	\$31,643	\$39,471	\$39,471	\$48,949
(50050) City Paid Benefits	\$4,678	\$4,700	\$4,700	\$2,109
(50052) Worker's Compensation	\$2,355	\$2,263	\$2,263	\$2,880
(50054) Short/Long Term Disability	\$1,107	\$2,632	\$2,632	\$3,000
(50056) Medicare Expense	\$5,050	\$5,266	\$5,266	\$4,350
(50060) Benefit Allotment	\$39,164	\$44,040	\$44,040	\$46,440
(50062) Benefits Administration	-\$3,841	\$3,000	\$3,000	\$3,000
(50072) Auto Allowance	\$1,320	\$1,440	\$1,440	\$3,000
(50074) Technology Allowance	\$1,100	\$1,200	\$1,200	\$1,200
(50075) Performance Pay Incentive	\$90,000	\$90,000	\$90,000	\$90,000
PERSONNEL SERVICES TOTAL	\$469,976	\$508,664	\$518,664	\$561,559
Supplies				
(51200) Operating Supplies	\$1,492	\$2,000	\$2,000	\$2,000
(51300) Small Tools & Equipment	\$6,452	\$8,000	\$3,900	\$8,000
(51400) Promotional Supplies	\$1,482	\$2,000	\$2,000	\$2,000
SUPPLIES TOTAL	\$9,426	\$12,000	\$7,900	\$12,000
Operating Exp				
(52110) Printing	\$122	\$500	\$100	\$500
(52160) Advertising	\$1,760	\$5,000	\$3,000	\$5,000
(52400) Membership & Dues	\$4,470	\$4,475	\$4,775	\$4,475
(52405) Publications	\$521	\$500	\$500	\$500
(52410) Meetings	\$1,357	\$3,500	\$3,500	\$3,500
(52415) Conferences	\$1,204	\$2,000	\$0	\$2,000
(52420) Mileage Reimbursement	\$0	\$100	\$100	\$100
(52500) Education & Training	\$5,227	\$10,000	\$10,000	\$10,000
(52505) Employee Tuition Reimbursement	\$2,500	\$3,000	\$1,500	\$3,000
(52510) Employment Physicals	\$9,418	\$15,500	\$15,500	\$15,500
(52515) Miscellaneous Employee Benefit	\$1,982	\$2,500	\$2,500	\$2,500
(52520) Employee Recognition Program	\$4,219	\$4,000	\$4,000	\$4,000
OPERATING EXP TOTAL	\$32,781	\$51,075	\$45,475	\$51,075
Professional Svcs				
(54900) PS - Other Prof Svcs	\$44,956	\$42,500	\$76,310	\$42,500
PROFESSIONAL SVCS TOTAL	\$44,956	\$42,500	\$76,310	\$42,500
TOTAL	\$557,139	\$614,239	\$648,349	\$667,134

POSITION FUNDING ALLOCATION DETAIL

100220 - Human Resources & Risk Management

Position Name	2027
Allocated FTE Count	
Human Resources & Risk Director	1
Senior Human Resources Technician	1
ALLOCATED FTE COUNT	2

DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

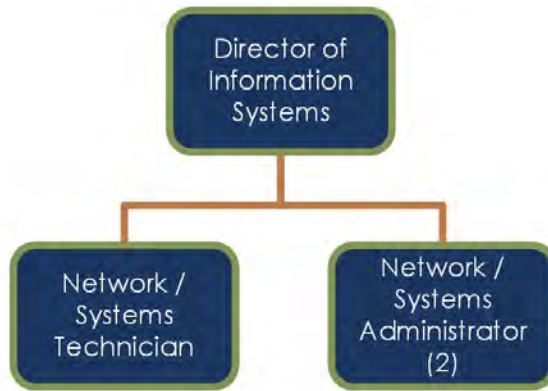
230 - INFORMATION SYSTEMS

DEPARTMENT OVERVIEW

The Information Systems Division is responsible for the management and enhancement of the City's information technology including the evaluation, procurement, implementation, and maintenance of computer/network systems and software; including ongoing technical and software support/training to all the departments of the City. The service areas consist of: telephone & mobile systems, network services, application services, desktop services, digital access controls/cameras, and e-government.



INFORMATION SYSTEMS ORGANIZATIONAL CHART



BUDGET DETAIL

100230 - Information Systems

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services				
(50010) Salaries	\$565,068	\$575,591	\$575,591	\$576,486
(50020) Over Time Wages	\$0	\$1,500	\$1,500	\$1,500
(50040) Classic Member Retirement	\$89,573	\$90,082	\$90,082	\$93,315
(50042) Classic Member Ual Pmts	\$58,139	\$71,142	\$71,142	\$80,189
(50044) Pepra Member Retirement	\$6,443	\$6,437	\$6,437	\$6,641
(50046) Pepra Member Ual Pmts	\$301	\$347	\$347	\$360
(50050) City Paid Benefits	\$6,585	\$3,977	\$3,977	\$3,977
(50052) Worker's Compensation	\$9,242	\$8,626	\$8,626	\$10,010
(50054) Short/Long Term Disability	\$2,225	\$5,541	\$5,541	\$5,740
(50056) Medicare Expense	\$8,419	\$8,359	\$8,359	\$8,323
(50060) Benefit Allotment	\$78,977	\$82,917	\$82,917	\$87,417
(50072) Auto Allowance	\$3,000	\$2,850	\$2,850	\$2,850
(50074) Technology Allowance	\$3,600	\$3,390	\$3,390	\$3,390
PERSONNEL SERVICES TOTAL	\$831,573	\$860,759	\$860,759	\$880,198
Supplies				
(51200) Operating Supplies	\$20,183	\$28,000	\$36,000	\$39,000
(51300) Small Tools & Equipment	\$117	\$2,500	\$2,500	\$2,500
SUPPLIES TOTAL	\$20,300	\$30,500	\$38,500	\$41,500
Operating Exp				
(52100) Photocopying	\$0	\$8,000	\$8,000	\$8,000
(52200) Telephone	\$98,137	\$94,400	\$136,400	\$142,800
(52310) Equipment Maintenance	\$0	\$3,300	\$3,300	\$3,500
(52314) Computer Maintenance	\$575,271	\$598,700	\$598,700	\$639,050
(52400) Membership & Dues	\$1,953	\$2,200	\$2,200	\$2,200
(52410) Meetings	\$40	\$500	\$500	\$500
(52415) Conferences	\$4,604	\$6,000	\$6,000	\$6,000
(52420) Mileage Reimbursement	\$0	\$100	\$100	\$100

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(52500) Education & Training	\$0	\$1,500	\$1,500	\$1,500
OPERATING EXP TOTAL	\$680,005	\$714,700	\$756,700	\$803,650
Professional Svcs				
(54030) PS - Data Processing Services	\$45,415	\$44,500	\$44,500	\$44,500
(54900) PS - Other Prof Svcs	\$47,414	\$57,500	\$57,500	\$57,500
PROFESSIONAL SVCS TOTAL	\$92,829	\$102,000	\$102,000	\$102,000
Contract Services				
(55000) Cs - Contract Services	\$11,838	\$33,700	\$33,700	\$33,700
CONTRACT SERVICES TOTAL	\$11,838	\$33,700	\$33,700	\$33,700
TOTAL	\$1,636,544	\$1,741,659	\$1,791,659	\$1,861,048

POSITION FUNDING ALLOCATION DETAIL

100230 - Information Systems

Position Name	2027
Allocated FTE Count	
Network/Systems Administrator	1.875
Network/Systems Technician	0.925
Information Systems Director	0.95
ALLOCATED FTE COUNT	3.75

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

240 - COMMUNITY RELATIONS

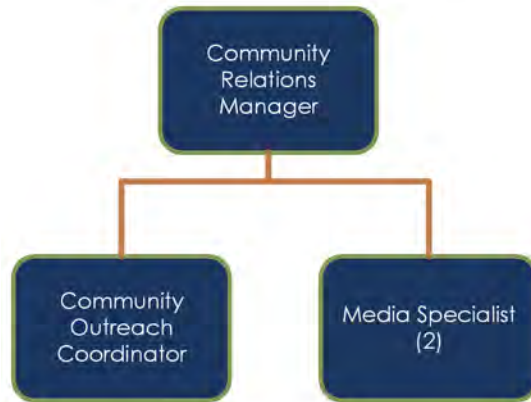
OVERVIEW

The Community Relations Division provides an ongoing program of public information, which is designed to inform and educate community residents and business owners about the City's activities, programs, and policies. A variety of methods and materials are utilized to disseminate information including the City's monthly Community Newsletter, which provides current news and information; the City's web site; the local government access cable channel; local advertising; media releases and advisories; special publications; and community events.

The Community Relations Division is also responsible for the general marketing and promotion of the City at the local, regional and national levels, and provides assistance in support of economic development activities. The Division is also engaged in the facilitation of programs that recognize the efforts of individuals and organizations that contribute to the enhancement and general well being of the community.



Community Relations Organizational Chart



BUDGET DETAIL

100240 - Community Relations

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services				
(50010) Salaries	\$388,801	\$367,738	\$367,738	\$388,205
(50020) Over Time Wages	\$8,817	\$6,000	\$6,000	\$6,000
(50040) Classic Member Retirement	\$25,169	\$35,786	\$35,786	\$37,069
(50042) Classic Member Ual Pmts	\$29,279	\$28,228	\$28,228	\$31,818
(50044) Pepra Member Retirement	\$17,453	\$13,801	\$13,801	\$14,634
(50046) Pepra Member Ual Pmts	\$665	\$746	\$746	\$794
(50050) City Paid Benefits	\$5,168	\$3,805	\$3,805	\$3,805
(50052) Worker's Compensation	\$8,440	\$6,763	\$6,763	\$7,886
(50054) Short/Long Term Disability	\$1,856	\$3,596	\$3,596	\$3,775
(50056) Medicare Expense	\$6,065	\$5,334	\$5,334	\$5,474
(50060) Benefit Allotment	\$69,356	\$72,648	\$72,648	\$76,608
(50072) Auto Allowance	\$1,404	\$1,296	\$1,296	\$1,296
(50074) Technology Allowance	\$1,080	\$1,500	\$1,500	\$1,500
PERSONNEL SERVICES TOTAL	\$563,553	\$547,241	\$547,241	\$578,864
Supplies				
(51200) Operating Supplies	\$13,205	\$21,100	\$21,100	\$19,600
(51300) Small Tools & Equipment	\$1,437	\$1,200	\$1,200	\$1,200
(51400) Promotional Supplies	\$26,374	\$32,500	\$32,500	\$32,500
SUPPLIES TOTAL	\$41,016	\$54,800	\$54,800	\$53,300
Operating Exp				
(52110) Printing	\$93,981	\$111,200	\$111,200	\$111,200
(52130) Photography	\$1,419	\$9,250	\$9,250	\$9,250
(52160) Advertising	\$11,907	\$13,250	\$13,249	\$12,500
(52170) Postage	\$75,000	\$55,000	\$55,000	\$55,000
(52302) Rental/Lease - Real Property	\$0	\$13,800	\$13,800	\$13,800
(52400) Membership & Dues	\$2,489	\$2,540	\$2,540	\$2,445
(52405) Publications	\$0	\$500	\$500	\$500

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(52410) Meetings	\$0	\$1,200	\$1,200	\$1,200
(52415) Conferences	\$6,227	\$8,000	\$8,000	\$6,300
(52420) Mileage Reimbursement	\$0	\$200	\$200	\$200
(52500) Education & Training	\$1,407	\$4,500	\$4,500	\$4,500
OPERATING EXP TOTAL	\$192,431	\$219,440	\$219,439	\$216,895
Professional Svcs				
(54900) PS - Other Prof Svcs	\$66,379	\$156,500	\$156,500	\$71,400
PROFESSIONAL SVCS TOTAL	\$66,379	\$156,500	\$156,500	\$71,400
Contract Services				
(55000) Cs - Contract Services	\$17,569	\$3,500	\$3,500	\$3,500
CONTRACT SERVICES TOTAL	\$17,569	\$3,500	\$3,500	\$3,500
TOTAL	\$880,948	\$981,481	\$981,480	\$923,959

POSITION FUNDING ALLOCATION DETAIL

100240 - Community Relations

Position Name	2027
Allocated FTE Count	
Community Relations Coordinator	0.85
Community Relations Manager	0.7
Media Specialist	1.75
ALLOCATED FTE COUNT	3.3

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

620 - CIVIC CENTER

OVERVIEW

The Civic Center Division has been established to account for expenditures related to the operation of the City Hall building. This includes the budget for the utilities, maintenance and salaries related to both City Hall and the County Library.



BUDGET DETAIL

100620 - Civic Center

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services				
(50010) Salaries	\$80,653	\$121,994	\$121,994	\$125,349
(50020) Over Time Wages	\$10	\$2,500	\$2,500	\$2,500
(50040) Classic Member Retirement	\$12,973	\$15,433	\$15,433	\$15,987
(50042) Classic Member Ual Pmts	\$10,105	\$12,180	\$12,180	\$13,729
(50044) Pepra Member Retirement	\$842	\$3,055	\$3,055	\$3,151
(50046) Pepra Member Ual Pmts	\$138	\$165	\$165	\$171
(50050) City Paid Benefits	\$812	\$1,163	\$1,163	\$1,163
(50052) Worker's Compensation	\$3,568	\$3,302	\$3,302	\$3,818
(50054) Short/Long Term Disability	\$331	\$1,191	\$1,191	\$1,234
(50056) Medicare Expense	\$1,215	\$1,776	\$1,776	\$1,789
(50060) Benefit Allotment	\$11,415	\$23,166	\$23,166	\$24,426
(50072) Auto Allowance	\$222	\$222	\$222	\$222

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(50074) Technology Allowance	\$120	\$120	\$120	\$120
PERSONNEL SERVICES TOTAL	\$122,402	\$186,267	\$186,267	\$193,659
Supplies				
(51200) Operating Supplies	\$45,048	\$51,000	\$51,000	\$55,000
(51300) Small Tools & Equipment	\$1,586	\$2,000	\$2,000	\$2,000
SUPPLIES TOTAL	\$46,633	\$53,000	\$53,000	\$57,000
Operating Exp				
(52210) Electric Utility Expenditure	\$202,856	\$200,000	\$200,000	\$220,000
(52215) Gas Utility Expenditure	\$9,511	\$10,000	\$10,000	\$10,000
(52220) Water Utility Expenditure	\$14,524	\$15,000	\$15,000	\$15,000
(52300) Rental/Lease - Equipmnt	\$0	\$2,000	\$2,000	\$2,000
(52320) Maint Of Grounds/Buildings	\$293,094	\$319,600	\$335,100	\$333,100
(52400) Membership & Dues	\$31,923	\$45,000	\$45,000	\$35,000
OPERATING EXP TOTAL	\$551,908	\$591,600	\$607,100	\$615,100
Capital Outlay Exp				
(56120) Furniture & Fixtures Exp	\$6,610	\$2,000	\$2,000	\$2,000
CAPITAL OUTLAY EXP TOTAL	\$6,610	\$2,000	\$2,000	\$2,000
TOTAL	\$727,554	\$832,867	\$848,367	\$867,759

POSITION FUNDING ALLOCATION DETAIL

100620 - Civic Center

Position Name	2027
Allocated FTE Count	
Public Works Director/City Engineer	0.05
Public Works Manager/Assistant City Engineer	0.05
Senior Maintenance Worker	0.4
Facilities Maintenance Supervisor	0.5
Parks & Maintenance Superintendent	0.05
ALLOCATED FTE COUNT	1.05

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

PUBLIC SAFETY

DIVISION OVERVIEW

The City Manager's Office is responsible for the overall coordination of the City's Public Safety division, with support from the Public Works Department. Public Safety subdivisions are comprised of Law Enforcement (includes Los Angeles County Sheriff's Dept, Crossing Guard, and Parking Citations Administration), Emergency Preparedness, Animal Control, Fire Protection, and Volunteer Programs.

Below is the combined budget for Public Safety. Budgeted expenditure detail for each of the subdivisions are shown on the following pages.



PUBLIC SAFETY DIVISION BUDGET

Public Safety

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Supplies				
(51200) Operating Supplies	\$12,227	\$28,000	\$28,000	\$28,000
(51300) Small Tools & Equipment	\$2,000	\$2,500	\$3,500	\$3,500
SUPPLIES TOTAL	\$14,227	\$30,500	\$31,500	\$31,500
Operating Exp				
(52200) Telephone	\$10,478	\$10,500	\$11,500	\$11,500
(52210) Electric Utility Expenditure	\$0	\$500	\$500	\$500
(52300) Rental/Lease - Equipmnt	\$945	\$1,000	\$1,000	\$1,000
(52302) Rental/Lease - Real Property	\$400	\$400	\$400	\$400
(52310) Equipment Maintenance	\$6,011	\$8,000	\$9,500	\$9,500
(52400) Membership & Dues	\$3,478	\$3,860	\$3,860	\$4,760

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(52410) Meetings	\$159	\$3,000	\$3,000	\$3,000
(52500) Education & Training	\$0	\$2,000	\$2,000	\$2,000
(53500) Criminal Apprehension Reward	\$0	\$2,500	\$2,500	\$1,500
(53510) Public Safety Outreach	\$5,519	\$12,500	\$12,500	\$10,000
OPERATING EXP TOTAL	\$26,990	\$44,260	\$46,760	\$44,160
Professional Svcs				
(54900) PS - Other Prof Svcs	\$177,923	\$178,500	\$178,500	\$8,500
PROFESSIONAL SVCS TOTAL	\$177,923	\$178,500	\$178,500	\$8,500
Contract Services				
(55400) Cs - Sheriff's Department	\$7,984,309	\$8,603,590	\$8,603,590	\$8,888,490
(55402) Cs-Sheriff - Special Events	\$177,817	\$212,000	\$212,000	\$192,000
(55404) Cs - Animal Control	\$463,359	\$556,800	\$556,800	\$572,300
(55406) Cs - Fire Department	\$7,359	\$8,000	\$8,000	\$8,000
(55408) Cs - Parking Citation Admin	\$24,253	\$32,500	\$32,500	\$32,500
(55410) Cs - Wild Animal Control	\$323	\$7,500	\$7,500	\$7,500
(55412) Cs - Crossing Guard Services	\$252,801	\$289,800	\$289,800	\$289,800
CONTRACT SERVICES TOTAL	\$8,910,221	\$9,710,190	\$9,710,190	\$9,990,590
TOTAL	\$9,129,361	\$9,963,450	\$9,966,950	\$10,074,750

DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

310 - LAW ENFORCEMENT

OVERVIEW

The City of Diamond Bar contracts with the Los Angeles County Sheriff's Department for law enforcement services.

General law enforcement provides an assortment of deputies to provide law enforcement services including crime prevention and traffic enforcement, specialized suppression patrols and undercover operations, neighborhood watch and community relations, and the general enforcement of laws. Additionally, the law enforcement budget includes funds for additional as-needed special operations, as-needed aero bureau patrols, the City's fingerprint program, and funding for the City's Report for Reward program.

This division also includes contract services for crossing guards and the administration of the City's parking citations. With the passage of AB408, Cities are now required to issue and collect their own parking citations. The City is currently under contract with DataTicket, Inc. for the administration of parking citations.



LOS ANGELES COUNTY SHERIFF'S DEPARTMENT CONTRACT

TYPE OF SERVICE Quantity

General Law Units:

One-Man 56 Hour 10

One-Man 40 Hour 1

One-Man 40 Hour Non-Relief (Special Problems) 5

Community Service Assistant w/Vehicle 1

Special Investigations As Requested

Helicopter Patrol As Required

Fingerprint Program As Required

BUDGET DETAIL

100310 - Law Enforcement

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Supplies				
(51200) Operating Supplies	\$1,678	\$4,000	\$4,000	\$4,000
(51300) Small Tools & Equipment	\$2,000	\$2,500	\$3,500	\$3,500
SUPPLIES TOTAL	\$3,678	\$6,500	\$7,500	\$7,500
Operating Exp				
(52310) Equipment Maintenance	\$1,769	\$2,500	\$4,000	\$4,000
(53500) Criminal Apprehension Reward	\$0	\$2,500	\$2,500	\$1,500
(53510) Public Safety Outreach	\$5,519	\$5,000	\$5,000	\$2,500
OPERATING EXP TOTAL	\$7,287	\$10,000	\$11,500	\$8,000
Professional Svcs	\$165,000	\$170,000	\$170,000	\$0
Contract Services				
(55400) Cs - Sheriff's Department	\$7,984,309	\$8,603,590	\$8,603,590	\$8,888,490
(55402) Cs-Sheriff - Special Events	\$177,817	\$212,000	\$212,000	\$192,000
(55408) Cs - Parking Citation Admin	\$24,253	\$32,500	\$32,500	\$32,500
(55412) Cs - Crossing Guard Services	\$252,801	\$289,800	\$289,800	\$289,800
CONTRACT SERVICES TOTAL	\$8,439,180	\$9,137,890	\$9,137,890	\$9,402,790
TOTAL	\$8,615,145	\$9,324,390	\$9,326,890	\$9,418,290

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

320 - VOLUNTEER PROGRAM

OVERVIEW

The Community Volunteer Patrol Program was established in FY 94/95. This program is coordinated by the Los Angeles County Sheriff's Department and provides general support to law enforcement personnel. Diamond Bar Community Volunteer Patrol members routinely patrol the community and are responsible for reporting any suspicious activity and/or problems to the Sheriff's Department. In addition to their patrol activities, other assignments performed by the Community Volunteer Patrol include vacation and business security checks, park and special event security, graffiti watch, community relations, and other non-hazardous duties.



BUDGET DETAIL

100320 - Volunteer Patrol

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Supplies				
(51200) Operating Supplies	\$22	\$1,000	\$1,000	\$1,000
SUPPLIES TOTAL	\$22	\$1,000	\$1,000	\$1,000
Operating Exp				
(52410) Meetings	\$159	\$3,000	\$3,000	\$3,000
OPERATING EXP TOTAL	\$159	\$3,000	\$3,000	\$3,000
TOTAL	\$181	\$4,000	\$4,000	\$4,000

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

330 - FIRE PROTECTION

OVERVIEW

The City is a part of the Consolidated Fire Protection District. The district provides fire and emergency medical services. Upon incorporation, the City became responsible for fire protection within the City boundaries, therefore the City assumed wildland fire protection. This has required additional resources to be used by the Consolidated Fire Protection District. It is a responsibility of the City to pay annually for these added costs.



BUDGET DETAIL

100330 - Fire Protection

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Contract Services				
(55406) Cs - Fire Department	\$7,359	\$8,000	\$8,000	\$8,000
CONTRACT SERVICES TOTAL	\$7,359	\$8,000	\$8,000	\$8,000
TOTAL	\$7,359	\$8,000	\$8,000	\$8,000

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

340 - ANIMAL CONTROL

OVERVIEW

Animal Control provides for the care, protection, and control of animals that stray from their homes or are abused by their owners. This service, currently under contract with the Inland Valley Humane Society, includes enforcement of leash laws and the provision of a shelter for homeless animals.

In addition to the services rendered by the Humane Society, the City has been called upon to assist in the control of coyotes within the City. Additional funding has been included to fund these activities.



BUDGET DETAIL

100340 - Animal Control

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Operating Exp	\$0	\$7,500	\$7,500	\$7,500
Contract Services				
(55404) Cs - Animal Control	\$463,359	\$556,800	\$556,800	\$572,300
(55410) Cs - Wild Animal Control	\$323	\$7,500	\$7,500	\$7,500
CONTRACT SERVICES TOTAL	\$463,682	\$564,300	\$564,300	\$579,800
TOTAL	\$463,682	\$571,800	\$571,800	\$587,300

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

350 - EMERGENCY PREPAREDNESS

OVERVIEW

The preservation of life and property is an inherent responsibility of local, state and federal governments. The City of Diamond Bar has prepared several planning and response documents, which serve as the basis for the City's emergency organization and emergency operations.

The primary objective is to enhance the overall capability of government to respond to emergencies. This is accomplished by incorporating the policies, principles, concepts and procedures contained within the City's emergency plans into an efficient organization capable of responding adequately in the face of any disaster.



BUDGET DETAIL

100350 - Emergency Preparedness

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Supplies				
(51200) Operating Supplies	\$10,527	\$23,000	\$23,000	\$23,000
SUPPLIES TOTAL	\$10,527	\$23,000	\$23,000	\$23,000
Operating Exp				
(52200) Telephone	\$10,478	\$10,500	\$11,500	\$11,500
(52210) Electric Utility Expenditure	\$0	\$500	\$500	\$500
(52300) Rental/Lease - Equipmnt	\$945	\$1,000	\$1,000	\$1,000
(52302) Rental/Lease - Real Property	\$400	\$400	\$400	\$400
(52310) Equipment Maintenance	\$4,242	\$5,500	\$5,500	\$5,500
(52400) Membership & Dues	\$3,478	\$3,860	\$3,860	\$4,760
(52500) Education & Training	\$0	\$2,000	\$2,000	\$2,000
OPERATING EXP TOTAL	\$19,543	\$23,760	\$24,760	\$25,660
Professional Svcs				
(54900) PS - Other Prof Svcs	\$12,923	\$8,500	\$8,500	\$8,500
PROFESSIONAL SVCS TOTAL	\$12,923	\$8,500	\$8,500	\$8,500
TOTAL	\$42,993	\$55,260	\$56,260	\$57,160

DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

COMMUNITY DEVELOPMENT

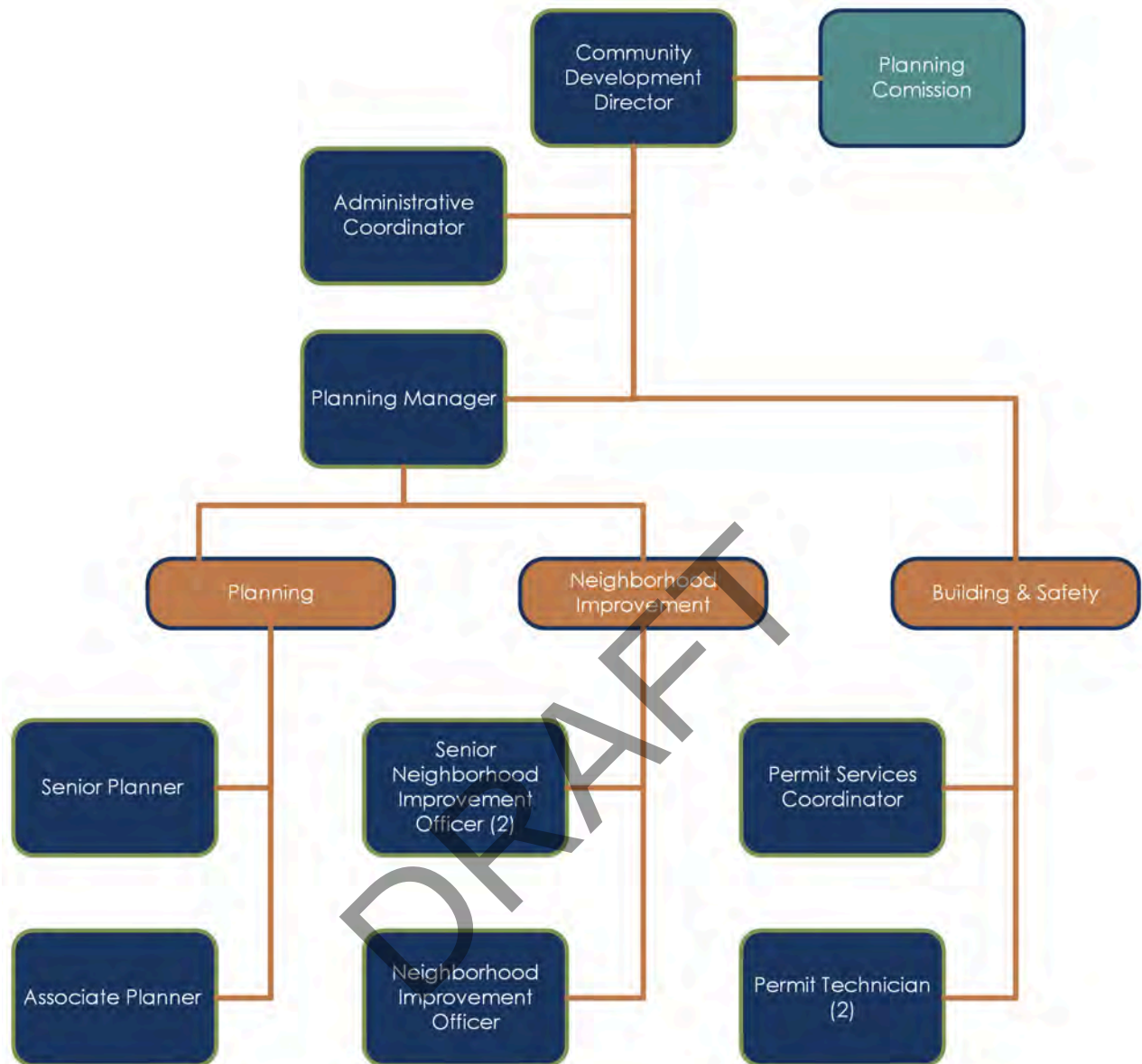
DEPARTMENT OVERVIEW

The Community Development Department is comprised of three Divisions: Planning, Building and Safety, Neighborhood Improvement. The Department implements regulations and policies intended to foster the orderly growth and well-being of the community. With a strong emphasis on upholding construction standards and preserving the quality of life for residents and businesses, the department is dedicated to shaping Diamond Bar's future as set forth in the General Plan. In addition to planning, permit services and code enforcement functions, the Department also oversees business licensing and manages the Community Development Block Grant (CDBG) program.

Below is the combined budget for the department. Budgeted expenditure details for each division is shown in the following pages.



COMMUNITY DEVELOPMENT ORGANIZATIONAL CHART



COMMUNITY DEVELOPMENT DEPARTMENT BUDGET

Community Development Department Summary

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services	\$1,696,872	\$1,827,782	\$1,728,232	\$1,951,411
Supplies	\$2,500	\$4,600	\$6,700	\$4,600
Operating Exp	\$70,369	\$76,695	\$73,695	\$81,195
Contract Services	\$776,883	\$685,500	\$994,500	\$1,219,570
TOTAL	\$2,546,623	\$2,594,577	\$2,803,127	\$3,256,776

DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

410 - PLANNING

DIVISION OVERVIEW

The Planning Division is responsible for the functions related to current and long-term (“advance”) planning, and administers the Community Development Block Grant Program.

The Planning Division prepares and updates the City’s General Plan to guide Diamond Bar’s long-term growth and preservation of the community’s quality of life. The Division administers and updates the zoning and subdivision ordinances, which are the primary tools used to implement the General Plans land use and development goals, objectives and policies. The planners provide information and assistance to the public by explaining the City’s zoning regulations, and reviewing all land use, development and business license applications, and performing inspections to ensure compliance with regulations and conditions of approval. For projects requiring Planning Commission and City Council review, the Planning Division serves as those bodies’ technical staff, and provides recommendations based on analysis of environmental, land use compatibility and design factors.

The Planning Division also supports the economic development efforts of the City. It updates and maintains records for the general public and coordinates projects and programs with other governmental agencies.



BUDGET DETAIL

100410 - Planning

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services				
(50010) Salaries	\$616,530	\$585,841	\$585,841	\$631,079
(50020) Over Time Wages	\$785	\$5,000	\$5,000	\$5,000
(50040) Classic Member Retirement	\$89,367	\$92,902	\$92,902	\$96,235
(50042) Classic Member Ual Pmts	\$60,011	\$73,335	\$73,335	\$82,661
(50044) Pepra Member Retirement	\$8,116	\$6,644	\$6,644	\$7,192
(50046) Pepra Member Ual Pmts	\$448	\$358	\$358	\$390
(50050) City Paid Benefits	\$8,207	\$4,713	\$4,713	\$4,713
(50052) Worker's Compensation	\$11,928	\$10,350	\$10,350	\$12,113
(50054) Short/Long Term Disability	\$2,593	\$5,712	\$5,712	\$5,960
(50056) Medicare Expense	\$9,567	\$8,507	\$8,507	\$8,642
(50060) Benefit Allotment	\$92,455	\$96,636	\$96,636	\$101,916
(50072) Auto Allowance	\$2,940	\$2,940	\$2,940	\$2,940
(50074) Technology Allowance	\$1,800	\$1,800	\$1,800	\$1,800
PERSONNEL SERVICES TOTAL	\$904,747	\$894,738	\$894,738	\$960,641
Supplies				
(51200) Operating Supplies	\$1,227	\$1,200	\$3,300	\$1,200
SUPPLIES TOTAL	\$1,227	\$1,200	\$3,300	\$1,200
Operating Exp				
(52160) Advertising	\$3,001	\$3,000	\$5,000	\$3,000
(52400) Membership & Dues	\$2,201	\$2,000	\$2,000	\$2,100
(52410) Meetings	\$76	\$400	\$400	\$400
(52415) Conferences	\$3,365	\$2,600	\$2,600	\$7,000
(52420) Mileage Reimbursement	\$0	\$300	\$300	\$300
(52500) Education & Training	\$0	\$600	\$600	\$600
(52525) Commissioner Compensation	\$3,380	\$5,000	\$4,000	\$5,000
OPERATING EXP TOTAL	\$12,022	\$13,900	\$14,900	\$18,400
TOTAL	\$917,996	\$909,838	\$912,938	\$980,241

POSITION FUNDING ALLOCATION DETAIL

100410 - Planning

Position Name	2027
Allocated FTE Count	
Associate Planner	1
Senior Planner	1
Community Development Director	0.5
Planning Manager	1
Administrative Coordinator	0.9
ALLOCATED FTE COUNT	4.4

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

420 - BUILDING & SAFETY

DIVISION OVERVIEW

The Building and Safety Division is responsible for the protection of public health and safety through the enforcement of Building Codes and other related codes. This Division provides for Building and Safety plan check, permit issuance, and inspection services. Much of the plan check and inspections are provided through contract services.



BUDGET DETAIL

100420 - Building & Safety

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services				
(50010) Salaries	\$222,180	\$288,864	\$238,864	\$304,201
(50020) Over Time Wages	\$14,260	\$250	\$700	\$250
(50040) Classic Member Retirement	\$24,029	\$24,930	\$24,930	\$25,818
(50042) Classic Member Ual Pmts	\$16,212	\$19,521	\$19,521	\$22,004
(50044) Pepra Member Retirement	\$6,962	\$12,472	\$12,472	\$13,477
(50046) Pepra Member Ual Pmts	\$598	\$672	\$672	\$729
(50050) City Paid Benefits	\$4,849	\$3,534	\$3,534	\$3,534
(50052) Worker's Compensation	\$3,081	\$2,817	\$2,817	\$3,335
(50054) Short/Long Term Disability	\$1,184	\$2,845	\$2,845	\$3,024
(50056) Medicare Expense	\$3,558	\$4,190	\$4,190	\$4,385
(50060) Benefit Allotment	\$56,753	\$68,850	\$68,850	\$72,630
(50072) Auto Allowance	\$450	\$450	\$450	\$450
(50074) Technology Allowance	\$180	\$180	\$180	\$180

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
PERSONNEL SERVICES TOTAL	\$354,296	\$429,575	\$380,025	\$454,017
Supplies				
(51200) Operating Supplies	\$201	\$1,200	\$1,200	\$1,200
SUPPLIES TOTAL	\$201	\$1,200	\$1,200	\$1,200
Operating Exp				
(52255) Banking Charges	\$45,264	\$43,000	\$43,000	\$43,000
(52302) Rental/Lease - Real Property	\$10,024	\$11,200	\$11,200	\$11,200
(52500) Education & Training	\$0	\$900	\$900	\$900
OPERATING EXP TOTAL	\$55,288	\$55,100	\$55,100	\$55,100
Contract Services				
(55100) Cs - Building & Safety	\$729,272	\$620,000	\$925,000	\$1,149,870
CONTRACT SERVICES TOTAL	\$729,272	\$620,000	\$925,000	\$1,149,870
TOTAL	\$1,139,057	\$1,105,875	\$1,361,325	\$1,660,187

POSITION FUNDING ALLOCATION DETAIL

100420 - Building & Safety

Position Name	2027
Allocated FTE Count	
Permit Services Coordinator	1
Community Development Director	0.15
Permit Technician	2
ALLOCATED FTE COUNT	3.15

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

430 - NEIGHBORHOOD IMPROVEMENT

DIVISION OVERVIEW

The City's Neighborhood Improvement Officers work proactively to investigate Municipal Code violations and in response to complaints filed by concerned residents, business operators or property owners. The Diamond Bar Municipal Code is based on high standards set by the residents and business owners to ensure an attractive and well-maintained community. It is the responsibility of the Neighborhood Improvement Officers to make sure the community conforms to the standards set by the code.



BUDGET DETAIL

100430 - Neighborhood Improvement

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services				
(50010) Salaries	\$303,339	\$352,650	\$302,650	\$377,572
(50020) Over Time Wages	\$1,256	\$5,000	\$5,000	\$5,000
(50040) Classic Member Retirement	\$16,280	\$17,073	\$17,073	\$17,686
(50042) Classic Member Ual Pmts	\$11,178	\$13,475	\$13,475	\$15,189
(50044) Pepra Member Retirement	\$16,777	\$20,915	\$20,915	\$21,578
(50046) Pepra Member Ual Pmts	\$979	\$1,130	\$1,130	\$1,170
(50050) City Paid Benefits	\$5,457	\$3,783	\$3,783	\$3,783
(50052) Worker's Compensation	\$7,129	\$6,529	\$6,529	\$7,582
(50054) Short/Long Term Disability	\$1,454	\$3,494	\$3,494	\$3,620
(50056) Medicare Expense	\$5,339	\$5,116	\$5,116	\$5,249
(50060) Benefit Allotment	\$67,590	\$73,254	\$73,254	\$77,274
(50072) Auto Allowance	\$750	\$750	\$750	\$750

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(50074) Technology Allowance	\$300	\$300	\$300	\$300
PERSONNEL SERVICES TOTAL	\$437,829	\$503,469	\$453,469	\$536,753
Supplies				
(51200) Operating Supplies	\$999	\$1,200	\$1,200	\$1,200
(51300) Small Tools & Equipment	\$72	\$1,000	\$1,000	\$1,000
SUPPLIES TOTAL	\$1,071	\$2,200	\$2,200	\$2,200
Operating Exp				
(52110) Printing	\$525	\$1,600	\$1,600	\$1,600
(52400) Membership & Dues	\$610	\$945	\$945	\$945
(52410) Meetings	\$0	\$450	\$450	\$450
(52415) Conferences	\$1,477	\$4,000	\$0	\$4,000
(52420) Mileage Reimbursement	\$0	\$100	\$100	\$100
(52500) Education & Training	\$447	\$600	\$600	\$600
OPERATING EXP TOTAL	\$3,058	\$7,695	\$3,695	\$7,695
Contract Services				
(55130) CS-Short Term Rental Monitoring	\$0	\$5,500	\$5,500	\$5,700
(55110) Cs-Code Enforcement	\$6,686	\$10,000	\$10,000	\$10,000
(55120) Cs-Property Abatement	\$4,025	\$10,000	\$10,000	\$10,000
(55540) Cs - Graffiti Removal	\$36,900	\$40,000	\$44,000	\$44,000
CONTRACT SERVICES TOTAL	\$47,611	\$65,500	\$69,500	\$69,700
TOTAL	\$489,569	\$578,864	\$528,864	\$616,348

POSITION FUNDING ALLOCATION DETAIL

100430 - Neighborhood Improvement

Position Name	2027
Allocated FTE Count	
Administrative Assistant	0.3
Neighborhood Improvement Officer	0.9
Senior Neighborhood Improvement Officer	1.8
Community Development Director	0.25
Administrative Coordinator	0.1
ALLOCATED FTE COUNT	3.35

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

PARKS & RECREATION

OVERVIEW

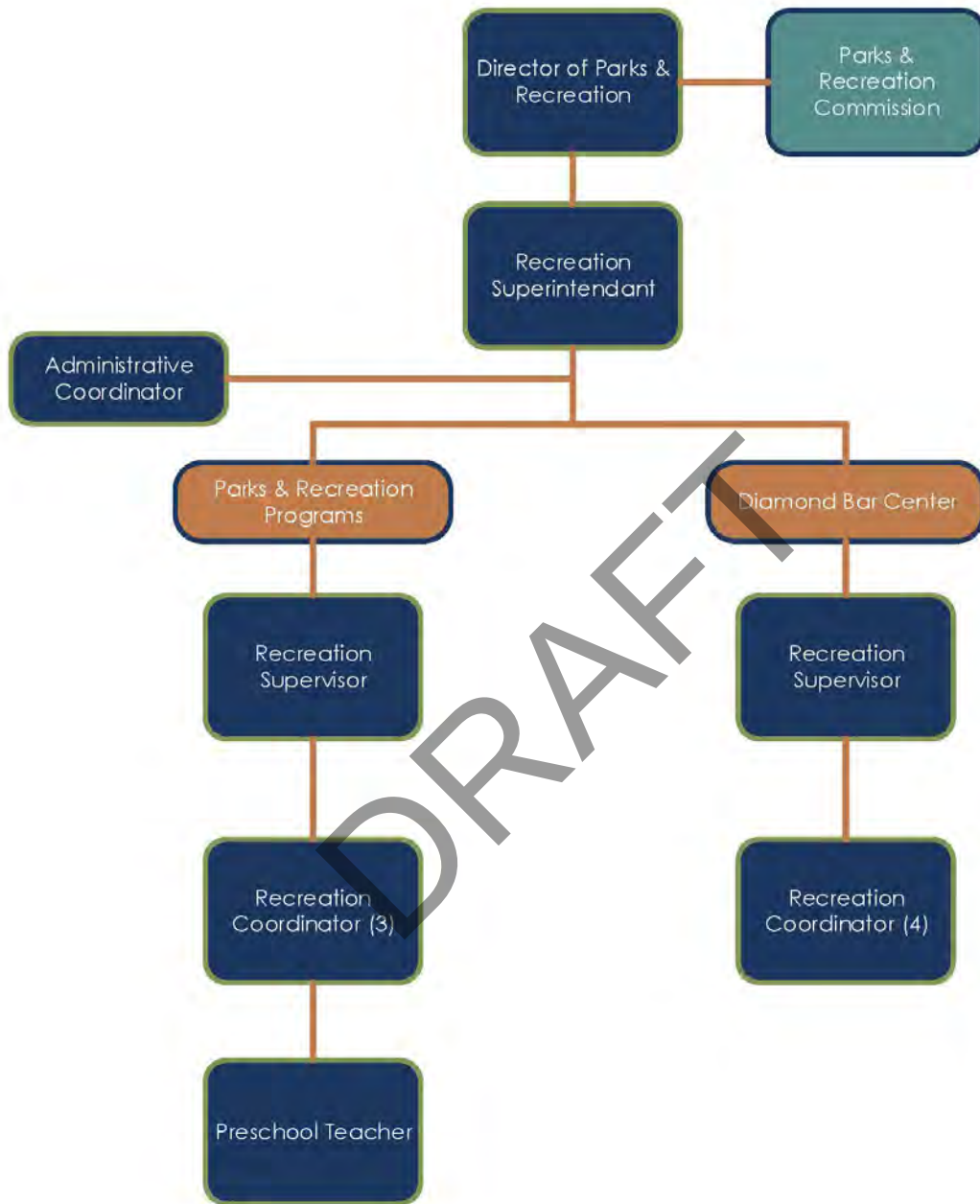
The Parks & Recreation Department administers the recreation program which includes activities and events that strengthen the community's fabric, health and well-being, economic base, and security. This includes community events, enrichment programs, athletics, excursions, activities, and facilities for residents of all ages.

Diamond Bar residents have long valued neighborhood, community and regional parks, and open natural spaces where they can relax, walk, meditate, play, enjoy family time, and seek renewal.

Below is the combined budget for the Parks & Recreation department which includes expenditures for Recreation Programs and the Diamond Bar Center. These divisions are also separately shown on the following pages.



PARKS & RECREATION ORGANIZATIONAL CHART



PARKS & RECREATION DEPARTMENT BUDGET

Parks & Rec Department Summary

	2024-25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services	\$2,766,118	\$2,944,890	\$2,974,890	\$3,064,148
Supplies	\$150,102	\$185,950	\$185,450	\$163,000
Operating Exp	\$375,188	\$490,948	\$490,948	\$509,948
Professional Svcs	\$42,238	\$22,600	\$14,600	\$23,850
Contract Services	\$659,898	\$854,450	\$884,450	\$757,550
Capital Outlay Exp	\$0	\$25,000	\$25,000	\$30,000
Misc Expenditures	\$0	\$0	\$6,000	\$7,000
TOTAL	\$3,993,545	\$4,523,838	\$4,581,338	\$4,555,496

DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

510 - DIAMOND BAR CENTER

OVERVIEW

The extraordinary Diamond Bar Center, located in picturesque Summitridge Park, is owned and operated by the City of Diamond Bar. The Center features impressive banquet and meeting rooms with breathtaking views of the San Gabriel Valley. The 22,500 square foot facility is the perfect setting for wedding receptions, formal dinner gatherings, corporate seminars, training or meetings, and a multitude of other community events. Designed in the modern Craftsman style architecture theme, the Center is equipped with state-of-the-art multimedia capabilities and a full catering kitchen. Colorful gardens, a meandering stream and look-out points enjoy the beautiful vistas that surround the Center to make this exceptional facility the perfect choice for your next special event.



BUDGET DETAIL

100510 - Diamond Bar Center

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services				
(50010) Salaries	\$345,344	\$384,813	\$384,813	\$405,785
(50020) Over Time Wages	\$758	\$2,000	\$2,000	\$1,500
(50030) Part-Time Wages	\$448,495	\$450,000	\$450,000	\$450,000
(50040) Classic Member Retirement	\$45,096	\$47,814	\$47,814	\$50,558
(50042) Classic Member Ual Pmts	\$31,269	\$37,714	\$37,714	\$43,397
(50044) Pepra Member Retirement	\$7,882	\$9,802	\$9,802	\$10,445
(50046) Pepra Member Ual Pmts	\$428	\$528	\$528	\$566
(50050) City Paid Benefits	\$3,803	\$3,601	\$3,601	\$3,601
(50052) Worker's Compensation	\$9,459	\$8,828	\$8,828	\$10,443
(50054) Short/Long Term Disability	\$1,432	\$3,728	\$3,728	\$3,959
(50056) Medicare Expense	\$11,726	\$10,890	\$10,890	\$5,740
(50060) Benefit Allotment	\$59,720	\$68,853	\$68,853	\$72,603
(50072) Auto Allowance	\$1,722	\$3,444	\$3,444	\$1,722
(50074) Technology Allowance	\$1,050	\$2,100	\$2,100	\$1,050
PERSONNEL SERVICES TOTAL	\$968,185	\$1,034,115	\$1,034,115	\$1,061,369
Supplies				
(51200) Operating Supplies	\$14,345	\$14,400	\$14,400	\$14,400
(51210) Janitorial Supplies	\$29,007	\$30,000	\$30,000	\$30,000
(51300) Small Tools & Equipment	\$15,114	\$2,500	\$2,500	\$2,500
SUPPLIES TOTAL	\$58,466	\$46,900	\$46,900	\$46,900
Operating Exp				
(52110) Printing	\$11,247	\$13,000	\$13,000	\$11,000
(52160) Advertising	\$31,359	\$36,500	\$36,500	\$37,500
(52210) Electric Utility Expenditure	\$92,098	\$120,000	\$120,000	\$132,000
(52215) Gas Utility Expenditure	\$10,961	\$9,000	\$9,000	\$9,000
(52220) Water Utility Expenditure	\$6,785	\$6,500	\$6,500	\$6,500
(52300) Rental/Lease - Equipmnt	\$0	\$2,000	\$2,000	\$2,000
(52304) Rental/Lease - Exhibit Space	\$6,263	\$8,000	\$8,000	\$9,000
(52310) Equipment Maintenance	\$30,848	\$51,000	\$51,000	\$54,500
(52320) Maint Of Grounds/Buildings	\$75,698	\$92,000	\$92,000	\$92,000
(52415) Conferences	\$2,256	\$3,250	\$3,250	\$2,500
OPERATING EXP TOTAL	\$267,516	\$341,250	\$341,250	\$356,000
Professional Svcs				
(54900) PS - Other Prof Svcs	\$15,246	\$21,850	\$13,850	\$23,100
PROFESSIONAL SVCS TOTAL	\$15,246	\$21,850	\$13,850	\$23,100
Contract Services				
(55300) Cs - Special Events	\$2,777	\$7,000	\$7,000	\$7,750
(55330) Cs - Security	\$48,815	\$75,000	\$75,000	\$75,000
(55505) Cs - Pw Contract Services	\$191,896	\$209,500	\$209,500	\$209,000
CONTRACT SERVICES TOTAL	\$243,489	\$291,500	\$291,500	\$291,750
Capital Outlay Exp				
(56116) Equipment	\$0	\$25,000	\$25,000	\$30,000
CAPITAL OUTLAY EXP TOTAL	\$0	\$25,000	\$25,000	\$30,000

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
TOTAL	\$1,552,902	\$1,760,615	\$1,752,615	\$1,809,119

POSITION ALLOCATION FUNDING DETAIL

100510 - Diamond Bar Center

Position Name	2027
Allocated FTE Count	
Parks & Maintenance Superintendent	0.05
Recreation Coordinator	0.25
Parks & Recreation Director	0.5
Public Works Manager/Assistant City Engineer	0.05
Recreation Superintendent	0.25
Facilities Maintenance Supervisor	0.475
Public Works Director/City Engineer	0.05
Recreation Supervisor	0.3
Recreation Coordinator-Seniors	0.55
Recreation Coordinator-DBC	0.25
Senior Maintenance Worker	0.4
ALLOCATED FTE COUNT	3.125

DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

520 - RECREATION

OVERVIEW

The Parks and Recreation Department administers the recreation program which includes activities and events that strengthen the community's fabric, health and well-being, economic base, and security. This includes community events, enrichment programs, athletics, excursions, activities, and facilities for residents of all ages.

Diamond Bar residents have long valued neighborhood, community and regional parks, and open natural spaces where they can relax, walk, meditate, play, enjoy family time, and seek renewal.



BUDGET DETAIL

100520 - Recreation

	2024-25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services				
(50010) Salaries	\$946,461	\$967,298	\$997,298	\$1,070,042
(50020) Over Time Wages	\$2,408	\$7,050	\$7,050	\$4,245
(50030) Part-Time Wages	\$346,223	\$406,125	\$406,125	\$364,837
(50040) Classic Member Retirement	\$99,805	\$101,079	\$101,079	\$98,806
(50042) Classic Member Ual Pmts	\$66,392	\$79,689	\$79,689	\$84,722
(50044) Pepra Member Retirement	\$35,448	\$38,326	\$38,326	\$46,913
(50046) Pepra Member Ual Pmts	\$1,711	\$2,063	\$2,063	\$2,333
(50050) City Paid Benefits	\$12,381	\$12,541	\$12,541	\$12,840
(50052) Worker's Compensation	\$23,434	\$21,875	\$21,875	\$26,732
(50054) Short/Long Term Disability	\$4,463	\$10,053	\$10,053	\$11,030
(50056) Medicare Expense	\$20,461	\$16,520	\$16,520	\$16,297
(50060) Benefit Allotment	\$235,228	\$241,016	\$241,016	\$260,412
(50072) Auto Allowance	\$1,500	\$3,000	\$3,000	\$1,500
(50074) Technology Allowance	\$2,020	\$4,140	\$4,140	\$2,070
PERSONNEL SERVICES TOTAL	\$1,797,933	\$1,910,775	\$1,940,775	\$2,002,779
Supplies				
(51200) Operating Supplies	\$90,819	\$128,900	\$128,400	\$105,950
(51300) Small Tools & Equipment	\$817	\$10,150	\$10,150	\$10,150
SUPPLIES TOTAL	\$91,636	\$139,050	\$138,550	\$116,100
Operating Exp				
(52110) Printing	\$16,422	\$31,548	\$31,548	\$23,548
(52160) Advertising	\$329	\$6,000	\$6,000	\$4,000
(52255) Banking Charges	\$2,273	\$2,500	\$2,500	\$2,900
(52300) Rental/Lease - Equipmnt	\$2,789	\$0	\$0	\$0
(52302) Rental/Lease - Real Property	\$55,790	\$68,000	\$68,000	\$82,250
(52400) Membership & Dues	\$2,935	\$4,050	\$4,050	\$3,400
(52405) Publications	\$0	\$100	\$100	\$100
(52410) Meetings	\$494	\$1,000	\$1,000	\$750
(52415) Conferences	\$5,878	\$7,500	\$7,500	\$7,500
(52420) Mileage Reimbursement	\$4	\$500	\$500	\$500
(52500) Education & Training	\$3,216	\$6,000	\$6,000	\$6,500
(52525) Commissioner Compensation	\$855	\$1,500	\$1,500	\$1,500
(53520) Admissions - Youth Activities	\$16,687	\$21,000	\$21,000	\$21,000
OPERATING EXP TOTAL	\$107,673	\$149,698	\$149,698	\$153,948
Professional Svcs				
(54900) PS - Other Prof Svcs	\$26,992	\$750	\$750	\$750
PROFESSIONAL SVCS TOTAL	\$26,992	\$750	\$750	\$750
Contract Services				
(55300) Cs - Special Events	\$180,925	\$251,800	\$251,800	\$118,450
(55305) Cs - Athletic Programs	\$5,304	\$6,000	\$6,000	\$6,000
(55310) Cs - Senior Programs	\$32,165	\$48,350	\$48,350	\$49,100
(55315) Cs - Youth Programs	\$4,370	\$10,000	\$10,000	\$10,750
(55320) Cs - Contract Classes	\$174,446	\$224,000	\$254,000	\$260,000
(55330) Cs - Security	\$2,169	\$2,800	\$2,800	\$1,500
(55402) Cs-Sheriff - Special Events	\$17,029	\$20,000	\$20,000	\$20,000

	2024-25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
CONTRACT SERVICES TOTAL	\$416,409	\$562,950	\$592,950	\$465,800
Misc Expenditures	\$0	\$0	\$6,000	\$7,000
TOTAL	\$2,440,643	\$2,763,223	\$2,828,723	\$2,746,377

POSITION ALLOCATION FUNDING DETAIL

100520 - Recreation

Position Name	2027
Allocated FTE Count	
Recreation Coordinator	2.75
Parks & Recreation Director	0.5
Recreation Coordinator-Sports	1
Recreation Superintendent	0.75
Recreation Supervisor	1.7
Rec Specialist PT (30 hr/wk) NEW 26-27	0.75
Recreation Coordinator-DBC2	1
Recreation Coordinator-Seniors	0.45
Recreation Coordinator-DBC	0.75
Senior Maintenance Worker	0.5
Administrative Coordinator	1.1
ALLOCATED FTE COUNT	11.25

DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

PUBLIC WORKS

DEPARTMENT OVERVIEW

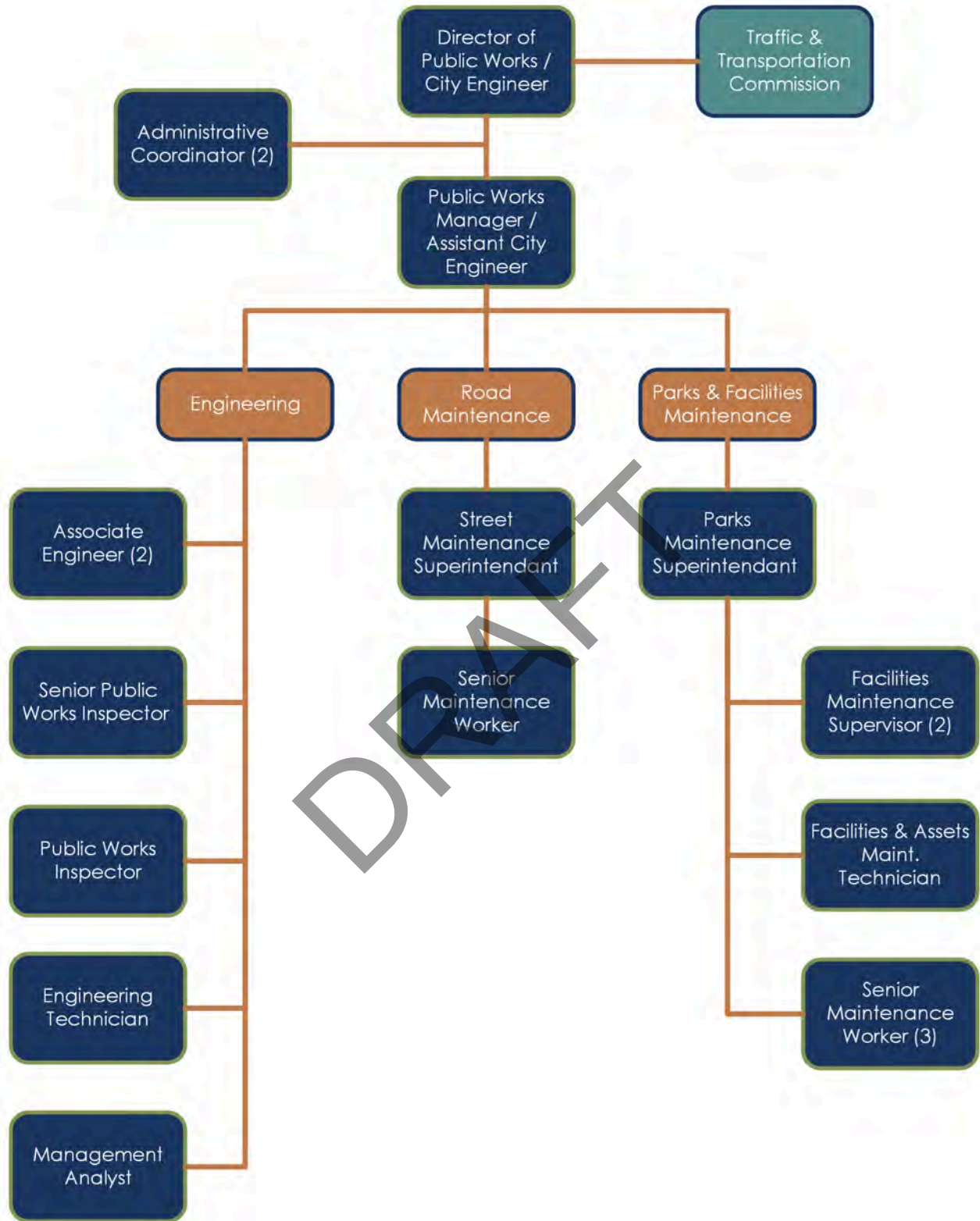
The Public Works Department is committed to providing for the efficient operation of public works systems and programs. The vital services include: planning, designing, constructing, and monitoring the City's roadways and sidewalk infrastructure as well as sewer and storm drain systems; overseeing traffic management/control systems and traffic signal timing programs; maintaining and repairing all City buildings and fleet of vehicles and equipment; maintaining public parks/public property and Landscape Assessment Districts' medians, parkways, mini parks, slopes, and open space; managing the engineering design and construction of the City's robust capital improvements program; reviewing/planning and permitting land development activities and subdivisions; and managing environmental programs such as the National Pollutant Discharge Elimination System (NPDES).

The Department budget consists of Public Works Administration, Engineering, Road Maintenance, Parks and Facilities Maintenance, and Landscape Maintenance. Public Works is also actively involved in representing community's interests on significant regional issues, such as storm water and transportation.

Below is the combined budget for the Public Works department which includes expenditures for Public Works Administration, Engineering, Civic Center, Parks & Facilities Maintenance, Landscape Maintenance, and Road Maintenance divisions. These divisions are also separately shown on the following pages.



PUBLIC WORKS ORGANIZATIONAL CHART



PUBLIC WORKS DEPARTMENT BUDGET

Public Works Department Summary

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services	\$2,083,764	\$2,300,946	\$2,239,098	\$2,401,852
Supplies	\$127,909	\$194,200	\$194,200	\$172,700
Operating Exp	\$1,419,732	\$1,377,685	\$1,393,185	\$1,353,535
Professional Svcs	\$167,188	\$329,800	\$374,800	\$305,300
Contract Services	\$2,012,019	\$2,322,300	\$2,415,300	\$2,281,060
Capital Outlay Exp	\$49,012	\$42,000	\$42,000	\$44,000
TOTAL	\$5,859,624	\$6,566,931	\$6,658,583	\$6,558,447

DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

610 - PUBLIC WORKS ADMINISTRATION

DIVISION OVERVIEW

The Public Works Department is committed to providing for the efficient operation of public works systems and programs. The vital services include: planning, designing, constructing, and monitoring the City's roadways and sidewalk infrastructure as well as sewer and storm drain systems; overseeing traffic management/control systems and traffic signal timing programs; maintaining and repairing all City buildings and fleet of vehicles and equipment; maintaining public parks/public property and Landscape Assessment Districts' medians, parkways, mini parks, slopes, and open space; managing the engineering design and construction of the City's robust capital improvements program; reviewing/planning and permitting land development activities and subdivisions; and managing environmental programs such as the National Pollutant Discharge Elimination System (NPDES).

The Department budget consists of Public Works Administration, Engineering, Road Maintenance, Parks and Facilities Maintenance, and Landscape Maintenance. Public Works is also actively involved in representing community's interests on significant regional issues, such as storm water and transportation.



BUDGET DETAIL

100610 - Public Works Administration

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services				
(50010) Salaries	\$399,990	\$374,116	\$359,116	\$385,618
(50020) Over Time Wages	\$215	\$500	\$500	\$500
(50040) Classic Member Retirement	\$51,432	\$49,127	\$49,127	\$50,890
(50042) Classic Member Ual Pmts	\$31,992	\$38,780	\$38,780	\$43,711
(50044) Pepra Member Retirement	\$9,895	\$8,801	\$8,801	\$8,883
(50046) Pepra Member Ual Pmts	\$413	\$477	\$477	\$484
(50050) City Paid Benefits	\$6,304	\$2,842	\$2,842	\$2,842
(50052) Worker's Compensation	\$7,281	\$6,717	\$6,717	\$7,742
(50054) Short/Long Term Disability	\$1,716	\$3,682	\$3,682	\$3,790
(50056) Medicare Expense	\$5,868	\$5,439	\$5,439	\$5,495
(50060) Benefit Allotment	\$63,101	\$56,580	\$56,580	\$59,670
(50072) Auto Allowance	\$2,109	\$2,109	\$2,109	\$2,109
(50074) Technology Allowance	\$1,140	\$1,800	\$1,800	\$1,140
PERSONNEL SERVICES TOTAL	\$581,456	\$550,970	\$535,970	\$572,874
Supplies				
(51200) Operating Supplies	\$1,569	\$6,000	\$6,000	\$6,000
(51300) Small Tools & Equipment	\$1,339	\$1,500	\$1,500	\$1,500
SUPPLIES TOTAL	\$2,908	\$7,500	\$7,500	\$7,500
Operating Exp				
(52110) Printing	\$909	\$2,000	\$2,000	\$2,000
(52160) Advertising	\$1,405	\$1,500	\$1,500	\$1,500
(52400) Membership & Dues	\$1,067	\$3,385	\$3,385	\$3,385
(52405) Publications	\$1,268	\$1,500	\$1,500	\$1,500
(52410) Meetings	\$1,420	\$1,000	\$1,000	\$1,000
(52415) Conferences	\$1,843	\$9,500	\$9,500	\$9,500
(52420) Mileage Reimbursement	\$257	\$500	\$500	\$500
(52500) Education & Training	\$775	\$5,000	\$5,000	\$5,000
(52525) Commissioner Compensation	\$720	\$1,350	\$1,350	\$1,350
(53999) Miscellaneous Expenditures	\$40	\$0	\$0	\$0
OPERATING EXP TOTAL	\$9,703	\$25,735	\$25,735	\$25,735
Professional Svcs				
(54200) PS - Environmental Services	\$5,700	\$30,000	\$30,000	\$0
(54400) PS - Engineering	\$42,231	\$0	\$45,000	\$0
(54900) PS - Other Prof Svcs	\$4,026	\$4,000	\$4,000	\$4,500
PROFESSIONAL SVCS TOTAL	\$51,958	\$34,000	\$79,000	\$4,500
Contract Services				
(55550) Cs - Industrial Waste Services	\$44,646	\$50,000	\$50,000	\$50,000
CONTRACT SERVICES TOTAL	\$44,646	\$50,000	\$50,000	\$50,000
TOTAL	\$690,671	\$668,205	\$698,205	\$660,609

POSITION ALLOCATION FUNDING DETAIL

100610 - Public Works Administration

Position Name	2027
Allocated FTE Count	
Public Works Manager/Assistant City Engineer	0.475
Engineering Technician	0.3
Associate Engineer	0.5
Senior Public Works Inspector	0.15
Public Works Director/City Engineer	0.475
Administrative Coordinator	0.675
ALLOCATED FTE COUNT	2.575

DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

615 - ENGINEERING

DIVISION OVERVIEW

The Public Works Department is committed to providing for the efficient operation of public works systems and programs. The vital services include: planning, designing, constructing, and monitoring the City's roadways and sidewalk infrastructure as well as sewer and storm drain systems; overseeing traffic management/control systems and traffic signal timing programs; maintaining and repairing all City buildings and fleet of vehicles and equipment; maintaining public parks/public property and Landscape Assessment Districts' medians, parkways, mini parks, slopes, and open space; managing the engineering design and construction of the City's robust capital improvements program; reviewing/planning and permitting land development activities and subdivisions; and managing environmental programs such as the National Pollutant Discharge Elimination System (NPDES). The Department budget consists of Public Works Administration, Engineering, Road Maintenance, Parks and Facilities Maintenance, and Landscape Maintenance. Public Works is also actively involved in representing community's interests on significant regional issues, such as storm water and transportation.



BUDGET DETAIL

100615 - Engineering

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services				
(50010) Salaries	\$190,476	\$300,241	\$285,241	\$310,898
(50020) Over Time Wages	\$55	\$1,500	\$1,500	\$1,500
(50040) Classic Member Retirement	\$26,642	\$30,737	\$30,737	\$31,839
(50042) Classic Member Ual Pmts	\$19,806	\$24,254	\$24,254	\$27,338
(50044) Pepra Member Retirement	\$3,787	\$11,166	\$11,166	\$11,322
(50046) Pepra Member Ual Pmts	\$442	\$603	\$603	\$614
(50050) City Paid Benefits	\$4,153	\$2,990	\$2,990	\$2,990
(50052) Worker's Compensation	\$6,145	\$6,124	\$6,124	\$7,050
(50054) Short/Long Term Disability	\$873	\$3,003	\$3,003	\$3,086
(50056) Medicare Expense	\$2,850	\$4,354	\$4,354	\$4,475
(50060) Benefit Allotment	\$33,296	\$50,676	\$50,676	\$62,316
(50072) Auto Allowance	\$666	\$666	\$666	\$666
(50074) Technology Allowance	\$360	\$360	\$360	\$360
PERSONNEL SERVICES TOTAL	\$289,551	\$436,674	\$421,674	\$464,454
Operating Exp	\$321	\$0	\$0	\$0
Professional Svcs				
(54400) PS - Engineering	\$60,290	\$130,500	\$130,500	\$130,500
(54410) PS - Traffic	\$54,613	\$115,000	\$115,000	\$115,000
(54420) PS - Plan Checking	\$328	\$20,000	\$20,000	\$20,000
(54430) PS - Soils/Surveying	\$0	\$20,000	\$20,000	\$30,000
(54440) PS - Inspection	\$0	\$10,300	\$10,300	\$5,300
PROFESSIONAL SVCS TOTAL	\$115,230	\$295,800	\$295,800	\$300,800
TOTAL	\$405,102	\$732,474	\$717,474	\$765,254

POSITION ALLOCATION FUNDING DETAIL

100615 - Engineering

Position Name	2027
Allocated FTE Count	
Public Works Inspector	1
Public Works Manager/Assistant City Engineer	0.15
Engineering Technician	0.3
Associate Engineer	0.5
Senior Public Works Inspector	0.4
Public Works Director/City Engineer	0.15
Administrative Coordinator	0.2
ALLOCATED FTE COUNT	2.7

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

630 - PARKS & FACILITIES MAINTENANCE

DIVISION OVERVIEW

The Public Works Department is committed to providing for the efficient operation of public works systems and programs. The vital services include: planning, designing, constructing, and monitoring the City's roadways and sidewalk infrastructure as well as sewer and storm drain systems; overseeing traffic management/control systems and traffic signal timing programs; maintaining and repairing all City buildings and fleet of vehicles and equipment; maintaining public parks/public property and Landscape Assessment Districts' medians, parkways, mini parks, slopes, and open space; managing the engineering design and construction of the City's robust capital improvements program; reviewing/planning and permitting land development activities and subdivisions; and managing environmental programs such as the National Pollutant Discharge Elimination System (NPDES).



BUDGET DETAIL

100630 - Parks & Facilities Maintenance

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services				
(50010) Salaries	\$406,253	\$387,466	\$387,466	\$401,120
(50020) Over Time Wages	\$1,619	\$8,000	\$8,000	\$8,000
(50030) Part-Time Wages	\$0	\$16,848	\$0	\$16,848
(50040) Classic Member Retirement	\$37,547	\$35,532	\$35,532	\$36,807
(50042) Classic Member Ual Pmts	\$23,266	\$28,042	\$28,042	\$31,608
(50044) Pepra Member Retirement	\$15,676	\$15,180	\$15,180	\$15,661
(50046) Pepra Member Ual Pmts	\$698	\$819	\$819	\$849
(50050) City Paid Benefits	\$6,100	\$3,499	\$3,499	\$3,499
(50052) Worker's Compensation	\$10,399	\$9,593	\$9,593	\$11,071
(50054) Short/Long Term Disability	\$1,821	\$3,752	\$3,752	\$3,887
(50056) Medicare Expense	\$6,163	\$5,864	\$5,864	\$5,880
(50060) Benefit Allotment	\$80,758	\$77,508	\$77,508	\$81,738
(50072) Auto Allowance	\$222	\$222	\$222	\$222
(50074) Technology Allowance	\$120	\$120	\$120	\$120
PERSONNEL SERVICES TOTAL	\$590,644	\$592,445	\$575,597	\$617,310
Supplies				
(51200) Operating Supplies	\$32,989	\$45,700	\$45,700	\$40,200
(51300) Small Tools & Equipment	\$4,998	\$5,000	\$5,000	\$10,000
SUPPLIES TOTAL	\$37,988	\$50,700	\$50,700	\$50,200
Operating Exp				
(52210) Electric Utility Expenditure	\$53,891	\$58,000	\$58,000	\$61,000
(52215) Gas Utility Expenditure	\$2,459	\$5,200	\$5,200	\$3,500
(52220) Water Utility Expenditure	\$416,906	\$314,700	\$314,700	\$264,700
(52300) Rental/Lease - Equipmnt	\$7,497	\$7,500	\$7,500	\$7,500
(52320) Maint Of Grounds/Buildings	\$241,073	\$215,500	\$215,500	\$216,500
(52400) Membership & Dues	\$1,098	\$1,450	\$1,450	\$1,500
(52415) Conferences	\$1,820	\$5,000	\$5,000	\$5,000
OPERATING EXP TOTAL	\$724,744	\$607,350	\$607,350	\$559,700
Contract Services				
(55000) Cs - Contract Services	\$6,264	\$0	\$0	\$0
(55505) Cs - Pw Contract Services	\$290,162	\$422,500	\$515,500	\$595,260
CONTRACT SERVICES TOTAL	\$296,426	\$422,500	\$515,500	\$595,260
Capital Outlay Exp				
(56110) Buildings/Facilities Exp	\$5,314	\$0	\$0	\$0
(56116) Equipment	\$37,089	\$40,000	\$40,000	\$42,000
CAPITAL OUTLAY EXP TOTAL	\$42,402	\$40,000	\$40,000	\$42,000
TOTAL	\$1,692,203	\$1,712,995	\$1,789,147	\$1,864,470

POSITION ALLOCATION FUNDING DETAIL

100630 - Parks & Facilities Maintenance

Position Name	2027
Allocated FTE Count	
Parks & Maintenance Superintendent	0.5
Public Works Manager/Assistant City Engineer	0.05
Maintenance Worker (PT)	0.45
Facilities Maintenance Supervisor	0.85
Public Works Director/City Engineer	0.05
Facilities & Asset Maintenance Technician	0.5
Senior Maintenance Worker	0.7
Administrative Coordinator	0.875
ALLOCATED FTE COUNT	3.975

DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

645 - LANDSCAPE MAINTENANCE

DIVISION OVERVIEW

The Public Works Department is committed to providing for the efficient operation of public works systems and programs. The vital services include: planning, designing, constructing, and monitoring the City's roadways and sidewalk infrastructure as well as sewer and storm drain systems; overseeing traffic management/control systems and traffic signal timing programs; maintaining and repairing all City buildings and fleet of vehicles and equipment; maintaining public parks/public property and Landscape Assessment Districts' medians, parkways, mini parks, slopes, and open space; managing the engineering design and construction of the City's robust capital improvements program; reviewing/planning and permitting land development activities and subdivisions; and managing environmental programs such as the National Pollutant Discharge Elimination System (NPDES).



BUDGET DETAIL

100645 - Landscape Maintenance

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Contract Services				
(55522) Cs - Tree Maintenance	\$323,566	\$378,800	\$378,800	\$328,800
(55528) Cs - Pkwy/Vegetation Control	\$37,356	\$44,000	\$44,000	\$0
CONTRACT SERVICES TOTAL	\$360,922	\$422,800	\$422,800	\$328,800
TOTAL	\$360,922	\$422,800	\$422,800	\$328,800

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

655 - ROAD MAINTENANCE

DIVISION OVERVIEW

The Public Works Department is committed to providing for the efficient operation of public works systems and programs. The vital services include: planning, designing, constructing, and monitoring the City's roadways and sidewalk infrastructure as well as sewer and storm drain systems; overseeing traffic management/control systems and traffic signal timing programs; maintaining and repairing all City buildings and fleet of vehicles and equipment; maintaining public parks/public property and Landscape Assessment Districts' medians, parkways, mini parks, slopes, and open space; managing the engineering design and construction of the City's robust capital improvements program; reviewing/planning and permitting land development activities and subdivisions; and managing environmental programs such as the National Pollutant Discharge Elimination System (NPDES).



BUDGET DETAIL

100655 - Road Maintenance

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services				
(50010) Salaries	\$333,123	\$357,016	\$342,016	\$364,658
(50020) Over Time Wages	\$2,926	\$3,500	\$3,500	\$3,500
(50040) Classic Member Retirement	\$35,769	\$37,349	\$37,349	\$38,689
(50042) Classic Member Ual Pmts	\$24,244	\$29,479	\$29,479	\$33,227
(50044) Pepra Member Retirement	\$11,245	\$12,425	\$12,425	\$12,897
(50046) Pepra Member Ual Pmts	\$560	\$670	\$670	\$698
(50050) City Paid Benefits	\$7,642	\$3,174	\$3,174	\$3,174
(50052) Worker's Compensation	\$10,324	\$9,657	\$9,657	\$11,229
(50054) Short/Long Term Disability	\$1,500	\$3,505	\$3,505	\$3,641
(50056) Medicare Expense	\$4,889	\$5,182	\$5,182	\$5,279
(50060) Benefit Allotment	\$66,806	\$71,949	\$71,949	\$75,879
(50072) Auto Allowance	\$444	\$444	\$444	\$444
(50074) Technology Allowance	\$240	\$240	\$240	\$240
PERSONNEL SERVICES TOTAL	\$499,711	\$534,590	\$519,590	\$553,555
Supplies				
(51200) Operating Supplies	\$2,022	\$3,000	\$3,000	\$3,000
(51250) Road Maintenance Supplies	\$36,071	\$70,000	\$70,000	\$50,000
(51300) Small Tools & Equipment	\$2,286	\$10,000	\$10,000	\$5,000
SUPPLIES TOTAL	\$40,380	\$83,000	\$83,000	\$58,000
Operating Exp				
(52210) Electric Utility Expenditure	\$117,124	\$132,000	\$132,000	\$132,000
(52300) Rental/Lease - Equipmnt	\$10,021	\$15,000	\$15,000	\$15,000
(52310) Equipment Maintenance	\$5,911	\$6,000	\$6,000	\$6,000
OPERATING EXP TOTAL	\$133,056	\$153,000	\$153,000	\$153,000
Contract Services				
(55510) Cs - Street Sweeping	\$194,525	\$210,000	\$210,000	\$203,000
(55512) Cs - Road Maintenance	\$898,740	\$898,000	\$898,000	\$785,000
(55528) Cs - Pkwy/Vegetation Control	\$114,459	\$160,000	\$160,000	\$160,000
(55530) Cs - Right Of Way Clean Up	\$51,531	\$65,000	\$65,000	\$65,000
(55536) Cs - Traffic Signal Maint	\$50,771	\$94,000	\$94,000	\$94,000
CONTRACT SERVICES TOTAL	\$1,310,026	\$1,427,000	\$1,427,000	\$1,307,000
TOTAL	\$1,983,173	\$2,197,590	\$2,182,590	\$2,071,555

POSITION ALLOCATION FUNDING DETAIL

100655 - Road Maintenance

Position Name	2027
Allocated FTE Count	
Public Works Maintenance Superintendent-Streets	0.975
Public Works Manager/Assistant City Engineer	0.1
Engineering Technician	0.3
Senior Public Works Inspector	0.35
Public Works Director/City Engineer	0.1
Facilities & Asset Maintenance Technician	0.475
Senior Maintenance Worker	0.975
ALLOCATED FTE COUNT	3.275

DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

TOTAL TRANSFERS IN

Total Transfers In

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(49100) Transfer In - General Fd	\$3,465,674	\$1,595,375	\$3,146,860	\$2,287,111
(49102) Transfer In - Law Enforcement	\$35,837	\$50,000	\$50,000	\$50,000
(49104) Transfer In - Tech Reserve	\$705,000	\$250,000	\$250,000	\$0
(49105) Transfer In - Opeb Reserve	\$88,000	\$88,000	\$88,000	\$88,000
(49201) Transfer In - Measure W	\$245,159	\$0	\$85,293	\$0
(49202) Transfer In - Rmra Fund	\$3,779,186	\$0	\$0	\$0
(49203) Transfer In - Measure M	\$925,803	\$0	\$24,781	\$0
(49204) Transfer In - Measure R	\$662,494	\$0	\$224,820	\$0
(49205) Transfer In - Gas Tax Fd	\$1,521,653	\$1,435,000	\$1,435,000	\$1,435,000
(49206) Transfer In - Prop A	\$38,947	\$0	\$0	\$0
(49207) Transfer In - Prop C	\$2,431,551	\$0	\$0	\$0
(49209) Transfer In - Tda/Trails Fund	\$26,439	\$0	\$5,080	\$0
(49225) Transfer In - Cdbg Fund	\$101,421	\$0	\$0	\$0
(49250) Transfer In - Ab939	\$0	\$10,000	\$10,000	\$10,000
(49251) Transfer In - Ab2766	\$0	\$0	\$0	\$35,000
(49252) Transfer In-Waste Hauler	\$140,871	\$0	\$0	\$0
(49262) Transfer In - Park Development	\$1,355,309	\$0	\$509,641	\$0
(49270) Transfer In - Peg Fees	\$400,744	\$0	\$0	\$0
(49280) Transfer In - Cops Fund	\$152,500	\$152,500	\$152,500	\$152,500
(49501) Transfer In - Self Insurance	\$0	\$100,000	\$100,000	\$0
(49504) Transfer In -Building/Facility	\$10,000	\$0	\$0	\$0
TOTAL	\$16,086,588	\$3,680,875	\$6,081,975	\$4,057,611

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

TOTAL TRANSFERS OUT

Total Transfers Out

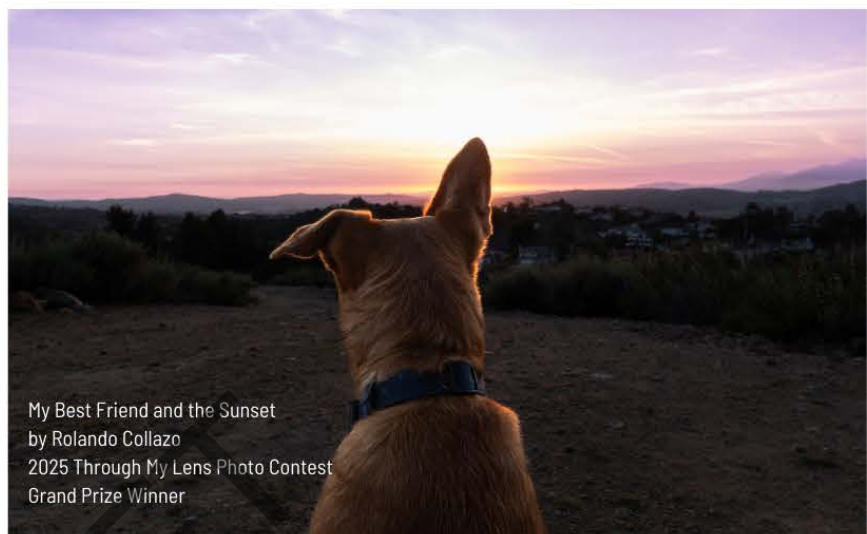
	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(59107) Transfer Out - Homelessness Response Fund	\$50,000	\$50,000	\$50,000	\$25,000
(59100) Transfer Out - General Fund	\$1,484,686	\$1,647,500	\$1,647,500	\$1,647,500
(59101) Transfer Out - Com Org Fund	\$11,850	\$20,000	\$20,000	\$10,000
(59102) Transfer Out - Law Enforcement	\$263,609	\$0	\$0	\$0
(59103) Transfer Out - General Plan Reserve	\$58,000	\$0	\$0	\$0
(59104) Transfer Out - Tech Reserve Fd	\$100,000	\$100,000	\$100,000	\$100,000
(59106) Transfer Out - Covid19 Fund	\$0	\$0	\$106,000	\$0
(59105) Transfer Out - OPEB Res Fund	\$40,000	\$44,000	\$44,000	\$44,000
(59238) Transfer Out - Llad #38	\$0	\$217,326	\$525,803	\$88,879
(59239) Transfer Out - Llad #39	\$44,037	\$45,535	\$45,535	\$42,533
(59241) Transfer Out-Llad #41	\$11,955	\$12,314	\$12,314	\$17,392
(59248) Transfer Out - Tres Hermanos	\$95,473	\$80,000	\$80,000	\$120,000
(59256) Transfer Out - Haz Elim Grant	\$0	\$0	\$0	\$56,000
(59301) Transfer Out - Cip Fund	\$11,359,263	\$0	\$1,986,628	\$0
(59401) Transfer Out - Debt Service	\$717,935	\$729,700	\$729,700	\$726,000
(59501) Transfer Out - Self Insurance	\$580,000	\$0	\$0	\$820,807
(59502) Transfer Out - Vehicle Repl Fund	\$269,000	\$296,500	\$296,500	\$171,500
(59503) Transfer Out-Computer Equip Fund	\$758,580	\$250,000	\$250,000	\$0
(59504) Transfer Out - Building Fund	\$154,200	\$100,000	\$100,000	\$100,000
(59601) Transfer Out - OPEB Trust	\$88,000	\$88,000	\$88,000	\$88,000
TOTAL	\$16,086,588	\$3,680,875	\$6,081,980	\$4,057,611



Heart of the Hillside by Raymond Wong
2025 Through My Lens Photo Contest Winner



Graduation by Ruiqi Wang
2025 Through My Lens Photo Contest Winner



My Best Friend and the Sunset
by Rolando Collazo
2025 Through My Lens Photo Contest
Grand Prize Winner



Bee the Sunshine by Edison Rodriguez
2025 Through My Lens Photo Contest Winner



Dreamboats in Action by Kin Man Wong
2025 Through My Lens Photo Contest Winner



Summer Pup by Emily Becerra
2025 Through My Lens Photo Contest Winner

City of Diamond Bar Budget

Fiscal Year 26/27

PERSONNEL SUMMARY

FY 2026/27 Proposed Budget

Includes two (2) reclassifications:

- Parks & Recreation Department: (1) Part Time (PT) Pre-School Teacher to PT Recreation Specialist
- Public Works Department: (1) PT Public Works Inspector to PT Engineering Technician

FY 2025/26 Revised Budget

Includes one (1) reclassification:

- Human Resources Department: (1) Human Resources & Risk Manager to Human Resources & Risk Director

FY 2025/26 Adopted Budget

No personnel changes for adopted FY 2025/26

FY 2024/25 Revised Budget

Includes two (2) additional new full-time positions:

- Public Works Department: (1) Management Analyst
- Parks & Recreation Department: (1) Recreation Coordinator

Includes three (3) reclassifications:

- Finance Department: (1) Accountant to Senior Accountant
- Human Resources Department: (1) Human Resources Technician to Senior Human Resources Technician
- Community Relations Division: (1) Senior Community Relations Coordinator to Community Relations Coordinator

Full-Time Budgeted Positions	Revised Budget FY 2024-25	Adopted Budget FY 2025-26	Revised Budget FY 2025-26	Adopted Budget FY 2026-27
Accountant	1.00	-	-	-
Accounting Technician	1.00	1.00	1.00	1.00
Administrative Assistant	1.00	1.00	1.00	1.00
Administrative Coordinator	5.00	5.00	5.00	5.00
Assistant City Manager	1.00	1.00	1.00	1.00
Assistant to the City Manager	1.00	1.00	1.00	1.00
Associate Engineer	2.00	2.00	2.00	2.00
Associate Planner	1.00	1.00	1.00	1.00
City Clerk	1.00	1.00	1.00	1.00
City Manager	1.00	1.00	1.00	1.00
Community Development Director	1.00	1.00	1.00	1.00
Community Relations Coordinator	1.00	1.00	1.00	1.00
Community Relations Manager	1.00	1.00	1.00	1.00
Council Member	5.00	5.00	5.00	5.00
Engineering Technician	1.00	1.00	1.00	1.00
Facilities & Asset Maintenance Technician	1.00	1.00	1.00	1.00
Facilities Maintenance Supervisor	2.00	2.00	2.00	2.00
Finance Director	1.00	1.00	1.00	1.00
Finance Supervisor	1.00	1.00	1.00	1.00
Human Resources & Risk Director	-	-	1.00	1.00
Human Resources & Risk Manager	1.00	1.00	-	-
Human Resources Technician	1.00	-	-	-
Information Systems Director	1.00	1.00	1.00	1.00
Maintenance Worker	-	-	-	-
Management Analyst	4.00	4.00	4.00	4.00
Media Specialist	1.00	2.00	2.00	2.00

Full-Time Budgeted Positions	Revised Budget FY 2024-25	Adopted Budget FY 2025-26	Revised Budget FY 2025-26	Adopted Budget FY 2026-27
Neighborhood Improvement Officer	1.00	1.00	1.00	1.00
Network/Systems Administrator	2.00	2.00	2.00	2.00
Network/Systems Technician	1.00	1.00	1.00	1.00
Parks & Recreation Director	1.00	1.00	1.00	1.00
Permit Services Coordinator	1.00	1.00	1.00	1.00
Permit Technician	2.00	2.00	2.00	2.00
Planning Manager	1.00	1.00	1.00	1.00
Principal Management Analyst	1.00	1.00	1.00	1.00
Public Information Coordinator	-	-	-	-
Public Information Manager	-	-	-	-
Public Works Director/City Engineer	1.00	1.00	1.00	1.00
Public Works Inspector	1.00	1.00	1.00	1.00
Public Works Maintenance Superintendant - Parks	1.00	1.00	1.00	1.00
Public Works Maintenance Superintendant - Streets	1.00	1.00	1.00	1.00
Public Works Manager/ Assistant City Engineer	1.00	1.00	1.00	1.00
Recreation Coordinator	7.00	7.00	7.00	7.00
Recreation Specialist	-	-	-	-
Recreation Specialist - DBC	-	-	-	-
Recreation Specialist - Seniors	-	-	-	-
Recreation Specialist -Sports	-	-	-	-
Recreation Superintendant	1.00	1.00	1.00	1.00
Recreation Supervisor	2.00	2.00	2.00	2.00
Senior Accountant	-	1.00	1.00	1.00
Senior Accounting Technician	2.00	2.00	2.00	2.00
Senior Human Resources Technician	-	1.00	1.00	1.00
Senior Community Relations Coordinator	1.00	-	-	-
Senior Maintenance Worker	3.00	3.00	3.00	3.00
Senior Neighborhood Improvement Officer	2.00	2.00	2.00	2.00
Senior Office Specialist	-	-	-	-
Senior Planner	1.00	1.00	1.00	1.00
Senior Public Works Inspector	1.00	1.00	1.00	1.00
Grand Total	72.00	72.00	72.00	72.00

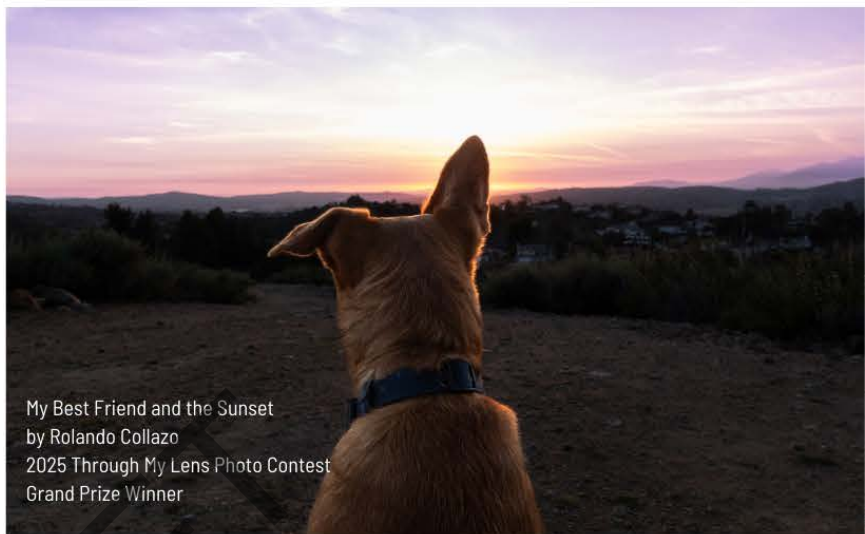
Part-Time Budgeted Positions	Revised Budget FY 2024-25	Adopted Budget FY 2025-26	Revised Budget FY 2025-26	Adopted Budget FY 2026-27
Administrative Intern	1.75	1.75	1.75	1.75
Assistant Pre-School Teacher	-	-	-	-
Engineering Technician	-	-	-	-
Maintenance Worker	0.45	-	-	-
Pre-School Teacher	0.75	0.75	0.75	-
Public Works Inspector	-	-	-	-
Recreation Specialist	-	-	-	0.75
Grand Total	2.95	2.50	2.50	2.50



Heart of the Hillside by Raymond Wong
2025 Through My Lens Photo Contest Winner



Graduation by Ruiqi Wang
2025 Through My Lens Photo Contest Winner



My Best Friend and the Sunset
by Rolando Collazo
2025 Through My Lens Photo Contest
Grand Prize Winner



Bee the Sunshine by Edison Rodriguez
2025 Through My Lens Photo Contest Winner



Dreamboats in Action by Kin Man Wong
2025 Through My Lens Photo Contest Winner

Special Funds



Summer Pup by Emily Becerra
2025 Through My Lens Photo Contest Winner

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

101 - COMMUNITY ORGANIZATION SUPPORT FUND

FUND DESCRIPTION

This fund was established in FY 1997/1998 to account for transfers and expenditures related to the City Council's policy to support various non profit community organizations which are of a benefit to the City. The City has continued this program to show their ever-increasing interest and support of the City's non-profit community organizations.

BUDGET DETAIL

101 - Community Organization Support Fund

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
Interfund Transfers				
(49100) Transfer In - General Fd	\$11,850	\$20,000	\$20,000	\$10,000
INTERFUND TRANSFERS TOTAL	\$11,850	\$20,000	\$20,000	\$10,000
REVENUES TOTAL	\$11,850	\$20,000	\$20,000	\$10,000
Expenses				
Operating Exp				
(52600) Contributions - Comm Grps	\$11,850	\$20,000	\$20,000	\$10,000
OPERATING EXP TOTAL	\$11,850	\$20,000	\$20,000	\$10,000
EXPENSES TOTAL	\$11,850	\$20,000	\$20,000	\$10,000
REVENUES LESS EXPENSES	\$0	\$0	\$0	\$0

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

102 - LAW ENFORCEMENT RESERVE FUND

FUND DESCRIPTION

This fund was established in FY 2012/2013 to incorporate a method to fund future increases in the Sheriff's Department contract and the Liability Trust Fund. The primary revenue source in this fund is from annual savings realized in the law enforcement budget in the General Fund.

BUDGET DETAIL

102 - Law Enforcement Reserve Fund

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues	\$325,690	\$0	\$0	\$0
Expenses				
Capital Outlay Exp	\$0	\$0	\$32,268	\$0
Interfund Transfer Out				
(59100) Transfer Out - General Fund	\$35,837	\$50,000	\$50,000	\$50,000
INTERFUND TRANSFER OUT TOTAL	\$35,837	\$50,000	\$50,000	\$50,000
EXPENSES TOTAL	\$35,837	\$50,000	\$82,268	\$50,000
REVENUES LESS EXPENSES	\$289,853	-\$50,000	-\$82,268	-\$50,000

City of Diamond Bar Budget

Fiscal Year 25/26

www.diamondbarca.gov

103 - GENERAL PLAN UPDATE FUND

FUND DESCRIPTION

This fund was created in FY 2014/2015 to establish an allocation of resources needed to fund the preparation of a comprehensive update to the City's General Plan.

BUDGET DETAIL

103 - General Plan Update Fund

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues	\$80,898	\$0	\$0	\$0
Expenses				
Supplies				
(51200) Operating Supplies	\$0	\$1,000	\$1,000	\$1,000
SUPPLIES TOTAL	\$0	\$1,000	\$1,000	\$1,000
Operating Exp				
(52110) Printing	\$0	\$2,500	\$3,500	\$2,500
(52160) Advertising	\$0	\$2,500	\$3,500	\$2,500
(52170) Postage	\$0	\$6,000	\$6,000	\$6,000
OPERATING EXP TOTAL	\$0	\$11,000	\$13,000	\$11,000
Professional Svcs				
(54900) PS - Other Prof Svcs	\$209,467	\$0	\$172,482	\$0
PROFESSIONAL SVCS TOTAL	\$209,467	\$0	\$172,482	\$0
EXPENSES TOTAL	\$209,467	\$12,000	\$186,482	\$12,000
REVENUES LESS EXPENSES	-\$128,569	-\$12,000	-\$186,482	-\$12,000

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

104 - TECHNOLOGY RESERVE FUND

FUND DESCRIPTION

This fund was created in FY 2015/2016 to establish an allocation of resources needed to fund the future replacement of a variety of hardware and software platforms throughout the City.

BUDGET DETAIL

Tech Reserve Fund

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
Building Fees				
(48020) Plan Check Fees-Bldg/Sfty	-\$114	\$0	\$0	\$0
(48030) Permit System Replacement	\$50,919	\$74,000	\$74,000	\$290,000
BUILDING FEES TOTAL	\$50,804	\$74,000	\$74,000	\$290,000
Investment Income				
(48500) Investment Earnings	\$20,726	\$0	\$0	\$0
(48510) Unrealized Gain/Loss Fmv	\$10,337	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$31,063	\$0	\$0	\$0
Interfund Transfers				
(49100) Transfer In - General Fd	\$100,000	\$100,000	\$100,000	\$100,000
INTERFUND TRANSFERS TOTAL	\$100,000	\$100,000	\$100,000	\$100,000
REVENUES TOTAL	\$181,867	\$174,000	\$174,000	\$390,000
Expenses				
Interfund Transfer Out				
(59503) Transfer Out-Computer Equip Fund	\$705,000	\$250,000	\$250,000	\$0
INTERFUND TRANSFER OUT TOTAL	\$705,000	\$250,000	\$250,000	\$0
EXPENSES TOTAL	\$705,000	\$250,000	\$250,000	\$0
REVENUES LESS EXPENSES	-\$523,133	-\$76,000	-\$76,000	\$390,000

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

105 - OTHER POST EMPLOYMENT BENEFITS (OPEB) RESERVE FUND

FUND DESCRIPTION

This fund was created in FY 2014/2015 to establish an allocation of resources needed to fund the Other Post Employment Benefits (OPEB) unfunded liability.

BUDGET DETAIL (REVENUES)

105 - OPEB Fund Official (Revenues)

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Investment Income				
(48500) Investment Earnings	\$10,492	\$0	\$0	\$0
(48510) Unrealized Gain/Loss Fmv	\$5,233	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$15,725	\$0	\$0	\$0
Interfund Transfers				
(49100) Transfer In - General Fd	\$40,000	\$44,000	\$44,000	\$44,000
INTERFUND TRANSFERS TOTAL	\$40,000	\$44,000	\$44,000	\$44,000
TOTAL	\$55,725	\$44,000	\$44,000	\$44,000

BUDGET DETAIL (EXPENSES)

105 - OPEB Fund Official (Expenses)

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Personnel Services				
(50048) Post Emplmtn Benefit (OPEB)	\$21,889	\$22,000	\$22,000	\$22,000
PERSONNEL SERVICES TOTAL	\$21,889	\$22,000	\$22,000	\$22,000
Interfund Transfer Out				
(59601) Transfer Out - OPEB Trust	\$88,000	\$88,000	\$88,000	\$88,000

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
INTERFUND TRANSFER OUT TOTAL	\$88,000	\$88,000	\$88,000	\$88,000
TOTAL	\$109,889	\$110,000	\$110,000	\$110,000

DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

107 - HOMELESSNESS RESPONSE FUND

FUND DESCRIPTION

Special Fund 107 was established in Fiscal Year 2023-24 to centralize the City's revenues and expenses related to homelessness response.

BUDGET DETAIL

107 - Homelessness Response Fund

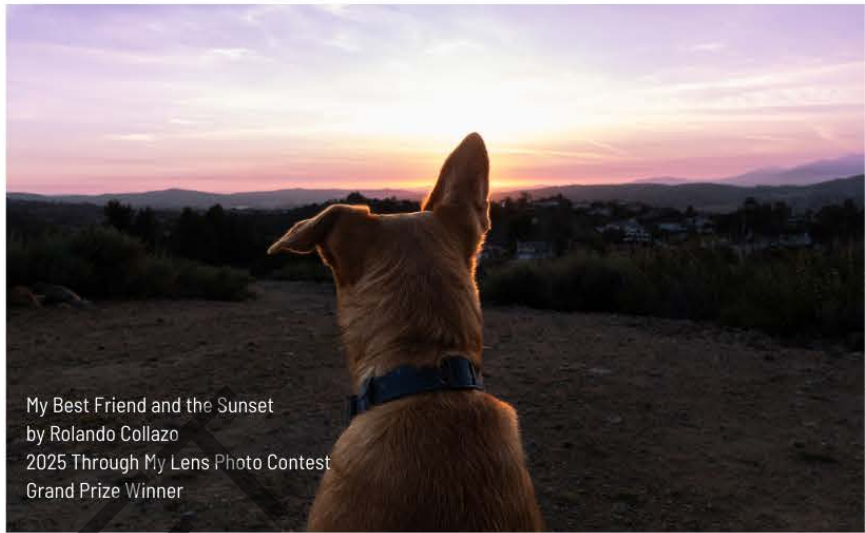
	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
Investment Income	\$125	\$0	\$0	\$0
Interfund Transfers				
(49100) Transfer In - General Fd	\$50,000	\$50,000	\$50,000	\$25,000
INTERFUND TRANSFERS TOTAL	\$50,000	\$50,000	\$50,000	\$25,000
REVENUES TOTAL	\$50,125	\$50,000	\$50,000	\$25,000
Expenses				
Contract Services				
(55000) Cs - Contract Services	\$22,145	\$50,000	\$50,000	\$25,000
CONTRACT SERVICES TOTAL	\$22,145	\$50,000	\$50,000	\$25,000
EXPENSES TOTAL	\$22,145	\$50,000	\$50,000	\$25,000
REVENUES LESS EXPENSES	\$27,979	\$0	\$0	\$0



Heart of the Hillside by Raymond Wong
2025 Through My Lens Photo Contest Winner



Graduation by Ruiqi Wang
2025 Through My Lens Photo Contest Winner



My Best Friend and the Sunset
by Rolando Collazo
2025 Through My Lens Photo Contest
Grand Prize Winner



Bee the Sunshine by Edison Rodriguez
2025 Through My Lens Photo Contest Winner

Special Revenue Funds



Dreamboats in Action by Kin Man Wong
2025 Through My Lens Photo Contest Winner



Summer Pup by Emily Becerra
2025 Through My Lens Photo Contest Winner

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

201 - MEASURE W LOCAL RETURN FUND

FUND DESCRIPTION

Approved by the voters on November 6, 2018, Measure W provides for a 2.5 cents per square foot of “impermeable surface” assessment on the property tax bill to fund projects that improve water quality. This fund accounts for the local return of 40% that is remitted by the County to the City of the total assessments received from Diamond Bar property tax payers. The County retains the remaining amount which is used to fund water quality improvement projects at the regional level.

POSITION FUNDING ALLOCATION DETAIL

201 - Measure W

Position Name	2027
Allocated FTE Count	
Management Analyst	0.45
Public Works Manager/Assistant City Engineer	0.1
Engineering Technician	0.1
Associate Engineer	0.2
Senior Public Works Inspector	0.1
Public Works Director/City Engineer	0.1
ALLOCATED FTE COUNT	1.05

BUDGET DETAIL

201 - Measure W Official

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
County Revenue				
(44050) Measure W Revenue	\$842,223	\$838,000	\$838,000	\$838,000
COUNTY REVENUE TOTAL	\$842,223	\$838,000	\$838,000	\$838,000
Investment Income				

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(48500) Investment Earnings	\$64,032	\$0	\$0	\$0
(48510) Unrealized Gain/Loss Fmv	\$31,934	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$95,966	\$0	\$0	\$0
REVENUES TOTAL	\$938,189	\$838,000	\$838,000	\$838,000
Expenses				
Personnel Services				
(50010) Salaries	\$94,670	\$134,354	\$134,354	\$138,426
(50040) Classic Member Retirement	\$9,622	\$11,433	\$11,433	\$11,843
(50042) Classic Member Ual Pmts	\$7,425	\$9,026	\$9,026	\$10,174
(50044) Pepra Member Retirement	\$3,406	\$5,823	\$5,823	\$5,942
(50046) Pepra Member Ual Pmts	\$99	\$115	\$115	\$115
(50050) City Paid Benefits	\$1,540	\$1,162	\$1,162	\$1,162
(50052) Worker's Compensation	\$0	\$2,206	\$2,206	\$2,541
(50054) Short/Long Term Disability	\$383	\$1,326	\$1,326	\$1,365
(50056) Medicare Expense	\$1,418	\$1,923	\$1,923	\$1,980
(50060) Benefit Allotment	\$15,092	\$23,004	\$23,004	\$24,264
(50072) Auto Allowance	\$444	\$444	\$444	\$444
(50074) Technology Allowance	\$240	\$240	\$240	\$240
PERSONNEL SERVICES TOTAL	\$134,339	\$191,056	\$191,056	\$198,496
Professional Svcs				
(54010) PS - Accounting & Auditing	\$0	\$0	\$7,400	\$8,000
(54200) PS - Environmental Services	\$178,524	\$284,500	\$284,500	\$284,500
PROFESSIONAL SVCS TOTAL	\$178,524	\$284,500	\$291,900	\$292,500
Contract Services				
(55505) Cs - Pw Contract Services	\$3,750	\$15,000	\$15,000	\$15,000
(55530) Cs - Right Of Way Clean Up	\$90,697	\$105,000	\$105,000	\$105,000
CONTRACT SERVICES TOTAL	\$94,447	\$120,000	\$120,000	\$120,000
CIP Capital Projects	\$0	\$0	\$1,280,000	\$700,000
Interfund Transfer Out				
(59301) Transfer Out - Cip Fund	\$245,159	\$0	\$85,293	\$0
INTERFUND TRANSFER OUT TOTAL	\$245,159	\$0	\$85,293	\$0
EXPENSES TOTAL	\$652,469	\$595,556	\$1,968,249	\$1,310,996
REVENUES LESS EXPENSES	\$285,720	\$242,444	-\$1,130,249	-\$472,996

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

202 - ROAD MAINTENANCE AND REHABILITATION FUND

FUND DESCRIPTION

Senate Bill 1 (SB-1), the Road Repair and Accountability Act of 2017 was signed into law in April 2017 in order to address the significant multi-modal transportation funding shortfalls statewide. SB-1 prioritizes funding towards maintenance, rehabilitation and safety improvements on state highways, local streets and roads, and bridges, and to improve the State's trade corridors, transit and active transportation facilities.

BUDGET DETAIL

202 - Road Maintenance & Rehabilitation

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
State Revenue				
(43080) Rmra (Sb-1) - Road Maint Rehab	\$1,499,672	\$1,488,368	\$1,488,368	\$1,541,956
STATE REVENUE TOTAL	\$1,499,672	\$1,488,368	\$1,488,368	\$1,541,956
Investment Income				
(48500) Investment Earnings	\$133,234	\$12,900	\$12,900	\$12,900
(48510) Unrealized Gain/Loss Fmv	\$66,447	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$199,681	\$12,900	\$12,900	\$12,900
REVENUES TOTAL	\$1,699,353	\$1,501,268	\$1,501,268	\$1,554,856
Expenses				
CIP Capital Projects	\$79,126	\$1,500,000	\$2,720,874	\$1,500,000
Interfund Transfer Out				
(59301) Transfer Out - Cip Fund	\$3,779,186	\$0	\$0	\$0
INTERFUND TRANSFER OUT TOTAL	\$3,779,186	\$0	\$0	\$0
EXPENSES TOTAL	\$3,858,312	\$1,500,000	\$2,720,874	\$1,500,000
REVENUES LESS EXPENSES	-\$2,158,959	\$1,268	-\$1,219,606	\$54,856

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

203 - MEASURE M LOCAL RETURN FUND

FUND DESCRIPTION

Approved by the voters on November 8, 2016, the Measure M half-cent sales tax increase will fund projects that will improve local streets, repair potholes and improve traffic flow/safety.

POSITION FUNDING ALLOCATION DETAIL

203 - Measure M

Position Name	2027
Allocated FTE Count	
Management Analyst	0.15
ALLOCATED FTE COUNT	0.15

BUDGET DETAIL

203 - Measure M Official

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
County Revenue				
(44030) Measure M Revenue	\$987,030	\$972,722	\$972,722	\$988,477
COUNTY REVENUE TOTAL	\$987,030	\$972,722	\$972,722	\$988,477
Investment Income				
(48500) Investment Earnings	\$53,712	\$7,400	\$7,400	\$8,000
(48510) Unrealized Gain/Loss Fmv	\$26,787	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$80,499	\$7,400	\$7,400	\$8,000
REVENUES TOTAL	\$1,067,529	\$980,122	\$980,122	\$996,477
Expenses				
Personnel Services				
(50010) Salaries	\$17,318	\$15,375	\$15,375	\$15,928
(50044) Pepra Member Retirement	\$1,365	\$1,238	\$1,238	\$1,278

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(50050) City Paid Benefits	\$199	\$167	\$167	\$167
(50052) Worker's Compensation	\$0	\$133	\$133	\$153
(50054) Short/Long Term Disability	\$62	\$154	\$154	\$160
(50056) Medicare Expense	\$277	\$223	\$223	\$231
(50060) Benefit Allotment	\$3,919	\$3,276	\$3,276	\$3,456
PERSONNEL SERVICES TOTAL	\$23,139	\$20,566	\$20,566	\$21,373
CIP Capital Projects	\$0	\$1,343,000	\$1,913,000	\$1,000,000
Interfund Transfer Out				
(59301) Transfer Out - Cip Fund	\$925,803	\$0	\$24,781	\$0
INTERFUND TRANSFER OUT TOTAL	\$925,803	\$0	\$24,781	\$0
EXPENSES TOTAL	\$948,943	\$1,363,566	\$1,958,347	\$1,021,373
REVENUES LESS EXPENSES	\$118,586	-\$383,444	-\$978,225	-\$24,896

DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

204 - MEASURE R FUND

FUND DESCRIPTION

The Measure R Local Return program funds are to be used for major street resurfacing, rehabilitation, and reconstruction; pothole repair; left turn signals; bikeways; pedestrian improvements; streetscapes; signal synchronization; & transit.

POSITION FUNDING ALLOCATION DETAIL

204 - Measure R

Position Name	2027
Allocated FTE Count	
Management Analyst	0.15
ALLOCATED FTE COUNT	0.15

BUDGET DETAIL

204 - Measure R Official

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
County Revenue				
(44040) Measure R Revenue	\$871,191	\$858,284	\$858,284	\$872,186
COUNTY REVENUE TOTAL	\$871,191	\$858,284	\$858,284	\$872,186
Investment Income				
(48500) Investment Earnings	\$43,582	\$4,500	\$4,500	\$4,500
(48510) Unrealized Gain/Loss Fmv	\$21,735	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$65,317	\$4,500	\$4,500	\$4,500
REVENUES TOTAL	\$936,507	\$862,784	\$862,784	\$876,686
Expenses				
Personnel Services				
(50010) Salaries	\$13,844	\$15,375	\$15,375	\$15,928

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(50044) Pepra Member Retirement	\$1,091	\$1,238	\$1,238	\$1,278
(50050) City Paid Benefits	\$158	\$167	\$167	\$167
(50052) Worker's Compensation	\$0	\$133	\$133	\$153
(50054) Short/Long Term Disability	\$49	\$154	\$154	\$160
(50056) Medicare Expense	\$221	\$223	\$223	\$231
(50060) Benefit Allotment	\$3,098	\$3,276	\$3,276	\$3,456
PERSONNEL SERVICES TOTAL	\$18,462	\$20,566	\$20,566	\$21,373
CIP Capital Projects	\$0	\$1,000,000	\$1,350,000	\$1,000,000
Interfund Transfer Out				
(59301) Transfer Out - Cip Fund	\$662,494	\$0	\$224,820	\$0
INTERFUND TRANSFER OUT TOTAL	\$662,494	\$0	\$224,820	\$0
EXPENSES TOTAL	\$680,956	\$1,020,566	\$1,595,386	\$1,021,373
REVENUES LESS EXPENSES	\$255,551	-\$157,782	-\$732,602	-\$144,687

DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

205 - GAS TAX FUND

FUND DESCRIPTION

The City receives funds from Sections 2105, 2106, 2107, and 2107.5 of the Streets and Highway Code. State law requires that these revenues be recorded in a Special Revenue Fund, and that they be utilized solely for street related purposes such as new construction, rehabilitation or maintenance. It is anticipated that the City will use Gas Tax Funds to fund ongoing street maintenance programs to the extent possible. Any remaining funds will be used to assist in the funding of the City's Capital Improvement Project Program. Beginning in FY 2011/2012, the State replaced Prop 42 funds with Highway Users Tax.

BUDGET DETAIL

205 - Gas Tax Official

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
State Revenue				
(43030) Gas Tax - 2105	\$341,426	\$355,207	\$355,207	\$355,207
(43040) Gas Tax - 2106	\$199,386	\$203,438	\$203,438	\$203,438
(43050) Gas Tax - 2107	\$452,932	\$484,299	\$484,299	\$484,299
(43060) Gas Tax - 2107.5	\$7,500	\$7,500	\$7,500	\$7,500
(43070) Gas Tax - 2103	\$525,006	\$514,659	\$514,659	\$540,642
STATE REVENUE TOTAL	\$1,526,251	\$1,565,103	\$1,565,103	\$1,591,086
Investment Income				
(48500) Investment Earnings	\$40,968	\$1,800	\$1,800	\$1,800
(48510) Unrealized Gain/Loss Fmv	\$20,431	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$61,399	\$1,800	\$1,800	\$1,800
REVENUES TOTAL	\$1,587,650	\$1,566,903	\$1,566,903	\$1,592,886
Expenses				
CIP Capital Projects				
(56102) CIP-Traffic Control Imprv	\$0	\$66,000	\$66,000	\$66,000
CIP CAPITAL PROJECTS TOTAL	\$0	\$66,000	\$66,000	\$66,000
Interfund Transfer Out				
(59100) Transfer Out - General Fund	\$1,296,349	\$1,435,000	\$1,435,000	\$1,435,000
(59301) Transfer Out - Cip Fund	\$225,304	\$0	\$0	\$0

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
INTERFUND TRANSFER OUT TOTAL	\$1,521,653	\$1,435,000	\$1,435,000	\$1,435,000
EXPENSES TOTAL	\$1,521,653	\$1,501,000	\$1,501,000	\$1,501,000
REVENUES LESS EXPENSES	\$65,997	\$65,903	\$65,903	\$91,886

DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

206 - PROP A TRANSIT FUND

FUND DESCRIPTION

The City receives Proposition A Transit Tax which is a voter approved sales tax override for public transportation purposes. This fund has been established to account for these revenues and approved project expenditures.

POSITION FUNDING ALLOCATION DETAIL

206 - Prop A

Position Name	2027
Allocated FTE Count	
Network/Systems Technician	0.05
Management Analyst	0.25
Assistant to the City Manager	0.01
Administrative Assistant	0.275
Accounting Technician	0.65
Network/Systems Administrator	0.075
Finance Director	0.05
Principal Management Analyst	0.25
Information Systems Director	0.025
Administrative Coordinator	0.45
Senior Accounting Technician	0.65
ALLOCATED FTE COUNT	2.735

206 - Prop A Finance

Position Name	2027
Allocated FTE Count	
Finance Supervisor	0.02
Senior Accountant	0.1
ALLOCATED FTE COUNT	0.12

BUDGET DETAIL

206 - Prop A Official

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
Other Taxes & Fees				
(41030) Franchise Fees	\$25,954	\$26,000	\$26,000	\$26,000
OTHER TAXES & FEES TOTAL	\$25,954	\$26,000	\$26,000	\$26,000
County Revenue				
(44010) Prop A Transportation Tax	\$1,400,649	\$1,379,645	\$1,379,645	\$1,401,990
COUNTY REVENUE TOTAL	\$1,400,649	\$1,379,645	\$1,379,645	\$1,401,990
Miscellaneous Fees				
(48400) Transit Pass Sales	\$58,788	\$250,000	\$250,000	\$58,000
MISCELLANEOUS FEES TOTAL	\$58,788	\$250,000	\$250,000	\$58,000
Investment Income				
(48500) Investment Earnings	\$97,325	\$2,700	\$2,700	\$407,700
(48510) Unrealized Gain/Loss Fmv	\$48,538	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$145,863	\$2,700	\$2,700	\$407,700
REVENUES TOTAL	\$1,631,254	\$1,658,345	\$1,658,345	\$1,893,690
Expenses				
Personnel Services				
(50010) Salaries	\$59,163	\$287,008	\$287,008	\$300,670
(50040) Classic Member Retirement	\$7,294	\$40,252	\$40,252	\$41,695
(50042) Classic Member Ual Pmts	\$23,326	\$28,645	\$28,645	\$32,288
(50044) Pepra Member Retirement	\$1,624	\$7,530	\$7,530	\$8,256
(50046) Pepra Member Ual Pmts	\$319	\$385	\$385	\$425
(50050) City Paid Benefits	\$784	\$3,119	\$3,119	\$3,175
(50052) Worker's Compensation	\$0	\$3,017	\$3,017	\$3,553
(50054) Short/Long Term Disability	\$211	\$2,844	\$2,844	\$3,008
(50056) Medicare Expense	\$940	\$4,174	\$4,174	\$4,361
(50060) Benefit Allotment	\$10,330	\$61,416	\$61,416	\$65,934
(50072) Auto Allowance	\$0	\$225	\$225	\$225
(50074) Technology Allowance	\$0	\$186	\$186	\$186
PERSONNEL SERVICES TOTAL	\$103,990	\$438,801	\$438,801	\$463,776
Supplies				
(51200) Operating Supplies	\$1,006	\$1,200	\$1,200	\$1,200
SUPPLIES TOTAL	\$1,006	\$1,200	\$1,200	\$1,200
Operating Exp				
(52255) Banking Charges	\$2,165	\$3,000	\$3,000	\$3,000
(52314) Computer Maintenance	\$0	\$7,000	\$7,000	\$7,000
(52400) Membership & Dues	\$20,000	\$20,000	\$20,000	\$20,000
OPERATING EXP TOTAL	\$22,165	\$30,000	\$30,000	\$30,000
Contract Services				
(55300) Cs - Special Events	\$4,055	\$19,000	\$19,000	\$19,000
(55310) Cs - Senior Programs	\$7,556	\$10,000	\$10,000	\$10,000
(55315) Cs - Youth Programs	\$13,916	\$14,000	\$14,000	\$15,400
(55542) Cs-Bus Bench Maint	\$17,940	\$35,000	\$35,000	\$35,000
(55560) Cs - Dial-A-Cab Services	\$338,676	\$550,000	\$550,000	\$550,000
(55610) Transit Program Subsidy	\$16,194	\$20,000	\$20,000	\$7,000
(55620) Transit Fares Expenses	\$65,187	\$80,000	\$80,000	\$30,000

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
CONTRACT SERVICES TOTAL	\$463,523	\$728,000	\$728,000	\$666,400
Capital Outlay Exp				
(56130) Computer Eq - Hardware Exp	\$18,581	\$49,000	\$49,000	\$12,000
(56135) Computer Eq - Software Exp	\$0	\$80,000	\$80,000	\$80,000
CAPITAL OUTLAY EXP TOTAL	\$18,581	\$129,000	\$129,000	\$92,000
CIP Capital Projects	\$0	\$0	\$1,340,000	\$70,000
Misc Expenditures	\$1,333,333	\$0	\$1,333,333	\$0
Interfund Transfer Out				
(59301) Transfer Out - Cip Fund	\$38,947	\$0	\$0	\$0
INTERFUND TRANSFER OUT TOTAL	\$38,947	\$0	\$0	\$0
EXPENSES TOTAL	\$1,981,545	\$1,327,001	\$4,000,334	\$1,323,376
REVENUES LESS EXPENSES	-\$350,291	\$331,344	-\$2,341,989	\$570,314

DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

207 - PROP C TRANSIT FUND

FUND DESCRIPTION

The City receives Proposition C Tax which is additional allocations of State Gas Tax funds from Los Angeles County. These funds must be used for street-related purposes such as construction, rehabilitation, maintenance or traffic safety. The projects must be transit related improvements. In order to spend these funds, the City must submit the project to Metropolitan Transit Authority (MTA) for prior approval.

POSITION FUNDING ALLOCATION DETAIL

207 - Prop C Transit

Position Name	2027
Allocated FTE Count	
Network/Systems Technician	0.025
Management Analyst	0.1
Network/Systems Administrator	0.05
Associate Engineer	0.8
Information Systems Director	0.025
Administrative Coordinator	0.05
ALLOCATED FTE COUNT	1.05

207 - Prop C Finance

Position Name	2027
Allocated FTE Count	
Senior Accounting Technician	0.05
Accounting Technician	0.02
Finance Supervisor	0.02
Senior Accountant	0.1
ALLOCATED FTE COUNT	0.19

BUDGET DETAIL

207 - Prop C Transit Official

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
County Revenue				
(44020) Prop C Transportation Tax	\$1,161,803	\$1,144,379	\$1,144,379	\$1,162,914
COUNTY REVENUE TOTAL	\$1,161,803	\$1,144,379	\$1,144,379	\$1,162,914
Investment Income				
(48500) Investment Earnings	\$88,297	\$9,500	\$9,500	\$24,500
(48510) Unrealized Gain/Loss Fmv	\$44,035	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$132,332	\$9,500	\$9,500	\$24,500
REVENUES TOTAL	\$1,294,135	\$1,153,879	\$1,153,879	\$1,187,414
Expenses				
Personnel Services				
(50010) Salaries	\$149,883	\$151,149	\$151,149	\$161,380
(50040) Classic Member Retirement	\$24,504	\$24,522	\$24,522	\$25,402
(50042) Classic Member Ual Pmts	\$15,793	\$19,256	\$19,256	\$21,705
(50044) Pepra Member Retirement	\$1,583	\$1,734	\$1,734	\$2,277
(50046) Pepra Member Ual Pmts	\$42	\$50	\$50	\$78
(50050) City Paid Benefits	\$2,711	\$1,316	\$1,316	\$1,371
(50052) Worker's Compensation	\$0	\$2,584	\$2,584	\$3,058
(50054) Short/Long Term Disability	\$676	\$1,500	\$1,500	\$1,615
(50056) Medicare Expense	\$2,105	\$2,195	\$2,195	\$2,341
(50060) Benefit Allotment	\$23,588	\$26,024	\$26,024	\$28,604
(50072) Auto Allowance	\$0	\$75	\$75	\$75
(50074) Technology Allowance	\$0	\$90	\$90	\$90
PERSONNEL SERVICES TOTAL	\$220,886	\$230,495	\$230,495	\$247,996
Operating Exp				
(52314) Computer Maintenance	\$33,038	\$48,100	\$48,100	\$48,400
OPERATING EXP TOTAL	\$33,038	\$48,100	\$48,100	\$48,400
Professional Svcs				
(54400) PS - Engineering	\$135,779	\$150,000	\$176,955	\$150,000
(54410) PS - Traffic	\$44,086	\$80,000	\$80,000	\$80,000
PROFESSIONAL SVCS TOTAL	\$179,865	\$230,000	\$256,955	\$230,000
Contract Services				
(55536) Cs - Traffic Signal Maint	\$301,954	\$330,000	\$330,000	\$330,000
CONTRACT SERVICES TOTAL	\$301,954	\$330,000	\$330,000	\$330,000
CIP Capital Projects	\$62,025	\$380,000	\$1,130,000	\$476,000
Interfund Transfer Out				
(59301) Transfer Out - Cip Fund	\$2,431,551	\$0	\$0	\$0
INTERFUND TRANSFER OUT TOTAL	\$2,431,551	\$0	\$0	\$0
EXPENSES TOTAL	\$3,229,318	\$1,218,595	\$1,995,550	\$1,332,396
REVENUES LESS EXPENSES	-\$1,935,183	-\$64,716	-\$841,671	-\$144,982

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

209 - SB 821 FUND (BIKE AND PEDESTRIAN PATHS TDA)

FUND DESCRIPTION

The State allocates funds to cities for the specific purpose of the construction of bike and pedestrian paths via SB821. This fund has been established to account for transactions related to the receipt and expenditure of these funds.

BUDGET DETAIL

209 - SB 821 Official

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
State Revenue				
(43230) SB 821 - Bikeways & Trails	-\$4,420	\$0	\$0	\$45,000
STATE REVENUE TOTAL	-\$4,420	\$0	\$0	\$45,000
REVENUES TOTAL	-\$4,420	\$0	\$0	\$45,000
Expenses				
CIP Capital Projects	\$0	\$0	\$100,000	\$0
Interfund Transfer Out				
(59301) Transfer Out - Cip Fund	\$26,439	\$0	\$5,080	\$0
INTERFUND TRANSFER OUT TOTAL	\$26,439	\$0	\$5,080	\$0
EXPENSES TOTAL	\$26,439	\$0	\$105,080	\$0
REVENUES LESS EXPENSES	-\$30,859	\$0	-\$105,080	\$45,000

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

224 - Permanent Local Housing Allocation

FUND DESCRIPTION

The State allocates funds to cities for the construction of affordable housing, programs to assist persons who are experiencing or are at risk of homelessness, or other housing-related assistance programs for low-to-moderate income households. This fund has been established to account for transactions related to the receipt and expenditure of these funds.

BUDGET DETAIL

224 - Permanent Local Housing Allocation

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
State Revenue				
(43125) PLHA Revenue	\$30,417	\$390,664	\$390,664	\$145,681
STATE REVENUE TOTAL	\$30,417	\$390,664	\$390,664	\$145,681
REVENUES TOTAL	\$30,417	\$390,664	\$390,664	\$145,681
Expenses				
Professional Svcs				
(54900) PS - Other Prof Svcs	\$151,337	\$78,133	\$78,133	\$29,136
PROFESSIONAL SVCS TOTAL	\$151,337	\$78,133	\$78,133	\$29,136
Contract Services	\$0	\$312,531	\$312,531	\$116,545
EXPENSES TOTAL	\$151,337	\$390,664	\$390,664	\$145,681
REVENUES LESS EXPENSES	-\$120,920	\$0	\$0	\$0

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

225 - COMMUNITY DEVELOPMENT BLOCK GRANT FUND

FUND DESCRIPTION

The City receives an annual CDBG allotment from the federal government via the Community Development Commission. The purpose of this grant is to fund approved community development programs and projects benefiting low and moderate income citizens.

POSITION FUNDING ALLOCATION DETAIL

225 - CDBG

Position Name	2027
Allocated FTE Count	
Recreation Coordinator-Seniors	0
ALLOCATED FTE COUNT	0

BUDGET DETAIL

225 - CDBG

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
Federal Revenue				
(42020) CDBG Revenue	\$341,104	\$387,192	\$387,192	\$399,734
FEDERAL REVENUE TOTAL	\$341,104	\$387,192	\$387,192	\$399,734
REVENUES TOTAL	\$341,104	\$387,192	\$387,192	\$399,734
Expenses				
Personnel Services				
(50010) Salaries	\$20,051	\$20,319	\$20,319	\$0
(50030) Part-Time Wages	\$5,126	\$0	\$0	\$0
(50040) Classic Member Retirement	\$239	\$50	\$50	\$0
(50044) Pepra Member Retirement	\$1,309	\$1,740	\$1,740	\$0
(50046) Pepra Member Ual Pmts	\$71	\$94	\$94	\$0
(50050) City Paid Benefits	\$259	\$300	\$300	\$0
(50052) Worker's Compensation	\$0	\$427	\$427	\$0
(50054) Short/Long Term Disability	\$67	\$216	\$216	\$0
(50056) Medicare Expense	\$331	\$313	\$313	\$0
(50060) Benefit Allotment	\$4,845	\$5,897	\$5,897	\$0
PERSONNEL SERVICES TOTAL	\$32,299	\$29,356	\$29,356	\$0
Supplies				
(51200) Operating Supplies	\$0	\$2,500	\$2,500	\$0
SUPPLIES TOTAL	\$0	\$2,500	\$2,500	\$0
Professional Svcs				
(54460) Ps - Home Improv Loan	\$0	\$40,026	\$40,026	\$42,000
(54900) PS - Other Prof Svcs	\$127,096	\$4,206	\$4,206	\$0
PROFESSIONAL SVCS TOTAL	\$127,096	\$44,232	\$44,232	\$42,000
Contract Services	\$0	\$160,104	\$160,104	\$168,000
CIP Capital Projects	\$87,443	\$145,000	\$226,145	\$189,734
Misc Expenditures	\$0	\$6,000	\$6,000	\$0
Interfund Transfer Out				
(59301) Transfer Out - Cip Fund	\$101,421	\$0	\$0	\$0
INTERFUND TRANSFER OUT TOTAL	\$101,421	\$0	\$0	\$0
EXPENSES TOTAL	\$348,258	\$387,192	\$468,337	\$399,734
REVENUES LESS EXPENSES	-\$7,154	\$0	-\$81,145	\$0

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

226 - CASP SB1186

FUND DESCRIPTION

SB 1186 requires that a \$4 additional fee is to be paid by any applicant seeking a local business license when it is initially issued or renewed. From January 1, 2018 through December 31, 2023, the City will retain 90% of the fees collected. The purpose of the fee is to increase disability access and compliance with construction-related accessibility.

BUDGET DETAIL

226 - CASP SB 1186

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
Planning Fees				
(48150) Business License - Sb1186	\$7,690	\$8,000	\$8,000	\$8,000
PLANNING FEES TOTAL	\$7,690	\$8,000	\$8,000	\$8,000
Investment Income				
(48500) Investment Earnings	\$2,204	\$200	\$200	\$200
(48510) Unrealized Gain/Loss Fmv	\$1,099	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$3,303	\$200	\$200	\$200
REVENUES TOTAL	\$10,992	\$8,200	\$8,200	\$8,200
Expenses	\$0	\$60,000	\$60,000	\$60,000
REVENUES LESS EXPENSES	\$10,992	-\$51,800	-\$51,800	-\$51,800

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

238 - LANDSCAPE MAINTENANCE DISTRICT #38

FUND DESCRIPTION

The City is responsible for the operations of the LLAD #38 which primarily maintains the City's medians. This district was set up in accordance with the Landscape and Lighting Act of 1972. Property owners benefiting from this district receive a special assessment on their property taxes. This fund accounts for this district's operations.

POSITION FUNDING ALLOCATION DETAIL

238 - District 38

Position Name	2027
Allocated FTE Count	
Facilities Maintenance Supervisor	0.05
Parks & Maintenance Superintendent	0.2
ALLOCATED FTE COUNT	0.25

BUDGET DETAIL

238 - District 38

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
Special Assessments				
(40080) Special Assessments	\$270,195	\$276,780	\$276,780	\$272,167
SPECIAL ASSESSMENTS TOTAL	\$270,195	\$276,780	\$276,780	\$272,167
Interfund Transfers				
(49100) Transfer In - General Fd	\$0	\$217,326	\$525,803	\$88,879
INTERFUND TRANSFERS TOTAL	\$0	\$217,326	\$525,803	\$88,879
REVENUES TOTAL	\$270,195	\$494,106	\$802,583	\$361,046
Expenses				
Personnel Services				
(50010) Salaries	\$36,751	\$33,814	\$33,814	\$37,272
(50040) Classic Member Retirement	\$6,580	\$6,427	\$6,427	\$6,658
(50042) Classic Member Ual Pmts	\$4,208	\$5,073	\$5,073	\$5,718
(50050) City Paid Benefits	\$635	\$278	\$278	\$278
(50052) Worker's Compensation	\$0	\$995	\$995	\$1,150
(50054) Short/Long Term Disability	\$166	\$339	\$339	\$351
(50056) Medicare Expense	\$531	\$516	\$516	\$508
(50060) Benefit Allotment	\$5,275	\$5,550	\$5,550	\$5,850
PERSONNEL SERVICES TOTAL	\$54,146	\$52,992	\$52,992	\$57,785
Operating Exp				
(52160) Advertising	\$1,605	\$3,000	\$3,000	\$3,000
(52210) Electric Utility Expenditure	\$3,278	\$5,500	\$5,500	\$5,500
(52220) Water Utility Expenditure	\$158,985	\$154,000	\$154,000	\$97,300
(52320) Maint Of Grounds/Buildings	\$61,608	\$50,000	\$50,000	\$30,000
OPERATING EXP TOTAL	\$225,476	\$212,500	\$212,500	\$135,800
Professional Svcs				
(54900) PS - Other Prof Svcs	\$1,834	\$7,000	\$7,000	\$7,500
PROFESSIONAL SVCS TOTAL	\$1,834	\$7,000	\$7,000	\$7,500
Contract Services				
(55522) Cs - Tree Maintenance	\$87,375	\$10,000	\$10,000	\$10,000
(55524) Cs - Landscape Maintenance	\$225,429	\$211,500	\$211,500	\$150,000
CONTRACT SERVICES TOTAL	\$312,804	\$221,500	\$221,500	\$160,000
EXPENSES TOTAL	\$594,259	\$493,992	\$493,992	\$361,085
REVENUES LESS EXPENSES	-\$324,064	\$114	\$308,591	-\$39

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

239 - LANDSCAPE MAINTENANCE DISTRICT #39-2022

FUND DESCRIPTION

The County of Los Angeles originally formed Landscape Assessment District No. 39 (LAD 39) prior to the City's incorporation and in accordance with the Landscape and Lighting Act of 1972. Property owners benefiting from the district receive a special assessment on their property taxes. After its incorporation, the City took over the administration of the assessment district. In March 2022, the City implemented a successful Proposition 218 balloting procedure to replace LAD 39 with LAD 39-2022 with the same service area and an updated assessment structure approved by the property owners. This fund accounts for this district's operations.

POSITION FUNDING ALLOCATION DETAIL

239 - District 39

Position Name	2027
Allocated FTE Count	
Management Analyst	0.05
Facilities Maintenance Supervisor	0.05
Parks & Maintenance Superintendent	0.1
ALLOCATED FTE COUNT	0.2

BUDGET DETAIL

239 - District 39

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
Special Assessments				
(40080) Special Assessments	\$658,112	\$687,833	\$687,833	\$708,383
SPECIAL ASSESSMENTS TOTAL	\$658,112	\$687,833	\$687,833	\$708,383
Investment Income	\$1,862	\$0	\$0	\$0
Interfund Transfers				
(49100) Transfer In - General Fd	\$44,037	\$45,535	\$45,535	\$42,533
INTERFUND TRANSFERS TOTAL	\$44,037	\$45,535	\$45,535	\$42,533
REVENUES TOTAL	\$704,011	\$733,368	\$733,368	\$750,916
Expenses				
Personnel Services				
(50010) Salaries	\$24,675	\$25,154	\$25,154	\$27,590
(50040) Classic Member Retirement	\$4,035	\$3,807	\$3,807	\$3,944
(50042) Classic Member Ual Pmts	\$2,493	\$3,005	\$3,005	\$3,387
(50044) Pepra Member Retirement	\$172	\$413	\$413	\$426
(50050) City Paid Benefits	\$391	\$222	\$222	\$222
(50052) Worker's Compensation	\$0	\$633	\$633	\$732
(50054) Short/Long Term Disability	\$108	\$252	\$252	\$261
(50056) Medicare Expense	\$367	\$365	\$365	\$378
(50060) Benefit Allotment	\$3,816	\$4,422	\$4,422	\$4,662
PERSONNEL SERVICES TOTAL	\$36,058	\$38,273	\$38,273	\$41,602
Operating Exp				
(52160) Advertising	\$1,690	\$3,500	\$3,500	\$3,500
(52210) Electric Utility Expenditure	\$307	\$2,000	\$2,000	\$2,000
(52220) Water Utility Expenditure	\$134,191	\$123,500	\$123,500	\$135,000
(52320) Maint Of Grounds/Buildings	\$24,821	\$248,544	\$248,544	\$104,133
OPERATING EXP TOTAL	\$161,008	\$377,544	\$377,544	\$244,633
Professional Svcs				
(54900) PS - Other Prof Svcs	\$1,051	\$7,000	\$7,000	\$5,000
PROFESSIONAL SVCS TOTAL	\$1,051	\$7,000	\$7,000	\$5,000
Contract Services				
(55522) Cs - Tree Maintenance	\$32,000	\$32,000	\$32,000	\$32,000
(55524) Cs - Landscape Maintenance	\$164,586	\$175,000	\$175,000	\$330,000
(55526) Cs - Weed/Pest Abatement	\$46,092	\$58,000	\$58,000	\$60,000
CONTRACT SERVICES TOTAL	\$242,678	\$265,000	\$265,000	\$422,000
CIP Capital Projects	\$0	\$400,000	\$400,000	\$0
EXPENSES TOTAL	\$440,796	\$1,087,817	\$1,087,817	\$713,235
REVENUES LESS EXPENSES	\$263,215	-\$354,449	-\$354,449	\$37,681

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

241 - LANDSCAPE MAINTENANCE DISTRICT #41-2021

FUND DESCRIPTION

The County of Los Angeles originally formed Landscape Assessment District No. 41 (LAD 41) prior to the City's incorporation and in accordance with the Landscape and Lighting Act of 1972. Property owners benefiting from the district receive a special assessment on their property taxes. After its incorporation, the City took over the administration of the assessment district. In July 2021, the City implemented a successful Proposition 218 balloting procedure to replace LAD 41 with LAD 41-2021 with the same service area and an updated assessment structure approved by the property owners. This fund accounts for this district's operations.

POSITION FUNDING ALLOCATION DETAIL

241 - District 41

Position Name	2027
Allocated FTE Count	
Management Analyst	0.05
Facilities Maintenance Supervisor	0.05
Parks & Maintenance Superintendent	0.1
ALLOCATED FTE COUNT	0.2

BUDGET DETAIL

241 - District 41

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
Special Assessments				
(40080) Special Assessments	\$309,079	\$320,686	\$320,686	\$330,164
SPECIAL ASSESSMENTS TOTAL	\$309,079	\$320,686	\$320,686	\$330,164
Investment Income	\$699	\$0	\$0	\$0
Interfund Transfers				
(49100) Transfer In - General Fd	\$11,955	\$12,314	\$12,314	\$17,392
INTERFUND TRANSFERS TOTAL	\$11,955	\$12,314	\$12,314	\$17,392
REVENUES TOTAL	\$321,733	\$333,000	\$333,000	\$347,556
Expenses				
Personnel Services				
(50010) Salaries	\$24,675	\$25,154	\$25,154	\$27,590
(50020) Over Time Wages	\$0	\$394	\$394	\$394
(50040) Classic Member Retirement	\$4,035	\$3,807	\$3,807	\$3,944
(50042) Classic Member Ual Pmts	\$2,493	\$3,005	\$3,005	\$3,387
(50044) Pepra Member Retirement	\$172	\$413	\$413	\$426
(50050) City Paid Benefits	\$391	\$222	\$222	\$222
(50052) Worker's Compensation	\$0	\$633	\$633	\$732
(50054) Short/Long Term Disability	\$108	\$252	\$252	\$261
(50056) Medicare Expense	\$367	\$365	\$365	\$378
(50060) Benefit Allotment	\$3,816	\$4,422	\$4,422	\$4,662
PERSONNEL SERVICES TOTAL	\$36,058	\$38,667	\$38,667	\$41,996
Operating Exp				
(52160) Advertising	\$1,637	\$3,000	\$3,000	\$3,000
(52210) Electric Utility Expenditure	\$232	\$2,000	\$2,000	\$1,000
(52220) Water Utility Expenditure	\$85,212	\$75,000	\$75,000	\$85,000
(52320) Maint Of Grounds/Buildings	\$20,730	\$50,000	\$50,000	\$25,000
OPERATING EXP TOTAL	\$107,811	\$130,000	\$130,000	\$114,000
Professional Svcs				
(54900) PS - Other Prof Svcs	\$1,051	\$7,000	\$7,000	\$5,000
PROFESSIONAL SVCS TOTAL	\$1,051	\$7,000	\$7,000	\$5,000
Contract Services				
(55522) Cs - Tree Maintenance	\$23,000	\$23,000	\$23,000	\$23,000
(55524) Cs - Landscape Maintenance	\$67,479	\$70,600	\$70,600	\$225,000
(55526) Cs - Weed/Pest Abatement	\$33,405	\$51,606	\$51,606	\$45,000
CONTRACT SERVICES TOTAL	\$123,884	\$145,206	\$145,206	\$293,000
CIP Capital Projects	\$0	\$200,000	\$200,000	\$0
EXPENSES TOTAL	\$268,805	\$520,873	\$520,873	\$453,996
REVENUES LESS EXPENSES	\$52,929	-\$187,873	-\$187,873	-\$106,440

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

245 - STREET BEAUTIFICATION FUND

FUND DESCRIPTION

This fund was established in FY 2017/2018 as a result of funds received from development projects to be used towards the Diamond Bar Complete Streets improvements as well as other identified capital improvement streetscape or complete streets projects as conditioned by the development projects entitlements.

BUDGET DETAIL

245 - Street Beautification

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
Investment Income				
(48500) Investment Earnings	\$13,749	\$2,400	\$2,400	\$2,400
(48510) Unrealized Gain/Loss Fmv	\$6,857	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$20,605	\$2,400	\$2,400	\$2,400
REVENUES TOTAL	\$20,605	\$2,400	\$2,400	\$2,400
REVENUES LESS EXPENSES	\$20,605	\$2,400	\$2,400	\$2,400

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

246 - TRAFFIC MITIGATION FUND

FUND DESCRIPTION

The Traffic Mitigation Fund is used to account for funds which have been received from development projects and designated by the City Council for traffic mitigation projects.

BUDGET DETAIL

246 - Traffic Mitigation

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
Investment Income				
(48500) Investment Earnings	\$324,109	\$150,000	\$150,000	\$150,000
(48510) Unrealized Gain/Loss Fmv	\$161,640	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$485,749	\$150,000	\$150,000	\$150,000
REVENUES TOTAL	\$485,749	\$150,000	\$150,000	\$150,000
Expenses	\$0	\$0	\$0	\$350,000
REVENUES LESS EXPENSES	\$485,749	\$150,000	\$150,000	-\$200,000

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

247 - SEWER MITIGATION FUND

FUND DESCRIPTION

This fund was established in FY 2014/2015 as a result of Developer Impacts to existing sewer facilities in the City. The fund will be used to account for funds which have been received from development projects and designated by the City Council for sewer facility mitigation/improvement projects.

BUDGET DETAIL

247 - Sewer Mitigation

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
Investment Income				
(48500) Investment Earnings	\$2,335	\$400	\$400	\$400
(48510) Unrealized Gain/Loss Fmv	\$1,165	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$3,500	\$400	\$400	\$400
REVENUES TOTAL	\$3,500	\$400	\$400	\$400
REVENUES LESS EXPENSES	\$3,500	\$400	\$400	\$400

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

248 - TRES HERMANOS CONSERVATION AUTHORITY FUND

FUND DESCRIPTION

The Tres Hermanos Conservation Authority is a joint powers agency with representatives from the cities of Chino Hills, Diamond Bar, and Industry with the primary purpose to coordinate the overall ownership, maintenance and use of the 2,445-acre Tres Hermanos Ranch property through the collaborative efforts of its Member Agencies. The Tres Hermanos Conservation Authority Fund was created in 2019 to provide for the City's share of the property maintenance and administration costs of the Authority. The revenue source for this fund is a transfer in from the General Fund.

BUDGET DETAIL

248 - Tres Hermanos

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
Investment Income	\$13	\$0	\$0	\$0
Interfund Transfers				
(49100) Transfer In - General Fd	\$95,473	\$80,000	\$80,000	\$120,000
INTERFUND TRANSFERS TOTAL	\$95,473	\$80,000	\$80,000	\$120,000
REVENUES TOTAL	\$95,486	\$80,000	\$80,000	\$120,000
Expenses				
Operating Exp				
(52320) Maint Of Grounds/Buildings	\$95,473	\$80,000	\$80,000	\$120,000
OPERATING EXP TOTAL	\$95,473	\$80,000	\$80,000	\$120,000
EXPENSES TOTAL	\$95,473	\$80,000	\$80,000	\$120,000
REVENUES LESS EXPENSES	\$13	\$0	\$0	\$0

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

250 - INTEGRATED WASTE MANAGEMENT FUND

FUND DESCRIPTION

The Integrated Waste Management Fund was created during FY 1990/1991, to account for expenditures and revenues related to the activities involved with the City's efforts to comply with AB939. Revenues recorded in this fund are the adopted waste hauler fees and funds received from the State for recycling education and efforts.

POSITION FUNDING ALLOCATION DETAIL

250 - Integrated Waste Management

Position Name	2027
Allocated FTE Count	
Management Analyst	1.7
Public Works Maintenance Superintendent-Streets	0.025
Senior Neighborhood Improvement Officer	0.2
Assistant to the City Manager	0.35
Public Works Manager/Assistant City Engineer	0.025
Administrative Assistant	0.025
Community Relations Manager	0.3
Media Specialist	0.25
Finance Supervisor	0.025
Accounting Technician	0.05
Community Relations Coordinator	0.15
Finance Director	0.025
Facilities Maintenance Supervisor	0.025
Public Works Director/City Engineer	0.025
Principal Management Analyst	0.05
Assistant City Manager	0.1
Facilities & Asset Maintenance Technician	0.025
Neighborhood Improvement Officer	0.1
Senior Maintenance Worker	0.025
Administrative Coordinator	0.075

Position Name	2027
Senior Accounting Technician	0.075
ALLOCATED FTE COUNT	3.625

BUDGET DETAIL

250 - Integrated Waste Management

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
State Revenue	\$65,798	\$0	\$0	\$0
Miscellaneous Fees				
(48410) Integrated Waste Mgmt Fees	\$906,854	\$740,670	\$706,780	\$772,500
MISCELLANEOUS FEES TOTAL	\$906,854	\$740,670	\$706,780	\$772,500
Investment Income				
(48500) Investment Earnings	\$86,682	\$35,000	\$35,000	\$35,000
(48510) Unrealized Gain/Loss Fmv	\$43,230	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$129,912	\$35,000	\$35,000	\$35,000
Cost Reimbursements				
(48820) Cost Reimbursements	\$50,230	\$50,000	\$3,704	\$5,000
COST REIMBURSEMENTS TOTAL	\$50,230	\$50,000	\$3,704	\$5,000
REVENUES TOTAL	\$1,152,794	\$825,670	\$745,484	\$812,500
Expenses				
Personnel Services				
(50010) Salaries	\$347,432	\$418,809	\$418,809	\$434,447
(50020) Over Time Wages	\$1,839	\$2,000	\$2,000	\$2,000
(50040) Classic Member Retirement	\$23,147	\$33,225	\$33,225	\$34,417
(50042) Classic Member Ual Pmts	\$20,992	\$25,993	\$25,993	\$29,298
(50044) Pepra Member Retirement	\$17,058	\$19,263	\$19,263	\$19,950
(50046) Pepra Member Ual Pmts	\$847	\$1,040	\$1,040	\$1,082
(50050) City Paid Benefits	\$5,711	\$3,627	\$3,627	\$3,627
(50052) Worker's Compensation	\$0	\$5,791	\$5,791	\$6,724
(50054) Short/Long Term Disability	\$1,631	\$4,124	\$4,124	\$4,282
(50056) Medicare Expense	\$5,583	\$6,054	\$6,054	\$6,209
(50060) Benefit Allotment	\$69,324	\$79,548	\$79,548	\$83,898
(50072) Auto Allowance	\$567	\$630	\$630	\$630
(50074) Technology Allowance	\$510	\$720	\$720	\$720
PERSONNEL SERVICES TOTAL	\$494,640	\$600,824	\$600,824	\$627,284
Supplies				
(51200) Operating Supplies	\$24,650	\$28,000	\$28,000	\$28,000
(51300) Small Tools & Equipment	\$2,320	\$10,000	\$10,000	\$10,000
(51400) Promotional Supplies	\$11,441	\$10,000	\$10,000	\$10,000
SUPPLIES TOTAL	\$38,411	\$48,000	\$48,000	\$48,000
Operating Exp				
(52110) Printing	\$3,369	\$21,000	\$21,000	\$21,000
(52160) Advertising	\$2,205	\$10,000	\$10,000	\$10,000
(52170) Postage	\$0	\$15,000	\$15,000	\$15,000
(52400) Membership & Dues	\$490	\$1,000	\$1,000	\$1,000
(52405) Publications	\$0	\$200	\$200	\$200
(52410) Meetings	\$580	\$1,000	\$1,000	\$1,000

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(52415) Conferences	\$99	\$2,000	\$2,000	\$2,000
(52500) Education & Training	\$0	\$1,000	\$1,000	\$1,000
OPERATING EXP TOTAL	\$6,743	\$51,200	\$51,200	\$51,200
Professional Svcs				
(54900) PS - Other Prof Svcs	\$110,004	\$150,750	\$272,279	\$330,750
PROFESSIONAL SVCS TOTAL	\$110,004	\$150,750	\$272,279	\$330,750
Contract Services				
(55000) Cs - Contract Services	\$28,499	\$35,000	\$35,000	\$35,000
CONTRACT SERVICES TOTAL	\$28,499	\$35,000	\$35,000	\$35,000
Capital Outlay Exp				
(56116) Equipment	\$34,186	\$0	\$0	\$0
CAPITAL OUTLAY EXP TOTAL	\$34,186	\$0	\$0	\$0
Misc Expenditures				
(57220) Special Events Insurance	\$2,255	\$3,000	\$3,000	\$3,000
MISC EXPENDITURES TOTAL	\$2,255	\$3,000	\$3,000	\$3,000
Interfund Transfer Out				
(59100) Transfer Out - General Fund	\$0	\$10,000	\$10,000	\$10,000
INTERFUND TRANSFER OUT TOTAL	\$0	\$10,000	\$10,000	\$10,000
EXPENSES TOTAL	\$714,738	\$898,774	\$1,020,303	\$1,105,234
REVENUES LESS EXPENSES	\$438,056	-\$73,104	-\$274,819	-\$292,734

DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

251 - AIR QUALITY IMPROVEMENT FUND

FUND DESCRIPTION

This fund was established in FY 1991/1992 to account for revenues received as a result of AB2766 which authorized the imposition of an additional motor vehicle registration fee to fund the implementation of air quality management compliance and provisions of the California Clean Air Act of 1988.

BUDGET DETAIL

251 - Air Quality Improvement

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
State Revenue				
(43100) AB 2766 Revenue	\$71,092	\$73,000	\$73,000	\$71,000
STATE REVENUE TOTAL	\$71,092	\$73,000	\$73,000	\$71,000
Investment Income				
(48500) Investment Earnings	\$5,414	\$2,100	\$2,100	\$2,100
(48510) Unrealized Gain/Loss Fmv	\$2,700	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$8,114	\$2,100	\$2,100	\$2,100
REVENUES TOTAL	\$79,206	\$75,100	\$75,100	\$73,100
Expenses				
Professional Svcs	\$1,050	\$40,000	\$40,000	\$5,000
CIP Capital Projects				
(56102) CIP-Traffic Control Imprv	\$0	\$34,000	\$34,000	\$34,000
CIP CAPITAL PROJECTS TOTAL	\$0	\$34,000	\$34,000	\$34,000
Interfund Transfer Out				
(59502) Transfer Out - Vehicle Repl Fund	\$0	\$0	\$0	\$35,000
INTERFUND TRANSFER OUT TOTAL	\$0	\$0	\$0	\$35,000
EXPENSES TOTAL	\$1,050	\$74,000	\$74,000	\$74,000
REVENUES LESS EXPENSES	\$78,156	\$1,100	\$1,100	-\$900

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

252 - WASTE HAULER FUND

FUND DESCRIPTION

The Waste Hauler Fund was established in FY 2013/2014. These funds are received from the City's Waste Hauler in order to mitigate damage to City streets by large trash trucks. Previously these funds were recognized in the General Fund.

BUDGET DETAIL

252 - Waste Hauler

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
Engineering Fees				
(48265) Road Reimbursement	\$122,946	\$173,150	\$173,150	\$180,250
ENGINEERING FEES TOTAL	\$122,946	\$173,150	\$173,150	\$180,250
Investment Income				
(48500) Investment Earnings	\$9,593	\$1,300	\$1,300	\$1,300
(48510) Unrealized Gain/Loss Fmv	\$4,784	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$14,377	\$1,300	\$1,300	\$1,300
REVENUES TOTAL	\$137,323	\$174,450	\$174,450	\$181,550
Expenses				
CIP Capital Projects	\$0	\$195,000	\$445,000	\$180,000
Interfund Transfer Out				
(59301) Transfer Out - Cip Fund	\$140,871	\$0	\$0	\$0
INTERFUND TRANSFER OUT TOTAL	\$140,871	\$0	\$0	\$0
EXPENSES TOTAL	\$140,871	\$195,000	\$445,000	\$180,000
REVENUES LESS EXPENSES	-\$3,548	-\$20,550	-\$270,550	\$1,550

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

253 - USED OIL BLOCK GRANT FUND

FUND DESCRIPTION

The Department of Resources Recycling and Recovery (CalRecycle) administers the annual Used Oil Payment Program (OPP) grant program to provide cities with the opportunity to offer used oil recycling and disposal programs.

BUDGET DETAIL (REVENUES)

253 - Used Oil Block Grant (Revenues)

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
State Revenue				
(43200) Used Motor Oil Block Grant	\$7,833	\$7,833	\$7,833	\$7,721
STATE REVENUE TOTAL	\$7,833	\$7,833	\$7,833	\$7,721
Investment Income				
(48500) Investment Earnings	\$1,069	\$200	\$200	\$200
(48510) Unrealized Gain/Loss Fmv	\$533	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$1,603	\$200	\$200	\$200
TOTAL	\$9,436	\$8,033	\$8,033	\$7,921

BUDGET DETAIL (EXPENSES)

253 - Used Oil Block Grant (Expenses)

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Supplies				
(51200) Operating Supplies	\$4,248	\$5,873	\$5,873	\$5,721
(51300) Small Tools & Equipment	\$1,000	\$0	\$0	\$0
SUPPLIES TOTAL	\$5,248	\$5,873	\$5,873	\$5,721
Operating Exp				
(52160) Advertising	\$750	\$1,000	\$1,000	\$1,000
(52302) Rental/Lease - Real Property	\$1,818	\$0	\$0	\$0
OPERATING EXP TOTAL	\$2,568	\$1,000	\$1,000	\$1,000
Professional Svcs				
(54900) PS - Other Prof Svcs	\$1,280	\$960	\$960	\$1,000
PROFESSIONAL SVCS TOTAL	\$1,280	\$960	\$960	\$1,000
TOTAL	\$9,096	\$7,833	\$7,833	\$7,721

DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

254 - BEVERAGE CONTAINER RECYCLING GRANT FUND

FUND DESCRIPTION

The Department of Resources Recycling and Recovery (CalRecycle) administers this annual grant program to provide cities with the opportunity to offer beverage container recycling programs, including aluminum, glass, plastic and bi-metal.

BUDGET DETAIL (REVENUES)

254 - Beverage Container Recycling Grant Revenue

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
State Revenue				
(43220) Beverage Container Recycling	\$13,618	\$13,000	\$13,000	\$13,532
STATE REVENUE TOTAL	\$13,618	\$13,000	\$13,000	\$13,532
Investment Income				
(48500) Investment Earnings	\$4,763	\$1,800	\$1,800	\$1,800
(48510) Unrealized Gain/Loss Fmv	\$2,375	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$7,138	\$1,800	\$1,800	\$1,800
TOTAL	\$20,756	\$14,800	\$14,800	\$15,332

BUDGET DETAIL (EXPENSES)

254 - Beverage Container Recycling Grant Expenses

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Supplies				
(51300) Small Tools & Equipment	\$10,839	\$6,196	\$6,196	\$9,532
SUPPLIES TOTAL	\$10,839	\$6,196	\$6,196	\$9,532
Operating Exp				
(52160) Advertising	\$1,924	\$7,500	\$7,500	\$4,000
OPERATING EXP TOTAL	\$1,924	\$7,500	\$7,500	\$4,000
Contract Services	\$0	\$13,618	\$13,618	\$0
Capital Outlay Exp				
(56116) Equipment	\$0	\$70,000	\$70,000	\$0
CAPITAL OUTLAY EXP TOTAL	\$0	\$70,000	\$70,000	\$0
TOTAL	\$12,764	\$97,314	\$97,314	\$13,532

DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

256 - HAZARD MITIGATION GRANT FUND

FUND DESCRIPTION

The City received a grant from FEMA in order to update the City's Hazard Mitigation Plan. This plan establishes the City's strategy to implement improvements and programs to lessen community impacts in the event of natural hazard events.

BUDGET DETAIL

256 - Hazard Mitigation Grant

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues	\$348	\$0	\$0	\$221,000
Expenses	\$0	\$0	\$0	\$221,000
REVENUES LESS EXPENSES	\$348	\$0	\$0	\$0

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

260 - PARK FEES (QUIMBY) FUND

FUND DESCRIPTION

Within the California Subdivision Map Act is a requirement that developers either contribute land or pay fees to the local municipal government to provide recreational facilities within the development area. This fund is used to account for the fees received.

BUDGET DETAIL

260 - Quimby

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
Investment Income				
(48500) Investment Earnings	\$5,141	\$500	\$500	\$500
(48510) Unrealized Gain/Loss Fmv	\$2,564	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$7,704	\$500	\$500	\$500
REVENUES TOTAL	\$7,704	\$500	\$500	\$500
REVENUES LESS EXPENSES	\$7,704	\$500	\$500	\$500

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

261 - MEASURE A NEIGHBORHOOD PARKS ACT

FUND DESCRIPTION

Measure A Neighborhood Parks Act was approved by the voters in November 2016 and provides funds to improve the quality of life throughout Los Angeles County by preserving and protecting parks, safe places to play, community recreation facilities, beaches, rivers, open spaces and water conservation. Measure A funds provide local funding for parks, recreation, trails, cultural facilities, open space and Veteran and youth programs. Funding is approved on a per-project basis and reimburses City expenses.

BUDGET DETAIL

261 - Measure A

	2024-25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
County Revenue				
(44080) Measure A Category 1 Rev	\$0	\$0	\$0	\$0
COUNTY REVENUE TOTAL	\$0	\$0	\$0	\$0
REVENUES TOTAL	\$0	\$0	\$0	\$0
REVENUES LESS EXPENSES	\$0	\$0	\$0	\$0

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

262 - PARK & FACILITY DEVELOPMENT FUND

FUND DESCRIPTION

The purpose of this fund is to provide resources for the development and enhancement of the City's parks and facilities.

BUDGET DETAIL

262 - Park & Facility Development Official

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
State Revenue	\$250,000	\$0	\$0	\$0
Rev From Oth Cities	\$1,000,000	\$0	\$1,000,000	\$0
Investment Income				
(48500) Investment Earnings	\$109,515	\$7,300	\$7,300	\$7,300
(48510) Unrealized Gain/Loss Fmv	\$54,618	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$164,133	\$7,300	\$7,300	\$7,300
Miscellaneous Revenue	\$925,314	\$0	\$0	\$0
REVENUES TOTAL	\$2,339,447	\$7,300	\$1,007,300	\$7,300
Expenses				
Professional Svcs	\$0	\$35,000	\$35,000	\$0
Capital Outlay Exp	\$925,314	\$0	\$0	\$0
CIP Capital Projects	\$0	\$0	\$901,425	\$250,000
Interfund Transfer Out				
(59301) Transfer Out - Cip Fund	\$1,355,309	\$0	\$509,646	\$0
INTERFUND TRANSFER OUT TOTAL	\$1,355,309	\$0	\$509,646	\$0
EXPENSES TOTAL	\$2,280,623	\$35,000	\$1,446,071	\$250,000
REVENUES LESS EXPENSES	\$58,824	-\$27,700	-\$438,771	-\$242,700

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

270 - PEG FEES FUND

FUND DESCRIPTION

Public, Educational and Governmental (PEG) fees totaling 1% of gross revenues are remitted to the City by all video service providers with a valid state franchise. In accordance with federal law, PEG fees may be used only for capital expenditures related to the City's operations of its PEG channels. Capital expenditures include equipment, and related labor, software, training and associated warranty costs. Repairs are not considered capital expenditures.

BUDGET DETAIL

270 - PEG Fees

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
Other Taxes & Fees				
(41040) PEG Fees	\$65,909	\$100,000	\$100,000	\$65,000
OTHER TAXES & FEES TOTAL	\$65,909	\$100,000	\$100,000	\$65,000
Investment Income				
(48500) Investment Earnings	\$21,333	\$3,800	\$3,800	\$3,800
(48510) Unrealized Gain/Loss Fmv	\$10,639	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$31,972	\$3,800	\$3,800	\$3,800
REVENUES TOTAL	\$97,881	\$103,800	\$103,800	\$68,800
Expenses				
Contract Services	\$16,000	\$0	\$0	\$0
Capital Outlay Exp				
(56116) Equipment	\$20,389	\$100,000	\$140,000	\$50,000
CAPITAL OUTLAY EXP TOTAL	\$20,389	\$100,000	\$140,000	\$50,000
Interfund Transfer Out				
(59301) Transfer Out - Cip Fund	\$292,418	\$0	\$0	\$0
INTERFUND TRANSFER OUT TOTAL	\$292,418	\$0	\$0	\$0
EXPENSES TOTAL	\$328,806	\$100,000	\$140,000	\$50,000
REVENUES LESS EXPENSES	-\$230,925	\$3,800	-\$36,200	\$18,800

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

280 - CITIZENS OPTION FOR PUBLIC SAFETY (COPS) FUND

FUND DESCRIPTION

The purpose of these funds are to enhance the City's public safety budget and to fund special public safety related projects. These funds are used to provide at-risk youth counseling with a majority of the funds being transferred to the General Fund to pay for City's contracted Law Enforcement services.

BUDGET DETAIL (REVENUES)

280 - COPS REVENUES

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
State Revenue				
(43160) State Cops Revenue	\$194,663	\$185,000	\$185,000	\$185,000
STATE REVENUE TOTAL	\$194,663	\$185,000	\$185,000	\$185,000
Investment Income				
(48500) Investment Earnings	\$19,322	\$3,200	\$3,200	\$3,200
(48510) Unrealized Gain/Loss Fmv	\$9,636	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$28,958	\$3,200	\$3,200	\$3,200
TOTAL	\$223,622	\$188,200	\$188,200	\$188,200

BUDGET DETAIL (EXPENSES)

280 - COPS EXPENSES

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Professional Svcs				
(54900) PS - Other Prof Svcs	\$4,800	\$5,000	\$5,000	\$5,000
PROFESSIONAL SVCS TOTAL	\$4,800	\$5,000	\$5,000	\$5,000
Capital Outlay Exp				
(56116) Equipment	\$0	\$5,000	\$5,000	\$5,000
CAPITAL OUTLAY EXP TOTAL	\$0	\$5,000	\$5,000	\$5,000
Interfund Transfer Out				
(59100) Transfer Out - General Fund	\$152,500	\$152,500	\$152,500	\$152,500
INTERFUND TRANSFER OUT TOTAL	\$152,500	\$152,500	\$152,500	\$152,500
TOTAL	\$157,300	\$162,500	\$162,500	\$162,500

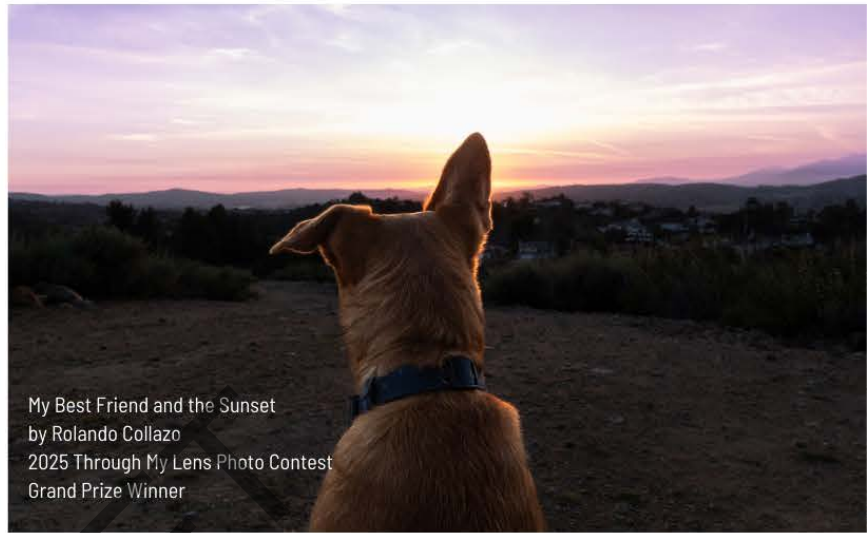
DRAFT



Heart of the Hillside by Raymond Wong
2025 Through My Lens Photo Contest Winner



Graduation by Ruiqi Wang
2025 Through My Lens Photo Contest Winner



My Best Friend and the Sunset
by Rolando Collazo
2025 Through My Lens Photo Contest
Grand Prize Winner



Bee the Sunshine by Edison Rodriguez
2025 Through My Lens Photo Contest Winner



Dreamboats in Action by Kin Man Wong
2025 Through My Lens Photo Contest Winner

Capital Improvement Program



Summer Pup by Emily Becerra
2025 Through My Lens Photo Contest Winner



City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

CAPITAL IMPROVEMENT PROGRAM (CIP)

CIP OVERVIEW

The CIP section provides project descriptions and financial information for capital improvement projects citywide. The schedules on the following pages list each project, include a project description, project funding sources, and the Adopted FY 2026-27 Budget for the project.

The FY 2026-2027 Capital Improvement Program (CIP) includes a total of \$5.36 million in new projects and includes many of the projects that were in the design phase in FY 2025/26 which will now move into the construction phase in FY 2026/27. The CIP was reviewed for consistency with the City's General Plan at the May 12, 2026 Planning Commission Meeting.

CIP projects include:

1. Arterial Street Rehabilitation (Construction) - Diamond Bar Side of Temple Avenue from Diamond Bar Boulevard to City Limits
2. Residential and Collector Streets Pavement Rehabilitation - Area 5
3. CDBG Curb Ramps - Area 7 (Construction)
4. Battery Back-Up and CCTV Replacement Program FY26/27
5. Full Capture Devices on Stormwater Catchbasins for Trash Amendment Compliance - Phase 1
6. Chino Hills Parkway Erosion Prevention
7. Sycamore Canyon Park Lower Bridge Replacement

BUDGET DETAIL

FY26/27 CIP

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(56101) CIP-Street Improvments	\$0	\$0	\$0	\$4,349,734
(56102) CIP-Traffic Control Imprv	\$0	\$0	\$0	\$66,000
(56104) CIP-Park Improvements	\$0	\$0	\$0	\$250,000
(56105) CIP - Misc Pw Improvements	\$0	\$0	\$380,000	\$700,000
TOTAL	\$0	\$0	\$380,000	\$5,365,734

DRAFT

Arterial Street Rehabilitation - Diamond Bar Side of Temple Avenue from Diamond Bar Boulevard to City Limit (Construction)

Project #: SI271

DESCRIPTION

The project includes the complete rehabilitation of the Diamond Bar side of Temple Ave between Diamond Bar Blvd. and the City limits (past Golden Springs Dr). Based on existing pavement conditions, the treatment is expected to include an AC edge grind or a full-width overlay, along with ADA curb ramp improvements.

STATUS NEW

TIMELINE

Start	April 2027
Completion	June 2027

ESTIMATED COST

Prop A	\$ 70,000
Prop C	\$ 410,000
Total Budget	\$ 480,000



LOCATION

Temple Ave southbound between Diamond Bar Blvd. and the city limit

Residential and Collector Streets Rehabilitation - Area 5 (Construction)

Project #: SI272

DESCRIPTION

The project includes the application of slurry seal over the existing pavement with an AC edge grind and overlay. This type of maintenance activity is performed annually throughout the City on residential streets to extend the life of the roadways.

STATUS NEW

TIMELINE

Start	April 2027
Completion	June 2027

ESTIMATED COST

Measure M	\$1,000,000
Measure R	\$1,000,000
RMRA	\$1,500,000
Hauler Fees	\$180,000
Total Budget	\$3,680,000



LOCATION

Area 5 is located towards the north of the City between the 60 Freeway, Diamond Bar Blvd., and the neighborhood north of Pantera Park.

CDBG Area 7 ADA Curb Ramp Project (Construction)

Project #: SI273

DESCRIPTION

The project includes upgrading existing curb ramps and installing new curb ramps that meet the latest Federal ADA Compliance Standards.

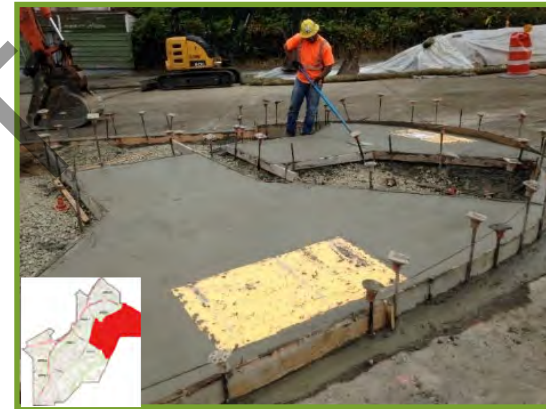
STATUS NEW

TIMELINE

Start	May 2027
Completion	June 2027

ESTIMATED COST

CDBG	\$ 189,734
Total Budget	\$ 189,734



LOCATION

Area 7 is located towards the north west of the City between Grand Ave. on the south, the City limits on the north and west, and Armitos on the north east (neighborhood north of Pantera Park).

Battery Back Up and CCTV Replacement Program FY26/27 (All)

Project #: TM271

DESCRIPTION

The Battery Back Up and CCTV project will replace existing aging equipment that was originally installed from 2008 to 2011.

STATUS NEW

TIMELINE

Cons. Start	February 2027
Completion	June 2027



LOCATION

Citywide

ESTIMATED COST

Prop C Fund	\$ 66,000
Total Budget	\$ 66,000

Full Capture Devices on Stormwater Catchbasin for Trash Amendment Compliance - Phase 1

Project #: PW253

DESCRIPTION

Per the State Water Quality Control Board’s Trash Amendment Compliance requirements, the City is required to install full-capture trash filters on the stormwater catch basins in certain areas.

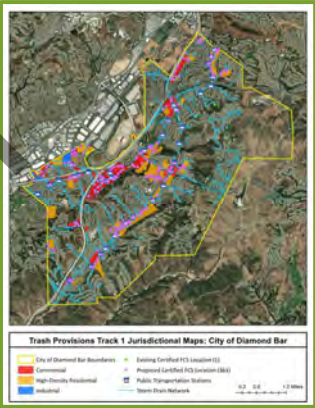
STATUS Ongoing - with New Request

TIMELINE

Start	July 2026
Completion	October 2026

ESTIMATED COST

Measure W- Approved	\$380,000
Measure W- New Request	\$500,000
Total Budget	\$880,000



LOCATION

City-wide.

Chino Hills Parkway Erosion Control (Construction)

Project #: PW271

DESCRIPTION

Permanent erosion control low-impact development BMP measures for the median on Chino Hills Parkway

STATUS NEW

TIMELINE

Start April 2027
Completion June 2027

ESTIMATED COST

Measure W \$ 200,000

Total Budget \$ 200,000



LOCATION

Chino Hills Parkway within the City limits
(where needed)

Sycamore Canyon Park Lower Bridge Replacement Options (All)

Project #: FP258

DESCRIPTION

The pedestrian bridge will be removed, and a new pathway will be built for access from the lower parking area to the trails system. Additional funds are requested to move the project from the design phase to the construction phase. The construction phase will use the savings from the design phase.

STATUS Ongoing with new request (to add construction)

TIMELINE

Start	August 2025
Completion	June 2027

ESTIMATED COST

General Fund-Approved	\$150,000 (for design)
Park Development	\$250,000 (for construction)
Total Budget	<u>\$400,000</u>



LOCATION

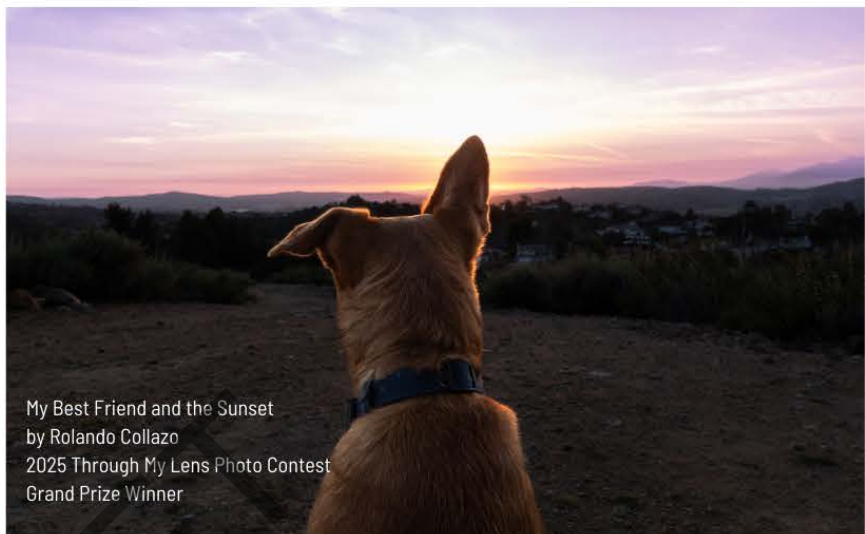
Sycamore Canyon Park, located at 22930 Golden Springs Dr.



Heart of the Hillside by Raymond Wong
2025 Through My Lens Photo Contest Winner



Graduation by Ruiqi Wang
2025 Through My Lens Photo Contest Winner



My Best Friend and the Sunset
by Rolando Collazo
2025 Through My Lens Photo Contest
Grand Prize Winner



Bee the Sunshine by Edison Rodriguez
2025 Through My Lens Photo Contest Winner



Dreamboats in Action by Kin Man Wong
2025 Through My Lens Photo Contest Winner



Debt Service Fund



Summer Pup by Emily Becerra
2025 Through My Lens Photo Contest Winner

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

401 - DEBT SERVICE FUND

FUND DESCRIPTION

This fund was established to account for governmental debt incurred by the City. The Debt Service fund will account for the payment of principal, interest and related administrative costs incurred (e.g. bank fees). The General Fund makes a transfer-in to the Debt Service Fund to provide the resources needed to meet the City's debt obligations.

The City's only outstanding debt relates to the 2002 financing needed for the acquisition and construction of the Diamond Bar Center. In May 2021, the City refunded \$7.83 million of the outstanding Lease Revenue Bonds associated with the original 2002 acquisition and construction of the Diamond Bar Center. This achieved a gross savings of \$1.736 million and present value savings of \$1.633 million (or 20.85%) which translates to approximately \$144,700 in average annual debt service savings to the General Fund for the remainder of the term (June 2033), and an effective interest rate of 1.15%. The 2021 Bonds were rated by S&P as AA+ (top rating for this type of bond) which is a testament to the City Council's prudent fiscal policies. The total debt service (principal and interest) will be \$712,600 for FY 2023-24. The current bonds mature June 1, 2033 and the outstanding amount is approximately \$5.8 million as of July 1, 2023. The City's legal debt limit as of June 30, 2022 is \$422,238,938.

BUDGET DETAIL

401 - Debt Service

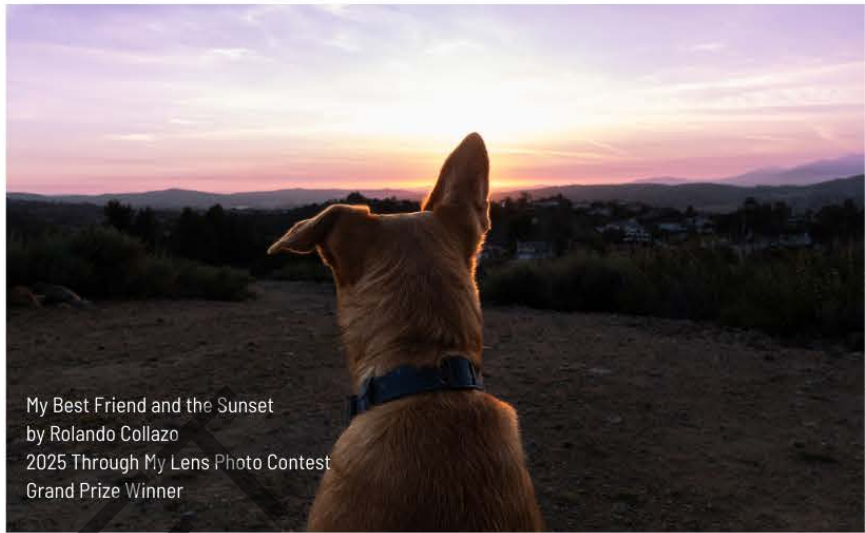
	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
Investment Income				
(48500) Investment Earnings	\$1,976	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$1,976	\$0	\$0	\$0
Interfund Transfers				
(49100) Transfer In - General Fd	\$717,935	\$729,700	\$729,700	\$726,000
INTERFUND TRANSFERS TOTAL	\$717,935	\$729,700	\$729,700	\$726,000
REVENUES TOTAL	\$719,911	\$729,700	\$729,700	\$726,000
Expenses				
Operating Exp				
(52255) Banking Charges	\$6,000	\$6,500	\$6,500	\$4,000
OPERATING EXP TOTAL	\$6,000	\$6,500	\$6,500	\$4,000
Misc Expenditures				
(57000) Bond Principal	\$505,000	\$530,000	\$530,000	\$550,000
(57100) Interest Expense	\$229,500	\$193,200	\$193,200	\$172,000
MISC EXPENDITURES TOTAL	\$734,500	\$723,200	\$723,200	\$722,000
EXPENSES TOTAL	\$740,500	\$729,700	\$729,700	\$726,000
REVENUES LESS EXPENSES	-\$20,589	\$0	\$0	\$0



Heart of the Hillside by Raymond Wong
2025 Through My Lens Photo Contest Winner



Graduation by Ruiqi Wang
2025 Through My Lens Photo Contest Winner



My Best Friend and the Sunset
by Rolando Collazo
2025 Through My Lens Photo Contest
Grand Prize Winner



Bee the Sunshine by Edison Rodriguez
2025 Through My Lens Photo Contest Winner



Dreamboats in Action by Kin Man Wong
2025 Through My Lens Photo Contest Winner

Internal Service Funds



Summer Pup by Emily Becerra
2025 Through My Lens Photo Contest Winner

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

501 - SELF INSURANCE FUND

FUND DESCRIPTION

This fund was originally established in 1989 to pay all self-assumed losses and related costs. The City became a member of the California Joint Powers Insurance Authority in 1990 to provide a variety of insurance programs reducing the City's exposure to potential losses. This fund was amended in FY 2025/26 to provide for potential uninsured losses, claims and deductibles. Contributions to this fund are from the General Fund.

BUDGET DETAIL

501 - Self Insurance Official

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
Investment Income				
(48500) Investment Earnings	\$23,590	\$10,000	\$10,000	\$0
(48510) Unrealized Gain/Loss Fmv	\$11,765	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$35,355	\$10,000	\$10,000	\$0
Interfund Transfers				
(49100) Transfer In - General Fd	\$580,000	\$0	\$0	\$820,807
INTERFUND TRANSFERS TOTAL	\$580,000	\$0	\$0	\$820,807
REVENUES TOTAL	\$615,355	\$10,000	\$10,000	\$820,807
Expenses				
Misc Expenditures				
(57200) Crime Insurance	\$2,200	\$2,408	\$2,408	\$2,588
(57202) Property Insurance	\$78,423	\$83,011	\$83,011	\$68,424
(57204) Pollution Insurance	\$3,854	\$4,541	\$4,541	\$4,795
(57210) Liability Insurance	\$449,641	\$560,784	\$560,784	\$745,000
MISC EXPENDITURES TOTAL	\$534,118	\$650,744	\$650,744	\$820,807
Interfund Transfer Out	\$0	\$100,000	\$100,000	\$0
EXPENSES TOTAL	\$534,118	\$750,744	\$750,744	\$820,807
REVENUES LESS EXPENSES	\$81,237	-\$740,744	-\$740,744	\$0

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

502 - VEHICLE MAINTENANCE & REPLACEMENT FUND

FUND DESCRIPTION

This fund was established in FY 1999/2000 to incorporate a method for the eventual replacement of the City's vehicles and associated equipment. The vehicles and equipment will be capitalized over its useful life expectancy. Beginning with FY 2015/2016 the fleet fuel and maintenance costs will also be tracked in this fund. The necessary funds to cover the costs incurred are transferred from the General Fund.

BUDGET DETAIL

502 - Vehicle Maintenance & Equipment

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
Investment Income				
(48500) Investment Earnings	\$15,677	\$6,000	\$6,000	\$6,000
(48510) Unrealized Gain/Loss Fmv	\$7,819	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$23,496	\$6,000	\$6,000	\$6,000
Interfund Transfers				
(49100) Transfer In - General Fd	\$269,000	\$296,500	\$296,500	\$136,500
(49251) Transfer In - Ab2766	\$0	\$0	\$0	\$35,000
INTERFUND TRANSFERS TOTAL	\$269,000	\$296,500	\$296,500	\$171,500
REVENUES TOTAL	\$292,496	\$302,500	\$302,500	\$177,500
Expenses				
Operating Exp				
(52307) Rental/Lease - Vehicles	\$0	\$0	\$0	\$35,000
(52312) Vehicle Maintenance	\$55,110	\$68,500	\$68,500	\$61,500
(52330) Fuel	\$31,131	\$43,000	\$43,000	\$40,000
(53000) Depreciation Expense	\$39,646	\$0	\$0	\$0
OPERATING EXP TOTAL	\$125,887	\$111,500	\$111,500	\$136,500
Capital Outlay Exp				
(56115) Vehicles	\$29,292	\$150,000	\$150,000	\$0
(56999) Capital Expense Contra	-\$29,119	\$0	\$0	\$0

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
CAPITAL OUTLAY EXP TOTAL	\$173	\$150,000	\$150,000	\$0
EXPENSES TOTAL	\$126,060	\$261,500	\$261,500	\$136,500
REVENUES LESS EXPENSES	\$166,436	\$41,000	\$41,000	\$41,000

DRAFT

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

503 - EQUIPMENT MAINTENANCE & REPLACEMENT FUND

FUND DESCRIPTION

This fund has been established to assist the City in funding and anticipating various equipment replacement and/or enhancements. The equipment will be capitalized over the life expectancy and the amount will be transferred into this fund from the General Fund.

BUDGET DETAIL

503 - Equipment Maintenance & Replacement Official

	2024-25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
Investment Income				
(48500) Investment Earnings	\$54,576	\$8,000	\$8,000	\$8,000
(48510) Unrealized Gain/Loss Fmv	\$27,218	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$81,794	\$8,000	\$8,000	\$8,000
Interfund Transfers				
(49100) Transfer In - General Fd	\$53,580	\$0	\$0	\$0
(49104) Transfer In - Tech Reserve	\$705,000	\$250,000	\$250,000	\$0
INTERFUND TRANSFERS TOTAL	\$758,580	\$250,000	\$250,000	\$0
REVENUES TOTAL	\$840,374	\$258,000	\$258,000	\$8,000
Expenses				
Operating Exp				
(53000) Depreciation Expense	\$33,042	\$0	\$0	\$0
OPERATING EXP TOTAL	\$33,042	\$0	\$0	\$0
Capital Outlay Exp				
(56130) Computer Eq - Hardware Exp	\$499,528	\$187,000	\$381,400	\$63,000
(56135) Computer Eq - Software Exp	\$1,592	\$145,000	\$837,082	\$145,000
CAPITAL OUTLAY EXP TOTAL	\$501,120	\$332,000	\$1,218,482	\$208,000
EXPENSES TOTAL	\$534,162	\$332,000	\$1,218,482	\$208,000
REVENUES LESS EXPENSES	\$306,212	-\$74,000	-\$960,482	-\$200,000

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

504 - BUILDING FACILITY & MAINTENANCE FUND

FUND DESCRIPTION

This fund was established in FY 2012/2013 to incorporate a method to fund the eventual replacement of equipment and capital repairs at City Hall, Diamond Bar Center and other City facilities.

BUDGET DETAIL (REVENUES)

504 - Building Facility & Maintenance Revenues

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Investment Income				
(48500) Investment Earnings	\$86,758	\$10,800	\$10,800	\$10,800
(48510) Unrealized Gain/Loss Fmv	\$43,268	\$0	\$0	\$0
INVESTMENT INCOME TOTAL	\$130,026	\$10,800	\$10,800	\$10,800
Interfund Transfers				
(49100) Transfer In - General Fd	\$154,200	\$0	\$0	\$100,000
(49501) Transfer In - Self Insurance	\$0	\$100,000	\$100,000	\$0
INTERFUND TRANSFERS TOTAL	\$154,200	\$100,000	\$100,000	\$100,000
TOTAL	\$284,226	\$110,800	\$110,800	\$110,800

BUDGET DETAIL (EXPENSES)

504 - Building Facility & Maintenance Expenses

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Operating Exp				
(53000) Depreciation Expense	\$21,809	\$0	\$0	\$0
OPERATING EXP TOTAL	\$21,809	\$0	\$0	\$0
Capital Outlay Exp				

	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
(56100) Capital Outlay Expense	\$229,429	\$89,000	\$208,500	\$0
CAPITAL OUTLAY EXP TOTAL	\$229,429	\$89,000	\$208,500	\$0
Interfund Transfer Out				
(59301) Transfer Out - Cip Fund	\$10,000	\$0	\$0	\$0
INTERFUND TRANSFER OUT TOTAL	\$10,000	\$0	\$0	\$0
TOTAL	\$261,237	\$89,000	\$208,500	\$0

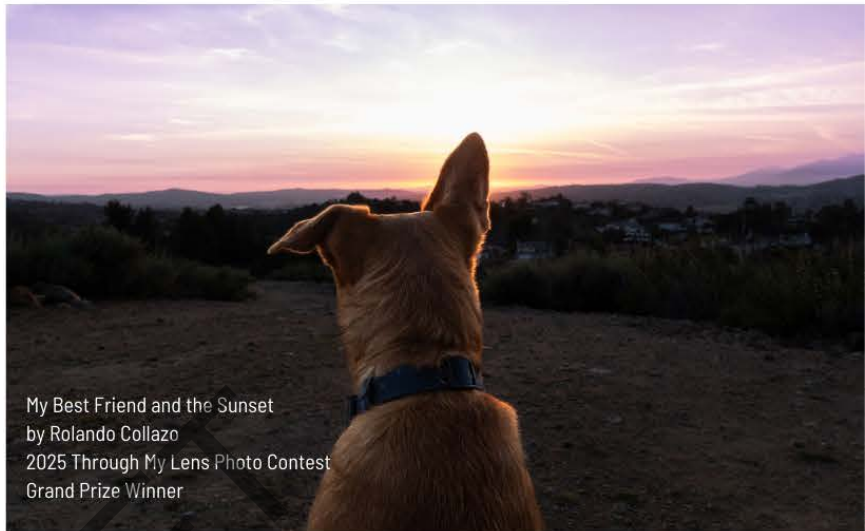
DRAFT



Heart of the Hillside by Raymond Wong
2025 Through My Lens Photo Contest Winner



Graduation by Ruiqi Wang
2025 Through My Lens Photo Contest Winner



My Best Friend and the Sunset
by Rolando Collazo
2025 Through My Lens Photo Contest
Grand Prize Winner



Bee the Sunshine by Edison Rodriguez
2025 Through My Lens Photo Contest Winner



Dreamboats in Action by Kin Man Wong
2025 Through My Lens Photo Contest Winner

Fiduciary Fund



Summer Pup by Emily Becerra
2025 Through My Lens Photo Contest Winner

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

601 - OTHER POST EMPLOYMENT BENEFITS (OPEB) TRUST FUND

FUND DESCRIPTION

This fund was established in accordance with the GASB Statement 74 (previously GASB 43) for Post Employment Benefit Plans Other Than Pension Plans.

BUDGET DETAIL

601 - OPEB Trust Official

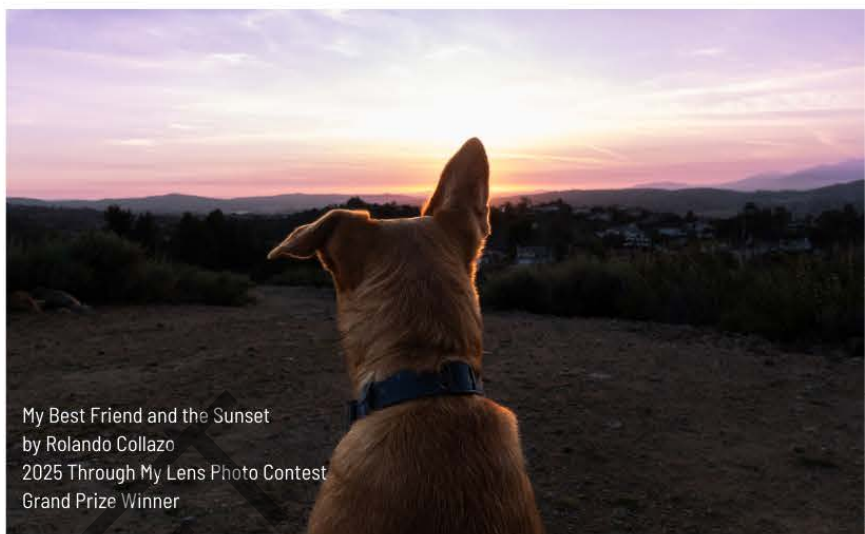
	2024 - 25 Actual	2025-26 Adopted Budget	2025-26 Revised Budget	2026-27 Proposed Budget
Revenues				
Investment Income				
(48500) Investment Earnings	\$75,124	\$26,600	\$26,600	\$26,600
INVESTMENT INCOME TOTAL	\$75,124	\$26,600	\$26,600	\$26,600
Interfund Transfers				
(49105) Transfer In - Opeb Reserve	\$88,000	\$88,000	\$88,000	\$88,000
INTERFUND TRANSFERS TOTAL	\$88,000	\$88,000	\$88,000	\$88,000
REVENUES TOTAL	\$163,124	\$114,600	\$114,600	\$114,600
REVENUES LESS EXPENSES	\$163,124	\$114,600	\$114,600	\$114,600



Heart of the Hillside by Raymond Wong
2025 Through My Lens Photo Contest Winner



Graduation by Ruiqi Wang
2025 Through My Lens Photo Contest Winner



My Best Friend and the Sunset
by Rolando Collazo
2025 Through My Lens Photo Contest
Grand Prize Winner



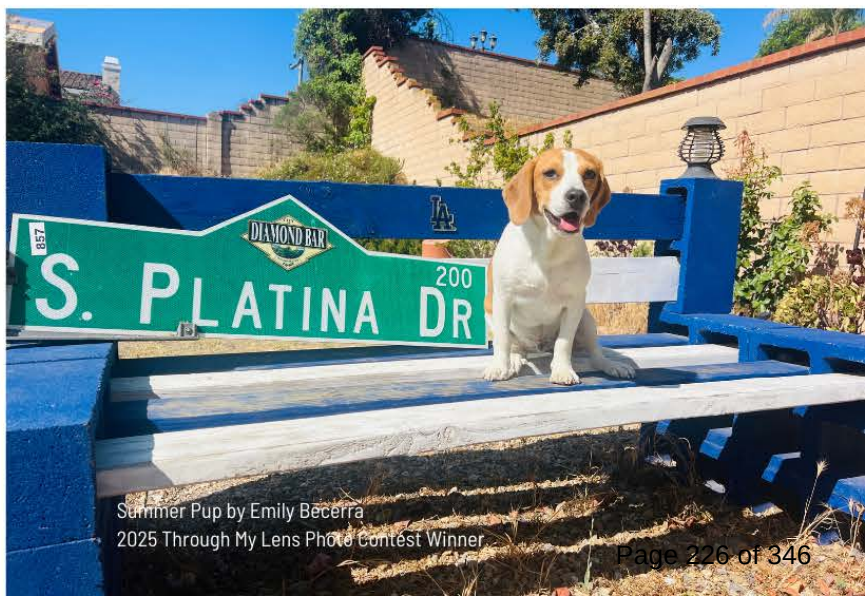
Bee the Sunshine by Edison Rodriguez
2025 Through My Lens Photo Contest Winner



Dreamboats in Action by Kin Man Wong
2025 Through My Lens Photo Contest Winner



Appendices



Summer Pup by Emily Becerra
2025 Through My Lens Photo Contest Winner

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

GLOSSARY

Accounting System - The set of records and procedures that are used to record, classify, and report information of the financial status and operations of an entity.

Accrual - The basis of accounting by which revenues are recorded when earned and expenditures are recorded as soon as they result in liabilities for benefits received.

Agency Fund - An assemblage of funds that one government agency holds on behalf of another government agency.

Appropriation - Money set aside by the City Council for a specific purpose.

Appropriation Limit - The calculated dollar amount that restricts the ability to receive and appropriate proceeds of taxes.

Balanced Budget - A balanced budget is defined as a budget in which operating revenues should cover operating expenditures, including debt service. The ending fund balance must meet minimum policy levels. For the general fund, this level has been established at 25%. Under this policy, it is allowable for total expenditures to exceed revenues in a given year; however, in this situation, beginning fund balance can only be used to fund capital improvement plan projects, or other "one-time," non-recurring expenditures.

Baseline Budget - A baseline budget serves as the starting point for City departments' budget, and typically includes initial revenue and expenditure projections.

Beginning/Ending Fund Balance - Unencumbered resources available in a fund from the prior/current year after payment of the prior/current year expenses.

Budget - The City's financial plan for the 12 month period through June, which details spending priorities for the year and how the City will pay for them.

Budget Calendar - The schedule of key dates or milestones, which the City follows in the preparation and adoption of the budget.

Capital Improvement Program (CIP) - Funds used to account for the purchase or construction of major capital projects, which are not financed by proprietary, special assessment or trust funds.

Capital Outlays - Expenditures for the acquisition of capital assets.

Capital Project - Any improvement or acquisition of major facilities with a useful life of at least five years such as roads, bridges, buildings, or land.

Carry-over - Funding approved in the current budget but not expended during a particular fiscal year. These appropriations are carried forward into the next fiscal year for their original intended purpose.

Community Development Block Grants (CDBG) - Funds established to account for revenues from the federal government and expenditures as prescribed under the Community Development Block Grant program.

Cost Allocation - A method used to charge general fund overhead costs to other funds such as an Internal Service Fund.

Debt - An obligation resulting from the borrowing of money or for the purchase of goods and services.

Debt Service - Interest and principal payments on debt issued for major projects.

Department - An organizational unit comprised of programs or divisions.

Encumbrance - A legal obligation to pay funds, an expenditure of which has not yet occurred.

Expense - A cost incurred for operations, maintenance, interest or other charges.

Fee - A general term used for any charge levied by government for providing a service or performing an activity.

Fiscal Year (FY) - A 12-month accounting period that doesn't necessarily correspond to the calendar year. Diamond Bar's fiscal year starts on July 1 and in any given year and ends on June 30 of the following year.

Franchise Fees - Companies are granted special privileges for the continued use of public property, such as city streets. Such companies usually involve elements of monopoly and may require regulation. The Franchise Fees are the amounts required for the continued granting of these privileges. Franchises currently granted within the City are Electric, Gas, Cable TV, Bus Benches, and Waste Hauler.

Full-Time Equivalent (FTE) - A position converted to the decimal equivalent of a full-time position based on 2,080 hours per year.

Fund - A self-balancing set of accounts.

Fund Balance - The amount of financial resources in a given fund that are not restricted to fund existing commitments and are therefore available for any use permitted for the fund.

Gann Limit (Proposition 4) - Under this article of the California Constitution, the City must compute an annual appropriation limit that states a ceiling on the total amount of tax revenues the City can appropriate annually.

General Fund - A general fund typically is the chief operating fund of a government.

Interfund Transfers - Payments from one fund to another fund, primarily for work or services provided.

Internal Service Fund - A fund accounting for centralized services provided to various City departments where the cost is reimbursed.

Operating Budget - The annual appropriation of funds for on-going program costs, which include salaries, benefits, maintenance, operation, and capital outlay items.

Operating Costs - Estimated expenses that can be expected to occur.

PERS or CalPERS - The California Public Employees Retirement System, which is the agency providing pension benefits to all city employees.

Restricted Fund Balance - The part of a fund that is legally limited to a specific use.

Revenue - Sources of income that finance the operations of government.

Sales and Use Tax - As a result of the Bradley-Burns Local Sales and Use tax law, 1% of the Sales & Use Tax is to be distributed to the City.

Special Revenue Funds - A fund that collects revenues that are restricted by the City, State or federal government as the method by which they may be spent.

Transient Occupancy Tax (TOT) - These revenues are received on a monthly basis from the hotels in the City. The hotels are required to pay a 10% tax based on the amount of their room rental revenues.

Unrestricted Fund Balance - The part of a fund not restricted for a specific use and available for general use.

Vehicle License Fee (VLF) - Are collected by the State of California when vehicles are registered with the California Department of Motor Vehicles and distributed to various public agencies, including the City.

DRAFT

An aerial photograph of Diamond Bar, California, showing a suburban residential area with numerous houses, streets, and green spaces. In the background, there are mountains under a clear sky.

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

APPROPRIATION LIMIT CALCULATION (GANN LIMIT)

Article XIII B of the California State Constitution, more commonly referred to as the Gann Initiative or Gann Limit, was approved by California voters in November 1979 and placed limits on the amount of proceeds of taxes that state and local governmental agencies can receive and spend in one year.

The limit is different for each agency and the limit changes each year. Each year's limit is based on the amount of tax proceeds that were authorized to be spent in fiscal year 1978-79 in each agency, modified for changes in inflation and population in each subsequent year. For cities which incorporated after 1978-79, such as the City of Diamond Bar, the initial appropriations limit was set by the voters at the time of incorporation. The City of Diamond Bar's base year is 1989-90.

Each year the City Council must adopt, by resolution an appropriations limit for the following year. The factor that the City uses to compute the appropriation limit is based on the growth factor of the County population change over the prior year and the change in the California per capita income. By using this factor the City will have an appropriation limit of \$68,333,798 for FY 2026-27.

CITY OF DIAMOND BAR
ANNUAL APPROPRIATIONS LIMIT
2026-27

1989-90	Base Year	9,882,416
1990-91	Adjusted Base	10,785,669
1991-92	Adjusted Base	11,585,192
1992-93	Adjusted Base	11,762,247
1993-94	Adjusted Base	12,275,495
1994-95	Adjusted Base	13,169,824
1995-96	Adjusted Base	14,005,207
1996-97	Adjusted Base	14,729,615
1997-98	Adjusted Base	15,608,665
1998-99	Adjusted Base	16,482,389
1999-00	Adjusted Base	17,561,562
2000-01	Adjusted Base	18,772,045
2001-02	Adjusted Base	20,576,003
2002-03	Adjusted Base	22,364,058
2003-04	Adjusted Base	24,723,466
2004-05	Adjusted Base (revision)	25,886,770
2005-06	Adjusted Base (revision)	27,569,946
2006-07	Adjusted Base	28,885,277
2007-08	Adjusted Base	30,379,173
2008-09	Adjusted Base	31,954,909
2009-10	Adjusted Base	33,809,489
2010-11	Adjusted Base	33,408,743
2011-12	Adjusted Base	34,377,442
2012-13	Adjusted Base	35,809,031
2013-14	Adjusted Base	37,902,186
2014-15	Adjusted Base	38,109,968
2015-16	Adjusted Base	39,891,361
2016-17	Adjusted Base	42,563,150
2017-18	Adjusted Base	44,385,292
2018-19	Adjusted Base	46,248,905
2019-20	Adjusted Base	48,024,685
2020-21	Adjusted Base	49,761,208
2021-22	Adjusted Base	53,402,669
2022-23	Adjusted Base	57,026,785
2023-24	Adjusted Base	59,112,083
2024-25	Adjusted Base	61,282,567
2025-26	Adjusted Base	65,424,852
2026-27	Adjusted Base	68,333,798

City of Diamond Bar Budget

Fiscal Year 26/27

www.diamondbarca.gov

FUND & DEPARTMENT RELATIONSHIP

CITY OF DIAMOND BAR		
Fund & Department Relationship		
Fiscal Year		
2026-27		
GENERAL FUND		
100	GENERAL FUND	All
NON-MAJOR FUND: SPECIAL/SPECIAL REVENUE FUNDS		
101	COMMUNITY ORGANIZATION SUPPORT	City Manager's Office
102	LAW ENFORCEMENT RESERVE	City Manager's Office
103	GENERAL PLAN UPDATE	Community Development
104	TECHNOLOGY RESERVE	Finance
105	OPEB RESERVE	Finance
107	HOMELESSNESS RESPONSE FUND	City Manager's Office, Public Works
201	MEASURE W LOCAL RETURN FUND	Engineering Division
202	ROAD MAINT & REHAB (SB-1)	Public Works
203	MEASURE M LOCAL RETURN FUND	Public Works
204	MEASURE R LOCAL RETURN FUND	Public Works
205	GAS TAX FUND	Public Works
206	PROP A - TRANSIT TAX FUND	Public Works, Community Development, Finance, Information Systems
207	PROP C - TRANSIT TAX FUND	Public Works, Community Development, Finance, Information Systems
209	SB 821 TDA ARTICLE 3 FUND	Public Works
224	PERMANENT LOCAL HOUSING ALLOCATION	Planning Division
225	COMMUNITY DEV BLOCK GRANT	Planning Division
226	CASP(SB1186) FEE FUND	Planning Division
238	LANDSCAPE MAINT DIST #38 FUND	Public Works
239	LANDSCAPE MAINT DIST #39-2022 FUND	Public Works
241	LANDSCAPE MAINT DIST #41-2021 FUND	Public Works
245	STREET BEAUTIFICATION FUND	Public Works
246	TRAFFIC MITIGATION FUND	Public Works
247	SEWER MITIGATION FUND	Public Works
248	TRES HERMANOS CONSRVTN AUTHORITY FUND	City Manager's Office
250	INTEGRATED WASTE MGMT FUND	City Manager's Office
251	AIR QUALITY IMPROVEMENT FUND	City Manager's Office, Information Systems
252	WASTE HAULER FUND	City Manager's Office
253	USED MOTOR OIL BLOCK GRANT	City Manager's Office
254	BEVERAGE CNTNR RECYCLING GRNT	City Manager's Office
255	LOCAL ROADWAY SAFETY PLAN FUND	Public Works
256	HAZARD MITIGATION GRANT FUND	City Manager's Office
260	QUIMBY FUND	Recreation, Public Works
261	MEASURE A NEIGHBORHOOD PARKS ACT	Recreation, Public Works
262	PARK & FACILITIES DEV FUND	Recreation, Public Works
270	PEG FEES FUND	Community Relations Division, Information Systems
280	CITIZENS OPTION PUBLIC SAFETY	City Manager's Office
CAPITAL IMPROVEMENT FUND		
301	CIP FUND	Public Works, Recreation
DEBT SERVICE FUND		
401	DEBT SERVICE FUND	Finance
INTERAL SERVICE FUNDS		
501	SERLF INSURANCE FUND	Human Resources Division
502	VEHICLE MAINTENANCE & EQUIP FD	Public Works
503	EQUIP MAINT & REPLACEMENT FUND	Information Systems
504	BUILDING FACILITY & MAINT FUND	Public Works
FIDUCIARY FUND		
601	OPEB TRUST	Finance



Raymond Wong - Heart of the Hillside



Edison Rodriguez - Bee the Sunshine



Doris Yiang - Spring's Here



2025 Through My Lens Photo Contest Winners

City of Diamond Bar

ANNUAL BUDGET

Fiscal Year 2027

July 1, 2026-June 30, 2027



Long-Term General Fund Forecast
Status Quo Scenario: FYs 2026/27 to 2035/36
Compounded Effect of Structural Deficit Erodes General Fund Reserves by FY 2034/35

	Est 2026-27	Proposed 2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
REVENUES											
CHARGES FOR SERVICE (ROLLUP)	\$ 2,963	\$ 4,715	\$ 4,763	\$ 4,810	\$ 4,858	\$ 4,907	\$ 4,956	\$ 5,005	\$ 5,056	\$ 5,106	\$ 5,157
COST REIMBURSEMENTS	161	175	177	179	181	182	184	186	188	190	192
FINES & FORFEITURES	374	371	375	378	382	386	390	394	398	402	406
FROM OTHER AGENCIES	-	-	-	-	-	-	-	-	-	-	-
FRANCHISE FEES	1,535	1,457	1,470	1,483	1,497	1,510	1,524	1,537	1,551	1,565	1,579
PROP TRF TAX	330	300	300	300	300	300	300	300	300	300	300
SALES TAX	6,555	6,316	6,417	6,520	6,624	6,730	6,838	6,947	7,058	7,171	7,286
TRANSIENT OCCUPANCY TAX	1,463	1,539	1,554	1,570	1,586	1,601	1,618	1,634	1,650	1,667	1,683
PROPERTY TAXES	7,222	7,013	7,265	7,527	7,798	8,079	8,370	8,671	8,983	9,306	9,641
STATE REVENUE - MOTOR VEHICLE IN LIEU	66	65	66	66	67	68	69	70	70	70	71
STATE REVENUE - PROP TAX IN LIEU OF VLF	8,399	8,399	8,702	9,015	9,339	9,676	10,024	10,385	10,759	11,146	11,547
TRANSFERS IN-OTHER FUNDS	1,672	1,648	1,672	1,697	1,723	1,749	1,775	1,801	1,828	1,856	1,884
USE OF MONEY AND PROPERTY: INVESTMENTS	1,019	960	994	1,020	955	865	727	555	327	76	-
USE OF MONEY AND PROPERTY: MISCELLANEOUS	16	17	17	17	17	17	17	17	17	17	17
USE OF MONEY AND PROPERTY: RENTS & CONCESSIONS	1,136	1,163	1,198	1,234	1,271	1,309	1,348	1,389	1,430	1,473	1,517
REVENUES TOTAL	\$ 32,911	\$ 34,139	\$ 34,969	\$ 35,816	\$ 36,597	\$ 37,378	\$ 38,138	\$ 38,890	\$ 39,615	\$ 40,346	\$ 41,281
	1.8%	5.6%	2.4%	2.4%	2.2%	2.1%	2.0%	2.0%	1.9%	1.8%	2.3%
EXPENSES											
CAPITAL OUTLAY	\$ 69	\$ 74	\$ 81	\$ 90	\$ 98	\$ 108	\$ 119	\$ 131	\$ 144	\$ 159	\$ 174
CONTRACT SERVICES	14,372	14,298	14,900	15,527	16,181	16,862	17,572	18,312	19,083	19,886	20,723
OPERATING EXPENSE	4,161	3,622	3,540	3,980	3,903	4,374	4,303	4,808	4,744	5,286	5,231
PERSONNEL	12,119	12,298	12,851	13,429	14,034	14,665	15,325	16,015	16,735	17,488	18,275
PROFESSIONAL SERVICES	1,400	1,081	1,118	1,158	1,198	1,240	1,283	1,328	1,375	1,423	1,473
SUPPLIES	557	506	522	537	553	570	587	605	623	641	661
TRANSFER-OUT	966	1,505	2,006	2,220	2,473	2,775	3,134	3,561	4,071	4,680	5,408
DEBT SERVICE	722	726	730	732	728	728	732	734	-	-	-
EXPENSES TOTAL	\$ 34,365	\$ 34,109	\$ 35,749	\$ 37,672	\$ 39,169	\$ 41,322	\$ 43,055	\$ 45,394	\$ 46,776	\$ 49,564	\$ 51,945
	6.4%	5.6%	4.8%	5.4%	4.0%	5.5%	4.2%	5.4%	3.0%	6.0%	4.8%
ADDITION/(USE) OF FUND BALANCE	(1,454)	29	(780)	(1,856)	(2,572)	(3,944)	(4,918)	(6,504)	(7,161)	(9,218)	(10,664)
Cummulative Addition/(Use) of Fund Balance	(1,454)		(780)	(2,636)	(5,207)	(9,151)	(14,069)	(20,573)	(27,734)	(36,952)	(47,614)
Remaining Fund Balance		\$ 29,913	\$ 29,134	\$ 27,278	\$ 24,706	\$ 20,762	\$ 15,845	\$ 9,340	\$ 2,179	\$ (7,038)	\$ (17,703)
Revenue Needed to Restore FY 25/26 Programming	\$ 987	\$ 1,029	\$ 1,072	\$ 1,117	\$ 1,164	\$ 1,213	\$ 1,264	\$ 1,317	\$ 1,373	\$ 1,431	
Revenue Needed to Retain Current FY 26/27 Service Levels			780	1,856	2,572	3,944	4,918	6,504	7,161	9,218	10,664
Total Revenue Needed	\$ 987	\$ 1,808	\$ 2,928	\$ 3,688	\$ 5,108	\$ 6,131	\$ 7,768	\$ 8,478	\$ 10,591	\$ 12,095	



CITY OF DIAMOND BAR Proposed General Fund FY 2026/27 Budget Summary

	FY 2024/25 Actuals	FY 2025/26 Adopted Budget	FY 2025/26 Revised Budget	FY 2025/26 Actuals thru 05/08/2026	FY 2026/27 Proposed Budget	% Change Adopted FY 25/26 to FY 26/27
REVENUES						
Property Taxes	\$ 6,355,019	\$ 6,971,047	\$ 6,971,047	\$ 6,055,901	\$ 7,013,000	0.6%
Sales Tax, TOT & Franchise Fees	9,440,687	9,713,590	9,476,727	6,524,615	9,611,937	-1.0%
State Revenue	7,915,394	8,172,449	8,172,449	4,148,013	8,464,320	3.6%
From Other Agencies	-	-	-	-	-	-
Fines & Forfeitures	370,172	370,000	415,000	348,398	371,000	0.3%
Service Charges	2,880,216	2,933,635	3,504,751	2,890,506	4,715,363	60.7%
Use of Money & Property	3,299,305	2,367,700	2,368,500	1,448,068	2,140,260	-9.6%
Cost Reimbursements	183,498	159,230	383,540	362,538	175,230	10.0%
Transfers-In	1,484,686	1,647,500	1,647,500	1,228,125	1,647,500	0.0%
Total Revenues	\$ 31,928,977	\$ 32,335,151	\$ 32,939,514	\$ 23,006,162	\$ 34,138,610	5.6%
EXPENDITURES						
City Council (110)	\$ 194,496	\$ 219,954	\$ 219,954	\$ 164,664	\$ 233,004	5.9%
City Attorney (120)	435,735	261,000	693,691	511,676	333,600	27.8%
City Manager (130)	1,228,680	1,331,322	1,409,757	1,009,128	1,258,958	-5.4%
City Clerk (140)	491,334	453,536	470,384	392,543	720,217	58.8%
Economic Development (150)	415,504	490,631	564,131	354,923	455,187	-7.2%
Finance (210)	899,839	948,158	958,158	800,545	979,802	3.3%
Human Resources (220)	556,374	614,239	668,349	543,931	667,134	8.6%
Information Systems (230)	1,636,544	1,741,659	1,791,659	1,453,429	1,861,048	6.9%
Community Relations (240)	875,756	981,481	981,481	742,614	923,959	-5.9%
Law Enforcement (310)	8,615,145	9,324,390	9,326,890	6,116,233	9,418,290	1.0%
Volunteer Patrol (320)	181	4,000	4,000	573	4,000	0.0%
Fire Protection (330)	7,359	8,000	8,000	7,359	8,000	0.0%
Animal Control (340)	463,682	571,800	571,800	423,441	587,300	2.7%
Emergency Preparedness (350)	42,993	55,260	56,260	29,675	57,160	3.4%
Planning (410)	917,996	909,838	912,938	765,759	980,241	7.7%
Building & Safety (420)	1,139,057	1,105,875	1,361,325	1,034,034	1,660,187	50.1%
Neighb Improvement (430)	489,569	578,864	528,864	349,273	616,348	6.5%
Diamond Bar Center (510)	1,542,858	1,760,615	1,752,615	1,299,566	1,809,119	2.8%
Recreation (520)	2,437,811	2,763,223	2,828,723	2,034,098	2,746,377	-0.6%
Public Works Admin. (610)	690,671	668,205	698,205	679,459	660,609	-1.1%
Engineering (615)	405,102	732,474	852,474	305,751	765,254	4.5%
Civic Center (620)	710,954	832,867	968,367	674,807	867,759	4.2%
Parks & Facilities Maint. (630)	1,688,405	1,712,995	1,789,147	1,285,231	1,864,470	8.8%
Landscape Maint. (645)	338,317	422,800	422,800	389,367	328,800	-22.2%
Road Maint. (655)	1,969,041	2,197,590	2,182,590	1,341,203	2,071,555	-5.7%
Transfers Out (900)	3,574,000	1,595,375	3,146,859	1,290,398	2,231,111	39.8%
Total Expenditures	\$ 31,767,405	\$ 32,286,151	\$ 35,169,421	\$ 23,999,678	\$ 34,109,489	5.6%
Surplus/(Deficit)*	\$ 161,572	\$ 49,000	\$ (2,229,907)	\$ (993,516)	\$ 29,121	
Proposed One-Time Expense						
Hazard Mitigation Plan Update					\$ 56,000	
One-Time Addition to/(Use of) Fund Balance					\$ (26,879)	

*Note: Revised FY 25/26 Budget includes one-time use of fund balance for amendments and carryovers.



CITY OF DIAMOND BAR
Resources & Uses
Fiscal Year 2026/27 Proposed Budget

PROPOSED RESOURCES						PROPOSED USES					FISCAL IMPACTS		
Fund #	Fund Title	Estimated FB	Operating	Transfers-In	Total	Operating Expense	Transfers-Out	One-Time	Capital	Total Uses	Addition/(Use) of Fund	Est. Reserves @	Fund Balance Notes
		Reserves @ 07/01/26	Revenues		Resources								
100	General Fund (+ 25% Contingency)	\$ 29,940,218	\$ 32,491,110	\$ 1,647,500	\$ 34,138,610	\$ 31,822,378	\$ 2,287,111	\$ 56,000	\$ -	\$ 34,165,489	\$ (26,879)	\$ 29,913,339	One-Time Tfr to Fd 256
101	Com Organization Support Fund	2,062	-	10,000	10,000	10,000	-	-	-	10,000	-	2,062	
102	Law Enforcement Reserve Fund	1,273,654	-	-	-	-	50,000	-	-	50,000	(50,000)	1,223,654	
103	General Plan Update Fund	138,731	-	-	-	12,000	-	-	-	12,000	(12,000)	126,731	
104	Technology Reserve Fund	96,225	290,000	100,000	390,000	-	-	-	-	-	390,000	486,225	
105	OPEB Reserve Fund	193,360	-	44,000	44,000	22,000	88,000	-	-	110,000	(66,000)	127,360	
107	Homelessness Response Fund	77,065	-	25,000	25,000	25,000	-	-	-	25,000	-	77,065	
201	Measure W	774,398	838,000	-	838,000	610,996	-	-	700,000	1,310,996	(472,996)	301,402	
202	Road Maint. & Rehab (RMRA)	1,289,529	1,554,856	-	1,554,856	-	-	-	1,500,000	1,500,000	54,856	1,344,385	
203	Measure M Fund	490,792	996,477	-	996,477	21,373	-	-	1,000,000	1,021,373	(24,896)	465,896	
204	Measure R Fund	629,353	876,686	-	876,686	21,373	-	-	1,000,000	1,021,373	(144,687)	484,666	
205	Gas Tax Fund	746,925	1,592,886	-	1,592,886	66,000	1,435,000	-	-	1,501,000	91,886	838,811	
206	Prop A - Transit Fund	392,178	1,893,690	-	1,893,690	1,253,376	-	-	70,000	1,323,376	570,314	962,492	
207	Prop C - Transit Fund	532,353	1,187,414	-	1,187,414	856,396	-	-	476,000	1,332,396	(144,982)	387,371	
209	SB821 Trails (TDA)	659	45,000	-	45,000	-	-	-	-	-	45,000	45,659	Pending Grant Reimb.
210	MTA Grants Fund	-	-	-	-	-	-	-	-	-	-	-	
224	PLHA Fund	(120,920)	145,681	-	145,681	145,681	-	-	-	145,681	-	(120,920)	Pending Grant Reimb.
225	Community Dev Block Grant Fd	(7,265)	399,734	-	399,734	210,000	-	-	189,734	399,734	-	(7,265)	Pending Grant Reimb.
226	CASP (SB1186) Fund	65,005	8,200	-	8,200	60,000	-	-	-	60,000	(51,800)	13,205	
238	Landscape Maint Dist - 38	115	272,167	88,879	361,046	361,085	-	-	-	361,085	(39)	76	
239	Landscape Maint Dist - 39	504,549	708,383	42,533	750,916	713,235	-	-	-	713,235	37,681	542,230	
241	Landscape Maint Dist - 41	106,635	330,164	17,392	347,556	453,996	-	-	-	453,996	(106,440)	195	
245	Street Beautification	377,053	2,400	-	2,400	-	-	-	-	-	2,400	379,453	
246	Traffic Mitigation Fund	8,941,949	150,000	-	150,000	-	-	350,000	-	350,000	(200,000)	8,741,949	Design - Traffic Improv
247	Sewer Mitigation Fund	64,041	400	-	400	-	-	-	-	-	400	64,441	
248	Tres Hermanos	6,923	-	120,000	120,000	120,000	-	-	-	120,000	-	6,923	
250	Integrated Waste Mgt Fund	2,333,520	812,500	-	812,500	1,095,234	10,000	-	-	1,105,234	(292,734)	2,040,786	
251	Air Quality Improvement Fd	210,426	73,100	-	73,100	39,000	35,000	-	-	74,000	(900)	209,526	
252	Waste Hauler Fund	1,548	181,550	-	181,550	-	-	-	180,000	180,000	1,550	3,098	
253	Used Oil Grant	29,845	7,921	-	7,921	7,721	-	-	-	7,721	200	30,045	



CITY OF DIAMOND BAR
Resources & Uses
Fiscal Year 2026/27 Proposed Budget

		PROPOSED RESOURCES				PROPOSED USES					FISCAL IMPACTS		
Fund #	Fund Title	Estimated FB Reserves @ 07/01/26	Operating Revenues	Transfers-In	Total Resources	Operating Expense	Transfers-Out	One-Time Appropriations	Capital Improvement Program	Total Uses	Addition/(Use) of Fund Balance	Est. Reserves @ 06/30/27	Fund Balance Notes
254	Beverage Recycling Grant	48,070	15,332	-	15,332	13,532	-	-	-	13,532	1,800	49,870	
255	Local Streets & Roads Grant Fund	-	-	-	-	-	-	-	-	-	-	-	
256	Hazard Mitigation Grant Fund	5,815	165,000	56,000	221,000	-	-	221,000	-	221,000	-	5,815	Update Haz. Mit. Plan
260	Park Fees (Quimby) Fd	140,582	500	-	500	-	-	-	-	-	500	141,082	
261	Measure A Neigh. Parks Act	-	-	-	-	-	-	-	-	-	-	-	
262	Park & Facility Development Fd	2,155,251	7,300	-	7,300	-	-	-	250,000	250,000	(242,700)	1,912,551	
263	Prop A - Safe Neigh. Pks Fd	-	-	-	-	-	-	-	-	-	-	-	
270	PEG Fees Fund	417,000	68,800	-	68,800	50,000	-	-	-	50,000	18,800	435,800	
280	Citizens Option for Public Sfty Fd	499,376	188,200	-	188,200	10,000	152,500	-	-	162,500	25,700	525,076	
301	Capital Improvement Project Fd	-	-	-	-	-	-	-	-	-	-	-	
401	Debt Service Fund	-	-	726,000	726,000	726,000	-	-	-	726,000	-	-	
501	Self Insurance Fund	315,479	-	820,807	820,807	820,807	-	-	-	820,807	-	315,479	
502	Vehicle Maint & Replacement Fd	766,393	6,000	171,500	177,500	136,500	-	-	-	136,500	41,000	807,393	
503	Comp. Equipment Maint & Repl Fd	459,543	8,000	-	8,000	208,000	-	-	-	208,000	(200,000)	259,543	
504	Building Facility & Maint Fund	2,513,570	10,800	100,000	110,800	-	-	-	-	-	110,800	2,624,370	
601	OPEB Trust Fund	1,060,547	26,600	88,000	114,600	-	-	-	-	-	114,600	1,175,147	
Grand Totals		\$ 57,472,552	\$ 45,354,851	\$ 4,057,611	\$ 49,412,462	\$ 39,891,683	\$ 4,057,611	\$ 627,000	\$ 5,365,734	\$ 49,942,028	\$ (529,566)	\$ 56,942,986	



CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: City Council Minutes of the May 5, 2026 Regular Meeting.

STRATEGIC GOAL: Open, Engaged and Responsive Government

RECOMMENDATION:

Approve the May 5, 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. May 5, 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
MAY 5, 2026**

1. **CLOSED SESSION:** Mayor Tye opened the Closed Session at 5:00 p.m. All Council Members were present.

Conference with Legal Counsel - Existing Litigation

Pursuant to Government Code § 54956.9(d)(1) Name of case: City of Diamond Bar v. County of Los Angeles, LACSC Case No. 25STCV15208

There were no public comments provided.

No public comments were made.

No reportable action was taken.

Mayor Tye adjourned the Closed Session at 5:55 p.m.

2. **STUDY SESSION:** Mayor Tye opened the Study Session at 6:03 p.m. All Council Members were present.

2.1 Draft FY 2026/27 Capital Improvement Program (CIP) Budget & Draft Five-Year CIP Plan.

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 6:40 p.m. in the South Coast Air Quality Management District Main Auditorium, 21865 Copley Drive, Diamond Bar, CA 91765.

PLEDGE OF ALLEGIANCE: Mayor Tye led the Pledge of Allegiance.

INVOCATION: Associate Pastor Ab Kastl, Landmark Church.

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

Absent: None.

Staff present in person: Dan Fox, City Manager; Omar Sandoval, City Attorney; Ryan McLean, Assistant City Manager; Anthony Santos, Assistant to the City Manager; Amy Haug, Human Resources/Risk Management Director; Jason Jacobsen, Finance Director; Ryan Wright, Parks & Recreation Director; David Liu, Public Works Director/City Engineer; Hal Ghafari, Public Works Manager/Assistant City Engineer; Cecilia Arellano, Community Relations Manager; Joan Cruz, Administrative Coordinator; Kristina Santana, City Clerk.

Staff present telephonically: Greg Gubman, Community Development Director.

Others present: Jason Sotelo, Deputy, Diamond Bar/Walnut Sheriff's Station; Stephen Tousey, Captain, Diamond Bar/Walnut Sheriff's Station; William Gamble, Assistant Fire Chief, Los Angeles County Fire Department.

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:

4.1 Certificate of Recognition to Edison Scholar James Wang.
The City Council, along with Edison Representative Tiffany Tran presented the Certificate to James Wang.

5. CITY MANAGER REPORTS AND RECOMMENDATIONS:

5.1 Presentation of 2025 Public Safety Report.
ACM/McLean gave the presentation and along with Captain Tousey, responded to Council Member questions.

6. PUBLIC COMMENTS:

The following provided public comments:

Cynthia Yu, Diamond Bar Library Manager
William Gamble, Assistant Fire Chief, Los Angeles County Fire Department

CC/Santana reported that no emails and were submitted and no guests on the teleconference line requested to speak under Public Comments.

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

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

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

8.1 Approved April 14, 2026 Special Study Session Minutes and April 21, 2026 Regular Council Meeting Minutes.

8.2 Ratified Check Register Dated April 8, 2026 through April 21, 2026 Totaling

\$1,712,501.97.

8.3 Adopted March 2026 Treasurer's Statement.

8.4 Adopted the Public Service Recognition Week Proclamation.

8.5 Adopted the Asian American and Pacific Islander Heritage Month Proclamation.

8.6 Approved Ordinance No. 05 (2026) Approving the Amendments to the Diamond Bar City Code Prohibiting Camping on Public Places and Interfering with Public Access, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DIAMOND BAR REPEALING DIAMOND BAR CITY CODE SECTION 10.16.115 AND ADDING CHAPTER 8.28 TO TITLE 8 OF THE DIAMOND BAR CITY CODE TO PROHIBIT CAMPING ON PUBLIC PLACES AND INTERFERING WITH PUBLIC ACCESS.

8.7 Approved Appropriation for Special Legal Counsel Services (Hansen Bridgett LLP).

8.8 Approved Appropriation for Special Legal Counsel Services (Atkinson, Adelson, Loya, Ruud and Romo).

9. PUBLIC HEARINGS: None.

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 Public Hike on April 12, 2026 and the Cal Cities Leaders Summit in Sacramento on April 23, 2026.

Council Member Teng reported attending the Sheriff's Open House and the City's Earth Day event on the same day.

Mayor Pro Tem Low reported attending the Sanitation District meeting and the Niagara Economic Summit webinar.

- 12. ADJOURNMENT:** With no further business to conduct, M/Tye adjourned the Regular City Council Meeting at 7:26 p.m.

Respectfully Submitted,

Kristina Santana, City Clerk

The foregoing minutes are hereby approved this 19th day of May, 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 April 22, 2026 through May 5, 2026 totaling \$1,026,586.40.

STRATEGIC GOAL: Open, Engaged and Responsive Government

RECOMMENDATION:

Ratify the Check Register.

FINANCIAL IMPACT:

Expenditure of \$1,026,586.40.

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 April 22, 2026 through May 5, 2026 totaling \$1,026,586.40 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 5-19-2026
2. Check Register 5-19-2026



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 April 22, 2026 through May 5, 2026 has been audited and is certified as accurate. Payments have been allowed from the following funds in these amounts:

Description	Amount
General Fund	\$459,741.32
Measure W Local Return Fund	\$25,945.32
Measure M Local Return Fund	\$25,571.51
Prop A Transit Tax Fund	\$154,128.18
Prop C Transit Tax Fund	\$2,200.12
LLAD 38 Fund	\$511.87
LLAD 41 Fund	\$306.48
LLAD 39 Fund	\$306.48
Air Quality Improvements Fund	\$1,200.00
Integrated Waste Mgmt - AB939	\$8,806.03
Capital Imprv Project Fund	\$265,710.55
Vehicle Maint & Equip Fund	\$2,300.35
Building Facility & Maint Fund	\$2,663.13
PLHA Fund	\$21,587.00
Community Dev Block Grant Fund	\$202.00
Park & Facilities Dev Fund	\$14,762.74
Cash Pool Fund	\$27,857.87
Equip Maint & Replacement Fund	\$12,785.45
	<u>\$1,026,586.40</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
18788	4/24/2026	SOUTHERN CALIFORNIA EDISON		TRAFFIC CONTROL - 1450 BRIDGEGATE/VARIOUS - TC-1	100655	52210	\$544.94
CHECK TOTAL							\$544.94
18789	4/24/2026	SOUTHERN CALIFORNIA EDISON		TRAFFIC CONTROL - 1450 BRIDGEGATE/VARIOUS - TC-1	100655	52210	\$582.69
CHECK TOTAL							\$582.69
18790	4/27/2026	SOUTHERN CALIFORNIA EDISON		TRAFFIC CONTROL - BREA CYN/FALLOWFIELD/ETC - TC-1	100655	52210	\$235.65
CHECK TOTAL							\$235.65
18791	4/27/2026	SOUTHERN CALIFORNIA EDISON		TRAFFIC CONTROL - 22805 GLDN SPRGS/VARIOUS - TC-1	100655	52210	\$3,568.70
CHECK TOTAL							\$3,568.70
18792	4/27/2026	SOUTHERN CALIFORNIA EDISON		TRAFFIC CONTROL - 21010 WASHINGTON AVE - TC-1	100655	52210	\$116.60
CHECK TOTAL							\$116.60
18793	4/27/2026	SOUTHERN CALIFORNIA EDISON		TRAFFIC CONTROL - 2201 DBB PED - TC- 1	100655	52210	\$32.76
CHECK TOTAL							\$32.76
18794	4/27/2026	SOUTHERN CALIFORNIA EDISON		TRAFFIC CONTROL - 1798 DBB/22566 GLDN SPRGS - TC-1	100655	52210	\$218.60
CHECK TOTAL							\$218.60
18795	4/27/2026	SOUTHERN CALIFORNIA EDISON		PARKS 3334 1/2 BREA CYN RD (032526- 042326)	100630	52210	\$46.18
CHECK TOTAL							\$46.18
18796	4/24/2026	TASC		FLEX SPENDING MEDICAL/CHILDCARE 04/24/2026	201	21118	\$4.75
	4/24/2026	TASC		FLEX SPENDING MEDICAL/CHILDCARE 04/24/2026	238	21118	\$6.54
	4/24/2026	TASC		FLEX SPENDING MEDICAL/CHILDCARE 04/24/2026	239	21118	\$6.54
	4/24/2026	TASC		FLEX SPENDING MEDICAL/CHILDCARE 04/24/2026	241	21118	\$6.54
	4/24/2026	TASC		FLEX SPENDING MEDICAL/CHILDCARE 04/24/2026	250	21118	\$30.92

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
	4/24/2026	TASC		FLEX SPENDING MEDICAL/CHILDCARE 04/24/2026	207	21118	\$45.28
	4/24/2026	TASC		FLEX SPENDING MEDICAL/CHILDCARE 04/24/2026	206	21118	\$117.99
	4/24/2026	TASC		FLEX SPENDING MEDICAL/CHILDCARE 04/24/2026	100	21118	\$1,952.47
						CHECK TOTAL	\$2,171.03
18797	4/24/2026	VANTAGEPOINT TRNSFR AGNTS- 303248		DEFERRED COMP CONTRIBUTIONS/LOAN PYMTS 04/24/2026	239	21109	\$133.74
	4/24/2026	VANTAGEPOINT TRNSFR AGNTS- 303248		DEFERRED COMP CONTRIBUTIONS/LOAN PYMTS 04/24/2026	241	21109	\$133.74
	4/24/2026	VANTAGEPOINT TRNSFR AGNTS- 303248		DEFERRED COMP CONTRIBUTIONS/LOAN PYMTS 04/24/2026	201	21109	\$151.15
	4/24/2026	VANTAGEPOINT TRNSFR AGNTS- 303248		DEFERRED COMP CONTRIBUTIONS/LOAN PYMTS 04/24/2026	238	21109	\$258.76
	4/24/2026	VANTAGEPOINT TRNSFR AGNTS- 303248		DEFERRED COMP CONTRIBUTIONS/LOAN PYMTS 04/24/2026	250	21109	\$467.86
	4/24/2026	VANTAGEPOINT TRNSFR AGNTS- 303248		DEFERRED COMP CONTRIBUTIONS/LOAN PYMTS 04/24/2026	206	21109	\$488.56
	4/24/2026	VANTAGEPOINT TRNSFR AGNTS- 303248		DEFERRED COMP CONTRIBUTIONS/LOAN PYMTS 04/24/2026	207	21109	\$685.45
	4/24/2026	VANTAGEPOINT TRNSFR AGNTS- 303248		DEFERRED COMP CONTRIBUTIONS/LOAN PYMTS 04/24/2026	100	21109	\$13,951.72
						CHECK TOTAL	\$16,270.98
18798	4/24/2026	CALPERS		PENSION CONTRIBUTION 4/4/26-4/17/26 & 4/1-4/30/26	203	21110	\$46.51
	4/24/2026	CALPERS		PENSION CONTRIBUTION 4/4/26-4/17/26 & 4/1-4/30/26	239	21110	\$166.20
	4/24/2026	CALPERS		PENSION CONTRIBUTION 4/4/26-4/17/26 & 4/1-4/30/26	241	21110	\$166.20
	4/24/2026	CALPERS		PENSION CONTRIBUTION 4/4/26-4/17/26 & 4/1-4/30/26	238	21110	\$246.57

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
	4/24/2026	CALPERS		PENSION CONTRIBUTION 4/4/26-4/17/26 & 4/1-4/30/26	201	21110	\$660.89
	4/24/2026	CALPERS		PENSION CONTRIBUTION 4/4/26-4/17/26 & 4/1-4/30/26	207	21110	\$1,469.39
	4/24/2026	CALPERS		PENSION CONTRIBUTION 4/4/26-4/17/26 & 4/1-4/30/26	206	21110	\$1,634.93
	4/24/2026	CALPERS		PENSION CONTRIBUTION 4/4/26-4/17/26 & 4/1-4/30/26	250	21110	\$2,235.25
	4/24/2026	CALPERS		PENSION CONTRIBUTION 4/4/26-4/17/26 & 4/1-4/30/26	100	21110	\$46,686.55
						CHECK TOTAL	\$53,312.49
18799	5/5/2026	AARP		AARP APRIL 26	100520	55310	\$135.00
						CHECK TOTAL	\$135.00
18800	5/5/2026	AIMTD LLC		TRAFFIC COUNTS - PECAN GROVE	251650	54410	\$1,200.00
						CHECK TOTAL	\$1,200.00
18801	5/5/2026	ALL CITY MANAGEMENT SERVICES INC		CROSSING GUARD SERVICES - 3/29/26 - 4/11 26	100310	55412	\$6,245.19
						CHECK TOTAL	\$6,245.19
18802	5/5/2026	ATKINSON, ANDELSON, LOYA, RUUD & ROMO		PROFESSIONAL SERVICES - LEGAL	100220	54900	\$6,708.98
						CHECK TOTAL	\$6,708.98
18803	5/5/2026	BARR & CLARK INC		PLHA HIP 323 WANG-23515 GRAND RIM CT.	224440	55580	\$697.00
	5/5/2026	BARR & CLARK INC		HIP PLHA WANG - 23515 GRAND RIM CT.	224440	55580	\$550.00
						CHECK TOTAL	\$1,247.00
18804	5/5/2026	LINGO TELECOM LLC		CITYWIDE ANALOG PHONE SYSTEM - APR 2026	100230	52200	\$5,079.41
						CHECK TOTAL	\$5,079.41
18805	5/5/2026	CHICAGO TITLE COMPANY		CDBG HIP 318-TSE-24410 STAR CT.	225440	55570	\$65.00
	5/5/2026	CHICAGO TITLE COMPANY		CDBG HIP 318 - TSE-24410 STAR CT.	225440	55570	\$34.00
	5/5/2026	CHICAGO TITLE COMPANY		CDBG HIP 319-LI/YUAN-3318 BENT TWIG LANE	225440	55570	\$65.00
	5/5/2026	CHICAGO TITLE COMPANY		CDBG HIP 319-LI/YUAN-3318 BENT TWIG LANE	225440	55570	\$38.00

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
						CHECK TOTAL	\$202.00
18806	5/5/2026	COCO SUTZE CHENG		CONTRACT CLASS - ZUMBA	100520	55320	\$102.00
						CHECK TOTAL	\$102.00
18807	5/5/2026	CORODATA MEDIA STORAGE INC		DAILY TAPE ROTATION & STORAGE - MAR 2026	100230	54030	\$850.99
						CHECK TOTAL	\$850.99
18808	5/5/2026	CREATE & LEARN INC		CONTRACT CLASS INSTRUCTOR PAYMENT	100520	55320	\$561.60
						CHECK TOTAL	\$561.60
18809	5/5/2026	CT & T CONCRETE PAVING INC		ROAD MAINTENANCE SERVICES (032726)	100655	55512	\$135,292.77
	5/5/2026	CT & T CONCRETE PAVING INC		ROAD MAINTENANCE SERVICES (TREETWELLCOVERREMOVE)	100655	55512	\$18,130.00
						CHECK TOTAL	\$153,422.77
18810	5/5/2026	DEPARTMENT OF JUSTICE		LIVESCAN FEES	100220	52510	\$288.00
						CHECK TOTAL	\$288.00
18811	5/5/2026	DISCOVERY SCIENCE CENTER OF ORANGE		ENVIRONMENTAL EDUCATION	250170	54900	\$4,262.00
						CHECK TOTAL	\$4,262.00
18812	5/5/2026	EXTERIOR PRODUCTS CORP		MAINTENANCE & OPERATION SRVS (PONY041626)	262630	56104	\$10,592.74
	5/5/2026	EXTERIOR PRODUCTS CORP		MAINTENANCE & OPERATION SUPPLIES/SERVICES	100630	52320	\$4,500.04
						CHECK TOTAL	\$15,092.78
18813	5/5/2026	FEHR & PEERS		ON-CALL TRAFFIC/ENGR- VARIOUS PROJ - NOV 2025	100615	54410	\$472.50
						CHECK TOTAL	\$472.50
18814	5/5/2026	FOSTER & FOSTER CONSULTING ACTUARIES, INC		PROF. SVCS - OPEB ACTUARIAL STUDY FY 2026	100210	54010	\$945.00
						CHECK TOTAL	\$945.00
18815	5/5/2026	FRONTIER COMMUNICATIONS CORP		SUMMARY BILL - INTERNET SERVICE - APR 2026	100230	54030	\$800.00
	5/5/2026	FRONTIER COMMUNICATIONS CORP		SUMMARY BILL - INTERNET SERVICES - APR 2026	100230	54030	\$505.78
						CHECK TOTAL	\$1,305.78

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
18816	5/5/2026	GENTRY BROTHERS INC		DBB COMPLETE STREETS PROJECT	201610	56101	\$21,698.10
	5/5/2026	GENTRY BROTHERS INC		DBB COMPLETE STREETS PROJECT	301610	56170	\$86,792.40
	5/5/2026	GENTRY BROTHERS INC		DBB COMPLETE STREETS PROJECT	301610	56180	\$86,792.40
	5/5/2026	GENTRY BROTHERS INC		DBB COMPLETE STREETS PROJECT	301610	56190	\$86,792.40
	5/5/2026	GENTRY BROTHERS INC		DBB COMPLETE STREETS PROJECT	206610	56101	\$151,886.70
						CHECK TOTAL	\$433,962.00
18817	5/5/2026	GO2ZERO STRATEGIES LLC		COMPOST EQUIPMENT	250170	51400	\$1,810.00
							CHECK TOTAL \$1,810.00
18818	5/5/2026	GOVCONNECTION INC		CI012126SCO NETWORK SWITCH (1)	503230	56130	\$1,754.90
	5/5/2026	GOVCONNECTION INC		ANNUAL RENEWAL - VM WARE - FY 25-26	100230	52314	\$4,086.00
	5/5/2026	GOVCONNECTION INC		HP CAREPACK - ROZ, NABOO & TATOOINE	100230	52314	\$23,885.00
						CHECK TOTAL	\$29,725.90
18819	5/5/2026	HANSON BRIDGETT LLP		LEGAL SERVICES - SEWER DISTRICT	100120	54022	\$16,953.60
							CHECK TOTAL \$16,953.60
18820	5/5/2026	HDL COREN & CONE		CONTRACT SVCS - PROPERTY TAX APR - JUNE 2026	100210	54010	\$4,117.50
							CHECK TOTAL \$4,117.50
18821	5/5/2026	HEATHER JEN CHANG		CONTRACT CLASS - YOUTH ART	100520	55320	\$600.00
							CHECK TOTAL \$600.00
18822	5/5/2026	HELIX ENVIRONMENTAL PLANNING INC		CANYON LOOP TRAIL RESTORATION-MARCH 2026	301630	56104	\$3,680.72
							CHECK TOTAL \$3,680.72
18823	5/5/2026	INTEGRUS LLC		RICOH COPY CHARGES - 3/15/26 - 4/18/26	100230	52314	\$979.62
							CHECK TOTAL \$979.62
18824	5/5/2026	INTERIOR OFFICE SOLUTIONS INC		OFFICE FURNITURE - PLANNING MANAGER OFFICE - DEP	504620	56100	\$2,663.13
							CHECK TOTAL \$2,663.13
18825	5/5/2026	IT1 SOURCE LLC		LOGITECH WEBCAMS (4)	100230	51200	\$412.66
							CHECK TOTAL \$412.66

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
18826	5/5/2026	KALIBER ROOFING INC		HIP323 PLHA WANG 23515 GRAND RIM CT.	224440	55580	\$20,340.00
CHECK TOTAL							\$20,340.00
18827	5/5/2026	KUMBA INC		WEDDING & EVENT EXPO RENTAL TENT	100510	52304	\$750.00
CHECK TOTAL							\$750.00
18828	5/5/2026	LA COUNTY ASSESSOR OFFICE		SBF ABSTRACT - MAR 2026	100230	52314	\$200.00
CHECK TOTAL							\$200.00
18829	5/5/2026	LANDS' END INC		UNIFORM JACKETS FOR FULLTIME STAFF	100240	51200	\$84.42
CHECK TOTAL							\$84.42
18830	5/5/2026	LOOMIS		COURIER SERVICES - APRIL 2026	100210	54900	\$873.25
	5/5/2026	LOOMIS		COURIER SERVICES - APRIL 2026	100510	54900	\$873.25
	CHECK TOTAL						\$1,746.50
18831	5/5/2026	LOS ANGELES COUNTY PUBLIC WORKS		SUMP PUMP MAINTENANCE (SYCAMORE CYN PARK) FY25-26	100630	52320	\$939.03
	5/5/2026	LOS ANGELES COUNTY PUBLIC WORKS		CS - INDUSTRIAL WASTE SERVICES - THRU MAR 2026	100610	55550	\$5,108.75
	CHECK TOTAL						\$6,047.78
18832	5/5/2026	MAGNUS INTERNATIONAL TRADE SERVICES CORP		PRESERVE DB FEEDBACK TRANSLATION CHINESE, KOREAN	100240	51200	\$227.55
CHECK TOTAL							\$227.55
18833	5/5/2026	MCE CORPORATION		ROAD MAINTENANCE MARCH 2026	100655	55530	\$2,502.22
	5/5/2026	MCE CORPORATION		ROAD MAINTENANCE MARCH 2026	201655	55530	\$3,430.43
	5/5/2026	MCE CORPORATION		ROAD MAINTENANCE MARCH 2026	100655	55528	\$13,096.32
CHECK TOTAL							\$19,028.97
18834	5/5/2026	MICHAEL BAKER INTERNATIONAL INC		CANYON LOOP TRAIL -HMMP PROJECT MANAGER	301630	56104	\$1,652.63
CHECK TOTAL							\$1,652.63
18835	5/5/2026	MOBILE RELAY ASSOCIATES INC		RECURRING SERVICES FOR EMERGENCY PREPARDNESS	100350	52300	\$78.75
CHECK TOTAL							\$78.75
18836	5/5/2026	NATIONAL TRENCH SAFETY INC		KRAIL EQUIP RENTAL GS SLOPE (041026-041526)	100655	52300	\$943.02

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
	5/5/2026	NATIONAL TRENCH SAFETY INC		KRAIL EQUIP RENTAL GS/SG (CRANE PICKUP)	100655	52300	\$487.50
						CHECK TOTAL	\$1,430.52
18837	5/5/2026	NICHOLS CONSULTING ENGINEERS, CHTD		ADA CURB RAMP IMPROVEMENT PROJ (AREA 6)	203615	56101	\$25,525.00
						CHECK TOTAL	\$25,525.00
18838	5/5/2026	OCCUPATIONAL HEALTH CENTERS OF CALIFORNIA		PRE-EMPLOYMENT PHYSICAL FEES	100220	52510	\$1,258.00
	5/5/2026	OCCUPATIONAL HEALTH CENTERS OF CALIFORNIA		PRE-EMPLOYMENT PHYSICAL FEES	100220	52510	\$311.00
						CHECK TOTAL	\$1,569.00
18839	5/5/2026	ONE TIME PAY VENDOR	ESAU PUEENTES	FACILITY REFUND	100	20202	\$1,250.00
						CHECK TOTAL	\$1,250.00
18840	5/5/2026	ONE TIME PAY VENDOR	KIMM NASSER-FENN	FACILITY REFUND	100	20202	\$1,208.00
						CHECK TOTAL	\$1,208.00
18841	5/5/2026	ONE TIME PAY VENDOR	LIEN PHONGSA	FACILITY REFUND	100	20202	\$200.00
						CHECK TOTAL	\$200.00
18842	5/5/2026	ONE TIME PAY VENDOR	PAUL GHOTRA	FACILITY REFUND	100	20202	\$1,450.00
						CHECK TOTAL	\$1,450.00
18843	5/5/2026	ONE TIME PAY VENDOR	ANDREA CAMPBELL	REIMB - TYLER CONNECT CONF 2026	100210	52415	\$656.44
						CHECK TOTAL	\$656.44
18844	5/5/2026	ONE TIME PAY VENDOR	LUISA ALLEN	REIMB - TYLER CONNECT CONF 2026	100210	52415	\$518.42
						CHECK TOTAL	\$518.42
18845	5/5/2026	ONE TIME PAY VENDOR	TRICIA NEGRON	REIMB - TYLER CONNECT CONF 2026	100210	52415	\$595.06
						CHECK TOTAL	\$595.06
18846	5/5/2026	ONE TIME PAY VENDOR - CND REFUND	CJK CONSTRUCTION	C&D REFUND: 610 RIDGEVIEW CT	100	22105	\$250.00
						CHECK TOTAL	\$250.00
18847	5/5/2026	ONE TIME PAY VENDOR - CND REFUND	HOYT ROOFS INC	C&D REFUND: 3425 PASADO DR	100	22105	\$250.00
						CHECK TOTAL	\$250.00

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
18848	5/5/2026	ONE TIME PAY VENDOR - CND REFUND	HUI XIA	C&D REFUND: 24411 TOP CT	100	22105	\$250.00
						CHECK TOTAL	\$250.00
18849	5/5/2026	ONE TIME PAY VENDOR - CND REFUND	JULIO LEMUS	C&D REFUND: 2729 SUNBRIGHT DR	100	22105	\$250.00
						CHECK TOTAL	\$250.00
18850	5/5/2026	ONE TIME PAY VENDOR - CND REFUND	MIKE BOI NGUYEN	C&D REFUND: 24229 DOESKIN PL	100	22105	\$650.00
						CHECK TOTAL	\$650.00
18851	5/5/2026	ONE TIME PAY VENDOR - CND REFUND	RANDY MANG	C&D REFUND: 2545 HARMONY HILL DR	100	22105	\$250.00
						CHECK TOTAL	\$250.00
18852	5/5/2026	ONE TIME PAY VENDOR - CND REFUND	VINCENT WHITLEY	C&D REFUND: 334 S DIAMOND BAR BLVD	100	22105	\$400.00
						CHECK TOTAL	\$400.00
18853	5/5/2026	ONE TIME PAY VENDOR - CND REFUND	YUAN ZHANG	C&D REFUND: 21808 HEATHERLANE CT	100	22105	\$250.00
						CHECK TOTAL	\$250.00
18854	5/5/2026	PRINTING DYNAMICS INC		CERTIFICATE PAPER - 1,000	100140	51400	\$1,317.00
						CHECK TOTAL	\$1,317.00
18855	5/5/2026	PRO1PRINT, LLC		COFFEE WITH A COP AND THROUGH MY LENS POSTCARDS	100240	52110	\$503.70
						CHECK TOTAL	\$503.70
18856	5/5/2026	REINBERGER CORPORATION		CERTIFICATE FRAME HOLDERS	100130	52110	\$1,963.34
						CHECK TOTAL	\$1,963.34
18857	5/5/2026	ROTH STAFFING COMPANIES, LP		TEMP STAFFING - FINANCE WK 4/24/2026	100210	54900	\$1,420.80
	5/5/2026	ROTH STAFFING COMPANIES, LP		TEMP STAFFING - CITY CLERK WK 4/24/2026	100140	54900	\$312.00
	5/5/2026	ROTH STAFFING COMPANIES, LP		TEMP STAFFING - FINANCE WK 3/6/2026	100210	54900	\$1,420.80
	5/5/2026	ROTH STAFFING COMPANIES, LP		TEMP STAFFING - FINANCE WK 4/3/2026	100210	54900	\$1,420.80
	5/5/2026	ROTH STAFFING COMPANIES, LP		TEMP STAFFING - FINANCE WK 3/13/2026	100210	54900	\$1,420.80
	5/5/2026	ROTH STAFFING COMPANIES, LP		TEMP STAFFING - FINANCE WK 5/1/2026	100210	54900	\$1,420.80

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
						CHECK TOTAL	\$7,416.00
18858	5/5/2026	SC FUELS		FLEET FUEL (040126-041526)	502130	52330	\$82.34
	5/5/2026	SC FUELS		FLEET FUEL (040126-041526)	502430	52330	\$272.27
	5/5/2026	SC FUELS		FLEET FUEL (040126-041526)	502620	52330	\$324.20
	5/5/2026	SC FUELS		FLEET FUEL (040126-041526)	502630	52330	\$545.73
	5/5/2026	SC FUELS		FLEET FUEL (040126-041526)	502655	52330	\$1,075.81
						CHECK TOTAL	\$2,300.35
18859	5/5/2026	SHAW HR CONSULTING INC		PROF. SVCS - HR CONSULTING	100220	54900	\$3,317.50
						CHECK TOTAL	\$3,317.50
18860	5/5/2026	SOCIAL ASSURANCE LLC		ANNUAL RENEWAL - SOCIAL ASSURANCE FY-25-26	100230	52314	\$3,500.00
						CHECK TOTAL	\$3,500.00
18861	5/5/2026	SPECTRUM BUSINESS		INTERNET SERVICE/HERITAGE PARK - APR 2026	100230	54030	\$290.47
	5/5/2026	SPECTRUM BUSINESS		SUMMARY BILL - CABLE TV/INTERNET - MAY 2026	100230	54030	\$1,942.60
	5/5/2026	SPECTRUM BUSINESS		CABLE TV SERVICE/DBC - MAY 2026	100230	54030	\$136.43
						CHECK TOTAL	\$2,369.50
18862	5/5/2026	STEPHEN LUGO		RETENTION CONTRACT WITHHOLDING: 26000034	262	29004	\$999.50
						CHECK TOTAL	\$999.50
18863	5/5/2026	STUMP FENCE CO		RETENTION CONTRACT WITHHOLDING: 26000033	262	29004	\$1,490.00
	5/5/2026	STUMP FENCE CO		RETENTION CONTRACT WITHHOLDING: 26000033	262	29004	\$1,680.50
						CHECK TOTAL	\$3,170.50
18864	5/5/2026	TASC		FSA FEES - APRIL	100220	52515	\$205.41
						CHECK TOTAL	\$205.41
18865	5/5/2026	TENNIS ANYONE INC		CONTRACT CLASSES TENNIS SERVIC	100520	55320	\$6,238.89
						CHECK TOTAL	\$6,238.89
18866	5/5/2026	THE KNOT WORLDWIDE INC		DBC ONLINE STOREFRONT MAY-JULY 2026	100510	52160	\$3,744.00

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
						CHECK TOTAL	\$3,744.00
18867	5/5/2026	THE SAN GABRIEL VALLEY NEWSPAPER GR		LEGAL AD - PL2025-29 - 1400 MONTEFINO MARCH 2026	100	22107	\$1,494.90
	5/5/2026	THE SAN GABRIEL VALLEY NEWSPAPER GR		LEGAL AD - PL2025-27 APRIL 2026	100	22107	\$921.93
	5/5/2026	THE SAN GABRIEL VALLEY NEWSPAPER GR		LEGAL AD PL2026-5 QUAIL RUN	100	22107	\$579.64
						CHECK TOTAL	\$2,996.47
18868	5/5/2026	THE SAN GABRIEL VALLEY NEWSPAPER GR		ORD. NO. 05 (2026) 1ST READING	100140	52160	\$371.56
						CHECK TOTAL	\$371.56
18869	5/5/2026	THE SHERWIN-WILLIAMS CO		MAINTENANCE SUPPLIES @ DBC (JK 041526)	100510	52320	\$26.98
	5/5/2026	THE SHERWIN-WILLIAMS CO		MAINTENANCE SUPPLIES @ DBC (JK 041526)	100510	52320	\$51.30
						CHECK TOTAL	\$78.28
18870	5/5/2026	THE WINDMILL		MARCH/APRIL ADS -PRESERVE DB, WEDDING & EVENT EXPO	100240	52160	\$1,600.00
						CHECK TOTAL	\$1,600.00
18871	5/5/2026	TYLER TECHNOLOGIES INC		ELM PROJECT MGMT - 4/7/26 - 4/10/26	503230	56135	\$10,230.55
	5/5/2026	TYLER TECHNOLOGIES INC		ELM PROJECT MGMT - 4/14/26	503230	56135	\$800.00
						CHECK TOTAL	\$11,030.55
18872	5/5/2026	ULINE INC		FY2025-26 EMERGENCY PREP SUPPLIES	100350	51200	\$1,420.05
						CHECK TOTAL	\$1,420.05
18873	5/5/2026	ULTIMATE MAINTENANCE SERVICES INC		JANITORIAL SERVICES (APRIL/2026)	100630	55505	\$3,070.00
	5/5/2026	ULTIMATE MAINTENANCE SERVICES INC		JANITORIAL SERVICES (APRIL/2026)	100510	55505	\$9,650.00
	5/5/2026	ULTIMATE MAINTENANCE SERVICES INC		JANITORIAL SERVICES (APRIL/2026)	100620	52320	\$12,075.00
						CHECK TOTAL	\$24,795.00
18874	5/5/2026	US BANK		PCARD STATEMENT - APRIL 2026	999	28100	\$27,857.87
						CHECK TOTAL	\$27,857.87
18875	5/5/2026	VERIZON WIRELESS		WIRELESS PHONE SERVICE - 1/17/26 - 4/16/26	100230	52200	\$8,134.69

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT
						CHECK TOTAL	\$8,134.69
18876	5/5/2026	WW GRAINGER INC		MAINTENANCE SUPPLIES (JW 041626)	100630	51200	\$25.53
	5/5/2026	WW GRAINGER INC		MAINTENANCE SUPPLIES (CB042026)	100630	52320	\$33.42
	5/5/2026	WW GRAINGER INC		MAINTENANCE SUPPLIES (JW042126)	100510	52320	\$189.87
	5/5/2026	WW GRAINGER INC		MAINTENANCE SUPPLIES (JK 042226)	100630	51200	\$556.82
						CHECK TOTAL	\$805.64
18877	5/5/2026	WAXIE SANITARY SUPPLY		JANITORIAL SUPPLIES HERITAGE PARK (041526)	100630	51200	\$350.39
	5/5/2026	WAXIE SANITARY SUPPLY		JANITORIAL SUPPLIES (DBC)	100510	51210	\$1,067.97
	5/5/2026	WAXIE SANITARY SUPPLY		JANITORIAL SUPPLIES (HERITAGE PARK)	100630	51200	\$89.20
	5/5/2026	WAXIE SANITARY SUPPLY		JANITORIAL SUPPLIES (DBC)	100510	51210	\$100.57
						CHECK TOTAL	\$1,608.13
18878	5/5/2026	WILLDAN GEOTECHNICAL		BUILDING AND SAFETY INTERIM PERMIT TECHNICIAN	100420	55100	\$14,705.00
						CHECK TOTAL	\$14,705.00
18879	5/5/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - MARCH 2026	100120	54020	\$2,312.40
	5/5/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - MARCH 2026	100120	54020	\$2,453.40
	5/5/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - MARCH 2026	100120	54020	\$2,538.00
	5/5/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - MARCH 2026	100	22107	\$423.00
	5/5/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - MARCH 2026	100	22107	\$1,184.40
	5/5/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - MARCH 2026	100	22107	\$7,009.68
	5/5/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - MARCH 2026	100120	54020	\$12,635.31
	5/5/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - MARCH 2026	100120	54020	\$366.60
	5/5/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - MARCH 2026	100120	54020	\$56.40
	5/5/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - MARCH 2026	100120	54020	\$1,889.40

City of Diamond Bar Check Register

CHECK #	CHECK DATE	VENDOR NAME	OTP VENDOR NAME	INVOICE DESCRIPTION	ORG	OBJECT	AMOUNT	
18880	5/5/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - MARCH 2026	100120	54020	\$1,410.00	
	5/5/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - MARCH 2026	100120	54020	\$112.80	
	5/5/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION		LEGAL SERVICES - MARCH 2026	100120	54020	\$112.80	
							CHECK TOTAL	\$32,504.19
	5/5/2026	ZUMAR INDUSTRIES INC		ROAD MAINTENANCE SUPPLIES (SIGNAGE)	100655	51250	\$4,397.49	
							CHECK TOTAL	\$4,397.49
							GRAND TOTAL	\$1,026,586.40



CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: Third Amendment to Consultant Services Agreement with Torti Gallas + Partners.

STRATEGIC GOAL: Responsible Stewardship of Public Resources
Open, Engaged and Responsive Government
Safe, Sustainable and Healthy Community

RECOMMENDATION:

- A. Appropriate \$3,620 from the General Plan Update Fund 103 to cover the cost to prepare a response to comments regarding the adequacy of the Final Supplemental Environmental Impact Report; and
- B. Approve, and authorize the City Manager to sign, the Third Amendment to the Consultant Services Agreement with Torti Gallas + Partners to cover unanticipated expenses pertaining to the adoption of the Town Center Specific Plan.

FINANCIAL IMPACT:

The proposed Third Amendment increases the not-to-exceed contract amount by \$3,620, for a total contract amount of \$1,166,620. An appropriation in the amount of \$3,620 is requested to increase the budget (a/c 103410-54900) for this purpose. Sufficient reserve funds are currently available in the General Plan Update Fund (Fund 103) to cover this cost.

BACKGROUND:

On March 16, 2026, the City received a comment letter from counsel representing Supporters Alliance for Environmental Responsibility (SAFER) regarding the Final Supplemental Environmental Impact Report (SIR) for the Town Center Specific Plan (TCSP), scheduled for City Council second reading and certification on March 17, 2026. The letter raised concerns regarding the adequacy of the SIR, including claims related to air quality analysis, mitigation measures, and the need for recirculation under CEQA.

Given the timing of the submittal, staff, in coordination with the City Attorney's Office and the City's environmental consultant (Sapphos Environmental, Inc.), determined that a formal written response was necessary to ensure a complete administrative record and to assist the City Council in its consideration of the TCSP and Final SIR certification.

On March 17, 2026, the City Council adopted Ordinance No. 03(2026) approving the TCSP and Resolution No. 2026-05 certifying the Final SIR. The ordinance became effective on April 16, 2026, and the TCSP is now the regulatory framework governing the Town Center planning area.

ANALYSIS:

In response to the SAFER comment letter, the City's environmental consultant team prepared a written response memorandum addressing the issues raised. The response was completed under expedited conditions and provided to the City Council on the dais on March 17, 2026, in advance of the second reading of the TCSP ordinance and certification of the Final SIR.

The response clarified that the Final SIR did not introduce "significant new information" requiring recirculation under CEQA Guidelines Section 15088.5 and confirmed that the Final SIR did not alter any significance determinations from the Draft SIR, but instead clarified the presentation of construction and operational impacts.

Preparation of this response required unanticipated consultant effort outside the scope of the existing Consultant Services Agreement. As documented in correspondence from Sapphos Environmental, Inc., the consultant team mobilized immediately upon receipt of the SAFER letter to prepare the response in time for the March 17, 2026 hearing, resulting in costs that exceeded the remaining contract budget.

The total additional cost attributable to this effort is \$3,620. Approval of the proposed Third Amendment to the Consultant Services Agreement is necessary to compensate the consultant for this work and to reconcile the contract budget with actual services rendered.

The response memorandum also strengthened the administrative record supporting the City's certification of the Final SIR and approval of the TCSP. Following project approval, the 30-day statute of limitations to challenge the adequacy of the Final SIR expired without legal action. While this outcome cannot be attributed to any single factor, the City's timely and substantive response ensured that the City Council acted on a complete and well-documented record, reducing potential legal risk and strengthening the City's position in the event of a challenge.

LEGAL REVIEW:

The City Attorney has approved the attached Third Amendment to the Consultant Services Agreement as to form.

PREPARED BY:

Greg Gubman, Director, Community Development

ATTACHMENTS:

1. Third Amendment to Consultant Services Agreement with Torti Gallas + Partners

**THIRD AMENDMENT
TO
CONSULTANT SERVICES AGREEMENT**

This Third Amendment to Consultant Services Agreement ("Third Amendment") is made and entered into as of May 19, 2026, by and between the City of Diamond Bar, a municipal corporation ("City"), and Torti Gallas + Partners, a Delaware Corporation ("Consultant") with reference to the following:

A. The City and the Consultant entered into that certain Consultant Services Agreement dated as of May 3, 2022, which is incorporated herein by this reference (the "Original Agreement"); and

B. The City and Consultant entered into that certain First Amendment dated as of June 4, 2024, which is incorporated herein by this reference ("First Amendment"); and

B. The City and Consultant entered into that certain Second Amendment dated as of February 4, 2025, which is incorporated herein by this reference ("Second Amendment"), which Second Amendment, First Amendment and Original Agreement collectively are referred to as the "Agreement"; and

C. The City and the Consultant desire to amend the Agreement to modify, amend and supplement certain portions thereof.

NOW, THEREFORE, the parties hereby agree as follows:

1. Defined Terms. Except as otherwise defined herein, all capitalized terms used herein shall have the meanings set forth for such terms in the Agreement.

2. Reserved.

3. Reserved.

4. Compensation. The total not-to-exceed compensation set forth in Section 3 of the Original Agreement was the sum of NINE HUNDRED TWENTY THOUSAND dollars (\$920,000). The First Amendment amended Section 3 of the Original Agreement to provide for a total not-to-exceed compensation in the sum of ONE MILLION ONE HUNDRED FIVE THOUSAND dollars (\$1,105,000). The Second Amendment amended Section 3 of the Original Agreement to provide for a total not-to-exceed compensation in the sum of ONE MILLION ONE HUNDRED SIXTY-THREE THOUSAND dollars (\$1,163,000). The total not-exceed compensation, is hereby amended to provide for an increase of THREE THOUSAND SIX HUNDRED TWENTY dollars (\$3,620) so that the not-to-exceed compensation, as amended by this Third Amendment shall not exceed ONE MILLION ONE HUNDRED SIXTY-SIX THOUSAND dollars (\$1,166,620) without prior authorization by the City.

5. Integration. This Third Amendment and all attachments hereto integrate all of the terms and conditions mentioned herein, and supersede all negotiations with respect hereto. This Third Amendment amends, as set forth herein, the Agreement and except as specifically amended hereby, the Agreement shall remain in full force and effect. To the extent that there is any conflict or inconsistency between the terms and provisions of this Third Amendment and the terms and provisions of the Agreement, the terms and provisions of this Thirdecond Amendment shall control.

IN WITNESS hereof, the parties enter into this First Amendment on the year and day first above written.

"CONSULTANT"

"CITY"

TORTI GALLAS + PARTNERS

CITY OF DIAMOND BAR

*By:



By:

Daniel Fox, City Manager

Printed Name: NEAL PAYTON

Title: SR. PRINCIPAL & ASSOC. TREASURER

*By: _____

ATTEST:

Printed Name: _____

Title: _____

Kristina Santana, City Clerk

APPROVED AS TO FORM:

Omar Sandoval, City Attorney

***NOTE:** *If Consultant is a corporation, the City requires the following signature(s):*

- (1) the Chairman of the Board, the President or a Vice-President, AND (2) the Secretary, the Chief Financial Officer, the Treasurer, an Assistant Secretary or an Assistant Treasurer. If only one corporate officer exists or one corporate officer holds more than one corporate office, please so indicate. OR
- The corporate officer named in a corporate resolution as authorized to enter into this Agreement. A copy of the corporate resolution, certified by the Secretary close in time to the execution of the Agreement, must be provided to the City



CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

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

STRATEGIC GOAL: Responsible Stewardship of Public Resources

RECOMMENDATION:

- A. Adopt Resolution No. 2026-11 declaring the City's intention to levy and collect assessments for Landscape Assessment District No. 38 and directing staff to advertise the Public Hearing to be set for the June 16, 2026, regular meeting;
- B. Adopt Resolution No. 2026-12 declaring the City's intention to levy and collect assessments for Landscape Assessment District No. 39-2022 and directing staff to advertise the Public Hearing to be set for the June 16, 2026, regular meeting; and,
- C. Adopt Resolution No. 2026-13 declaring the City's intention to levy and collect assessments for Landscape Assessment District No. 41-2021 and directing staff to advertise the Public Hearing to be set for the June 16, 2026, regular meeting.

FINANCIAL IMPACT:

District No. 38

The assessment generated by this District in the amount of \$277,290, and \$88,378 of the General Fund contribution, will be requested for the operation and maintenance costs in the final Proposed Fiscal Year 2026/27 Budget, Special Fund No. 238.

District No. 39-2022

The assessment generated by this District in the amount of \$708,703, and \$42,638 of the General Fund contribution (6.62% General Benefit), with a \$263,134 Fund Balance Carryover, will be requested for the operation and maintenance costs in the final Proposed Fiscal Year 2026/27 Budget, Special Fund No. 239.

District No. 41-2021

The assessment generated by this District in the amount of \$330,305, and \$17,453 of the General Fund contribution (3.84% General Benefit), with a \$181,367 Fund Balance Carryover, will be requested for the operation and maintenance costs in the final Proposed Fiscal Year 2026/27 Budget, Special Fund No. 241.

BACKGROUND:

District No. 38

On April 7, 2026, the City Council adopted Resolution No. 2026-08, ordering the City Engineer to prepare and 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.

District No. 39-2022

On April 7, 2026, the City Council adopted Resolution No. 2026-09, ordering the City Engineer to prepare and 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.

District No. 41-2021

On April 7, 2026, the City Council adopted Resolution No. 2026-10 ordering the City Engineer to prepare and 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.

ANALYSIS:

District No. 38

The attached Engineer's Report (Attachment 2) for the City's Landscaping Assessment District No. 38 which is prepared pursuant to provisions of the Landscaping and Lighting Act of 1972 of Part 2 of Division 15 of the Streets and Highways Code of the State of California, includes authority for the report, estimated costs of improvements, a diagram for the District and the assessments.

The estimated number of assessable parcels within the District is 18,486 parcels. The amount assessed upon the lands within District Number 38 for Fiscal Year 2025/26 was \$15.00 per parcel. The amount to be assessed for Fiscal Year 2026/27 is to remain at \$15.00 per parcel. The assessments will be utilized to maintain the City's medians and parkways.

The proposed assessment has been determined to be exempt from the provisions of Proposition 218 as set forth in section 5 (a): Any assessment imposed exclusively to finance the capital costs or maintenance and operating expenses for sidewalks, streets, sewers, water, flood control drainage systems or vector control.

District No. 39-2022

The attached Engineer's Report (Attachment 4) for the City's Landscaping Assessment District No. 39-2022, which is prepared pursuant to provisions of the Landscaping and Lighting Act of 1972 of Part 2 of Division 15 of the Streets and Highways Code of the State of California, includes authority for the report, estimated costs of operation and maintenance, a diagram for the District and the assessments.

The estimated number of assessable parcels within the District is 1,246 parcels. The draft Engineer's Report contains a full and detailed description of the improvements, the boundaries of the assessment district and contains the proposed assessments upon assessable lots and parcels of land within the District. Said estimated cost results in a proposed Single-Family Equivalent ("SFE") assessment rate of \$583.63 for Zone A, \$569.04 for Zone B, and \$539.86 for Zone C for Fiscal Year 2026/27. Said proposed assessments include an authorized annual increase equal to the change in the Los Angeles-Riverside-Orange County Consumer Price Index ("CPI") per year without further vote or ballot proceeding. The annual CPI from December 2024 to December 2025 was 3.01%.

The assessments will be utilized for the general maintenance of slopes, open space areas, and the five (5) mini parks within the District.

District No. 41-2021

The attached Engineer's Report (Attachment 6) for the City's Landscaping Assessment District No. 41-2021, which is prepared pursuant to provisions of the Landscaping and Lighting Act of 1972 of Part 2 of Division 15 of the Streets and Highways Code of the State of California, includes authority for the report, estimated costs of operation and maintenance, a diagram for the District and the assessments.

The estimated number of assessable parcels within the District is 554 parcels. The draft Engineer's Report contains a full and detailed description of the improvements, the boundaries of the assessment district, and the proposed assessments upon assessable lots and parcels of land within the District for Fiscal Year 2026/27. Said proposed assessment amounts for the single-family and multi-family parcels are \$608.88 and \$560.17, respectively, an increase of 3% from Fiscal Year 2025/26.

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. 2026-11 (LAD# 38)
2. LAD No. 38 Draft Engineer's Report
3. Resolution No. 2026-12 (LAD# 39-2022)
4. LAD No. 39-2022 Draft Engineer's Report
5. Resolution No. 2026-13 (LAD# 41-2021)
6. LAD No. 41-2021 Draft Engineer's Report

RESOLUTION NO. 2026-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DIAMOND BAR TO DECLARE THE CITY'S INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR LANDSCAPING ASSESSMENT DISTRICT NO. 38 AND DIRECT CITY STAFF TO ADVERTISE THE PUBLIC HEARING BEFORE THE COUNCIL AT THE JUNE 16, 2026 REGULAR MEETING.

WHEREAS, the City of Diamond Bar Landscaping Assessment District No. 38 ("District") was created pursuant to Part 2 of Division 15 of the California Streets and Highways Code (§ 22500, et seq.), known as the Landscaping and Lighting Act of 1972 ("Act"); and

WHEREAS, NBS has been designated as Engineer of Work for purposes of these proceedings (the "Engineer of Work") and ordered to prepare the Engineer's Report in accordance with the Act; and

WHEREAS, the Engineer of Work has filed the Engineer's Report (the "Report") with the City Clerk, copies of which have been submitted to this City Council, which Report contains the information required by the Act, including: (a) a calculation of the portion of the services to be provided by the District that constitute a special benefit to the parcels in the District; (b) a methodology for assigning assessments to individual parcels; (c) a listing of each lot or parcel of property that would be subject to the proposed assessment; (d) the estimate of cost for the improvements; and (e) the amount of the proposed assessment for each lot or parcel for the fiscal year 2026-27.

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 as follows:

Section 1. The Recitals, as set forth in this Resolution, are in all respects true and correct.

Section 2. The above-described Report submitted by the Engineer of Work relating to the District is hereby approved as filed.

Section 3. The Council hereby declares its intention to levy and collect assessments during fiscal year 2026-27 pursuant to the Act, within the area designated "City of Diamond Bar Landscaping Assessment District No. 38," as shown on Exhibit "A" attached hereto and incorporated herein by reference.

Section 4. A general description of the improvements proposed for the aforementioned District is as follows:

The installation, maintenance, and servicing of landscaping and any facilities which are appurtenant thereto or which are necessary or convenient for the maintenance and servicing thereof, including but not limited to, repair, removal or replacement, grading, clearing, removal of debris, pruning, fertilization, pest control and weed control, and the installation or construction of appurtenant facilities, including curbs, gutters, walls, sidewalks, paving, irrigation, or electrical facilities. Said installation, maintenance, and servicing of the landscaping and related work shall be within the area of the District as shown on Exhibit "A," as attached hereto and incorporated by reference. The location and type of improvement are shown in Exhibit "A."

Section 5. Reference is hereby made to the Report relating to said District hereinabove approved. Said Report is on file with the City Clerk of the City of Diamond Bar and contains a full and detailed description of the improvements, the boundaries of the District, and contains the proposed assessments upon assessable lots and parcels of land within the District for fiscal year 2026-27. Said proposed assessment per lot or parcel is the amount of \$15.00, the same amount historically levied.

Section 6. This Council hereby fixes 6:30 p.m. on June 16, 2026, or as soon thereafter as the matter may be heard, in the SCAQMD Auditorium located at 21865 Copley Drive, Diamond Bar, California, as the time and place for a hearing before this Council on this question of the levy of the proposed assessments on assessable parcels within the District for fiscal year 2026-27 and hereby gives notice of said hearing.

Section 7. The City Council hereby determines and declares that the proposed assessments constitute a continuation of assessments existing on the effective date of Article XIII D of the California Constitution (the "Article XIII D"), that the assessments are imposed exclusively to finance the installation, maintenance, and servicing of improvements within the District, and that the assessment is exempt from the requirements of Article XIII D.

Section 8. The City Clerk shall certify to the adoption of this Resolution, and staff shall cause a true and correct copy of this Resolution to be published pursuant to California Government Code § 6061.

PASSED, ADOPTED AND APPROVED this 19th day of May 2026.

CITY OF DIAMOND BAR

Steve Tye, Mayor

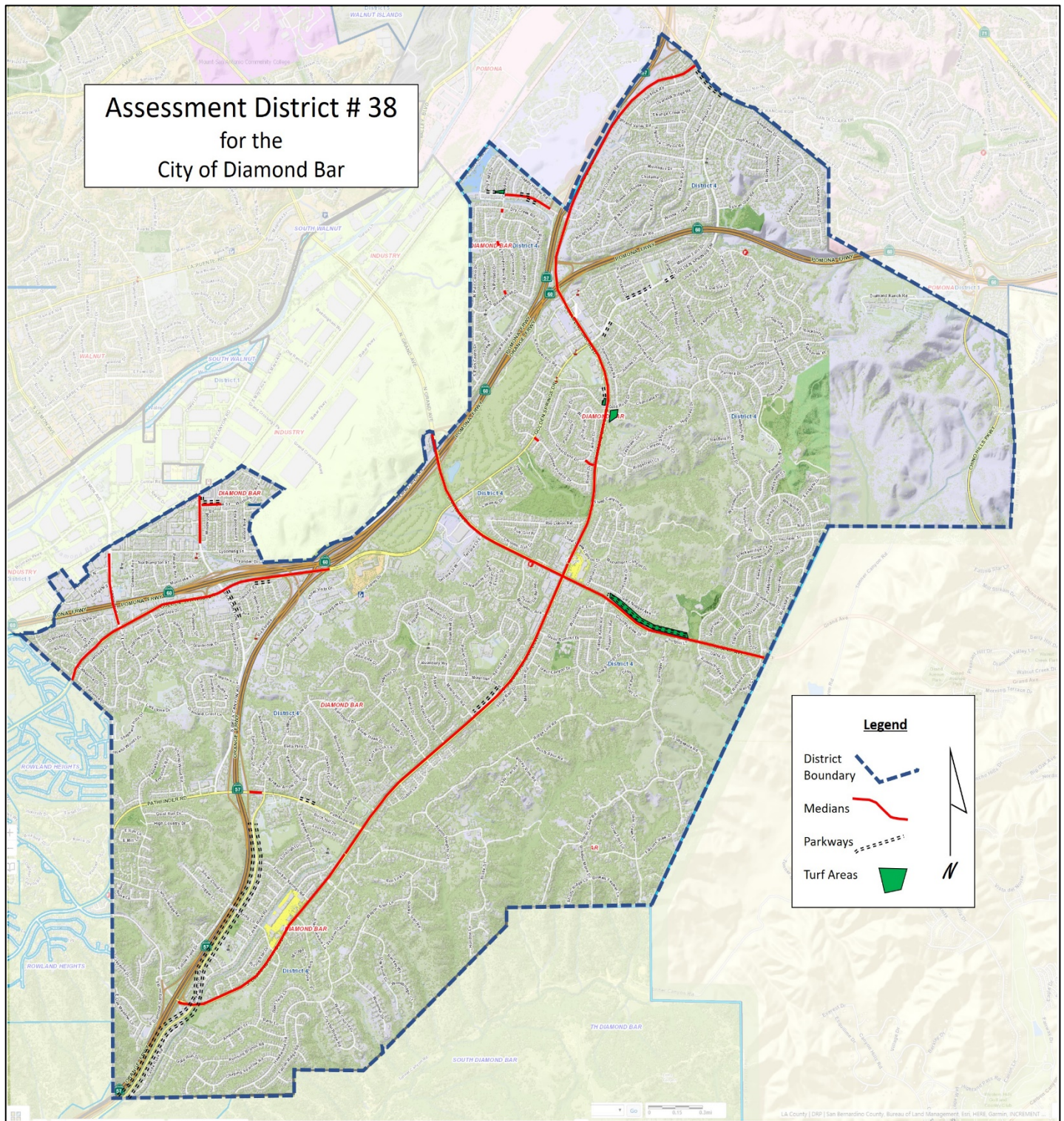
ATTEST:

I, Kristina Santana, City Clerk of the City of Diamond Bar, do hereby certify that the foregoing Resolution was passed, approved and adopted at the regular meeting of the City Council of the City of Diamond Bar held on the 19th day of May 2026, by the following roll call vote:

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

Kristina Santana, City Clerk

Exhibit A



CITY OF DIAMOND BAR

Fiscal Year 2026/27 Engineer's Report For:

Landscaping Assessment District No. 38

May 2026

TABLE OF CONTENTS

1. Engineer's Letter.....	1
2. Introduction	2
2.1 Background.....	2
2.2 Process for Annual Assessment	2
2.3 Legislative Context	3
3. Plans and Specifications.....	6
4. Estimate of Costs	8
4.1 District Budget.....	8
4.2 Balance to Levy.....	8
5. Method of Apportionment.....	10
5.1 Special Benefit	10
5.2 General Versus Special Benefit	12
5.3 Quantification of General Benefit	13
5.4 Method of Assessment.....	16
5.5 Annual Assessment Calculation	16
5.6 Duration of Assessment	16
5.7 Appeals and Interpretation	17
6. Assessment Diagram.....	18
7. Assessment Roll.....	19

1. ENGINEER'S LETTER

WHEREAS, the City Council of the City of Diamond Bar (the "City"), State of California, under the Landscaping and Lighting Act of 1972 (the "Act"), directed NBS to prepare and file the Annual Engineer's Report for the Landscaping Assessment District No. 38 (the "District") for Fiscal Year 2026/27, in accordance with Article 4 of Chapter 1 of the Act and Article XIII D of the California Constitution (the "Article XIII D"). The report presents the plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the administration, maintenance, operations and servicing of the improvements for Fiscal Year 2026/27, the diagram for the District, showing the area and properties to be assessed, and assessing the net amount upon the assessable lots and/or parcels within the District in proportion to the special benefit received.

NOW THEREFORE, the assessments as detailed in this Engineer's Report and as summarized in the table below are made to cover the portion of the estimated costs of maintenance, operation, and servicing of said improvements to be paid by the assessable real property within the District in proportion to the special benefit received.

District	Parcel Count ⁽¹⁾	Proposed FY 2026/27 Rate	Proposed FY 2026/27 Assessment Amount
Landscaping Assessment District No. 38	18,486	\$15.00	\$277,290.00

(1) Includes active and levied parcels.

I, the undersigned, respectfully submit this Engineer's Report and, to the best of my knowledge, information, and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared, computed, and levied in accordance with the assessment methodology adopted, approved, and ordered by the City Council of the City of Diamond Bar at the time of District formation.

John G. Egan, P. E.
Assessment Engineer

2. INTRODUCTION

2.1 Background

The City services and maintains perimeter and median landscaping, and other improvements (the “Improvements”) to various parts of the City. In order to fund the maintenance and operation (the “Services”) of these improvements, the District was formed in 1984 by the County of Los Angeles prior to the incorporation of the City of Diamond Bar. Upon incorporation in 1989, the City assumed jurisdiction over the District. This Engineer’s Report (the “Report”) was prepared to establish the budget for the Improvements (as described below) that will be funded by the Fiscal Year 2026/27 assessments and other revenue, and to determine the general and special benefits received from the Improvements by property within the District and the method of assessment apportionment to lots and parcels. This Report and the assessments have been made pursuant to Part 2 of Division 15 of the California Streets and Highways Code, commonly known as the Landscape and Lighting Act of 1972, and Article XIII D.

2.2 Process for Annual Assessment

As required by the procedures specified in the Act, an Engineer’s Report must be prepared on an annual basis which contains a full and detailed description of the improvements, the boundaries of the assessment district, and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the assessment district.

The City Council must also annually adopt a Resolution of Intention which:

- Declares the intention of the City Council to levy and collect assessments within the assessment district for the fiscal year stated therein.
- Generally describes the existing and proposed improvements and any substantial changes proposed to be made in existing improvements.
- Refers to the assessment district by its distinctive designation and indicates the general location of the assessment district.
- Refers to the report of the engineer, on file with the City Clerk, for a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the assessment district.
- Gives notice of the time and place for public hearing by the City Council on the levy of the proposed assessment.
- States whether the assessment is proposed to increase from the previous year.

If the assessments are to be levied in the same or lesser amounts than the maximum assessment allowed, the City Clerk shall give notice of the public hearing by causing the Resolution of Intention to be published. Any interested person may, prior to the conclusion of the public hearing, file a written protest which shall state all grounds of objection. The protest shall contain a description sufficient to identify the property owned by the property owner filing the protest. During the course or upon conclusion of the hearing, the City Council may order changes in any of the matters provided in the report, including changes in the

improvements, any zones within the assessment district, and the proposed diagram or the proposed assessment. If the assessment to be levied exceeds the maximum assessment allowed, the City must comply with the procedures specified in Article XIII D and Proposition 218.

The City Council, upon conclusion of the public hearing must then adopt a resolution confirming the diagram and assessment, either as originally proposed or as changed by it. The adoption of the resolution shall constitute the levy of an assessment for the fiscal year referred to in the report. If confirmed, the assessments would be submitted to the County Auditor Controller for inclusion on the property tax roll.

Beginning in 2025, NBS became the Assessment Engineer for the District. To maintain an accurate reference and legally defensible record of the District, pertinent language used in previous engineer's reports has been retained herein and is cited with footnotes, as appropriate.

2.3 Legislative Context

In 1996, California Voters adopted Proposition 218, the "Right to Vote on Taxes Act" which added Articles XIII C and XIII D to the California Constitution. Article XIII D imposes certain substantive and procedural requirements on any agency that wishes to levy special assessments.

Article XIII D imposes four basic substantive requirements on assessments¹:

- All parcels that will have a special benefit conferred upon them and upon which an assessment will be imposed must be identified;
- The general benefits must be distinguished from the special benefits conferred on the parcels;
- The proportionate special benefit derived by each parcel must be determined in relationship to the entirety of the capital improvement, the maintenance and operation expenses of the public improvement, or the cost of the property related service being provided; and
- The amount assessed to a parcel must not exceed the reasonable cost of the proportional special benefit conferred on that parcel and does not include any costs attributable to the general benefit.

Since the initial passage of Proposition 218, several court rulings have helped provide context and direction on the practical implementation procedures and requirements for levying assessments. Several of the key concepts from these rulings are summarized below.

GENERAL BENEFIT

Article XIII D requires an agency to separate the general benefits from the special benefits conferred because only special benefits are assessable.

The Court of Appeal in *Golden Hills Neighborhood Assn., Inc. v. City of San Diego* (2011)² clarified this concept by stating, "*Separation and quantification of general and special benefits must be accomplished by apportioning the cost of a service or improvement between the two and assessing property owners only for the portion of the cost representing special benefits.*"

¹ California Constitution Article XIII D Section 4.

² *Golden Hill Neighborhood Assn. v. City of San Diego* CA4/1, D062203 (Cal. Ct. App. 2013)

The Court of Appeal in *Beutz v. County of Riverside* (2010) (“Beutz”)³ quoted from the Legislative Analyst’s Office pamphlet titled “Understanding Proposition 218” which states an agency must, “*estimate the amount of special benefit landowners would receive from the project or service, as well as the amount of ‘general benefit.’ This step is needed because Proposition 218 allows local government to recoup from assessments only the proportionate share of cost to provide the special benefit.*”

The Court in *Beutz* furthered this idea stating, “*Separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits.*”

The Court of Appeal in *Silicon Valley Taxpayers' Association Incorporated v. Santa Clara County Open Space Authority* (2008) (“SVTA”)⁴ clarified that general benefits are not restricted to benefits conferred only on persons and property outside the assessment district but can include benefits both conferred on real property located in the district or to the public at large. The “public at large” includes all members of the public, including those who live, work, and shop within the district, and not simply transient visitors.

BENEFIT-BASED NOT COST-BASED

In *Bonander v. Town of Tiburon* (2009) (“Tiburon”)⁵, the Court of Appeal clarified the idea that assessments must be apportioned based upon benefit rather than cost. The Court stated, “*proportionate special benefit is the basis upon which a project’s total assessable costs are apportioned among parcels within an assessment district.*”

The assessment on a particular property cannot be based on the relative cost of the improvements, but rather the special benefit conferred on such property. The Court in *Tiburon* also stated, “*an assessment represents the entirety of the cost of the improvement or property-related service, less any amount attributable to general benefits (which may not be assessed), allocated to individual properties in proportion to the relative special benefit conferred on the property.*”

PUBLIC PROPERTY

Section 4, Subdivision (a) of Article XIII D states, in part, “*Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.*” Historically there had been differing opinions about whether this requirement that publicly owned property should not be exempt actually meant those properties must be assessed.

The Court of Appeal in *Manteca Unified School District v. Reclamation District No. 17 et al* (2017)⁶ clarified this issue by stating, “*Section 4, Subdivision (a) of Article XIII D of the California Constitution unambiguously conditions any continuing benefit assessment exemption on a showing by clear and convincing evidence of no special benefit.*”

³ *Beutz v. County of Riverside*, 109 Cal. Rptr. 3d 851 (Cal. Ct. App. 2010)

⁴ *Silicon Valley Taxpayers' Association Incorporated v. Santa Clara County Open Space Authority*, 44 Cal. 4th 431 (2008).

⁵ *Bonander v. Town of Tiburon*, 147 Cal. App. 4th 1116 (Cal. Ct. App. 2007)

⁶ *Manteca Unified School District v. Reclamation District No. 17 et al*, C077906 (Cal. Ct. App. 2017)

IMPRECISION

The Court in *Tiburon* acknowledged the difficulty of trying to precisely assign and measure special benefit, stating, *“Any attempt to classify special benefits conferred on particular properties and to assign relative weights to those benefits will necessarily involve some degree of imprecision.”*

The Court in *Tiburon* went on to say that a formula assigning equal weight to different special benefits *“may be a legally justifiable approach to measuring and apportioning special benefits, [but] it is not necessarily the only valid approach. Whichever approach is taken to measuring and apportioning special benefits, however, it must be both defensible and consistently applied.”*

3. PLANS AND SPECIFICATIONS

The work and improvements proposed to be undertaken by the City and the cost thereof paid from the levy of the annual assessment provide special benefit to assessor parcels within the District defined in the Method of Assessment herein. Consistent with the Act, the improvements are generally described as follows:

MEDIANS

The landscaped islands to be maintained by the District are located as follows:

- Diamond Bar Blvd
- Grand Ave
- Golden Springs Dr – 57 freeway overcrossing to West City Limits
- Golden Prados Dr – Golden Springs Dr to Hopi St
- Tin Dr – Great Bend Dr to Diamond Bar Blvd
- Lemon Ave – Lycoming St to Golden Springs Dr
- Sunset Crossing Rd – 57 freeway off-ramp to Prospectors Rd
- Prospectors Rd – at Dry Creek Rd; at Palo Cedro Dr; and at Beaverhead Dr
- Pathfinder Rd at Brea Canyon Rd (east of 57 freeway)

PARKWAYS

The landscaped parkways to be maintained by the District are located as follows:

- Grand Ave – Summit Ridge to Diamond Bar Blvd, north side
- Temple Ave – Diamond Bar Blvd to Golden Springs Dr, south side
- Golden Springs Dr – Ballena Dr to End of cul-de-sac
- Golden Springs Dr – El Encino Dr to Platina Dr
- Golden Springs Dr – Rancheria Rd to end of cul-de-sac
- Diamond Bar Blvd – Mountain Laurel Way to Maple Hill Rd
- Pathfinder Rd – Evergreen Springs Dr to end of cul-de-sac
- Brea Canyon Rd – at Gerndal St
- Golden Springs Dr – at Adel Ave
- Brea Canyon Rd – South of Pathfinder Rd to southerly City Limits, both sides
- Sunset Crossing Rd – Big Falls Dr to Chapparal Dr

TURF AREAS

The landscaped turf areas to be maintained by the District are located as follows:

- Diamond Bar Blvd – at Gold Rush Dr
- Grand Ave (east side) – from south of Rolling Knoll Dr to driveway at the Diamond
- Bar Center

Installation, maintenance, and servicing of Improvements, may include, but are not limited to, turf and play areas, landscaping, ground cover, shrubs and trees, irrigation systems, lighting, fencing, entry monuments, graffiti removal and repainting, labor, materials, supplies, utilities and equipment, as applicable, at each of the locations owned, operated or maintained by the District.

Installation - means the construction of Improvements, including, but not limited to, land preparation (such as grading, leveling, cutting and filling), sod, landscaping, irrigation systems, walkways, drainage, and lights.

Maintenance - means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including repair, removal, or replacement of all or part of any improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste; the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Servicing - means the furnishing of electric current, or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements, or water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

Incidental expenses include all of the following: (a) The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment; (b) the costs of printing, advertising, and the giving of published, posted, and mailed notices; (c) compensation payable to the County for collection of assessments; (d) compensation of any engineer or attorney employed to render services in proceedings pursuant to this part; (e) any other expenses incidental to the construction, installation, or maintenance and servicing of the Improvements; (f) any expenses incidental to the issuance of bonds or notes pursuant to Streets & Highways Code Section 22662.5; and (g) costs associated with any elections held for the approval of a new or increased assessment (according to Streets & Highways Code §22526).

Modifications to the District structure could include, but are not limited to, substantial changes or expansion of the Improvements provided, substantial changes in the service provided, modifications or restructuring of the District including annexation or detachment of specific parcels, revisions in the method of apportionment, or proposed new or increased assessments.

The assessment proceeds will be exclusively used for Improvements within the District plus incidental expenses.

4. ESTIMATE OF COSTS

4.1 District Budget

Fiscal Year 2026/27 estimated costs of maintenance and servicing the Improvements as described in the Plans and Specifications of this Report are summarized below.

Description	Proposed FY 2026/27 Costs
Salaries & Benefits (subsidized by General Fund)	\$57,746
Advertising	3,000
Utilities	102,800
Maintenance of Grounds/Buildings	30,000
Professional Services	7,500
Landscape Maintenance	150,000
Tree Maintenance	<u>10,000</u>
Total Estimated Expenditures	\$361,046
Contributions from Other Sources ⁽¹⁾	(83,756)
Fiscal Year 2026/27 Net Amount to be Assessed ⁽²⁾	\$277,290

(1) Includes City General Fund contribution.

(2) The net available funds, after incidental, administrative, financing, and other costs shall be expended exclusively for Improvements within the boundaries of the District or as described herein, and appropriate incidental and administrative costs as defined in the Plans and Specifications section.

A list containing the Fiscal Year 2026/27 assessment and number of parcels proposed to be assessed is included in Section 7 of this Report.

4.2 Balance to Levy

The following table shows the total costs, additional revenues and contributions, and the Balance to Levy for Fiscal Year 2026/27.

Description	Amount
Salaries & Benefits	\$57,746
Operating Expenses & Services	<u>303,300</u>
Total District Costs	\$361,046
Contribution to (from) Operational Reserves	0
Other Revenue Sources ⁽¹⁾	(83,756)
Balance to Levy	\$277,290

(1) Includes City General Fund contribution.

Total District Costs - Includes the personnel services, maintenance, and operations, capital (including capital replacement costs), indirect costs, and equipment.

Contribution to (from) Operational Reserves - The operational reserves item provides funds to operate the District from the time period of July 1 (beginning of the fiscal year) through January when the County provides the City with the first installment of assessments collected from the property tax bills. This eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. Negative amounts shown here are transfers that are used to reduce the Balance to Levy.

Other Revenue Sources - The amount of additional funds designated for use by the District that are not from District assessments. These funds are added to the District account to reduce assessments and may be from either non-District sources including City General Fund contributions or District sources including interest earnings.

Balance to Levy - The total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of the total direct and administration costs, reserves, contributions, and other revenue sources.

5. METHOD OF APPORTIONMENT

The following section includes an explanation of the benefits to be derived from the Improvements throughout the District, as well as a description of the assessment methodology used to apportion the total assessment to properties within the District.

The Fiscal Year 2024/25 Engineer's Report was prepared by a different engineer of record and specific language from the Fiscal Year 2024/25 Engineer's Report ⁷ has been referenced to describe the Method of Apportionment within the following section of this Report.

The District consists of all assessor parcels within the boundaries as defined by the Assessment Diagram included with this Report. Further, all assessor parcels, including all privately and publicly owned parcels, are identified by Assessor Parcel Numbers listed within the included assessment roll. The method used for apportioning the assessment is based on the proportional special benefits to be derived by the properties in the District over and above general benefits conferred on real property or to the public at large. The assessment is apportioned to the parcels in proportion to the relative special benefit from the Improvements.

The apportionment of special benefit is a two-step process: the first step is to identify the types of special benefit arising from the improvements, and the second step is to allocate the assessments to property based on the estimated relative special benefit for each type of property.

5.1 Special Benefit

The improvements are expected to confer certain special benefits to the parcels within the District. Pursuant to the Prior Engineer's Report, the special benefit conferred to parcels is more fully described as follows:

The following benefit categories summarize the types of special benefit to residential, commercial, industrial, and other lots and parcels resulting from the Improvements to be provided with the assessment proceeds. These types of special benefit are summarized as follows:

- A. Proximity to Improved Landscaped Areas and Other Public Improvements within the District.*
- B. Access to Improved landscaped areas and Other Public Improvements within the District.*
- C. Improved Views within the District.*
- D. Extension of a property's outdoor areas and green spaces for properties within close proximity to the Improvements.*

The SVTA decision provides enhanced clarity to the definitions of special benefits from landscaping and parks to properties in three distinct areas: proximity, expanded or

⁷ Method of Apportionment and subsections as detailed in the Fiscal Year 2024/25 Engineer's Report, City of Diamond Bar, Landscaping Assessment District No. 38, dated July 2024 and approved by City Council on June 18, 2024 ("Prior Engineer's Report").

improved access, and views. The SVTA decision also clarifies that a special benefit is a service or improvement that provides a direct advantage to a parcel and that indirect or derivative advantages resulting from the overall public benefits from a service or improvement are general benefits. The SVTA decision also provides specific guidance that setback landscaping is a direct advantage and special benefit to property that is proximate to a landscaped area that is improved by an assessment:

The characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g. proximity to a park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g. general enhancement of the district's property values).

Proximity, improved access and views, in addition to the other special benefits listed herein further strengthen the basis of these assessments.⁸

Pursuant to the Prior Engineer's Report, the primary special benefits on landscaping are as set forth below:

1. Beautification of the streets which are used by all of the residents in Diamond Bar.
2. A sense of community pride resulting from well-maintained green spaces.
3. The enhancement of the value of property, which results from the foregoing benefits.

In addition, the following special benefits are identified in the Prior Engineer's Report:

PROXIMITY TO IMPROVED LANDSCAPED AREAS WITHIN THE DISTRICT

Only the specific properties within close proximity to the Improvements are included in the District. The District has been narrowly drawn to include the properties that receive special benefits from the Improvements. Therefore, property in the District enjoys unique and valuable proximity and access to the Improvements that the public at large and property outside the District do not share.

In absence of the assessments, the Improvements would not be provided, and the public improvements funded in the District would be degraded due to insufficient funding for maintenance, upkeep and repair. Therefore, the assessments provide Improvements that are over and above what otherwise would be provided. Improvements that are over and above what otherwise would be provided do not by themselves translate into special benefits but when combined with the unique proximity and access enjoyed by parcels in the District, they provide a direct advantage and special benefit to property in the District.

ACCESS TO IMPROVED LANDSCAPED AREAS WITHIN THE DISTRICT

Since the parcels in the District are nearly the only parcels that enjoy close access to the Improvements, they directly benefit from the unique close access to improved landscaping areas and other public improvements that are provided by the assessments.

This is a direct advantage and special benefit to property in the District.

⁸ Method of Apportionment and subsections as detailed in the Fiscal Year 2024/25 Engineer's Report, City of Diamond Bar, Landscaping Assessment District No. 38, dated July 2024 and approved by City Council on June 18, 2024 ("Prior Engineer's Report").

IMPROVED VIEWS WITHIN THE DISTRICT

The City, by maintaining permanent public improvements funded by the assessments in the District, provides improved views to properties in the District. The properties in the District enjoy close and unique proximity, access and views of the specific Improvements funded in the District; therefore, the improved and protected views provided by the assessments are another direct and tangible advantage that is uniquely conferred upon property in the District.

EXTENSION OF A PROPERTY'S OUTDOOR AREAS AND GREEN SPACES FOR PROPERTIES WITHIN CLOSE PROXIMITY TO THE IMPROVEMENTS

In large part because it is cost prohibitive to provide large open land areas on property in the District, the residential, commercial, and other benefiting properties in the District do not have large outdoor areas and green spaces. The Improvements within the District provide additional outdoor areas that serve as an effective extension of the land area for proximate properties because the Improvements are uniquely proximate and accessible to property in close proximity to the Improvements. The Improvements, therefore, provide an important, valuable and desirable extension of usable land area for the direct advantage and special benefit of properties in the District because such properties have uniquely good and close proximity to the Improvements.

5.2 General Versus Special Benefit

Article XIIC of the California Constitution requires any local agency proposing to increase or impose a benefit assessment to “separate the general benefits from the special benefits conferred on a parcel.” The rationale for separating special and general benefits is to ensure that property owners subject to the benefit assessment are not paying for general benefits. An assessment can fund special benefits but cannot fund general benefits. Accordingly, a separate estimate of the special and general benefit is given in this section. In other words:

Total Benefit	=	General Benefit	+	Special Benefit
------------------	---	--------------------	---	--------------------

There is no widely accepted or statutory formula for general benefit. General benefits are benefits from improvements or services that are not special in nature, are not “particular and distinct” and are not “over and above” benefits received by other properties. SVTA provides some clarification by indicating that general benefits provide “an indirect, derivative advantage” and are not necessarily proximate to the improvements.

In this Report, the general benefit is liberally estimated and described and then budgeted so that it is funded by sources other than the assessment.

The starting point for evaluating general and special benefits is the current, baseline level of service. The assessment will fund Improvements “over and above” this general, baseline level and the general benefits estimated in this section are over and above the baseline.

A formula to estimate the general benefit is listed below:

General Benefit	=	Benefit to Real Property Outside the District	+	Benefit to Real Property Inside the District that is Indirect and Derivative	+	Benefit to the Public at Large
-----------------	---	---	---	--	---	--------------------------------

Special benefit, on the other hand, is defined in the state constitution as “a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.” The SVTA decision indicates that a special benefit is conferred to a property if it “receives a direct advantage from the improvement (e.g., proximity to a park).” In these assessments, as noted, properties in the District have close and unique proximity, views and access to the Improvements and uniquely improved desirability from the Improvements and other properties and the public at large do not receive significant benefits because they do not have proximity, access or views of the Improvements. Therefore, the overwhelming proportion of the benefits conferred to property is special and is only minimally received by property outside the Districts or the public at large.

5.3 Quantification of General Benefit

Although the analysis used to support these assessments concludes that the benefits are solely special, as described above, consideration is made for the suggestion that a portion of the benefits are general. General benefits cannot be funded by these assessments – the funding must come from other sources.

In this section, the general benefit from landscaping and other types of Improvements is liberally estimated and described and then budgeted so that it is funded by sources other than the assessment.

BENEFIT TO PROPERTY OUTSIDE THE DISTRICT

Properties within the District receive almost all of the special benefits from the Improvements because properties in the District enjoy unique close proximity and access to the Improvements that is not enjoyed by other properties or the public at large.

However, certain properties within the proximity/access radius of the Improvements, but outside of the boundaries of the District, may receive some benefit from the Improvements. Since this benefit is conferred to properties outside the District boundaries, it contributes to the overall general benefit calculation and will not be funded by the assessments. The general benefit to property outside of the District is calculated with the parcel and data analysis.

Since the properties outside the District with frontage abutting the Improvements cannot be assessed by the District, this is a form of general benefit to other property. The primary way that parcels outside the district benefit by the Improvements is from views.

Therefore, parcels that abut the landscape areas and are not separated from the Improvements by a privacy fence are counted for this general benefit. Since very few of the Improvements lie at the District boundary near occupied parcels, there are very few parcels in this category. The general benefit to property outside of the District is calculated as follows.

Assumptions based on the status of parcels in the District at the time of the initial benefit calculation:

- 18 Parcels Outside the District
- 18,422 Parcels In the District

Calculation of General Benefit to Property Outside the District: $18 / (18 + 18,422) = 0.10\%$.

BENEFIT TO PROPERTY INSIDE THE DISTRICT THAT IS INDIRECT AND DERIVATIVE

The “indirect and derivative” benefit to property within the District is particularly difficult to calculate. A solid argument can be presented that all benefit within the District is special, because the other Improvements are clearly “over and above” and “particular and distinct” when compared with the baseline level of service and the unique proximity, access and views of the other Improvements enjoyed by benefiting properties in the District.

Nevertheless, the SVTA decision indicates there may be general benefit “conferred on real property located in the district.” A measure of the general benefits to property within the assessment area is the percentage of land area within or directly abutting the District that is publicly owned and used for regional purposes such as major roads, rail lines, and other regional facilities because such properties used for regional purposes could provide indirect benefits to the public at large. Approximately 4.43% of the land area in the District is used for such regional purposes, so this is a measure of the general benefits to property within the District.

BENEFIT TO THE PUBLIC AT LARGE

The general benefit to the public at large can be estimated by the proportionate amount of time that the District’s Improvements are used and enjoyed by individuals who are not residents, employees, customers, or property owners in the District. It should be noted that these Improvements do not attract the public at large in the same way as park improvements – and they confer far less benefit to the public at large than do similar park improvements. In essence, the public does not visit an area to enjoy landscaping in the same way as they may visit a park.

One way to measure the special benefit to the general public is by the vehicle trips through an area with Improvements by people who are not residents within the District.

Of the four ways benefits are conferred (proximity, access, views, extension of a property’s green space, and creation of lots), the only benefit that is conferred by way of pass-by vehicle trips is views, which accounts for 25% of the total benefits. This is further reduced to 10% due the brevity of the views and because views are less critically important and are enjoyed much less often to the average non-resident driver than to a resident.

Specific data is not available for the number of vehicle trips by non-residents of the District past the Improvements, which lie mostly on arterial roadways. A conservative estimate of vehicle trips by non-residents is 50% of all vehicle trips. Therefore $50\% \text{ of } 10\% = 5.00\%$ of the benefits from the other Improvements are general benefits to the public at large.

TOTAL GENERAL BENEFITS

Using a sum of these three measures of general benefit, approximately 9.53% of the benefits conferred by the Improvements may be general in nature and should be funded by sources other than the assessment.

Landscaping General Benefit Calculation

Outside the District	0.10%
Inside the District	4.43%
Public At Large	<u>5.00%</u>
Total General Benefit	9.53%

Although this analysis finds that 9.53% of the assessment may provide general benefits from the Improvements, it was determined a requirement for a minimum contribution from sources other than the assessments of 10%. This minimum contribution above the measure of general benefits will serve to provide additional coverage for any other general benefits.

CURRENT GENERAL BENEFIT CONTRIBUTION FROM THE CITY

This general benefit cannot be funded from the assessments; it must be funded from other sources such as the City's General Fund or other non-District funds. These contributions can also be in the form of in-lieu contributions to the installation and maintenance of the Improvements such as other City assets that support and protect the Improvements. The City will contribute both monetary and in-lieu resources to ensure that the general benefits conferred by the proposed Improvements are not funded by the District's assessments.

A summary and quantification of these other contributions from the City is discussed below:

The City owns, maintains, rehabilitates, and replaces curb and gutter along the border of the District Improvements. This curb and gutter serves to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the Improvements.

The contribution from the City towards general benefit from the maintenance, rehabilitation, and replacement of the curb and gutter is conservatively estimated to be 5%.

The City owns and maintains a storm drainage system along the border of the District Improvements. This system serves to prevent flooding and associated damage to the Improvements and manage urban runoff including local pollutants loading from the Improvements. The contribution from the City towards general benefit from the maintenance and operation of the local storm drainage system is conservatively estimated to be 5%.

The City owns and maintains local public streets along the border of the District Improvements. These public streets provide access to the Improvements for its enjoyment as well as efficient maintenance. The contribution from the City towards general benefit from the maintenance of local public streets is conservatively estimated to be 5%.

The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid for by non-assessment funds, this "annuity" can be used to offset general benefit costs and is conservatively estimated to contribute 10%.

The total General Benefit is liberally quantified at 10% which is entirely offset by the conservatively quantified total non-assessment contribution towards general benefit described above of 25%. Therefore, no additional General Benefit must be funded by the City.

5.4 Method of Assessment

The development of an assessment methodology requires apportioning benefit to determine the relative special benefit for each property. The precise language from the Prior Engineer's Report is included below:

The net amount to be assessed upon lands within the District in accordance with this report is apportioned by a formula and method which fairly distributes the amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each lot or parcel from the Improvements, namely the maintenance and servicing of public landscaping improvements within such District. The maintenance and servicing of public landscaping improvements installed and constructed in public places in the City provides a special benefit which is received by each and every lot or parcel within the District, tending to enhance their value.

The primary benefits on landscaping are set forth below:

- 1. Beautification of the streets which are used by all of the residents in the City.*
- 2. A sense of community pride resulting from well-maintained green spaces.*
- 3. The enhancement of the value of property, which results from the foregoing benefits.*

The existing land use information indicates that well over 90 percent of the parcels within the City are residences. Because the special benefits derived apply equally to all residents and parcels, it has been determined that all assessable parcels would receive the same net assessment.⁹

5.5 Annual Assessment Calculation

The assessment per parcel is \$15. For Fiscal Year 2026/27 the amount of the Assessment for the District is not increased from prior years.

5.6 Duration of Assessment

The District was formed or annexed in previous years. It is proposed that the assessments be continued every year after their formation or annexation, so long as the public improvements need to be maintained and improved, and the City requires funding for the improvements in the District. As noted previously, the assessment can continue to be levied annually after the City Council approves an annually updated

⁹ Method of Apportionment and subsections as detailed in the Fiscal Year 2024/25 Engineer's Report, City of Diamond Bar, Landscaping Assessment District No. 38, dated July 2024 and approved by City Council on June 18, 2024 ("Prior Engineer's Report").

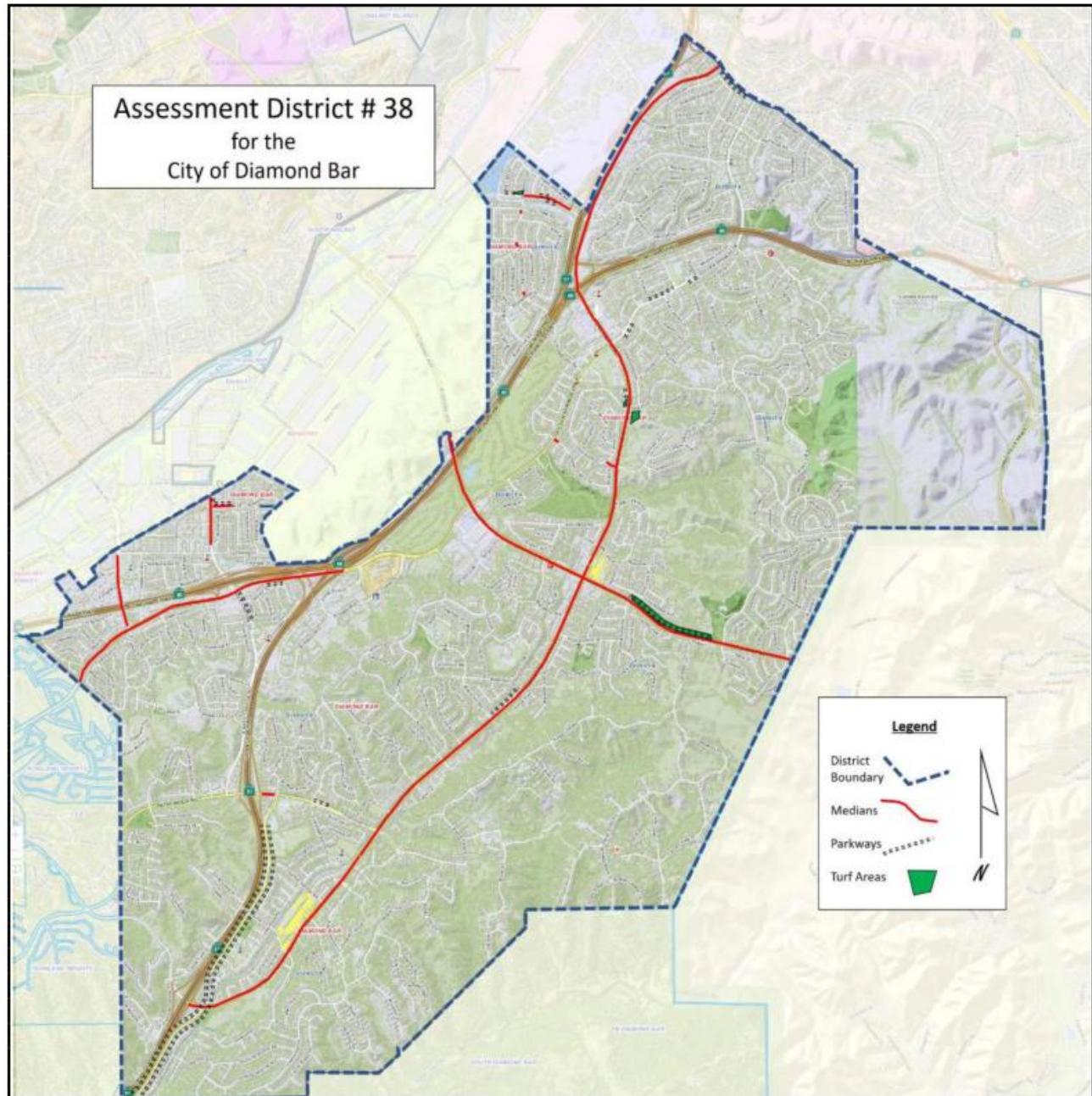
Engineer's Report, budget for the assessment, improvements to be provided, and other specifics of the assessment. In addition, the City Council must hold an annual public hearing to continue the assessment.

5.7 Appeals and Interpretation

Any property owner who feels that the assessment levied on the subject property is in error as a result of incorrect information being used to apply the foregoing method of assessment may file a written appeal with the City of Diamond Bar City Manager or his or her designee. Any such appeal is limited to correction of an assessment during the then-current Fiscal Year and applicable law. Upon the filing of any such appeal, the City Manager or his or her designee will promptly review the appeal and any information provided by the property owner. If the City Manager or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the Assessment Roll. If any such changes are approved after the Assessment Roll has been filed with the County for collection, the City Manager or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any dispute over the decision of the City Manager or his or her designee shall be referred to the Diamond Bar City Council, and the decision of the City Council shall be final.

6. ASSESSMENT DIAGRAM

The boundary of the District is coterminous with the City limits. The parcels to be assessed in the District are shown on the Assessment Diagram, which is on file with the City Clerk of the City of Diamond Bar and includes all those properties included in the original formation of the District and subsequent annexations. The following Assessment Diagram is for general location only and is not to be considered the official boundary map. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the County Assessor of the County of Los Angeles, at the time this Report was prepared, and are incorporated by reference herein and made part of this report.



7. ASSESSMENT ROLL

Assessor's parcel identification, for each lot or parcel subject to the assessment, shall be based on the County Assessor's secured roll data for the applicable year in which this report is prepared and is incorporated herein by reference.

A listing of assessor's parcels subject to the assessments for Fiscal Year 2026/27, along with the assessment amounts, is on file in the office of the City Engineer and incorporated herein by reference. Based on County Assessor's secured roll data, current assessor's parcels, including corrected and/or new assessor's parcels, will be submitted and/or resubmitted to the County Auditor/Controller. The annual assessment amount to be levied and collected for the resubmitted parcel(s) shall be determined in accordance with the method of apportionment and assessment rate approved in this report. Therefore, if a single assessor's parcel has a status change in development, other land use change, or subdivides into multiple assessor's parcels, the charge amounts applied to each of the new assessor's parcels shall be recalculated and applied according to the approved method outlined in the method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.

RESOLUTION NO. 2026-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DIAMOND BAR TO DECLARE THE CITY'S INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR LANDSCAPING ASSESSMENT DISTRICT NO. 39-2022 AND DIRECT CITY STAFF TO ADVERTISE THE PUBLIC HEARING BEFORE THE COUNCIL AT THE JUNE 16, 2026 REGULAR MEETING.

WHEREAS, the City of Diamond Bar Landscaping 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.), known as the Landscaping and Lighting Act of 1972 ("Act"); and

WHEREAS, NBS has been designated as Engineer of Work for purposes of these proceedings (the "Engineer of Work") and ordered to prepare the Engineer's Report in accordance with the Act; and

WHEREAS, the Engineer of Work has filed the Engineer's Report (the "Report") with the City Clerk, copies of which have been submitted to this City Council, which Report contains the information required by the Act, including: (a) a calculation of the portion of the services to be provided by the District that constitute a special benefit to the parcels in the District; (b) a methodology for assigning assessments to individual parcels; (c) a listing of each lot or parcel of property that would be subject to the proposed assessment; (d) the estimate of cost for the improvements; and (e) the amount of the proposed assessment for each lot or parcel for the fiscal year 2026-27.

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 as follows:

Section 1. The Recitals, as set forth in this Resolution, are in all respects true and correct.

Section 2. The above-described Report submitted by the Engineer of Work relating to the District is hereby approved as filed.

Section 3. The Council hereby declares its intention to levy and collect assessments during fiscal year 2026-27 pursuant to the Act, within that area designated "City of Diamond Bar Landscaping Assessment District No. 39-2022," as shown on Exhibit "A" attached hereto and incorporated herein by reference.

Section 4. A general description of the improvements proposed for the aforementioned District is as follows:

Installation, maintenance and servicing of public and private areas and facilities, including but not limited to, landscaping, sprinkler systems, landscape corridors, ground cover, shrubs and trees, street frontages, drainage systems, lighting, fencing, graffiti removal and repainting, labor, materials, supplies, utilities and equipment, as applicable, for property owned and/or maintained by the City. Said installation, maintenance, and servicing of the landscaping and related work shall be within the area of the District as shown on Exhibit "A," as attached hereto and incorporated by reference. The location and type of improvement are shown in Exhibit "A."

Section 5. Reference is hereby made to the Report relating to the District hereinabove approved. Said Report is on file with the City Clerk of the City of Diamond Bar and contains a full and detailed description of the improvements, the boundaries of the District, and contains the proposed assessments upon assessable lots and parcels of land within the District for fiscal year 2026-27. Said estimated cost results in a proposed Single-Family Equivalent ("SFE") assessment rate of \$583.63. The fiscal year 2026-27 assessment rate for Zone A is \$583.63, for Zone B is \$569.04, and for Zone C is \$539.86.

Section 6. Said proposed assessments include an authorized annual increase equal to the change in the Los Angeles-Riverside-Orange County Consumer Price Index ("CPI") per year without further vote or ballot proceeding as authorized by prior majority approval of property owners. However, in January 2018, the Bureau of Labor Statistics ("BLS") updated their geographic areas for computing CPI. Previously, the Los Angeles-Riverside-Orange County index was made up of Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The BLS divided this index into two areas; one that represents Los Angeles and Orange counties (Los Angeles-Long Beach-Anaheim) and another that represents Riverside and San Bernardino counties (Riverside-San Bernardino-Ontario). This Council previously appointed the CPI to be used for the calculation of the assessments as the Los Angeles-Long Beach-Anaheim Index. The annual Los Angeles-Long Beach-Anaheim CPI from December 2024 to December 2025 was 3.01%.

Section 7. This Council hereby fixes 6:30 p.m. on June 16, 2026, or as soon thereafter as the matter may be heard, in the SCAQMD Auditorium located at 21865 Copley Drive, Diamond Bar, California, as the time and place for a hearing before this Council on this question of the levy of the proposed assessments on assessable parcels with the District for fiscal year 2026-27 and hereby gives notice of said hearing.

Section 8. The City Clerk shall certify to the adoption of this Resolution, and staff shall cause a true and correct copy of this Resolution to be published pursuant to California Government Code § 6061.

PASSED, ADOPTED AND APPROVED this 19th day of May 2026.

CITY OF DIAMOND BAR

Steve Tye, Mayor

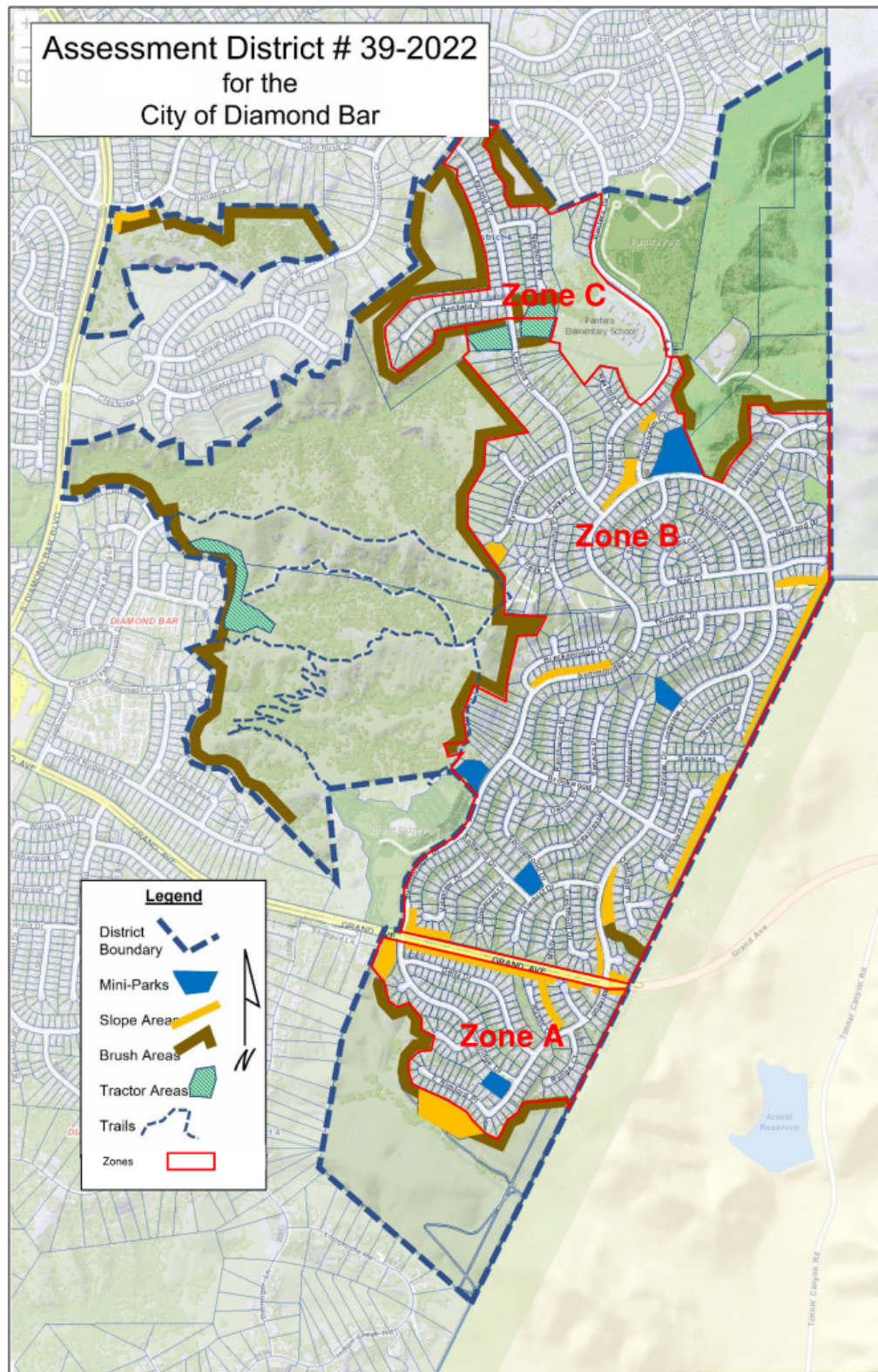
ATTEST:

I, Kristina Santana, City Clerk of the City of Diamond Bar, do hereby certify that the foregoing Resolution was passed, approved and adopted at the regular meeting of the City Council of the City of Diamond Bar held on the 19th day of May 2026, by the following roll call vote:

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

Kristina Santana, City Clerk

Exhibit A



CITY OF DIAMOND BAR

Fiscal Year 2026/27 Engineer's Report For:

Landscaping Assessment District No. 39-2022

May 2026

TABLE OF CONTENTS

1. Engineer's Letter.....	1
2. Introduction	2
2.1 Background.....	2
2.2 Process for Annual Assessment	2
2.3 Legislative Context	3
3. Plans and Specifications.....	6
4. Estimate of Costs	8
4.1 District Budget.....	8
4.2 Balance to Levy.....	9
5. Method of Apportionment.....	10
5.1 Special Benefit	10
5.2 General Versus Special Benefit	13
5.3 Quantification of General Benefit	13
5.4 Zones of Benefit	15
5.5 Method of Assessment.....	18
5.6 Annual Assessment Calculation	19
5.7 Cost of Living Inflator	20
5.8 Duration of Assessment	20
5.9 Appeals and Interpretation	20
6. Assessment Diagram.....	21
7. Assessment Roll.....	23

1. ENGINEER'S LETTER

WHEREAS, the City Council of the City of Diamond Bar (the "City"), State of California, under the Landscaping and Lighting Act of 1972 (the "Act"), directed NBS to prepare and file the Annual Engineer's Report for the Landscaping Assessment District No. 39-2022 (the "District") for Fiscal Year 2026/27, in accordance with Article 4 of Chapter 1 of the Act and Article XIII D of the California Constitution (the "Article XIII D"). The report presents the plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the administration, maintenance, operations and servicing of the improvements for Fiscal Year 2026/27, the diagram for the District, showing the area and properties to be assessed, and assessing the net amount upon the assessable lots and/or parcels within the District in proportion to the special benefit received.

NOW THEREFORE, the assessments as detailed in this Engineer's Report and as summarized in the table below are made to cover the portion of the estimated costs of maintenance, operation, and servicing of said improvements to be paid by the assessable real property within the District in proportion to the special benefit received.

District	Parcel Count ⁽¹⁾	Single-Family Equivalents	Proposed FY 2026/27 Rate	Proposed FY 2026/27 Assessment Amount ⁽²⁾
Landscaping Assessment District No. 39-2022	1,246	1,214.300	\$583.63	\$708,703.00

(1) Includes active and levied parcels.

(2) Does not include rounding.

I, the undersigned, respectfully submit this Engineer's Report and, to the best of my knowledge, information and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared, computed and levied in accordance with the assessment methodology adopted, approved and ordered by the City Council of the City at the time of District formation.

John G. Egan, P. E.
Assessment Engineer

2. INTRODUCTION

2.1 Background

The City services and maintains mini-parks, slopes, and open space areas and other improvements (the “Improvements”) in the Diamond Bar Hills area of the City. In order to fund the maintenance and operation (the “Services”) of these improvements, the Landscaping Assessment District No. 39 was formed in 1985 by the County of Los Angeles prior to the incorporation of the City. Upon incorporation in 1989, the City assumed jurisdiction over the Landscaping Assessment District No. 39.

In 2022, the City Council directed that a new assessment be proposed and voted on by property owners within the District in accordance with Proposition 218 (Article XIII C and D of the California Constitution). Their intent was to replace the existing Landscaping Assessment District No. 39 with a new District No. 39-2022 that would adhere to the existing boundary and include the same improvements and services. These proposed assessments were supported by 52.03% of assessment ballots received from property owners (with each ballot weighted by the amount of assessments it represented). Therefore, on March 15, 2022, by its Resolution No. 2022-13, the City Council levied the new assessments for District No. 39-2022.

This Engineer’s Report (the “Report”) was prepared to establish the budget for the Improvements (as described below) that will be funded by the Fiscal Year 2026/27 assessments and other revenue, and to determine the general and special benefits received from the Improvements by property within the District and the method of assessment apportionment to lots and parcels. This Report and the assessments have been made pursuant to Part 2 of Division 15 of the California Streets and Highways Code, commonly known as the Act, and Article XIII D.

2.2 Process for Annual Assessment

As required by the procedures specified in the Act, an Engineer’s Report must be prepared on an annual basis which contains a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the assessment district.

The City Council must also annually adopt a resolution of intention which:

- Declares the intention of the City Council to levy and collect assessments within the assessment district for the fiscal year stated therein.
- Generally describes the existing and proposed improvements and any substantial changes proposed to be made in existing improvements.
- Refers to the assessment district by its distinctive designation and indicates the general location of the assessment district.
- Refers to the report of the engineer, on file with the City Clerk, for a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the assessment district.
- Gives notice of the time and place for public hearing by the City Council on the levy of the proposed assessment.
- States whether the assessment is proposed to increase from the previous year.

If the assessments are to be levied in the same or lesser amounts than the maximum assessment allowed, the City Clerk shall give notice of the public hearing by causing the Resolution of Intention to be published. Any interested person may, prior to the conclusion of the public hearing, file a written protest which shall state all grounds of objection. The protest shall contain a description sufficient to identify the property owned by the property owner filing the protest. During the course or upon conclusion of the hearing, the City Council may order changes in any of the matters provided in the report, including changes in the improvements, any zones within the assessment district, and the proposed diagram or the proposed assessment. If the assessment to be levied exceeds the maximum assessment allowed, the City must comply with the procedures specified in Article XIII D and Proposition 218.

The City Council, upon conclusion of the public hearing must then adopt a resolution confirming the diagram and assessment, either as originally proposed or as changed by it. The adoption of the resolution shall constitute the levy of an assessment for the fiscal year referred to in the report. If confirmed, the assessments would be submitted to the County Auditor Controller for inclusion on the property tax roll.

Beginning in 2025, NBS became the Assessment Engineer for the District. To maintain an accurate reference and legally defensible record of the District, pertinent language used in previous engineer's reports has been retained herein and is cited with footnotes, as appropriate.

2.3 Legislative Context

In 1996, California Voters adopted Proposition 218, the "Right to Vote on Taxes Act" which added Articles XIII C and XIII D to the California Constitution. Article XIII D imposes certain substantive and procedural requirements on any agency that wishes to levy special assessments.

Article XIII D imposes four basic substantive requirements on assessments¹:

- All parcels that will have a special benefit conferred upon them and upon which an assessment will be imposed must be identified;
- The general benefits must be distinguished from the special benefits conferred on the parcels;
- The proportionate special benefit derived by each parcel must be determined in relationship to the entirety of the capital improvement, the maintenance and operation expenses of the public improvement, or the cost of the property related service being provided; and
- The amount assessed to a parcel must not exceed the reasonable cost of the proportional special benefit conferred on that parcel and does not include any costs attributable to the general benefit.

Since the initial passage of Proposition 218, several court rulings have helped provide context and direction on the practical implementation procedures and requirements for levying assessments. Several of the key concepts from these rulings are summarized below.

¹ California Constitution Article XIII D Section 4.

GENERAL BENEFIT

Article XIII D requires an agency to separate the general benefits from the special benefits conferred because only special benefits are assessable.

The Court of Appeal in *Golden Hills Neighborhood Assn., Inc. v. City of San Diego* (2011)² clarified this concept by stating, *“Separation and quantification of general and special benefits must be accomplished by apportioning the cost of a service or improvement between the two and assessing property owners only for the portion of the cost representing special benefits.”*

The Court of Appeal in *Beutz v. County of Riverside* (2010) (“Beutz”)³ quoted from the Legislative Analyst’s Office pamphlet titled “Understanding Proposition 218” which states an agency must, *“estimate the amount of special benefit landowners would receive from the project or service, as well as the amount of ‘general benefit.’ This step is needed because Proposition 218 allows local government to recoup from assessments only the proportionate share of cost to provide the special benefit.”*

The Court in *Beutz* furthered this idea stating, *“Separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits.”*

The Court of Appeal in *Silicon Valley Taxpayers’ Association Incorporated v. Santa Clara County Open Space Authority* (2008) (“SVTA”)⁴ clarified that general benefits are not restricted to benefits conferred only on persons and property outside the assessment district but can include benefits both conferred on real property located in the district or to the public at large. The “public at large” includes all members of the public, including those who live, work, and shop within the district, and not simply transient visitors.

BENEFIT-BASED NOT COST-BASED

In *Bonander v. Town of Tiburon* (2009) (“Tiburon”)⁵, the Court of Appeal clarified the idea that assessments must be apportioned based upon benefit rather than cost. The Court stated, *“proportionate special benefit is the basis upon which a project’s total assessable costs are apportioned among parcels within an assessment district.”*

The assessment on a particular property cannot be based on the relative cost of the improvements, but rather the special benefit conferred on such property. The Court in *Tiburon* also stated, *“an assessment represents the entirety of the cost of the improvement or property-related service, less any amount attributable to general benefits (which may not be assessed), allocated to individual properties in proportion to the relative special benefit conferred on the property.”*

PUBLIC PROPERTY

Section 4, Subdivision (a) of Article XIII D states, in part, *“Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive*

² *Golden Hill Neighborhood Assn. v. City of San Diego* CA4/1, D062203 (Cal. Ct. App. 2013)

³ *Beutz v. County of Riverside*, 109 Cal. Rptr. 3d 851 (Cal. Ct. App. 2010)

⁴ *Silicon Valley Taxpayers’ Association Incorporated v. Santa Clara County Open Space Authority*, 44 Cal. 4th 431 (2008).

⁵ *Bonander v. Town of Tiburon*, 147 Cal. App. 4th 1116 (Cal. Ct. App. 2007)

no special benefit.” Historically there had been differing opinions about whether this requirement that publicly owned property should not be exempt actually meant those properties must be assessed.

The Court of Appeal in *Manteca Unified School District v. Reclamation District No. 17 et al* (2017)⁶ clarified this issue by stating, *“Section 4, Subdivision (a) of Article XIII D of the California Constitution unambiguously conditions any continuing benefit assessment exemption on a showing by clear and convincing evidence of no special benefit.”*

IMPRECISION

The Court in *Tiburon* acknowledged the difficulty of trying to precisely assign and measure special benefit, stating, *“Any attempt to classify special benefits conferred on particular properties and to assign relative weights to those benefits will necessarily involve some degree of imprecision.”*

The Court in *Tiburon* went on to say that a formula assigning equal weight to different special benefits *“may be a legally justifiable approach to measuring and apportioning special benefits, [but] it is not necessarily the only valid approach. Whichever approach is taken to measuring and apportioning special benefits; however, it must be both defensible and consistently applied.”*

⁶ *Manteca Unified School District v. Reclamation District No. 17 et al*, C077906 (Cal. Ct. App. 2017)

3. PLANS AND SPECIFICATIONS

The work and improvements proposed to be undertaken by the City and the cost thereof paid from the levy of the annual assessment provide special benefit to assessor parcels within the District defined in the Method of Assessment herein. Consistent with the Act, the improvements are generally described as follows:

The City maintains landscaping and other improvements in locations within the District's boundaries. The work and improvements to be undertaken by the District, and the cost thereof paid from the levy of the annual assessment provide special benefit to parcels within the District as defined in the Method of Assessment herein. In addition to the definitions provided by the Act, the work and improvements are generally described as mini-parks, slopes, and open space areas within the District. The Assessment Diagram shows the location and extent of the Improvements to be installed, maintained or serviced by the proceeds from the assessment.

Installation, maintenance and servicing of Improvements, may include, but are not limited to, turf and play areas, landscaping, ground cover, shrubs and trees, irrigation systems, sidewalks, parking lots, lighting, fencing, entry monuments, basketball courts, tennis courts, other recreational facilities, graffiti removal and repainting, labor, materials, supplies, utilities and equipment, as applicable, at each of the locations owned, operated or maintained by the District.

Installation - means the construction of Improvements, including, but not limited to, land preparation (such as grading, leveling, cutting and filling), sod, landscaping, irrigation systems, walkways, drainage and lights, playground equipment, play courts, playing fields, recreational facilities and public restrooms.

Maintenance - means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including repair, removal, or replacement of all or part of any improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste; the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Servicing - means the furnishing of electric current, or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements, or water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

Incidental expenses include all of the following: (a) The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment; (b) the costs of printing, advertising, and the giving of published, posted, and mailed notices; (c) compensation payable to the County for collection of assessments; (d) compensation of any engineer or attorney employed to render services in proceedings pursuant to this part; (e) any other expenses incidental to the construction, installation, or maintenance and servicing of the Improvements; (f) any expenses incidental to the issuance of bonds or notes pursuant to Streets & Highways Code Section 22662.5; and (g) costs associated with any elections held for the approval of a new or increased assessment (according to Streets & Highways Code §22526).

Modifications to the District structure could include, but are not limited to, substantial changes or expansion of the Improvements provided, substantial changes in the service provided, modifications or restructuring of the District including annexation or detachment of specific parcels, revisions in the method of apportionment, or proposed new or increased assessments.

The assessment proceeds will be exclusively used for Improvements within the District plus incidental expenses.

4. ESTIMATE OF COSTS

4.1 District Budget

Fiscal Year 2026/27 estimated costs of maintenance and servicing the Improvements as described in the Plans and Specifications of this Report are summarized below.

Description	Proposed FY 2026/27 Costs
Salaries & Benefits	\$41,579
Advertising	3,500
Utilities	137,000
Maintenance of Grounds/Buildings	35,000
Professional Services	5,000
Trail & Landscape Maintenance	330,000
Tree Maintenance	32,000
Weed/Pest Abatement	60,000
Additional Enhancement & Improvement	<u>0</u>
Total Estimated Expenditures	\$644,079
Contingencies/Reserves	370,076
Contributions from Other Sources ⁽¹⁾	(305,452)
Fiscal Year 2026/27 Net Amount to be Assessed ⁽²⁾	\$708,703

(1) Includes City General Fund contribution and fund balance carryover.

(2) The net available funds, after incidental, administrative, financing and other costs shall be expended exclusively for Improvements within the boundaries of the District or as described herein, and appropriate incidental and administrative costs as defined in the Plans and Specifications section.

A list containing the Fiscal Year 2026/27 assessment and number of parcels proposed to be assessed is included in Section 7 of this Report.

4.2 Balance to Levy

The following table shows the total costs, additional revenues and contributions, and the balance to levy for Fiscal Year 2026/27.

Description	Amount
Salaries & Benefits	\$41,579
Operating Expenses & Services	602,500
Enhancements / Improvements / Reserves	<u>370,076</u>
Total District Costs	\$1,014,155
Contribution to (from) Operational Reserves	(262,814)
Other Revenue Sources ⁽¹⁾	(42,638)
Balance to Levy	\$708,703

(1) Includes City General Fund contribution.

Total District Costs - Includes the personnel services, maintenance, and operations, capital (including capital replacement costs), indirect costs, and equipment.

Contribution to (from) Operational Reserves - The operational reserves item provides funds to operate the District from the time period of July 1 (beginning of the fiscal year) through January when the County provides the City with the first installment of assessments collected from the property tax bills. This eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. Negative amounts shown here are transfers that are used to reduce the Balance to Levy.

Other Revenue Sources - The amount of additional funds designated for use by the District that are not from District assessments. These funds are added to the District account to reduce assessments and may be from either non-District sources including City General Fund contributions, fund balance carryover, or District sources including interest earnings.

Balance to Levy - The total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of the total direct and administration costs, reserves, contributions, and other revenue sources.

5. METHOD OF APPORTIONMENT

The following section includes an explanation of the benefits to be derived from the Improvements throughout the District, as well as a description of the assessment methodology used to apportion the total assessment to properties within the District.

The Fiscal Year 2024/25 Engineer's Report was prepared by a different engineer of record and specific language from the Fiscal Year 2024/25 Engineer's Report ⁷ has been referenced to describe the Method of Apportionment within the following section of this Report.

The District consists of all assessor parcels within the boundaries as defined by the Assessment Diagram included with this Report. Further, all assessor parcels, including all privately and publicly owned parcels, are identified by Assessor Parcel Numbers listed within the included assessment roll. The method used for apportioning the assessment is based on the proportional special benefits to be derived by the properties in the District over and above general benefits conferred on real property or to the public at large. The assessment is apportioned to the parcels in proportion to the relative special benefit from the Improvements.

The apportionment of special benefit is a two-step process: the first step is to identify the types of special benefit arising from the improvements, and the second step is to allocate the assessments to property based on the estimated relative special benefit for each type of property.

5.1 Special Benefit

The improvements are expected to confer certain special benefits to the parcels within the District. Pursuant to the Prior Engineer's Report, the special benefit conferred to parcels is more fully described as follows:

The following benefit categories summarize the types of special benefit to residential, commercial, industrial, and other lots and parcels resulting from the Improvements to be provided with the assessment proceeds. These types of special benefit are summarized as follows:

- A. Proximity and access to Improved Landscaped Areas and Other Public Improvements within the District.*
- B. Improved Views within the District.*
- C. Extension of a property's outdoor areas and green spaces for properties within close proximity to the Improvements.*
- D. Safety and Security within the District.*
- E. Creation of individual lots for residential use that, in absence of the assessments, would not have been created.*

⁷ Method of Apportionment and subsections as detailed in the Fiscal Year 2024/25 Engineer's Report, City of Diamond Bar, Landscaping Assessment District No. 39-2022, dated July 2024 and approved by City Council on June 18, 2024 ("Prior Engineer's Report").

The SVTA decision provides enhanced clarity to the definitions of special benefits from landscaping and parks to properties in three distinct areas: proximity, expanded or improved access, and views. The SVTA decision also clarifies that a special benefit is a service or improvement that provides a direct advantage to a parcel and that indirect or derivative advantages resulting from the overall public benefits from a service or improvement are general benefits. The SVTA decision also provides specific guidance that setback landscaping is a direct advantage and special benefit to property that is proximate to a landscaped area that is improved by an assessment:

The characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g. proximity to a park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g. general enhancement of the district's property values).

Proximity, improved access and views, in addition to the other special benefits listed herein further strengthen the basis of these assessments.⁸

In addition, the following special benefits are identified in the Prior Engineer's Report:

PROXIMITY TO IMPROVED LANDSCAPED AREAS WITHIN THE DISTRICT

Only the specific properties within close proximity to the Improvements are included in the District. The District has been narrowly drawn to include the properties that receive special benefits from the Improvements. Therefore, property in the District enjoys unique and valuable proximity and access to the Improvements that the public at large and property outside the District do not share.

In absence of the assessments, the Improvements would not be provided, and the public improvements funded in the District would be degraded due to insufficient funding for maintenance, upkeep and repair. Therefore, the assessments provide Improvements that are over and above what otherwise would be provided. Improvements that are over and above what otherwise would be provided do not by themselves translate into special benefits but when combined with the unique proximity and access enjoyed by parcels in the District, they provide a direct advantage and special benefit to property in the District.

IMPROVED VIEWS WITHIN THE DISTRICT

The City, by maintaining permanent public improvements funded by the assessments in the District, provides improved views to properties in the District. The properties in the District enjoy close and unique proximity, access and views of the specific Improvements funded in the District; therefore, the improved and protected views provided by the assessments are another direct and tangible advantage that is uniquely conferred upon property in the District.

EXTENSION OF A PROPERTY'S OUTDOOR AREAS AND GREEN SPACES FOR PROPERTIES WITHIN CLOSE PROXIMITY TO THE IMPROVEMENTS

In large part because it is cost prohibitive to provide large open land areas on property in the District, the residential, commercial and other benefiting properties in the District do not have large outdoor areas

⁸ Method of Apportionment and subsections as detailed in the Fiscal Year 2024/25 Engineer's Report, City of Diamond Bar, Landscaping Assessment District No. 38, dated July 2024 and approved by City Council on June 18, 2024 ("Prior Engineer's Report").

and green spaces. The Improvements within the District provide additional outdoor areas that serve as an effective extension of the land area for proximate properties because the Improvements are uniquely proximate and accessible to property in close proximity to the Improvements. The Improvements, therefore, provide an important, valuable and desirable extension of usable land area for the direct advantage and special benefit of properties in the District because such properties have uniquely good and close proximity to the Improvements.

SAFETY AND SECURITY WITHIN THE DISTRICT

The City, through proper installation, maintenance, and servicing of public and private improvements funded by the assessments in the District, provides increased security and safety by preventing crime and suppressing fire. For parks and recreation improvements, proper lighting and well-kept landscapes help to deter crime and vandalism. Other landscaped area activities such as slope maintenance and brush clearing provide critical fire suppression.

CREATION OF INDIVIDUAL LOTS FOR RESIDENTIAL USE THAT, IN ABSENCE OF THE ASSESSMENTS, WOULD NOT HAVE BEEN CREATED

In the District, the original owner/developer(s) of the property within the District agreed unanimously to the assessments. The assessments provide the necessary funding for improvements that were required as a condition of development and subdivision approval. Therefore, such assessments allowed the original property to be subdivided and for development of the parcels to occur. As parcels were sold, new owners were informed of the assessments through the title reports, and in some cases, through Department of Real Estate “White Paper” reports that the parcels were subject to assessment. Purchase of property was also an “agreement” to pay the assessment.

Therefore, in absence of the assessments, the lots within most of the District would not have been created. These parcels, and the improvements that were constructed on the parcels, receive direct advantage and special benefit from the assessments.

SUMMARY OF RELATIVE WEIGHT OF BENEFIT FACTORS

A solid argument could be made that the creation of individual lots benefit comprises 100% of the benefit because the Improvements were incorporated into the original planning and design of the subdivision, and thus were deemed to be necessary and required for the development of the lot. Without those Improvements and associated benefit, the lots would not have been created. Nevertheless, four other definitive benefits accruing to the parcels within the District are identified, and an allowance should be made within the overall relative importance of benefits. The relative benefit level of the five identified benefits used in this Report is shown below.

Benefit Category	Relative Weight
Proximity & Access	10%
Views	10%
Outdoor Area Extension	10%
Safety & Security	10%
Creation of Lots	60%
Total Benefit	100%

5.2 General Versus Special Benefit

Article XIII C of the California Constitution requires any local agency proposing to increase or impose a benefit assessment to “separate the general benefits from the special benefits conferred on a parcel.” The rationale for separating special and general benefits is to ensure that property owners subject to the benefit assessment are not paying for general benefits. An assessment can fund special benefits but cannot fund general benefits. Accordingly, a separate estimate of the special and general benefit is given in this section. In other words:

Total Benefit	=	General Benefit	+	Special Benefit
------------------	---	--------------------	---	--------------------

There is no widely accepted or statutory formula for general benefit. General benefits are benefits from improvements or services that are not special in nature, are not “particular and distinct” and are not “over and above” benefits received by other properties. SVTA provides some clarification by indicating that general benefits provide “an indirect, derivative advantage” and are not necessarily proximate to the improvements.

In this Report, the general benefit is liberally estimated and described and then budgeted so that it is funded by sources other than the assessment.

The starting point for evaluating general and special benefits is the current, baseline level of service. The assessment will fund Improvements “over and above” this general, baseline level and the general benefits estimated in this section are over and above the baseline.

A formula to estimate the general benefit is listed below:

General Benefit	=	Benefit to Real Property Outside the District	+	Benefit to Real Property Inside the District that is Indirect and Derivative	+	Benefit to the Public at Large
--------------------	---	---	---	---	---	--------------------------------------

Special benefit, on the other hand, is defined in the state constitution as “a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.” The SVTA decision indicates that a special benefit is conferred to a property if it “receives a direct advantage from the improvement (e.g., proximity to a park).” In these assessments, as noted, properties in the District have close and unique proximity, views and access to the Improvements and uniquely improved desirability from the Improvements and other properties and the public at large do not receive significant benefits because they do not have proximity, access or views of the Improvements. Therefore, the overwhelming proportion of the benefits conferred to property is special and is only minimally received by property outside the Districts or the public at large.

5.3 Quantification of General Benefit

Although the analysis used to support these assessments concludes that the benefits are solely special, as described above, consideration is made for the suggestion that a portion of the benefits are general. General benefits cannot be funded by these assessments – the funding must come from other sources.

In this section, the general benefit from the Improvements is liberally estimated and described using the precise language from the Prior Engineer's Report in the sections below.

BENEFIT TO PROPERTY OUTSIDE THE DISTRICT

Properties within the District receive almost all of the special benefits from the Improvements because properties in the District enjoy unique close proximity and access to the Improvements that is not enjoyed by other properties or the public at large.

However, certain properties within the proximity/access radius of the Improvements, but outside of the boundaries of the District, may receive some benefit from the Improvements. Since this benefit is conferred to properties outside the District boundaries, it contributes to the overall general benefit calculation and will not be funded by the assessments. The general benefit to property outside of the District is calculated with the parcel and data analysis.

Since certain properties outside the District enjoy close proximity and access to the Improvements cannot be assessed by the District, this is a form of general benefit to other property. There are eight parcels outside the District that lie within a half mile travel distance of one of mini parks within the District. In addition, there are 79 parcels outside the District that are directly adjacent to areas where brush clearing activity is performed by the District. The benefits conferred to these properties do not include the Lot Creation benefit factor, therefore the benefit is reduced by 60%. The general benefit to property outside of the District is calculated as follows.

Assumptions:

- 87 Parcels Outside the District
- 1,246 Parcels In the District
- 40% Benefit Factor

Calculation of General Benefit to Property Outside the District: $87 / (87 + 1,246) \times 40\% = 2.61\%$.

BENEFIT TO PROPERTY INSIDE THE DISTRICT THAT IS INDIRECT AND DERIVATIVE

The "indirect and derivative" benefit to property within the District is particularly difficult to calculate. A solid argument can be presented that all benefit within the District is special, because the other Improvements are clearly "over and above" and "particular and distinct" when compared with the baseline level of service and the unique proximity, access and views of the other Improvements enjoyed by benefiting properties in the District.

Nevertheless, the SVTA decision indicates there may be general benefit "conferred on real property located in the district." A measure of the general benefits to property within the assessment area is the percentage of land area within or directly abutting the District that is publicly owned and used for regional purposes such as major roads, rail lines and other regional facilities because such properties used for regional purposes could provide indirect benefits to the public at large. Approximately 1.51% of the land area in the District is used for such regional purposes, so this is a measure of the general benefits to property within the District.

BENEFIT TO THE PUBLIC AT LARGE

The general benefit to the public at large can be estimated by the proportionate amount of time that the District's Improvements are used and enjoyed by individuals who are not residents, employees, customers or property owners in the District. There are two ways in which the public at large can enjoy the improvements, with each counting for half the general benefit: use of parks, and pass-by trips where landscaped areas can be viewed.

In the case of the mini parks that serve primarily the neighborhood, City staff estimate that approximately 10% of the users do not live, work or own property in the District. The general landscape improvements are typically along slopes and open space areas, out of view of the general public, so no general benefit is conferred for views of landscaping.

Finally, the general benefits conferred to the public at large does not include the benefit of lot creation, so this benefit is further reduced by half. Therefore, $(50\% \text{ of } 10\%) \times 50\% = 2.50\%$ of the benefits from the Improvements are general benefits to the public at large.

TOTAL GENERAL BENEFITS

Using a sum of these three measures of general benefit, approximately 6.62% of the benefits conferred by the Improvements may be general in nature and should be funded by sources other than the assessment.

Landscaping General Benefit Calculation

Outside the District	2.61%
Inside the District	1.51%
Public At Large	<u>2.50%</u>
Total General Benefit	6.62%

CURRENT GENERAL BENEFIT CONTRIBUTION FROM THE CITY

This general benefit cannot be funded from the assessments; it must be funded from other sources such as the City's General Fund or other non-District funds. These contributions can also be in the form of in-lieu contributions to the installation and maintenance of the Improvements such as other City assets that support and protect the Improvements. The City will contribute both monetary and in-lieu resources to ensure that the general benefits conferred by the proposed Improvements are not funded by the assessments.

5.4 Zones of Benefit

The boundaries of the District were developed in conjunction and concurrent with the planning and design of the subdivisions and Improvements and thus include only the properties in the City that are proximate to the Improvements and that would materially benefit from the Improvements. Certain other properties surrounding the District were not part of the designed association between the Improvements and the assessed areas and are generally less proximate to the Improvements. In other words, the boundaries of the District have been narrowly drawn to include only properties that will specially benefit from the Improvements and would receive a declining level of service if the Assessments were not approved.

The SVTA decision indicates:

“In a well-drawn district — limited to only parcels receiving special benefits from the improvement — every parcel within that district receives a shared special benefit. Under section 2, subdivision (i), these benefits can be construed as being general benefits since they are not ‘particular and distinct’ and are not ‘over and above’ the benefits received by other properties ‘located in the district.’

“We do not believe that the voters intended to invalidate an assessment district that is narrowly drawn to include only properties directly benefiting from an improvement. Indeed, the ballot materials reflect otherwise. Thus, if an assessment district is narrowly drawn, the fact that a benefit is conferred throughout the district does not make it general rather than special. In that circumstance, the characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g., proximity to park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g., general enhancement of the district’s property values).”

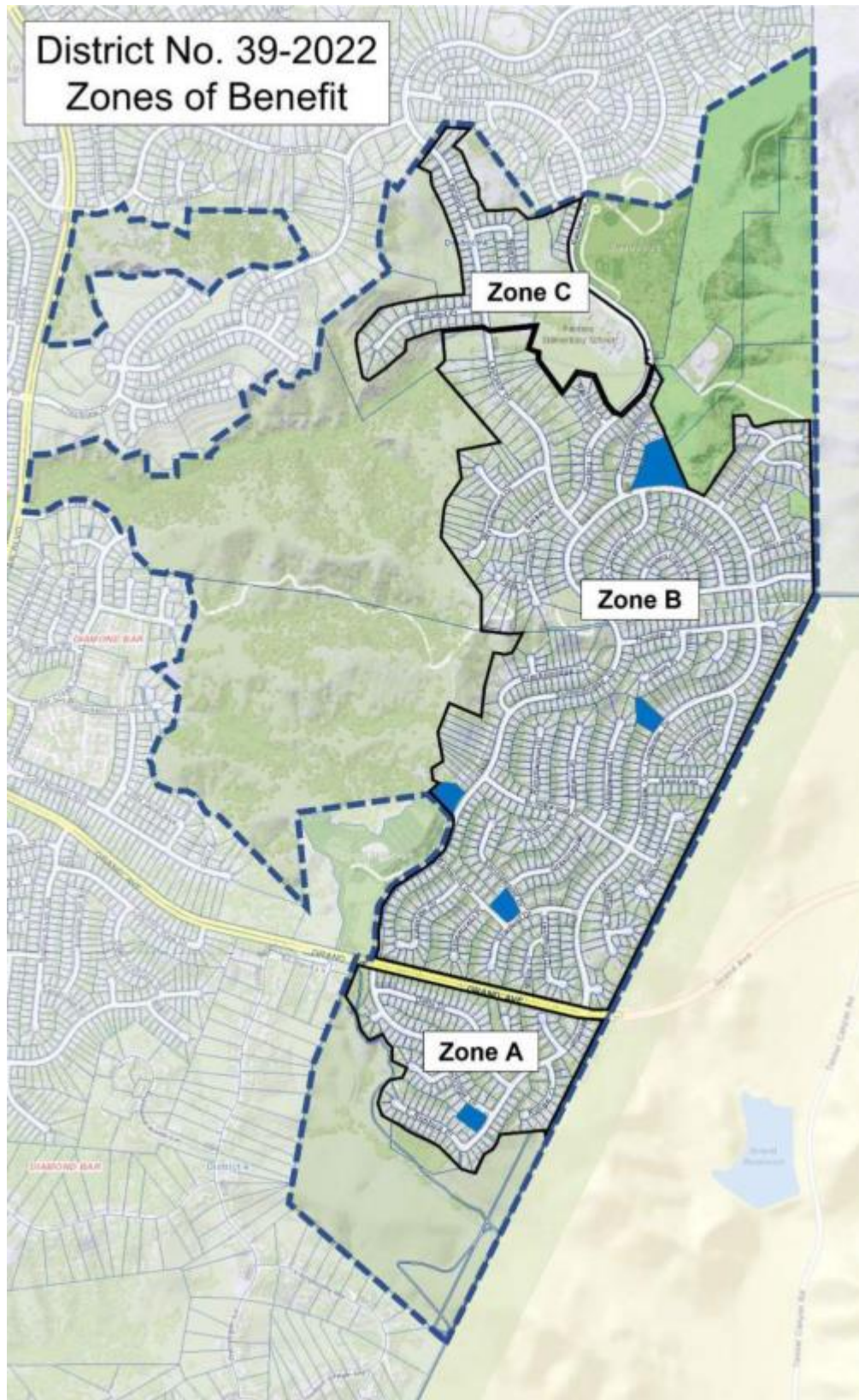
In the District, the benefit that each parcel receives from the Improvements is direct, and the boundaries are narrowly drawn to include only parcels that benefit from the assessment. However, proximity to the improvements varies somewhat within the District. In order to most conservatively assure that assessments are proportional to the relative benefits in the District, three zones have been created:

- A. In the area south of Grand Avenue the concentration of landscaped areas (brush and slopes) as well as mini parks is the greatest.
- B. In the area north of Grand Avenue but south of Pantera Park there is less concentration of landscaped slopes and brush-cleared areas, but still a high concentration of mini parks.
- C. In the area around and north of Pantera Park there is less concentration of landscaped slopes and brush-cleared areas and no mini parks within a half-mile.

Based on the varying characteristics of these three distinct zones, each of the five benefit categories have been assigned a benefit factor to estimate the overall relative benefit. Using Zone A as the benchmark (100%), the other two zones derive less benefit due to the proximity of relatively fewer improvements. This estimation is summarized below.

Benefit Category	Weight	Zone A		Zone B		Zone C	
		Factor	Benefit	Factor	Benefit	Factor	Benefit
Proximity & Access	10%	100%	10%	75%	7.5%	75%	7.5%
Views	10%	100%	10%	100%	10%	75%	7.5%
Outdoor Area Extension	10%	100%	10%	100%	10%	75%	7.5%
Safety & Security	10%	100%	10%	100%	10%	100%	10%
Creation of Lots	60%	100%	60%	100%	60%	100%	60%
Relative Benefit	100%		100%		97.5%		92.5%

A general map of the location of the Zones is shown below.



5.5 Method of Assessment

The development of an assessment methodology requires apportioning benefit to determine the relative special benefit for each property. The precise language from the Prior Engineer's Report is included below:

The allocation of special benefits to property is partially based on the type of property and the size of property. These benefits can also partially be measured by the occupants on property in the District because such parcel population density is a measure of the relative benefit a parcel receives from the Improvements. It should be noted that many other types of "traditional" assessments also use parcel population densities to apportion the assessments. For example, the assessments for sewer systems, roads and water systems are typically allocated based on the population density of the parcels assessed. Therefore, the apportionment of benefit is reasonably based on the type of parcel, the size of parcels and the population density of parcels.

The next step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a single-family home, or, in other words, on the basis of Single Family Equivalents ("SFE"). This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. For the purposes of this Report, all properties are assigned an SFE value, which is each property's relative benefit in relation to a single-family home on one parcel. In this case, the "benchmark" property is the single-family detached dwelling which is one Single Family Equivalent or one SFE.⁹

RESIDENTIAL PROPERTIES

In the District, there is only one type of residential property present: the single-family home. Other types of residential property, such as multifamily, apartments and condominiums, are not present. Furthermore, the property in the District is fully developed, has been stable since its original development in the late 1980s, and is zoned such that a change in that dominate land use is not expected in the future. As a result, there is no need for a detailed analysis of population densities to determine relative benefit for other types of residential properties. Each single-family residential property is assigned one SFE.

VACANT/UNDEVELOPED PROPERTIES

While there are currently no vacant or undeveloped properties in the District, the following discussion is included in the event that properties become vacant in the future.

The benefit to undeveloped properties is determined to be proportional to the corresponding benefits for similar type developed properties, but at a lower rate due to the lack of improvements on the property. A measure of the benefits accruing to the underlying land is the average value of land in relation to Improvements for developed property. An analysis of the assessed valuation data from the City found

⁹ Method of Apportionment and subsections as detailed in the Fiscal Year 2024/25 Engineer's Report, City of Diamond Bar, Landscaping Assessment District No. 38-2022, dated July 2024 and approved by City Council on June 18, 2024 ("Prior Engineer's Report").

that approximately 45% of the assessed value of improved properties is classified as the land value. It is reasonable to assume, therefore, that approximately 45% of the benefits are related to the underlying land and 55% are related to the improvements and the day-to-day use of the property. Using this ratio, the SFE factor for vacant/undeveloped parcels is 0.45 per parcel.

OTHER PROPERTY TYPES

Notwithstanding the foregoing discussion, there are four other types of property uses to be considered:

School Property: Pantera Elementary School lies within the District and may derive some benefit from the Improvements. However, all benefits that may be derived from the Improvements are included in the General Benefits calculation noted earlier. Therefore, the School accrues no further Special Benefit and is not assessed a fee.

Municipal Park: Pantera Park lies partly within the District. However, all benefits that may be derived from the Improvements are included in the General Benefits calculation noted earlier. Therefore, the park accrues no further special benefit and is not assessed.

Water Utility: The Walnut Valley Water District owns a parcel with two water tanks used to supply water for domestic use and fire protection. This property has no people stationed on-site and derives no benefit in any category. Therefore, it is not assessed.

Open Space: The open space parcels that lie within the District are part of the Improvements (views, safety and security, etc.) Therefore, these parcels are not assessed.

5.6 Annual Assessment Calculation

The table below shows the calculation of the estimated number of SFEs for each Zone for Fiscal Year 2026/27.

Zone	Parcel Count	SFE Factor	SFEs
A	176	100%	176.000
B	971	97.5%	946.725
C	99	92.5%	91.575
Total	1,246		1,214.300

The following table shows the calculation of the assessment rate.

Description	Fiscal Year 2026/27 Amount
Balance to Levy ⁽¹⁾	\$708,703.00
Total SFEs	1,214.300
Assessment rate per SFE	\$583.63

(1) Does not include rounding.

The assessment rate per Zone is shown below.

Zone	Fiscal Year 2026/27 Assessment Rate
A	\$583.63
B	569.04
C	539.86

5.7 Cost of Living Inflator

The assessment shall be subject to an adjustment tied to the Consumer Price Index-U for the Los Angeles-Riverside-Orange County area as of December of each succeeding year (the “CPI”). The maximum authorized assessment rate is equal to the maximum assessment rate in the first fiscal year the assessment was levied adjusted annually by the change in CPI.

In January 2018, the Bureau of Labor Statistics (“BLS”) updated their geographic areas for computing CPI. Previously, the Los Angeles-Riverside-Orange County index was made up of Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The BLS divided this index into two areas; one that represents Los Angeles and Orange counties (Los Angeles-Long Beach-Anaheim) and another that represents Riverside and San Bernardino counties (Riverside-San Bernardino-Ontario).

The annual resolution approving this Report specifies that the CPI to be used for the calculation of the maximum assessments is the Los Angeles-Long Beach-Anaheim Index. The annual CPI from December 2024 to December 2025 was 3.01%.

5.8 Duration of Assessment

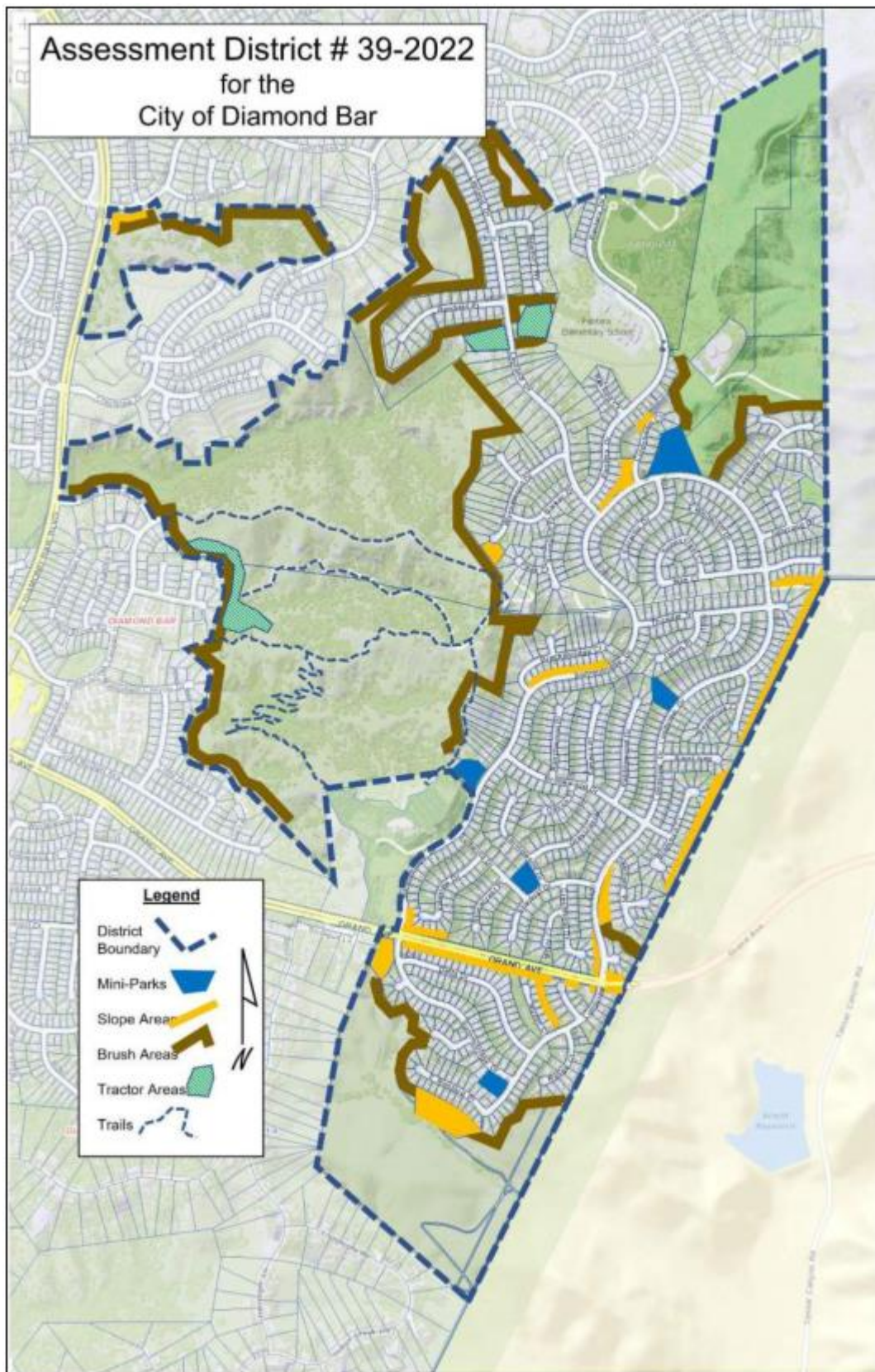
It is proposed that the assessments be continued every year after their formation, so long as the public improvements need to be maintained and improved, and the City requires funding for the Improvements in the District. As noted previously, the assessment can continue to be levied annually after the City Council approves an annually updated Engineer’s Report, budget for the assessment, improvements to be provided, and other specifics of the assessment. In addition, the City Council must hold an annual public hearing to continue the assessment.

5.9 Appeals and Interpretation

Any property owner who feels that the assessment levied on the subject property is in error, as a result of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with the City Manager or his or her designee. Any such appeal is limited to correction of an assessment during the then-current Fiscal Year and applicable law. Upon filing of any such appeal, the City Manager or his or her designee will promptly review the appeal and any information provided by the property owner. If the City Manager or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the Assessment Roll. If any such changes are approved after the Assessment Roll has been filed with the County for collection, the City Manager or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any dispute over the decision of the City Manager or his or her designee shall be referred to the City Council, and the decision of the City Council shall be final.

6. ASSESSMENT DIAGRAM

The parcels to be assessed in the District are shown on the Assessment Diagram, which is on file with the City Clerk of the City and includes all those properties included in the original formation of the District and subsequent annexations. The following Assessment Diagram is for general location only and is not to be considered the official boundary map. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the County Assessor of the County of Los Angeles, at the time this Report was prepared, and are incorporated by reference herein and made part of this Report.



7. ASSESSMENT ROLL

Assessor's parcel identification, for each lot or parcel subject to the assessment, shall be based on the County Assessor's secured roll data for the applicable year in which this Report is prepared and is incorporated herein by reference.

A listing of assessor's parcels subject to the assessments for Fiscal Year 2026/27, along with the assessment amounts, is on file in the office of the City Engineer and incorporated herein by reference. Based on County Assessor's secured roll data, current assessor's parcels, including corrected and/or new assessor's parcels, will be submitted and/or resubmitted to the County Auditor/Controller. The annual assessment amount to be levied and collected for the resubmitted parcel(s) shall be determined in accordance with the method of apportionment and assessment rate approved in this report. Therefore, if a single assessor's parcel has a status change in development, other land use change, or subdivides into multiple assessor's parcels, the charge amounts applied to each of the new assessor's parcels shall be recalculated and applied according to the approved method outlined in the method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.

RESOLUTION NO. 2026-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DIAMOND BAR TO DECLARE THE CITY'S INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR LANDSCAPING ASSESSMENT DISTRICT NO. 41-2021 AND DIRECT CITY STAFF TO ADVERTISE THE PUBLIC HEARING BEFORE THE COUNCIL AT THE JUNE 16, 2026 REGULAR MEETING.

WHEREAS, the City of Diamond Bar Landscaping 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.), known as the Landscaping and Lighting Act of 1972 ("Act"); and

WHEREAS, NBS has been designated as Engineer of Work for purposes of these proceedings (the "Engineer of Work") and ordered to prepare the Engineer's Report in accordance with the Act; and

WHEREAS, the Engineer of Work has filed the Engineer's Report (the "Report") with the City Clerk, copies of which have been submitted to this City Council, which Report contains the information required by the Act, including: (a) a calculation of the portion of the services to be provided by the District that constitute a special benefit to the parcels in the District; (b) a methodology for assigning assessments to individual parcels; (c) a listing of each lot or parcel of property that would be subject to the proposed assessment; (d) the estimate of cost for the improvements; and (e) the amount of the proposed assessment for each lot or parcel for the fiscal year 2026-27.

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 in this Resolution, are in all respects true and correct.

Section 2. The above-described Report submitted by the Engineer of Work relating to the District is hereby approved as filed.

Section 3. The Council hereby declares its intention to levy and collect assessments during fiscal year 2026-27 pursuant to the Act, within that area designated "City of Diamond Bar Landscaping Assessment District No. 41-2021," as shown on Exhibit "A" attached hereto and incorporated herein by reference.

Section 4. A general description of the improvements proposed for the aforementioned District is as follows:

The maintenance and servicing of landscaping and any facilities which are appurtenant thereto or which are necessary or convenient for the maintenance and servicing thereof, including but not limited to, repair, removal or replacement, grading, clearing, removal of debris, pruning, fertilization, pest control and weed control, and the installation or construction of appurtenant facilities, including curbs, gutters, walls, sidewalks, paving, irrigation, or electrical facilities. Said maintenance and servicing of the landscaping and related work shall be within the area of the District as shown on Exhibit "A" as attached hereto and incorporated by reference. The location and type of improvement are shown on Exhibit "A."

Section 5. Reference is hereby, made to the Report relating to the said District hereinabove approved. Said Report is on file with the City Clerk of the City of Diamond Bar and contains a full and detailed description of the improvements, the boundaries of the District, and contains the proposed assessments upon assessable lots and parcels of land within the District for fiscal year 2026-27. Said proposed assessment amounts for the single-family and multi-family parcels are \$608.88 and \$560.17, respectively, an increase of 3% from fiscal year 2025-26.

Section 6. This Council hereby fixes 6:30 p.m. on June 16, 2026, or as soon thereafter as the matter may be heard, in the SCAQMD Auditorium located at 21865 Copley Drive, Diamond Bar, California, as the time and place for a hearing before this Council on this question of the levy of the proposed assessments on assessable parcels within the District for fiscal year 2026-27 and hereby gives notice of said hearing.

Section 7. The City Clerk shall certify to the adoption of this Resolution, and staff shall cause a true and correct copy of this Resolution to be published pursuant to California Government Code § 6061.

PASSED, ADOPTED AND APPROVED this 19th day of May 2026.

CITY OF DIAMOND BAR

Steve Tye, Mayor

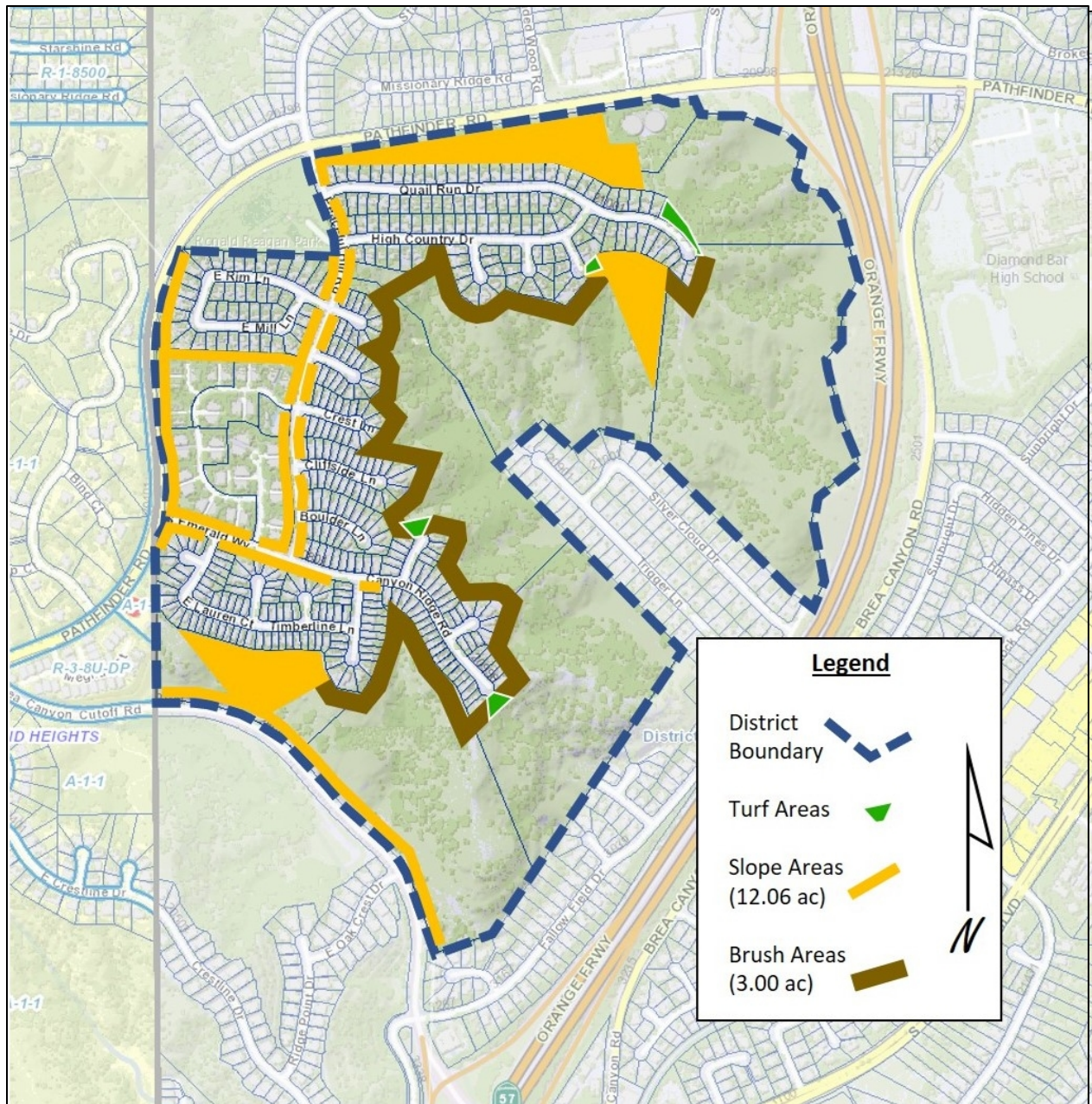
ATTEST:

I, Kristina Santana, City Clerk of the City of Diamond Bar, do hereby certify that the foregoing Resolution was passed, approved and adopted at the regular meeting of the City Council of the City of Diamond Bar held on the 19th day of May 2026, by the following roll call vote:

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

Kristina Santana, City Clerk

Exhibit A
Landscaping Assessment District 41-2021



CITY OF DIAMOND BAR

Fiscal Year 2026/27 Engineer's Report For:

Landscaping Assessment District No. 41-2021

May 2026

TABLE OF CONTENTS

1. Engineer's Letter.....	1
2. Introduction	2
2.1 Background.....	2
2.2 Process for Annual Assessment	2
2.3 Legislative Context	3
3. Plans and Specifications.....	6
4. Estimate of Costs	8
4.1 District Budget.....	8
4.2 Balance to Levy.....	8
5. Method of Apportionment.....	10
5.1 Special Benefit	10
5.2 General Versus Special Benefit	13
5.3 Quantification of General Benefit	14
5.4 Method of Assessment.....	15
5.5 Annual Assessment Calculation	18
5.6 Cost of Living Inflator	18
5.7 Duration of Assessment	18
5.8 Appeals and Interpretation	18
6. Assessment Diagram.....	20
7. Assessment Roll.....	22

1. ENGINEER'S LETTER

WHEREAS, the City Council of the City of Diamond Bar (the "City"), State of California, under the Landscaping and Lighting Act of 1972 (the "Act"), directed NBS to prepare and file the Annual Engineer's Report for the Landscaping Assessment District No. 41-2021 (the "District") for Fiscal Year 2026/27, in accordance with Article 4 of Chapter 1 of the Act and Article XIII D of the California Constitution (the "Article XIII D"). The report presents the plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the administration, maintenance, operations and servicing of the improvements for Fiscal Year 2026/27, the diagram for the District, showing the area and properties to be assessed, and assessing the net amount upon the assessable lots and/or parcels within the District in proportion to the special benefit received.

NOW THEREFORE, the assessments as detailed in this Engineer's Report and as summarized in the table below are made to cover the portion of the estimated costs of maintenance, operation, and servicing of said improvements to be paid by the assessable real property within the District in proportion to the special benefit received.

District	Parcel Count ⁽¹⁾	Single-Family Equivalents	Proposed FY 2026/27 Rate	Proposed FY 2026/27 Assessment Amount ⁽²⁾
Landscaping Assessment District No. 41-2021	554	542.48	\$608.88	\$330,305.00

(1) Includes active and levied parcels.

(2) Does not include rounding.

I, the undersigned, respectfully submit this Engineer's Report and, to the best of my knowledge, information and belief, the Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared, computed and levied in accordance with the assessment methodology adopted, approved and ordered by the City Council of the City of Diamond Bar at the time of District formation.

John G. Egan, P. E.
Assessment Engineer

2. INTRODUCTION

2.1 Background

The City of Diamond Bar (the “City”) services and maintains turf areas, slopes and open space areas, and other improvements (the “Improvements”) in the Diamond Bar Hills area of the City. In order to fund the maintenance and operation (the “Services”) of these projects and Improvements, Landscaping Assessment District No. 41 was formed in 1985 by the County of Los Angeles prior to the incorporation of the City of Diamond Bar. Upon incorporation in 1989, the City assumed jurisdiction over the District. Since the passage of Proposition 218, the assessments for this existing district cannot be increased beyond the previously approved amount of \$280.00 per parcel. This assessment amount does not generate sufficient revenue to fund the District’s Improvements and Services, and the annual shortfalls have been funded by the City’s General Fund.

In 2021, the City Council directed that a new assessment be proposed and voted on by property owners within the District in accordance with Proposition 218 (Article XIIC and D of the California Constitution). Their intent was to replace the existing District No. 41 with a new District No. 41-2021 that would adhere to the existing boundary and include the same improvements and services. These proposed assessments were supported by 87.55% of assessment ballots received from property owners (with each ballot weighted by the amount of assessments it represented). Therefore, on July 6, 2021, by its Resolution No. 2021-33, the City Council levied the new assessments for District No. 41-2021.

This Engineer’s Report (the “Report”) was prepared to establish the budget for the Improvements (as described below) that will be funded by the Fiscal Year 2026/27 assessments and other revenue, and to determine the general and special benefits received from the Improvements by property within the District and the method of assessment apportionment to lots and parcels. This Report and the assessments have been made pursuant to Part 2 of Division 15 of the California Streets and Highways Code, commonly known as the Act, and Article XIII D.

2.2 Process for Annual Assessment

As required by the procedures specified in the Act, an Engineer’s Report must be prepared on an annual basis which contains a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the assessment district.

The City Council must also annually adopt a resolution of intention which:

- Declares the intention of the City Council to levy and collect assessments within the assessment district for the fiscal year stated therein.
- Generally describes the existing and proposed improvements and any substantial changes proposed to be made in existing improvements.
- Refers to the assessment district by its distinctive designation and indicates the general location of the assessment district.

- Refers to the report of the engineer, on file with the City Clerk, for a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the assessment district.
- Gives notice of the time and place for public hearing by the City Council on the levy of the proposed assessment.
- States whether the assessment is proposed to increase from the previous year.

If the assessments are to be levied in the same or lesser amounts than the maximum assessment allowed, the City Clerk shall give notice of the public hearing by causing the Resolution of Intention to be published. Any interested person may, prior to the conclusion of the public hearing, file a written protest which shall state all grounds of objection. The protest shall contain a description sufficient to identify the property owned by the property owner filing the protest. During the course or upon conclusion of the hearing, the City Council may order changes in any of the matters provided in the report, including changes in the improvements, any zones within the assessment district, and the proposed diagram or the proposed assessment. If the assessment to be levied exceeds the maximum assessment allowed, the City must comply with the procedures specified in Article XIII D and Proposition 218.

The City Council, upon conclusion of the public hearing must then adopt a resolution confirming the diagram and assessment, either as originally proposed or as changed by it. The adoption of the resolution shall constitute the levy of an assessment for the fiscal year referred to in the report. If confirmed, the assessments would be submitted to the County Auditor Controller for inclusion on the property tax roll.

Beginning in 2025, NBS became the Assessment Engineer for the District. To maintain an accurate reference and legally defensible record of the District, pertinent language used in previous engineer's reports has been retained herein and is cited with footnotes, as appropriate.

2.3 Legislative Context

In 1996, California Voters adopted Proposition 218, the "Right to Vote on Taxes Act" which added Articles XIII C and XIII D to the California Constitution. Article XIII D imposes certain substantive and procedural requirements on any agency that wishes to levy special assessments.

Article XIII D imposes four basic substantive requirements on assessments¹:

- All parcels that will have a special benefit conferred upon them and upon which an assessment will be imposed must be identified;
- The general benefits must be distinguished from the special benefits conferred on the parcels;
- The proportionate special benefit derived by each parcel must be determined in relationship to the entirety of the capital improvement, the maintenance and operation expenses of the public improvement, or the cost of the property related service being provided; and
- The amount assessed to a parcel must not exceed the reasonable cost of the proportional special benefit conferred on that parcel and does not include any costs attributable to the general benefit.

¹ California Constitution Article XIII D Section 4.

Since the initial passage of Proposition 218, several court rulings have helped provide context and direction on the practical implementation procedures and requirements for levying assessments. Several of the key concepts from these rulings are summarized below.

GENERAL BENEFIT

Article XIII D requires an agency to separate the general benefits from the special benefits conferred because only special benefits are assessable.

The Court of Appeal in *Golden Hills Neighborhood Assn., Inc. v. City of San Diego* (2011)² clarified this concept by stating, *“Separation and quantification of general and special benefits must be accomplished by apportioning the cost of a service or improvement between the two and assessing property owners only for the portion of the cost representing special benefits.”*

The Court of Appeal in *Beutz v. County of Riverside* (2010) (“Beutz”)³ quoted from the Legislative Analyst’s Office pamphlet titled “Understanding Proposition 218” which states an agency must, *“estimate the amount of special benefit landowners would receive from the project or service, as well as the amount of ‘general benefit.’ This step is needed because Proposition 218 allows local government to recoup from assessments only the proportionate share of cost to provide the special benefit.”*

The Court in *Beutz* furthered this idea stating, *“Separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits.”*

The Court of Appeal in *Silicon Valley Taxpayers’ Association Incorporated v. Santa Clara County Open Space Authority* (2008) (“SVTA”)⁴ clarified that general benefits are not restricted to benefits conferred only on persons and property outside the assessment district but can include benefits both conferred on real property located in the district or to the public at large. The “public at large” includes all members of the public, including those who live, work, and shop within the district, and not simply transient visitors.

BENEFIT-BASED NOT COST-BASED

In *Bonander v. Town of Tiburon* (2009) (“Tiburon”)⁵, the Court of Appeal clarified the idea that assessments must be apportioned based upon benefit rather than cost. The Court stated, *“proportionate special benefit is the basis upon which a project’s total assessable costs are apportioned among parcels within an assessment district.”*

The assessment on a particular property cannot be based on the relative cost of the improvements, but rather the special benefit conferred on such property. The Court in *Tiburon* also stated, *“an assessment represents the entirety of the cost of the improvement or property-related service, less any amount attributable to general benefits (which may not be assessed), allocated to individual properties in proportion to the relative special benefit conferred on the property.”*

² *Golden Hill Neighborhood Assn. v. City of San Diego* CA4/1, D062203 (Cal. Ct. App. 2013)

³ *Beutz v. County of Riverside*, 109 Cal. Rptr. 3d 851 (Cal. Ct. App. 2010)

⁴ *Silicon Valley Taxpayers’ Association Incorporated v. Santa Clara County Open Space Authority*, 44 Cal. 4th 431 (2008).

⁵ *Bonander v. Town of Tiburon*, 147 Cal. App. 4th 1116 (Cal. Ct. App. 2007)

PUBLIC PROPERTY

Section 4, Subdivision (a) of Article XIII D states, in part, *“Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.”* Historically there had been differing opinions about whether this requirement that publicly owned property should not be exempt actually meant those properties must be assessed.

The Court of Appeal in *Manteca Unified School District v. Reclamation District No. 17 et al* (2017)⁶ clarified this issue by stating, *“Section 4, Subdivision (a) of Article XIII D of the California Constitution unambiguously conditions any continuing benefit assessment exemption on a showing by clear and convincing evidence of no special benefit.”*

IMPRECISION

The Court in *Tiburon* acknowledged the difficulty of trying to precisely assign and measure special benefit, stating, *“Any attempt to classify special benefits conferred on particular properties and to assign relative weights to those benefits will necessarily involve some degree of imprecision.”*

The Court in *Tiburon* went on to say that a formula assigning equal weight to different special benefits *“may be a legally justifiable approach to measuring and apportioning special benefits, [but] it is not necessarily the only valid approach. Whichever approach is taken to measuring and apportioning special benefits; however, it must be both defensible and consistently applied.”*

⁶ *Manteca Unified School District v. Reclamation District No. 17 et al*, C077906 (Cal. Ct. App. 2017)

3. PLANS AND SPECIFICATIONS

The work and improvements proposed to be undertaken by the City and the cost thereof paid from the levy of the annual assessment provide special benefit to assessor parcels within the District defined in the Method of Assessment herein. Consistent with the Act, the Improvements are generally described as follows:

The City maintains landscaping and other improvements in locations within the District's boundaries. The work and Improvements to be undertaken by the District, and the cost thereof paid from the levy of the annual assessment provide special benefit to parcels within the District as defined in the Method of Assessment herein. In addition to the definitions provided by the Act, the work and Improvements are generally described as mini-parks, slopes, and open space areas within the District. The Assessment Diagram shows the location and extent of the Improvements to be installed, maintained, or serviced by the proceeds from the assessment.

Installation, maintenance, and servicing of Improvements, may include, but are not limited to, turf and play areas, landscaping, ground cover, shrubs and trees, irrigation systems, sidewalks, parking lots, lighting, fencing, graffiti removal and repainting, labor, materials, supplies, utilities and equipment, as applicable, at each of the locations owned, operated or maintained by the District.

Installation - means the construction of Improvements, including, but not limited to, land preparation (such as grading, leveling, cutting and filling), sod, landscaping, irrigation systems, walkways, drainage and lights, playground equipment, play courts, playing fields, recreational facilities, and public restrooms.

Maintenance - means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including repair, removal, or replacement of all or part of any improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste; the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Servicing - means the furnishing of electric current, or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements, or water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

Incidental expenses include all of the following: (a) The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment; (b) the costs of printing, advertising, and the giving of published, posted, and mailed notices; (c) compensation payable to the County for collection of assessments; (d) compensation of any engineer or attorney employed to render services in proceedings pursuant to this part; (e) any other expenses incidental to the construction, installation, or maintenance and servicing of the Improvements; (f) any expenses incidental to the issuance of bonds or notes pursuant to Streets & Highways Code Section 22662.5; and (g) costs associated with any elections held for the approval of a new or increased assessment (according to Streets & Highways Code §22526).

Modifications to the District structure could include, but are not limited to, substantial changes or expansion of the Improvements provided, substantial changes in the service provided, modifications or

restructuring of the District including annexation or detachment of specific parcels, revisions in the method of apportionment, or proposed new or increased assessments.

The assessment proceeds will be exclusively used for Improvements within the District plus incidental expenses.

4. ESTIMATE OF COSTS

4.1 District Budget

Fiscal Year 2026/27 estimated costs of maintenance and servicing the Improvements as described in the Plans and Specifications of this Report are summarized below.

Description	Proposed FY 2026/27 Costs
Salaries & Benefits	\$41,973
Advertising	3,000
Utilities	86,000
Maintenance of Grounds/Buildings	25,000
Professional Services	5,000
Landscape Maintenance	225,000
Tree Maintenance	23,000
Weed/Pest Abatement	45,000
Capital Improvements	0
Total Estimated Expenditures	\$453,973
Contingencies/Reserves	75,152
Contributions from Other Sources ⁽¹⁾	(198,820)
Fiscal Year 2026/27 Net Amount to be Assessed ⁽²⁾	\$330,305

(1) Includes City General Fund contribution and fund balance carryover.

(2) The net available funds, after incidental, administrative, financing and other costs shall be expended exclusively for Improvements within the boundaries of the District or as described herein, and appropriate incidental and administrative costs as defined in the Plans and Specifications section.

A list containing the Fiscal Year 2026/27 assessment and number of parcels proposed to be assessed is included in Section 7 of this Report.

4.2 Balance to Levy

The following table shows the total costs, additional revenues and contributions, and the balance to levy for Fiscal Year 2026/27.

Description	Amount
Salaries & Benefits	\$41,973
Operating Expenses & Services	412,000
Capital Improvements / Reserves	<u>75,152</u>
Total District Costs	\$529,125
Contribution to (from) Operational Reserves	(181,367)
Other Revenue Sources ⁽¹⁾	(17,453)
Balance to Levy	\$330,305

(1) Includes City General Fund contribution.

Total District Costs - Includes the personnel services, maintenance, and operations, capital (including capital replacement costs), indirect costs, and equipment.

Contribution to (from) Operational Reserves - The operational reserves item provides funds to operate the District from the time period of July 1 (beginning of the fiscal year) through January when the County provides the City with the first installment of assessments collected from the property tax bills. This eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. Negative amounts shown here are transfers that are used to reduce the Balance to Levy.

Other Revenue Sources - The amount of additional funds designated for use by the District that are not from District assessments. These funds are added to the District account to reduce assessments and may be from either non-District sources including City General Fund contributions, fund balance carryover, or District sources including interest earnings.

Balance to Levy - The total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of the total direct and administration costs, reserves, contributions, and other revenue sources.

5. METHOD OF APPORTIONMENT

The following section includes an explanation of the benefits to be derived from the Improvements throughout the District, as well as a description of the assessment methodology used to apportion the total assessment to properties within the District.

The Fiscal Year 2024/25 Engineer's Report was prepared by a different engineer of record and specific language from the Fiscal Year 2024/25 Engineer's Report ⁷ has been referenced to describe the Method of Apportionment within the following section of this Report.

The District consists of all assessor parcels within the boundaries as defined by the Assessment Diagram included with this Report. Further, all assessor parcels, including all privately and publicly owned parcels, are identified by Assessor Parcel Numbers listed within the included assessment roll. The method used for apportioning the assessment is based on the proportional special benefits to be derived by the properties in the District over and above general benefits conferred on real property or to the public at large. The assessment is apportioned to the parcels in proportion to the relative special benefit from the Improvements.

The apportionment of special benefit is a two-step process: the first step is to identify the types of special benefit arising from the improvements, and the second step is to allocate the assessments to property based on the estimated relative special benefit for each type of property.

5.1 Special Benefit

The improvements are expected to confer certain special benefits to the parcels within the District. Pursuant to the Prior Engineer's Report, the special benefit conferred to parcels is more fully described as follows:

The following benefit categories summarize the types of special benefit to residential, commercial, industrial, and other lots and parcels resulting from the Improvements to be provided with the assessment proceeds. These types of special benefit are summarized as follows:

- A. *Proximity to Improved Landscaped Areas and Other Public Improvements within the District.*
- B. *Improved Views within the District.*
- C. *Extension of a property's outdoor areas and green spaces for properties within close proximity to the Improvements.*
- D. *Safety and Security within the District.*
- E. *Creation of individual lots for residential and commercial use that, in absence of the assessments, would not have been created.*

⁷ Method of Apportionment and subsections as detailed in the Fiscal Year 2024/25 Engineer's Report, City of Diamond Bar, Landscaping Assessment District No. 41-2021, dated July 2024 and approved by City Council on June 18, 2024 ("Prior Engineer's Report").

The SVTA decision provides enhanced clarity to the definitions of special benefits from landscaping and parks to properties in three distinct areas: proximity, expanded or improved access, and views. The SVTA decision also clarifies that a special benefit is a service or improvement that provides a direct advantage to a parcel and that indirect or derivative advantages resulting from the overall public benefits from a service or improvement are general benefits. The SVTA decision also provides specific guidance that setback landscaping is a direct advantage and special benefit to property that is proximate to a landscaped area that is improved by an assessment:

The characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g. proximity to a park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g. general enhancement of the district's property values).

Proximity, improved access and views, in addition to the other special benefits listed herein further strengthen the basis of these assessments.⁸

In addition, the following special benefits are identified in the Prior Engineer's Report:

PROXIMITY TO IMPROVED LANDSCAPED AREAS WITHIN THE DISTRICT

Only the specific properties within close proximity to the Improvements are included in the District. The District has been narrowly drawn to include the properties that receive special benefits from the Improvements. Therefore, property in the District enjoys unique and valuable proximity and access to the Improvements that the public at large and property outside the District do not share.

In absence of the assessments, the Improvements would not be provided, and the public improvements funded in the District would be degraded due to insufficient funding for maintenance, upkeep and repair. Therefore, the assessments provide Improvements that are over and above what otherwise would be provided. Improvements that are over and above what otherwise would be provided do not by themselves translate into special benefits but when combined with the unique proximity and access enjoyed by parcels in the District, they provide a direct advantage and special benefit to property in the District.

IMPROVED VIEWS WITHIN THE DISTRICT

The City, by maintaining permanent public improvements funded by the assessments in the District, provides improved views to properties in the District. The properties in the District enjoy close and unique proximity, access and views of the specific Improvements funded in the District; therefore, the improved and protected views provided by the assessments are another direct and tangible advantage that is uniquely conferred upon property in the District.

EXTENSION OF A PROPERTY'S OUTDOOR AREAS AND GREEN SPACES FOR PROPERTIES WITHIN CLOSE PROXIMITY TO THE IMPROVEMENTS

In large part because it is cost prohibitive to provide large open land areas on property in the District, the residential, commercial, and other benefiting properties in the District do not have large outdoor areas

⁸ Method of Apportionment and subsections as detailed in the Fiscal Year 2024/25 Engineer's Report, City of Diamond Bar, Landscaping Assessment District No. 38, dated July 2024 and approved by City Council on June 18, 2024 ("Prior Engineer's Report").

and green spaces. The Improvements within the District provide additional outdoor areas that serve as an effective extension of the land area for proximate properties because the Improvements are uniquely proximate and accessible to property in close proximity to the Improvements. The Improvements, therefore, provide an important, valuable and desirable extension of usable land area for the direct advantage and special benefit of properties in the District because such properties have uniquely good and close proximity to the Improvements.

SAFETY AND SECURITY WITHIN THE DISTRICT

The City, through proper installation, maintenance, and servicing of public and private improvements funded by the assessments in the District, provides increased security and safety by preventing crime and suppressing fire. For parks and recreation improvements, proper lighting and well-kept landscapes help to deter crime and vandalism. Other landscaped area activities such as slope maintenance and brush clearing provide critical fire suppression.

CREATION OF INDIVIDUAL LOTS FOR RESIDENTIAL USE THAT, IN ABSENCE OF THE ASSESSMENTS, WOULD NOT HAVE BEEN CREATED

In the District, the original owner/developer(s) of the property within the District agreed unanimously to the assessments. The assessments provide the necessary funding for improvements that were required as a condition of development and subdivision approval. Therefore, such assessments allowed the original property to be subdivided and for development of the parcels to occur. As parcels were sold, new owners were informed of the assessments through the title reports, and in some cases, through Department of Real Estate “White Paper” reports that the parcels were subject to assessment. Purchase of property was also an “agreement” to pay the assessment.

Therefore, in absence of the assessments, the lots within most of the District would not have been created. These parcels, and the improvements that were constructed on the parcels, receive direct advantage and special benefit from the assessments.

SUMMARY OF RELATIVE WEIGHT OF BENEFIT FACTORS

A solid argument could be made that the creation of individual lots benefit comprises 100% of the benefit because the Improvements were incorporated into the original planning and design of the subdivision, and thus were deemed to be necessary and required for the development of the lot. Without those Improvements and associated benefit, the lots would not have been created. Nevertheless, four other definitive benefits accruing to the parcels within the District are identified, and an allowance should be made within the overall relative importance of benefits. The relative benefit level of the five identified benefits used in this Report is shown below.

Benefit Category	Relative Weight
Proximity & Access	10%
Views	10%
Outdoor Area Extension	10%
Safety & Security	10%
Creation of Lots	60%
Total Benefit	100%

5.2 General Versus Special Benefit

Article XIII C of the California Constitution requires any local agency proposing to increase or impose a benefit assessment to “separate the general benefits from the special benefits conferred on a parcel.” The rationale for separating special and general benefits is to ensure that property owners subject to the benefit assessment are not paying for general benefits. An assessment can fund special benefits but cannot fund general benefits. Accordingly, a separate estimate of the special and general benefit is given in this section. In other words:

Total Benefit	=	General Benefit	+	Special Benefit
------------------	---	--------------------	---	--------------------

There is no widely accepted or statutory formula for general benefit. General benefits are benefits from improvements or services that are not special in nature, are not “particular and distinct” and are not “over and above” benefits received by other properties. SVTA provides some clarification by indicating that general benefits provide “an indirect, derivative advantage” and are not necessarily proximate to the improvements.

In this Report, the general benefit is liberally estimated and described and then budgeted so that it is funded by sources other than the assessment.

The starting point for evaluating general and special benefits is the current, baseline level of service. The assessment will fund Improvements “over and above” this general, baseline level and the general benefits estimated in this section are over and above the baseline.

A formula to estimate the general benefit is listed below:

General Benefit	=	Benefit to Real Property Outside the District	+	Benefit to Real Property Inside the District that is Indirect and Derivative	+	Benefit to the Public at Large
--------------------	---	---	---	---	---	--------------------------------------

Special benefit, on the other hand, is defined in the state constitution as “a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.” The SVTA decision indicates that a special benefit is conferred to a property if it “receives a direct advantage from the improvement (e.g., proximity to a park).” In these assessments, as noted, properties in the District have close and unique proximity, views and access to the Improvements and uniquely improved desirability from the Improvements and other properties and the public at large do not receive significant benefits because they do not have proximity, access or views of the Improvements. Therefore, the overwhelming proportion of the benefits conferred to property is special and is only minimally received by property outside the Districts or the public at large.

5.3 Quantification of General Benefit

Although the analysis used to support these assessments concludes that the benefits are solely special, as described above, consideration is made for the suggestion that a portion of the benefits are general. General benefits cannot be funded by these assessments – the funding must come from other sources.

In this section, the general benefit from the Improvements is liberally estimated and described using the precise language from the Prior Engineer's Report in the sections below.

BENEFIT TO PROPERTY OUTSIDE THE DISTRICT

Properties within the District receive almost all of the special benefits from the Improvements because properties in the District enjoy unique close proximity and access to the Improvements that is not enjoyed by other properties or the public at large. However, certain properties within the proximity/access radius of the Improvements, but outside of the boundaries of the District, may receive some benefit from the Improvements. Since this benefit is conferred to properties outside the District boundaries, it contributes to the overall general benefit calculation and will not be funded by the assessments. The general benefit to property outside of the District is calculated with the parcel and data analysis.

Since certain properties outside the District enjoy close proximity and access to the Improvements cannot be assessed by the District, this is a form of general benefit to other property. There are 23 parcels outside the District that are directly adjacent to areas where slopes are maintained by the District. The benefits conferred to these properties do not include the Lot Creation benefit factor, therefore the benefit is reduced by 60%. The general benefit to property outside of the District is calculated as follows.

Assumptions:

- 23 Parcels Outside the District
- 554 Parcels In the District
- 40% Benefit Factor

Calculation of General Benefit to Property Outside the District: $23 / (23 + 554) \times 40\% = 1.59\%$.

BENEFIT TO PROPERTY INSIDE THE DISTRICT THAT IS INDIRECT AND DERIVATIVE

The "indirect and derivative" benefit to property within the District is particularly difficult to calculate. A solid argument can be presented that all benefit within the District is special, because the other Improvements are clearly "over and above" and "particular and distinct" when compared with the baseline level of service and the unique proximity, access and views of the other Improvements enjoyed by benefiting properties in the District.

Nevertheless, the SVTA decision indicates there may be general benefit "conferred on real property located in the district." A measure of the general benefits to property within the assessment area is the percentage of land area within or directly abutting the District that is publicly owned and used for regional purposes such as major roads, rail lines and other regional facilities because such properties used for regional purposes could provide indirect benefits to the public at large. The District boundaries are narrowly drawn to include only the residential areas within the neighborhood, and there are no regional facilities within the District. Therefore, the indirect and derivative general benefits to property within the District are zero.

BENEFIT TO THE PUBLIC AT LARGE

The general benefit to the public at large can be estimated by the proportionate amount of time that the District's Improvements are used and enjoyed by individuals who are not residents, employees, customers or property owners in the District. It should be noted that these Improvements do not attract the public at large in the same way as park improvements, and they confer far less benefit to the public at large than do similar park improvements. In essence, the public does not visit an area to enjoy slope improvements in the same way as they may visit a park.

However, certain slopes maintained by the District may provide some enhancement to views enjoyed by the public as they drive past. Approximately 25% of the slopes and linear green areas maintained by the District lie along arterial roadways that carry a high percentage of traffic not associated with people who are not residents or property owners within the District. While there are not statistics available as to what percentage of passerby vehicle trips are by non-residents or non-property owners, a liberal factor of 90% is assumed.

Finally, of all the types of benefits conferred by the Improvements, passersby only benefit from views, which are estimated at 10% of the total benefits. Therefore, $(90\% \text{ of } 25\%) \times 10\% = 2.25\%$ of the benefits from the Improvements are general benefits to the public at large.

TOTAL GENERAL BENEFITS

Using a sum of these three measures of general benefit, approximately 3.84% of the benefits conferred by the Improvements may be general in nature and should be funded by sources other than the assessment.

Landscaping General Benefit Calculation

Outside the District	1.59%
Inside the District	0.00%
Public At Large	<u>2.25%</u>
Total General Benefit	3.84%

CURRENT GENERAL BENEFIT CONTRIBUTION FROM THE CITY

This general benefit cannot be funded from the assessments; it must be funded from other sources such as the City's General Fund or other non-District funds. These contributions can also be in the form of in-lieu contributions to the installation and maintenance of the Improvements such as other City assets that support and protect the Improvements. The City will contribute both monetary and in-lieu resources to ensure that the general benefits conferred by the proposed Improvements are not funded by the assessments.

5.4 Method of Assessment

The development of an assessment methodology requires apportioning benefit to determine the relative special benefit for each property. The precise language from the Prior Engineer's Report is included below:

The allocation of special benefits to property is partially based on the type of property and the size of property. These benefits can also partially be measured by the occupants on

property in the District because such parcel population density is a measure of the relative benefit a parcel receives from the Improvements. It should be noted that many other types of “traditional” assessments also use parcel population densities to apportion the assessments. For example, the assessments for sewer systems, roads and water systems are typically allocated based on the population density of the parcels assessed. Therefore, the apportionment of benefit is reasonably based on the type of parcel, the size of parcels and the population density of parcels.

The next step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a single-family home, or, in other words, on the basis of Single Family Equivalents (“SFE”). This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. For the purposes of this Report, all properties are assigned an SFE value, which is each property’s relative benefit in relation to a single-family home on one parcel. In this case, the “benchmark” property is the single-family detached dwelling which is one Single Family Equivalent or one SFE.⁹

RESIDENTIAL PROPERTIES

Certain residential properties in the District that contain a single residential dwelling unit are assigned 1.0 SFE. Detached or attached houses and zero-lot line houses are included in this category of single-family residential property. If there is more than one single family detached dwelling on a parcel, it will be charged one SFE per single family detached dwelling.

Another residential property type in the District is the condominium. These properties benefit from the Improvements in proportion to the average number of people who reside in multi-family residential units versus the average number of people who reside in a single-family home (“Population Density Factor”, or “PDF”). Using the total population of each property type in the City from recent Census data and dividing it by the total number of such households reveals that approximately 3.42 persons occupy each single-family residence, whereas an average of 2.48 persons occupy each condominium. The ratio of 2.48 people (condominium) to 3.42 people (single-family) results in a PDF of 0.73 for condominiums.

The PDF of 0.73 for condominiums is applied to certain benefit categories, whereas other benefit categories are applicable to condominiums in full measure. The calculation of the overall SFE factors are summarized below.

⁹ Method of Apportionment and subsections as detailed in the Fiscal Year 2024/25 Engineer’s Report, City of Diamond Bar, Landscaping Assessment District No. 41-2021, dated July 2024 and approved by City Council on June 18, 2024 (“Prior Engineer’s Report”).

Benefit Category	Weight	SFR		Condo	
		<u>PDF</u>	<u>SFE Factor</u>	<u>PDF</u>	<u>SFE Factor</u>
Proximity & Access	10%	100%	10%	73%	7.3%
Views	10%	100%	10%	73%	7.3%
Outdoor Area Extension	10%	100%	10%	73%	7.3%
Safety & Security	10%	100%	10%	100%	10%
Creation of Lots	60%	100%	60%	100%	60%
Total Benefit	100%		100%		92%

There are no other multi-family property types (e.g., duplex, triples, fourplex, apartments) in the District, and none are foreseen in the near future. Therefore, no other multi-family assessment rate is calculated.

VACANT/UNDEVELOPED PROPERTIES

While there are currently no vacant or undeveloped properties in the District, the following discussion is included in the event that properties become vacant in the future.

The benefit to undeveloped properties is determined to be proportional to the corresponding benefits for similar type developed properties, but at a lower rate due to the lack of improvements on the property. A measure of the benefits accruing to the underlying land is the average value of land in relation to Improvements for developed property. An analysis of the assessed valuation data from the City found that approximately 45% of the assessed value of improved properties is classified as the land value. It is reasonable to assume, therefore, that approximately 45% of the benefits are related to the underlying land and 55% are related to the improvements and the day-to-day use of the property. Using this ratio, the SFE factor for vacant/undeveloped parcels is 0.45 per parcel.

OTHER PROPERTY TYPES

Notwithstanding the foregoing discussion, there are four other types of property uses to be considered:

Water Utility: The Walnut Valley Water District owns a parcel with two water tanks used to supply water for domestic use and fire protection. This property has no people stationed on-site and derives no benefit in any category. Therefore, it is not assessed.

Open Space: The open space parcels that lie within the District are part of the Improvements (views, safety and security, etc.) Therefore, these parcels are not assessed.

The property in the District is fully developed, has been stable since its original development in the late 1980s, and is zoned such that a change in the predominately residential land use is not expected in the future. As a result, there is no analysis of type, size, and population densities for other uses such as commercial, industrial, and institutional properties.

5.5 Annual Assessment Calculation

The table below shows the calculation of the estimated number of SFEs for Fiscal Year 2026/27.

Description	Parcel Count	SFE Factor	SFEs
Single Family Parcels	410	100%	410.00
Condominium Parcels	144	92%	132.48
Total	554		542.48

The following table shows the calculation of the assessment rate.

Description	Fiscal Year 2026/27 Amount
Balance to Levy ⁽¹⁾	\$330,305.00
Total SFEs	542.48
Assessment rate per SFE	\$608.88

(1) Does not include rounding.

The assessment rate per land use is shown below.

Description	Fiscal Year 2026/27 Assessment Rate
Single Family Parcels	\$608.88
Condominium Parcels	\$560.17

5.6 Cost of Living Inflator

The assessment shall be subject to an adjustment up to a cap of 3% annually, which adjustment shall be based upon actual costs, including any reasonable reserves, supported by a report prepared in accordance with Article XIID of the California Constitution. If the report does not support an increase or supports a reduction in the assessment, then the assessment shall not be increased or shall be lowered as applicable.

5.7 Duration of Assessment

It is proposed that the assessments be continued every year after their formation, so long as the public improvements need to be maintained and improved, and the City requires funding for the improvements in the District. As noted previously, the assessment can continue to be levied annually after the City Council approves an annually updated Engineer's Report, budget for the assessment, improvements to be provided, and other specifics of the assessment. In addition, the City Council must hold an annual public hearing to continue the assessment.

5.8 Appeals and Interpretation

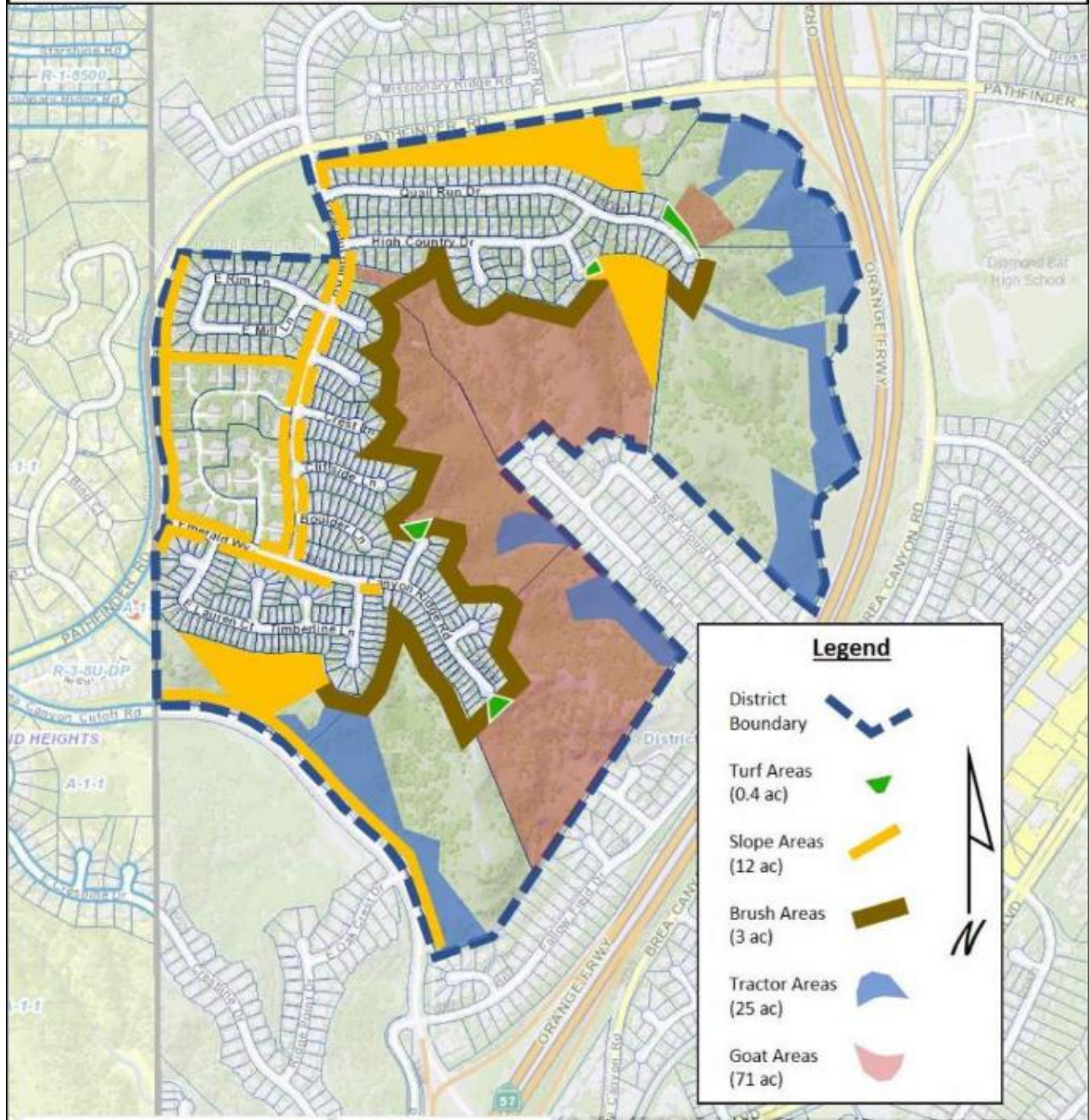
Any property owner who feels that the assessment levied on the subject property is in error as a result of incorrect information being used to apply the foregoing method of assessment may file a written appeal

with the City Manager or his or her designee. Any such appeal is limited to correction of an assessment during the then-current Fiscal Year and applicable law. Upon filing of any such appeal, the City Manager or his or her designee will promptly review the appeal and any information provided by the property owner. If the City Manager or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the Assessment Roll. If any such changes are approved after the Assessment Roll has been filed with the County for collection, the City Manager or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any dispute over the decision of the City Manager or his or her designee shall be referred to the Diamond Bar City Council, and the decision of the City Council shall be final.

6. ASSESSMENT DIAGRAM

The parcels to be assessed in the District are shown on the Assessment Diagram, which is on file with the City Clerk of the City of Diamond Bar and includes all those properties included in the original formation of the District and subsequent annexations. The following Assessment Diagram is for general location only and is not to be considered the official boundary map. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the County Assessor of the County of Los Angeles, at the time this Report was prepared, and are incorporated by reference herein and made part of this Report.

Assessment District #41-2021 for the City of Diamond Bar



7. ASSESSMENT ROLL

Assessor's parcel identification, for each lot or parcel subject to the assessment, shall be based on the County Assessor's secured roll data for the applicable year in which this report is prepared and is incorporated herein by reference.

A listing of assessor's parcels subject to the assessments for Fiscal Year 2026/27, along with the assessment amounts, is on file in the office of the City Engineer and incorporated herein by reference. Based on County Assessor's secured roll data, current assessor's parcels, including corrected and/or new assessor's parcels, will be submitted and/or resubmitted to the County Auditor/Controller. The annual assessment amount to be levied and collected for the resubmitted parcel(s) shall be determined in accordance with the method of apportionment and assessment rate approved in this report. Therefore, if a single assessor's parcel has a status change in development, other land use change, or subdivides into multiple assessor's parcels, the charge amounts applied to each of the new assessor's parcels shall be recalculated and applied according to the approved method outlined in the method of apportionment and assessment rate rather than a proportionate share of the original assessment amount.



CITY COUNCIL AGENDA REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Daniel Fox, City Manager

SUBJECT: City Vacancies, Recruitment and Retention Efforts.

STRATEGIC GOAL: Open, Engaged and Responsive Government

RECOMMENDATION:

Conduct a Public Hearing on City Vacancies, and Recruitment and Retention Efforts.

FINANCIAL IMPACT:

There is no direct fiscal impact associated with conducting the public hearing required under Government Code section 3205.3. However, addressing recruitment and retention issues may involve future budget and bargaining considerations, which will be presented to the City Council as necessary.

BACKGROUND:

Assembly Bill 2561 was introduced to address the issue of job vacancies in local government, which adversely affects the delivery of public services and employee workload. Among other requirements, the bill mandates that public agencies present the status of vacancies and recruitment and retention efforts during a public hearing before the agency's governing body at least once per fiscal year. The bill was enacted into law and is codified at Government Code section 3502.3 effective January 1, 2025.

In compliance with the legal obligations, the City is required to do the following:

1. **Public Hearing:** At least once each fiscal year, at a public hearing before the City Council, the City shall present information regarding the status of vacancies and recruitment and retention efforts (Gov. Code § 3502.3(a)(1)) and identify any necessary changes to policies, procedures, and recruitment activities that may lead to obstacles in the hiring process (Gov. Code § 3502.3(a)(3)). This presentation must occur prior to the City Council's adoption of the final annual budget for the City. (Gov. Code § 3502.3(a)(2).
2. **Employee Organization Participation:** Allow the recognized employee organization at the City to make a presentation during the public hearing concerning vacancies and recruitment and retention efforts. (Gov. Code § 3502.3(b).) The City's sole employee organization representing part-time non-benefitted Parks and Recreation employees was notified on April 16, 2026 of the public hearing and their opportunity to participate

during the presentation.

ANALYSIS:

The City's current 2025/26 fiscal year budget identifies a total of 67 full-time benefitted positions across seven (7) departments. The seven (7) City departments provide external and internal service in the areas of Administration (City Manager's Office, City Clerk's Office and Community Relations), Community Development, Finance, Human Resources/Risk Management, Information Systems, Parks and Recreation, and Public Works. Between July 2025 – April 2026, the City had a total of six (6) vacancies between July 2025 and April 2026 that were all created through voluntary employee resignations for external promotional job opportunities. The average vacancy rate during that same time period was 3.3%. Through April 2026, the City filled two (2) of the six (6) positions. The remaining vacancies are currently in the process of being filled.

The City also employs a number of part-time non-benefitted staff members that work on an intermittent or seasonal basis. These part-time positions are budgeted in a salary pool, filled based on operational and programmatic needs, and do not work more than 999 hours in a fiscal year. The City employs approximately 50 part-time non-benefitted employees, depending on the time of year, in the following job classifications: Administrative Intern, Recreation Leader, Senior Recreation Leader, Recreation Specialist and Facility Attendant. A total of 16 part-time non-benefitted employees were hired between July 2025 – April 2026. Seasonal hiring efforts are underway to bring additional part-time non-benefitted Parks and Recreation department employees to staff the scheduled summer programs and events.

Since 2021, the City Council's strategic plan has included an Employer of Choice initiative to support the recruitment and retention of high-performing employees. A number of investments have been made by the City Council to support this effort for both part-time and full-time employees. Despite some of these efforts, obstacles to the hiring process for and retention of full-time positions still exist. They include an increased number of retirement-eligible staff and competitive external job opportunities. In the future, the City can consider making changes to its existing Personnel Rules and Regulations, Rule IV Classification, Section 8. Flexible Staffing Program to broaden the number of eligible job classifications for the program and to add job classifications to round out job families to better prepare for succession planning purposes. Taking these actions would allow City departments to fill vacancies in a more efficient and expeditious manner, thereby optimizing the delivery of services and programs to the public. Finally, these actions will allow the City to more flexibly move employees within a job series in an efficient and cost-effective manner that is likely to result in an increase of job knowledge transfer and retention of high-performing staff.

PREPARED BY:

Amy Haug, Human Resources & Risk Management Director

ATTACHMENTS:

None