



City of Diamond Bar Planning Commission Agenda

Brian Worthington, Chair
Lee Mao, Vice Chair
Surendra Mehta, Commissioner
William Rawlings, Commissioner
Ruben Torres, Commissioner

Meeting Date: Tuesday, July 28, 2026

Regular Meeting 6:30 p.m.

Diamond Bar City Hall – Windmill Community Room
21810 Copley Drive, Diamond Bar CA 91765

WELCOME TO A MEETING OF THE DIAMOND BAR PLANNING COMMISSION

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

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

RESOURCES

Copies of agendas and agenda packets are on file and available for public inspection in the Planning Division of the Community Development Department at 21810 Copley Drive, Diamond Bar, CA 91765 or online at www.diamondbarca.gov/agendas. For more information about the agendas or rules of the Planning Commission, please [email the Community Development Department](mailto:commdev@diamondbarca.gov) (commdev@diamondbarca.gov) or call 909-839-7030.

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 Community Development Department](mailto:commdev@diamondbarca.gov) (commdev@diamondbarca.gov) or call 909-839-7030 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 or by sending an email. Please [email the Community Development Department](mailto:commdev@diamondbarca.gov) (commdev@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 Planning Commission Members and noted for the record at the meeting.

Speakers are limited to five (5) minutes per agenda item, unless the Chairperson determines otherwise. The Chairperson 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 Planning Commission 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 Planning Commission at the meeting should be submitted through the Administrative Coordinator.

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

1. CALL TO ORDER: 6:30 p.m., Windmill Room**PLEDGE OF ALLEGIANCE:**

ROLL CALL: Commissioners Mehta, Rawlings, Torres, Vice Chair Mao, Chair Worthington

APPROVAL OF AGENDA: Chair

2. 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 Planning Commission on Consent Calendar items or other matters of interest not on the agenda that are within the subject matter jurisdiction of the Planning Commission. Although the Planning Commission values your comments, pursuant to the Brown Act, members of the Planning Commission 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 Planning Commission.

3. CONSENT CALENDAR:

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

3.1 May 26, 2026, Planning Commission Meeting Minutes**Recommended Action:**

Staff recommends the Planning Commission approve the May 26, 2026, Planning Commission meeting minutes as received.

4. PUBLIC HEARINGS:

- 4.1 Case No. PL2025-77: The property owner, Rita Huang, and applicant, Daphne Shen, are requesting approval of a Vesting Tentative Tract Map (VTTM) and Development Review (DR) for the construction of a new four-story, 36-unit residential condominium development with a gym, clubhouse, open courtyard, and a community rooftop garden on a 0.99-acre undeveloped parcel located between the westerly terminus of Gentle Springs Lane and South Prospectors Road. The Project site is identified in the City's Housing Element as a site suitable for the development of affordable housing. The applicant proposes designating 3 of the 36 units for sale to low-income households, and the proposed project is designed to incorporate a twenty percent (20%) density bonus, one incentive/concession, three waivers and reductions of development standards, and reduced parking ratios pursuant to the State Density Bonus Law (SDBL). This project will be the first development within the newly adopted Town Center Specific Plan area and implements the Specific Plan's land use and housing objectives. The applicant has invoked the new Assembly Bill 130 (AB 130) CEQA exemption for infill housing developments, and the proposed project is therefore subject to an expedited review and decision by the Planning Commission and City Council.

The project was originally noticed for a public hearing before the Planning Commission on July 14, 2026, but the public hearing was rescheduled to July 28, 2026, at the applicant's request.

Environmental Assessment:

This Project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, Staff recommends that the Planning Commission recommend that the City Council determine that the proposed project is exempt from CEQA pursuant to AB 130. (Codified as Public Resources Code § 21080.66.)

AB 130 created a new statutory CEQA exemption for infill housing development projects meeting specified criteria and which have undergone a consultation process with California Native American tribes that are traditionally and culturally affiliated with the project site. (Codified as Public Resources Code § 21080.66.) Among other requirements, the exemption applies to housing development projects that are located within an urbanized area and on a site that is less than 20 acres in size and consistent with the applicable General Plan and zoning designation. The project must also achieve a minimum density of 15 dwelling units per acre and comply with objective development standards and applicable State housing laws, including density bonus provisions where applicable. In addition, the site cannot be located within environmentally sensitive or hazardous areas identified by State law, such as wetlands, designated conservation lands, very high fire hazard severity zones (in certain circumstances), hazardous waste sites, or other historic or otherwise protected resource areas listed in the statute.

Based on City staff's review and the AB 130 CEQA Checklist provided by the applicant on June 23, 2026 (included as Attachment 4), the proposed 36-unit residential condominium development is located within a developed urban area, is consistent with the site's land use designation and zoning regulations, and complies with applicable objective development standards. The project site is not located within any of the environmentally sensitive or hazardous areas identified in the statute, and no historic resources have been identified on the property. Accordingly, City staff has determined that the Project satisfies the applicable requirements of Assembly Bill 130 and is therefore recommending that the proposed project be found to be exempt from further environmental review under CEQA.

Freeway Proximity Requirements

For projects located within 500 feet of a freeway, AB 130 requires that buildings have a centralized HVAC systems with air intakes facing away from the freeway, provide specified air filtration media that must be replaced at the manufacturer's designated interval, and not have any balconies facing the freeway. The proposed project is located within 500 feet of the 60 Freeway, but meets (or will be conditioned to meet) all of these requirements.

Tribal Cultural Resources

While AB 130 provides a statutory exemption from further environmental review for qualifying housing development projects, the legislation established its own tribal consultation requirements to ensure that potential impacts to tribal cultural resources are

identified and addressed.

As required by AB 130, the City initiated and concluded AB 130 tribal consultation with each tribe that is traditionally and culturally affiliated with the project site and that requested such consultation. Based on tribal consultation, measures have been incorporated into the project's conditions of approval that are designed to avoid significant impacts to tribal cultural resources.

A summary of AB 130 Tribal Consultation for the Tranquil Garden project is included as Attachment 5.

Recommended Action:

Conduct a public hearing and adopt the attached Resolution (Attachment 1) recommending that the City Council approve the Tranquil Garden 36-unit residential condominium project (Case No. PL2025-77), consisting of a State Density Bonus Law Application, Vesting Tentative Tract Map No. 83259, and Development Review, subject to conditions, making necessary findings pursuant to provisions of Government Code Section 65915, Government Code Section 65863, and Diamond Bar City Code (DBCC) Chapters 22.18, 21.20, and 22.48, and find that the Project is exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.66.

5. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

6. STAFF COMMENTS/INFORMATIONAL ITEMS:

6.1 Project Status Report

Recommended Action:

Staff recommends the Planning Commission receive and file the Project Status Report dated July 28, 2026.

7. SCHEDULE OF FUTURE EVENTS:

7.1 City Council Meeting - August 4, 2026 - 6:30 p.m., SCAQMD Main Auditorium, 21865 Copley Dr.

7.2 Planning Commission Meeting - August 11, 2026 - 6:30 p.m., City Hall Windmill Room, 21810 Copley Dr.

7.3 City Council Meeting - August 18, 2026 - 6:30 p.m., SCAQMD Main Auditorium, 21865 Copley Dr.

7.4 Planning Commission Meeting - August 25, 2026 - 6:30 p.m., City Hall Windmill Room, 21810 Copley Dr.

8. ADJOURNMENT:

CERTIFICATION

I, Arlene Laviera, Administrative Coordinator, 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.

Arlene Laviera
Administrative Coordinator
Date Posted: July 24, 2026



PLANNING COMMISSION AGENDA REPORT

TO: Chair and Members of the Planning Commission

FROM: Greg Gubman, Community Development Director

SUBJECT: May 26, 2026, Planning Commission Meeting Minutes

RECOMMENDATION:

Staff recommends the Planning Commission approve the May 26, 2026, Planning Commission meeting minutes as received.

BACKGROUND/DISCUSSION:

Minutes have been prepared and are being presented for approval.

PREPARED BY:

Arlene Laviera, Administrative Coordinator, Community Development

ATTACHMENTS:

1. 05-26-26 Minutes

**MINUTES OF THE CITY OF DIAMOND BAR
REGULAR MEETING OF THE PLANNING COMMISSION
May 26, 2026**

1. CALL TO ORDER:

C/Worthington called the meeting to order at 6:30 p.m. in the Windmill Community Room, 21810 Copley Drive, Diamond Bar, CA 91765.

PLEDGE OF ALLEGIANCE: Rawlings

ROLL CALL: Mehta, Rawlings, C/Worthington

ABSENT: Torres, V/C Mao

STAFF PRESENT: Greg Gubman, Community Development Director, Rudy Lopez, Assistant Planner, Arlene Laviera, Administrative Coordinator; Hal Ghafari, Public Works Manager, Dan Cruz, Assistant City Attorney.

APPROVAL OF AGENDA: Chair approved.

2. PUBLIC COMMENTS: None.

3. CONSENT CALENDAR:

3.1 **MINUTES OF THE PLANNING COMMISSION REGULAR MEETING** – March 24, 2026.

Rawlings moved, and Mehta seconded to approve consent calendar. Motion carried 3-0-0-2 by the following Roll Call vote:

AYES:	3	COMMISSIONERS:	Mehta, Rawlings, C/Worthington
NOES:	0	COMMISSIONERS:	None
ABSTAIN:	0	COMMISSIONERS:	None
ABSENT:	2	COMMISSIONERS:	Mao, Torres

4. NEW BUSINESS:

4.1 Review of Fiscal Year 2026-2027 Capital Improvement Program (CIP) for Conformity with the General Plan.

Recommended Action:

Adopt a Resolution finding the proposed FY2026-2027 CIP to be in conformance with the City's General Plan.

CDD/Gubman provided background information on the Capital Improvement Program to the commission.

Hal Ghafari, Public Works Manager, gave a brief overview of the Fiscal Year 2026-2027 Capital Improvement Program.

Rawlings moved, and Mehta seconded to adopt **Resolution No. 2026-07** finding the proposed FY2026-2027 CIP to be in conformance with the City's General Plan. Motion carried 3-0-0-2 by the following Roll Call vote:

AYES: 3 COMMISSIONERS: Mehta, Rawlings, C/Worthington
NOES: 0 COMMISSIONERS: None
ABSTAIN: 0 COMMISSIONERS: None
ABSENT: 2 COMMISSIONERS: Mao, Torres

5. PUBLIC HEARING:

5.1 Development Review Planning Case No. PL2025-47: The applicant is requesting Development Review (DR) approval to remodel the exterior and construct a 1,647 square-foot first-floor addition, a 119 square-foot front entry porch, and an interior remodel to an existing 2,248 square-foot single-story single-family residence on a 42,689 gross square-foot (0.98 gross acre) developed lot. The applicant is concurrently proposing the construction of a 798 square-foot, attached Accessory Dwelling Unit (ADU). Although it is depicted on the project plans, the attached ADU is permitted by right, and is not subject to Planning Commission review.

Environmental Assessment:

This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorical Exempt from the provisions of CEQA pursuant to the provisions of Article 19 Section 15301(e) (additions to existing structures) of the CEQA Guidelines. No further environmental review is required.

Recommended Action:

Adopt the attached Resolution (Attachment A) approving Development Review Planning Case No. PL2025-47, based on the findings of Diamond Bar City Code (DBCC) Sections 22.48, subject to conditions.

AP/ Rudy Lopez presented the staff report.

C/Worthington opened it up for the commissioners to ask questions of staff.

VC/Worthington opened the public hearing.

Seeing no comments, closed the public hearing.

Rawlings moved, Mehta seconded to adopt **Resolution No. 2026-08** approving Development Review PL2025-47, subject to the standard conditions. Motion carried 3-0-0-2 by the following Roll Call vote:

AYES:	3	COMMISSIONERS: Mehta, Rawlings, C/Worthington
NOES:	0	COMMISSIONERS: None
ABSTAIN:	0	COMMISSIONERS: None
ABSENT:	2	COMMISSIONERS: Mao, Torres

7. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

8. STAFF COMMENTS/INFORMATIONAL ITEMS:

CDD/Gubman reported to the Planning Commission that the Los Angeles Chapter of the American Planning Association has named the Town Center Specific Plan as the recipient of the Award of Merit in Urban Design.

9. SCHEDULE OF FUTURE EVENTS:

As noted in the agenda.

10. ADJOURNMENT: With no further business before the Planning Commission, C/Worthington adjourned the Regular Planning Commission meeting at 7:01 p.m.

The foregoing minutes are hereby approved this 14th day of July, 2026.

Attest:

Respectfully Submitted,

Greg Gubman, Community Development Director

Brian Worthington, Chairperson



PLANNING COMMISSION AGENDA REPORT

CASE/FILE NUMBER:	Case No. PL2025-77
PROJECT LOCATION:	Westerly terminus of Gentle Springs Lane between 259 Gentle Springs Lane (Best Western Hotel) and Prospectors Road APN: 8717-008-189
GENERAL PLAN DESIGNATION:	Town Center Mixed Use (MU-TC)
ZONING DISTRICT:	Town Center Specific Plan (TCSP)
PROPERTY OWNER:	Rita Huang Tranquil Garden LLC 16007 Richvale Drive Whittier, CA 90604
APPLICANT:	Eric Chen CDA+PDG, Inc 150 El Camino Real #112 Tustin, CA 92780

SUMMARY:

The property owner, Rita Huang, and applicant, Daphne Shen, are requesting approval of a Vesting Tentative Tract Map (VTTM) and Development Review (DR) for the construction of a new four-story, 36-unit residential condominium development with a gym, clubhouse, open courtyard, and a community rooftop garden on a 0.99-acre undeveloped parcel located between the westerly terminus of Gentle Springs Lane and South Prospectors Road. The Project site is identified in the City's Housing Element as a site suitable for the development of affordable housing. The applicant proposes designating 3 of the 36 units for sale to low-income households, and the proposed project is designed to incorporate a twenty percent (20%) density bonus, one incentive/concession, three waivers and reductions of development standards, and reduced parking ratios pursuant to the State Density Bonus Law (SDBL). This project will be the first development within the newly adopted Town Center Specific Plan area and implements the Specific Plan's land use and housing objectives. The applicant has invoked the new Assembly Bill 130 (AB 130) CEQA exemption for infill housing developments, and the proposed project is therefore subject to an expedited review and decision by the Planning Commission and City Council.

The project was originally noticed for public hearing before the Planning Commission on July 14, 2026, but the public hearing was rescheduled to July 28, 2026 at the applicant's request.

RECOMMENDATION:

Conduct a public hearing and adopt the attached Resolution (Attachment 1) recommending that the City Council approve the Tranquil Garden 36-unit residential condominium project (Case No. PL2025-77), consisting of a State Density Bonus Law Application, Vesting Tentative Tract Map No. 83259, and Development Review, subject to conditions, making necessary findings pursuant to provisions of Government Code Section 65915, Government Code Section 65863, and Diamond Bar City Code (DBCC) Chapters 22.18, 21.20, and 22.48, and find that the Project is exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.66.

BACKGROUND:

The applicant is proposing the construction of a 36-unit, four-story residential condominium development ("Tranquil Garden") with a gym, clubhouse, open courtyard, and a community rooftop garden. The Project site is identified in the City's Housing Element as a site suitable for the development of affordable housing. The applicant proposes designating three (3) of the 36 units for low-income households, thereby qualifying the project for a density bonus, incentives and concessions, waivers or reductions of development standards, and reduced parking ratios under the State Density Bonus Law (SDBL).

The project application was deemed complete on March 12, 2026, thereby vesting the proposed project to the applicable ordinances, policies, standards, and fees in effect as of this date. As a result, although the subject property is currently designated in the Town Center Specific Plan (TCSP), the proposed project remains subject to the Regional Commercial - Housing Element Overlay (C-3-H) development standards since the TCSP was not adopted until April 16, 2026.

The applicant has invoked the new Assembly Bill 130 (AB 130) CEQA exemption for infill housing developments. (Codified as Public Resources Code § 21080.66.) AB 130 is a new statutory CEQA exemption for infill housing development projects that meet specified criteria and which have undergone a consultation process with California Native American tribes traditionally and culturally affiliated with the project site. Projects that satisfy AB 130's requirements are exempt from CEQA and subject to an expedited review and approval timeline. Because the proposed project satisfies AB 130 requirements, the project is exempt from CEQA, and the City Council is required to take final action approving or disapproving the proposed project by August 18, 2026.

Site Characteristics

The project site is a relatively flat, undeveloped lot, east of South Prospectors Road and at the end of the cul-de-sac on Gentle Springs Lane. The Best Western Diamond Bar hotel is located north of the project site and the Fall Creek gated residential condominiums are located south of the project site. Much of the site is covered with annual grasses, brush, and mature trees. There are no protected trees on-site.

The project site is legally described as Lot 3 of Parcel Map No. 22987, and the Assessor's Parcel Number (APN) is 8717-008-189.

Site and Surrounding General Plan, Zoning and Land Uses

The image on the following page highlights the subject property:



Site (Plan View) Aerial



View Of Project Site From South Prospectors Road

The following table summarizes the land use status of the subject property and its surroundings:

General Plan Designation		Zoning District	Land Use
Site	Town Center Mixed Use	TCSP	Undeveloped
North	Town Center Mixed Use	TCSP	Best Western Diamond Bar Hotel, State Route 60
South	High Density Residential	RMH	Residential Condominiums (Fall Creek Gated Community)
East	Town Center Mixed Use	TCSP	Diamond Bar Ranch Shopping Center
West	Light Industrial	I	Self-Storage Facility

Applicable General Plan and Zoning Standards

The project site has a General Plan Land Use Designation of Town Center Mixed Use and is identified in the General Plan Housing Element site inventory as a site appropriate for the development of housing within the current Housing Element cycle (2021–2029).

To implement Program H-8 of the City's Sixth Cycle Housing Element (2021–2029), in early 2025, the City Council adopted an amendment to the Land Use Element of the General Plan to allow a maximum residential density of 30 dwelling units per acre within the Town Center Mixed Use designation area. Concurrently, the City Council amended Title 22 (Development Code) of the Diamond Bar City Code and Official Zoning Map to establish the Housing Element Site (H) Overlay zoning designation and associated development standards for properties within the three mixed-use areas designated in the General Plan (including the project site). This zoning designation generally applies the site planning and development standards applicable to the development of property within the RH-30 (high density residential-30 dwelling units per acre) zoning district to developments within the (H) overlay district containing multifamily dwellings. In April 2026, the City Council adopted the Town Center Specific Plan, which replaced the zoning and development standards applicable to properties within the Town Center area.

On October 20, 2025, the applicant submitted a Vesting Tentative Tract Map and Development Review application for the proposed residential condominium project. The applicant also submitted a SDBL application, seeking a twenty percent (20%) density bonus (6 units), one incentive/concession (relief from undergrounding utilities), the waiver or reduction of certain otherwise applicable development standards (maximum building height, minimum landscaping percentage, and minimum parking dimensions, and reduced parking ratios. Staff determined the initial application was incomplete, and after multiple resubmittals, ultimately determined the application to be complete on March 12, 2026.

Senate Bill 330 (SB 330), codified in Government Code Section 66300 et seq. and commonly referred to as the Housing Crisis Act of 2019, made changes to land use and zoning law to remove barriers and impediments to building new housing in urban areas of the state. To increase certainty in the development application process, SB 330 allows an applicant to vest a proposed project to the applicable ordinances, policies, standards, and fees in effect on the date the applicant submits either a "preliminary application" or a complete formal development application. In this case, the applicant did not submit a preliminary application, and its formal development application was deemed complete on March 12, 2026, thereby vesting the proposed project to the applicable ordinances, policies, standards, and fees in effect as of this date. Since the TCSP had yet been adopted as of the project's vesting date, the proposed project is subject to the Regional Commercial - Housing Element Overlay (C-3-H) development standards that were in place as of

March 12, 2026.

Staff has reviewed the project application and submitted plans against the applicable site and development standards and has determined that, with the exception of the identified waivers or reductions of development standards authorized pursuant to the SDBL, the proposed project satisfies, or can be conditioned to satisfy, all applicable City development standards and requirements.

PROJECT DESCRIPTION:

Site Plan

The subject property has a gross lot area of 43,130 square feet and contains the following easements:

- A 10-foot-wide County of Los Angeles sanitary sewer easement that affects approximately 1,345 square feet of the site.
- A 10-foot-wide Walnut Valley Water District water pipe easement that affects approximately 4,915 square feet of the site.
- A 10-foot-wide County of Los Angeles flood control easement that affects approximately 4,949 square feet of the site.
- A portion of the abandoned Old Brea Canyon Road is reserved as a blanket easement for Southern California Edison, affecting approximately 6,965 square feet of the site.
- A 30-foot-wide reciprocal drainage easement that affects approximately 506 square feet of the site.
- A private driveway and fire lane easement that affects approximately 12,040 square feet of the site.
- A flood hazard area that affects approximately 460 square feet of the site.

The applicant is proposing the construction of a 36-unit, four-story residential condominium development with a gym, clubhouse, open courtyard, and a community rooftop garden. Access to the site is provided via Gentle Springs Lane. The South Prospectors Road entrance will be gated for emergency access only, while the existing gate at Gentle Springs Lane will be removed as part of the project. Therefore, primary access to the site will be provided from Gentle Springs Lane via an unsignalized right turn in and left turn out driveway. While majority of the parking for the future residents will be provided by the first-floor parking garage, 13 existing uncovered parking spaces will be relocated along the northeast and southeast side of the building.

The proposed building footprint encroaches into the existing 10-foot-wide County of Los Angeles sanitary sewer easement. The applicant will be required to obtain written authorization from the County of Los Angeles for any proposed encroachment into the easement, including any required easement modification, relocation, or vacation, which has been added as a condition of project approval.

Grading Plan

Proposed grading activities will include approximately 600 cubic yards of cut and 186 cubic yards of fill for a total of approximately 786 cubic yards of earthwork. Standard dump truck capacities range from 10 to 15 cubic yards, so the proposed amount of import and export would require between 53 to 79 hauls to accommodate the proposed building pad, parking areas, driveway access, and associated site improvements, while also ensuring proper drainage across the site. The proposed grading will be relatively minor.

Subdivision

The proposed project will include the subdivision of air space for 36 residential condominium units.

Floor Plans

The four-story building will have 33,823 square feet of living area and 2,648 square feet of private balcony area allocated between the second, third, and fourth floors. There are a total of eight (8) different floor plan types that will make up the thirty-six (36) residential condominium units, each with its own private balcony as follows:

1. **Floor Plan Type B1** is 940 square feet with two bedrooms and two bathrooms.
2. **Floor Plan Type B2** is 947 square feet with two bedrooms and two bathrooms.
3. **Floor Plan Type B2-B** is 947 square feet with two bedrooms and two bathrooms.
4. **Floor Plan Type B3** is 968 square feet with two bedrooms and two bathrooms.
5. **Floor Plan Type B4** is 786 square feet with two bedrooms and one bathroom.
6. **Floor Plan Type B5** is 717 square feet with two bedrooms and one bathroom.
7. **Floor Plan Type C1** is 1,172 square feet with three bedrooms and two bathrooms.
8. **Floor Plan Type C2** is 1,259 square feet with three bedrooms and two bathrooms.

The height of the building is 60'-6", measured from the finished grade to the top of the elevator tower, and 50 feet measured from the finished grade to the top of the residences/main building.

Access and Internal Circulation

As previously discussed, primary vehicular access to the proposed project site will be provided from Gentle Springs Lane, while secondary emergency access will be provided from South Prospectors Road. A 28-foot-wide, L-shaped private driveway will extend from the terminus of Gentle Springs Lane to South Prospectors Road and will provide access to the first-floor parking garage. The garage entrance will be located at the northeast side of the building adjacent to the main residential lobby and entry area.

The project site is also subject to a Reciprocal Access and Parking Agreement with the properties located at 259 and 245 Gentle Springs Lane, which provides for shared vehicular access and parking between the three properties. Existing access from 259 Gentle Springs Lane will remain unchanged, and the project approval will be conditioned to require the applicant to obtain the other property owners' approval of an amended Agreement reflecting the proposed changes to circulation and parking.



Aerial View of Project Site, 259 and 245 Gentle Springs Lane

Architecture

The proposed building incorporates a contemporary interpretation of Mediterranean architecture that blends traditional Mediterranean design elements with modern multifamily residential building forms. The architectural style is characterized by smooth stucco wall surfaces, a light-colored exterior palette, decorative parapet features, recessed balconies, and vertically oriented architectural accents that provide visual depth and articulation.

Several architectural features have been incorporated to reduce the perceived scale and mass of the four-story structure. Most notably, the elevations are articulated through a series of vertically oriented architectural projections that extend from the second floor to the roofline. These projections divide the building into smaller visual components, creating a consistent rhythm along the primary façade plane and preventing the appearance of long, uninterrupted wall planes. Prominent tower elements located at key corners of the building extend above the primary roofline and serve as vertical focal points that frame the structure which provides additional visual interest along the South Prospectors Road and Best Western Plaza frontages.

The base of the building is visually distinct from the upper levels through subtle changes in color, helping to ground the structure while establishing a clear separation between the parking and residential areas. The

upper floors incorporate a combination of projecting and recessed wall planes that enhance visual interest and create articulation across the façades. Cantilevered balconies placed three feet from the primary façade plane and recessed windows and doors introduce depth and shadow to provide additional articulation to the building envelope.

The roofline incorporates varying parapet heights, tower elements, and trellis features that create an articulated skyline and avoid the appearance of a large flat-roofed structure. The exterior color palette combines light neutral tones with darker accent materials to create contrast, define distinct building components, and emphasize the vertical architectural elements. Collectively, the vertical projections, tower features, recessed balconies, contrasting base treatment, and varied roofline reduce the perceived scale of the building, enhance visual interest, and create a cohesive architectural composition on all elevations.

Although the project is vested to the Regional Commercial - Housing Element Overlay (C-3-H) development standards and is not subject to the Town Center Specific Plan (TCSP), the building's architectural design is nonetheless consistent with the TCSP's design objectives for high-quality multifamily development through its articulated façades, varied massing, pedestrian-oriented design features, roof-wall connection, enhanced corner treatments, durable building materials, and integrated architectural detailing that collectively contribute to an attractive and visually engaging streetscape.



Northeast Elevation (view from Best Western Plaza)



Southwest Elevation (view from South Prospectors Road)

Landscape Plan

There are 14 existing mature trees within the site, none of which are native or protected. According to the existing site plan, 8 of those trees will be removed and 6 will remain. A total of 68 new trees will be planted.

The proposed conceptual landscape plan presents a diverse and well-integrated palette of trees, shrubs, and

groundcover designed to create visual interest through variations in color, scale, and texture. The landscape design employs a layered planting strategy that combines canopy trees, accent trees, ornamental species, shrubs, and groundcover to soften the bulk of the building, enhance the pedestrian experience, and establish a cohesive visual identity throughout the site. Landscaping is distributed across the ground level, second-floor courtyard, upper-level residential terraces, and rooftop amenity areas, creating a comprehensive vertical landscape program that integrates vegetation into all levels of the proposed development. The design emphasizes perimeter screening, streetscape enhancement, resident amenities, and visual connectivity between the building and surrounding neighborhood while utilizing predominantly low-water-use plant materials consistent the City's Water Efficient Landscaping Ordinance.

The first-floor features prominent accent trees at the lobby entrance, including two 48-inch box Marina strawberry trees, which establish a welcoming focal point and help define the primary pedestrian entry. Complementing these focal elements, the eastern and western building frontages are lined with a mix of seven 24-inch box Wilson's fruitless olive trees, three 24-inch box pineapple guava trees, and two 36-inch box African sumac trees, establishing a structured and visually balanced streetscape edge. Along South Prospectors Road, the landscape plan introduces a continuous planting corridor consisting of canopy trees, accent plantings, shrubs, and groundcover that reinforces the street frontage, enhances screening of surface parking areas, and contributes to an attractive pedestrian environment. Along the western property line, five 15-gallon Nagami kumquat trees are introduced to reinforce the landscape edge and provide continuity with the larger canopy trees.

The second-floor courtyard serves as a central shared open space and incorporates a combination of vertical and ornamental plantings, including three 12-foot brown trunk height King palms, nine 15-gallon Tom Knudsen camellias, and two 15-gallon Marina strawberry trees. These landscape elements are integrated with seating areas, walkways, and outdoor gathering spaces to create an inviting and usable amenity area for residents. Additional planter beds distributed throughout the courtyard provide seasonal color, textural variation, and shade while helping to visually soften adjacent building elevations.

On the third floor, eight 15-gallon Nagami kumquat trees are arranged along the southern walkway within integrated planter areas that provide greenery adjacent to residential units and common circulation areas. The fourth floor introduces three 15-gallon Bloodgood Japanese maple trees in similar locations, adding seasonal color and architectural character to the upper-level landscape design. These elevated planting areas contribute to the project's vertical greening strategy by extending landscape amenities beyond the ground plane and enhancing views from both within and outside the development.

At the rooftop level, a 3,678-square-foot community garden and rooftop amenity deck provide a distinctive resident gathering space. The rooftop landscape includes six 15-gallon dwarf lime trees, six 15-gallon dwarf navel orange trees, and eleven 15-gallon dwarf lemon trees arranged throughout raised planters and garden areas. The rooftop design combines edible landscaping, seating areas, circulation pathways, and decorative planting beds to create an active recreational space while contributing to urban greening, visual interest, and resident wellness.

In addition to on-site improvements, the project includes enhancements to the existing parkway landscaping along South Prospectors Road adjacent at the western property line. Existing Crape Myrtle trees will be preserved and incorporated into the overall landscape composition, while surrounding planter areas will be revitalized with new shrubs and groundcover to improve the appearance of the public streetscape. Collectively, the proposed landscape improvements establish a cohesive design that strengthens the project's visual character, enhances resident amenities, improves the pedestrian environment, and contributes to the overall quality of the surrounding neighborhood. The majority of the plant palette consists of low-water-use species and is required to comply with applicable water-efficient landscape requirements, which will be verified during landscape plan check review.

ANALYSIS:

Review Authority

Before the City Council approves a Vesting Tentative Tract Map in conjunction with a proposed project, the Planning Commission must first conduct a public hearing to consider the proposed project, and then transmit its recommendations by resolution to the Council. The proposed project requires Planning Commission review and recommendation of the State Density Bonus Law (SDBL) Application, Vesting Tentative Tract Map (VTTM), and Development Review (DR). Applicable provisions of state law that apply to multiple-family housing development projects, which impact the Planning Commission's and City's review of the proposed project, are described below.

Housing Accountability Act

Pursuant to DBCC Section 22.18.040(c)(2) and the Housing Accountability Act (Government Code Section 65589.5), the findings set forth in DBCC Section 22.48.040 are not required to be made as a prerequisite to approval of a Development Review application or other entitlements for a housing development project. Rather, except as otherwise permitted or required by state law, the final City review authority must approve or conditionally approve an application for a housing development project *unless* it makes written findings for disapproval in accordance with the Housing Accountability Act. Subdivision (j)(1) of Government Code Section 65589.5 states:

“(j)(1) When a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, but the local agency proposes to disapprove the project or to impose a condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.”

No Net Loss

In addition, when a proposed development project is located on a “housing element parcel” and proposes fewer residential units in any income category than were projected in the Housing Element sites inventory to be accommodated on the parcel, the final City review authority must also make “No Net Loss” findings pursuant to Government Code Section 65863 and DBCC Section 22.18.050(d)(2).

AB 130 / Permit Streamlining Act

The applicant contends the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Assembly Bill (AB) 130. On June 30, 2025, the State Legislature adopted, and the Governor signed, AB 130, and it took effect immediately. AB 130 made substantial changes to the CEQA review and the Permit Streamlining Act procedures that apply to multiple-family housing development projects. Relevant here, AB 130 created a new statutory CEQA exemption for infill housing development projects meeting specified criteria and which have undergone a consultation process with California Native American tribes that are traditionally and culturally affiliated with the project site. (Codified as Public Resources Code § 21080.66.)

AB 130 also amended certain provisions in the Permit Streamlining Act to require expedited review of housing development projects to which the new CEQA infill exemption applies. Importantly, Government Code Section 65950 was amended to require a lead agency for a development project (in this case the City) to either approve or disapprove a project that is exempt from CEQA under Public Resources Code Section 21080.66 within 30 days of completion of the tribal consultation required by AB 130, unless this time period is extended by mutual agreement of the applicant and the City. Tribal consultation concluded on June 15, 2026, and the 30-day time period for the City to act would therefore have ended on July 15, 2026. On July 7, 2026, the applicant and City mutually agreed in writing to extend the date by which the City Council must take final action to approve or disapprove the proposed project until and through the end of the August 18, 2026 regular City Council meeting.

The following analysis sets forth the foundation for the Findings of Fact contained in the attached Resolution. Together, the analysis and findings provide the basis for staff's recommendation that the Planning Commission recommend approval of the project and all of its components, subject to the conditions set forth in the proposed Resolution.

State Density Bonus Law (Government Code Section 65915 and DBCC Section 22.18.010)

The proposed project is subject to the provisions of the State Density Bonus Law (SDBL), as codified in Government Code Sections 65915-65918 and implemented by DBCC Section 22.18.010. The SDBL is intended to encourage the production of housing, including affordable housing, by providing qualifying residential developments with increased development potential and regulatory relief. The law requires local jurisdictions to grant density bonuses, incentives, concessions, waivers and reductions in development standards, and reduced parking ratios to housing developments that provide a specified percentage of affordable units and meet the applicable eligibility requirements.

Density Bonus: The applicant is requesting a density bonus of six (6) additional units, or 20 percent (20%). The maximum allowable residential density (or "base density") for the Project site pursuant to the MU-TC General Plan Land Use Designation and C-3-H zoning is 30 dwelling units per acre – or 30 units on the 0.99-acre project site. The base project consists of 30 residential condominium units, with the applicant proposing to deed restrict three units for sale to low-income households. By reserving three units for sale to low-income households, representing 10 percent of the base units, the project automatically qualifies for a twenty percent (20%) density bonus pursuant to SDBL, equating to a total of six additional units (30 multiplied by 0.20 equals 6). Therefore, the maximum number of units permitted under the SDBL is 36.

Concessions/Incentives: In addition to a density bonus, SDBL allows developers to request "concessions" or "incentives" in order to facilitate the construction of the development including the density bonus units. (See Gov't Code §65915(b)). A concession or incentive may include a reduction in site development standards, modification of zoning code requirements or architectural design requirements, a reduction in required parking spaces, approval of mixed-use zoning (where it does not already exist), or other regulatory incentives or concessions that result in identifiable and actual cost reductions to provide for affordable housing costs. The number of allowed incentives or concessions varies based on the number and affordability level of the affordable units provided and whether they are rental or for-sale units.

The granting of a concession or incentive does not require, in and of itself, a general plan amendment, zone change, study, or other discretionary approval. Rather, the City is required to grant a requested concession or incentive unless it makes a written finding, based upon substantial evidence, that the requested concession or incentive: (1) does not result in identifiable and actual cost savings to the project to provide for the affordable housing costs; (2) would be contrary to state or federal law; or (3) would have a specific adverse impact on public health, safety or on property which is listed on the state Register of Historical Resources and there is no feasible method to satisfactorily mitigate the specific adverse impact without making the project unaffordable to the affordable households [for purposes of this finding, a "specific adverse impact" means "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete"].

In this case, the SDBL entitles the applicant to one concession or incentive in exchange for reserving 3 of

condominium units (or 10% of the base density) for sale to low-income households. For its one concession/incentive, the applicant is requesting relief from the requirement that would otherwise be imposed pursuant to DBCC Section 22.16.110 to underground on-site electric or communications facilities at the time of development.

According to the applicant, relief from the utility undergrounding requirement is appropriate because it would result in substantial cost savings, would not cause a public health or safety problem because the purpose of the undergrounding requirement is to provide aesthetic benefits, would not result in environmental problems or harm to historical property, and would not be contrary to state or federal law.

Waivers/Reductions: In addition to incentives and concessions, SDBL prohibits the City from applying any development standard to a qualifying density bonus project that would have the effect of physically precluding the construction of the proposed project with the density bonus units and/or the developer's requested concessions or incentives and allows developers entitled to a density bonus to also request an unlimited number of waivers or reductions of such development standards. (See Gov't Code §65915(e)). As a result, qualifying projects may be permitted to exceed local development standards when necessary to accommodate the density bonus and associated incentives authorized by State law.

In order to deny a requested waiver or reduction of a particular development standard, the City must make a written finding, based upon substantial evidence, that application of the development standard would not physically preclude the proposed project or that the requested waiver or reduction of the development standard would either (1) be contrary to state or federal law; or (2) have a specific adverse impact on public health, safety or on property which is listed on the state Register of Historical Resources and there is no feasible method to satisfactorily mitigate the specific adverse impact without making the project unaffordable to the affordable households [for purposes of this finding, a "specific adverse impact" means "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete").

The applicant is requesting the following three waivers and reductions of otherwise applicable development standards pursuant to SDBL: (1) a waiver of the maximum building height permitted under the C-3-H Zone, proposing a height of 60 feet 6 inches (where 35 feet is the maximum allowed); (2) a reduction in the minimum garage parking stall dimensions to 19 feet by 8 feet (where 20 feet by 10 feet is required) and 18 feet by 9 feet for uncovered parking stalls (where 19 feet by 9 feet is required); and (3) a reduction in the minimum landscaping requirement for high-density residential development from 15 percent to 10 percent.

According to the applicant, strict application of these development standards would physically preclude construction of the proposed project at the permitted density of 36 units, and waiving or modifying them would not be contrary to state or federal law and would not cause any environmental or public health or safety problems or harm historically designated property.

Reduced Parking Ratios: If requested by a developer, SDBL prohibits the City from requiring a parking ratio of more than 1.5 onsite parking spaces per bedroom for 2- or 3-bedroom units in a qualifying density bonus project. The applicant has requested application of this SDBL parking ratio for the project. All 36 units in the proposed project are either two- or three-bedroom units; therefore, the total number of required parking spaces per the SDBL is 54. The applicant is proposing a first-floor parking garage with 41 spaces and relocating 13 existing uncovered parking stalls along the northeast and southeast side of the building. There is no applicable requirement governing the type of parking spaces to be provided (garage versus uncovered). Therefore, the applicant will comply with the required parking for the project.

Parking Requirement

Use	Units	Parking Ratio	Parking Required*	Parking Provided
Proposed 36-Unit Residential Condominium Building				

36-Unit Residential Condominium Building	36	1.5 spaces per unit for units that are two to three bedrooms	54	54
Total			54	54

*Number of required parking spaces is reduced pursuant to SDBL and DBCC Section 22.18.010(g)(3)(a).

SDBL provides the substantive entitlement mechanism that authorizes the increase in density from 30 to 36 units and permits the requested concessions/incentives, development standard waivers/reductions, and reduced parking ratios in exchange for the provision of affordable housing. This statute ensures that the project's density is both preserved and implementable under State law, thereby facilitating the delivery of housing consistent with legislative intent.

The project approval is conditioned to require the applicant to enter into a regulatory agreement with the City prior to final map approval to ensure the initial and continued affordability of the three low income-restricted dwelling units.

Vesting Tentative Tract Map (DBCC Chapter 21.20.080)

Pursuant to Section 66424 of the Subdivision Map Act, a Tentative Tract Map is required for the subdivision of any units/parcels of improved land for the purpose of sale, lease, or financing. Therefore, a Tentative Tract Map is requested to subdivide the four-story, residential condominium building into airspace for 36 residential condominium units to allow each unit to be sold off and separately owned.

A *Vesting* Tentative Tract Map provides the Applicant with a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards in effect at the time the vesting map application is approved by City Council. Upon approval of the Vesting Tentative Tract Map and satisfaction of applicable conditions of approval, the Applicant is entitled to rely on those development standards during the subsequent processing of the final map and building permits, subject to limitations established by the Subdivision Map Act and applicable state law.

Several necessary and required conditions of approval for the Vesting Tentative Tract Map are included in the proposed Resolution, including the recordation of City-approved Covenants, Conditions, and Restrictions (CC&Rs) that govern the condominium units prior to final map approval. The applicant will need to satisfy these conditions before a final map may be approved and recorded and/or the proposed project may be developed. Subject to these conditions of approval, Staff believes all prerequisites and findings required for approval of the proposed Vesting Tentative Tract Map pursuant to DBCC Section 21.20.080 and the Subdivision Map Act can be satisfied and made, and these findings have been included in the proposed Resolution.

In-Lieu Park Fee

State law (the "Quimby Act") and Diamond Bar's Subdivision Ordinance require the dedication of land or payment of fees for park or recreational purposes as a condition of approval for a tentative map. Because the proposed subdivision contains fewer than 50 dwelling units, the City may only require the payment of an in-lieu fee. Such fees are to be used only for the purpose of developing new or rehabilitating existing park or recreational facilities to serve the proposed subdivision.

DBCC Title 21 (Subdivision Ordinance) Section 21.32.040 provides that the amount of the in-lieu fee paid by the applicant is based upon the number and type of dwelling units expected to be developed within the proposed subdivision, and the per-acre fair market value of the land as determined by City staff and approved by the Planning Commission or City Council at the time of approval of the Tentative Tract Map. An applicant may choose to provide an appraisal establishing the fair market value of the property, at its own expense, which the City may accept if found reasonable. To calculate the amount of the in-lieu fee, the per-acre fair market value of the property is multiplied by the amount of required park acreage established by the following formula:

X = .005(UP)

Where:

- **X** = Required parkland (acres)
- **U** = Number of dwelling units
- **P** = 2.1 for multifamily developments containing five (5) or more dwelling units

During negotiations for another residential condominium development currently under consideration by the City ("Montefino"), the applicant and City staff have mutually agreed to utilize a fair market land value of **\$2.8 million per acre** for purposes of calculating that project's Quimby obligation. Staff believes that the agreed-upon valuation provides a reasonable benchmark for comparable land within Diamond Bar. Applying that valuation to the Tranquil Garden proposal would thus yield a Quimby fee of approximately **\$1.06 million**.

The applicant for Tranquil Garden submitted an appraisal prepared by a licensed real estate appraiser concluding that the project site's fair market value is approximately **\$1.47 million per acre**. Thereafter, by letter dated July 16, 2026 ("Elevated Entitlements letter," Attachment 2), the applicant requested that the City reduce the project's Quimby in-lieu park fee by accepting the appraisal's lower valuation and considering the project's unique circumstances. The applicant's request is based upon three principal arguments: (1) that the property's fair market value is substantially lower than the City's estimate because of physical site constraints; (2) that the project experienced extraordinary cost increases after the applicant voluntarily delayed processing while the City completed the Town Center Specific Plan; and (3) that the project includes deed-restricted affordable housing units.

Staff has carefully considered both the applicant's appraisal and the July 16, 2026 Elevated Entitlements letter. Staff does not recommend granting the applicant's request to reduce the Quimby in-lieu fee calculated pursuant to the City's recommended fair market valuation. Specifically, staff does not find that the appraisal or other information submitted by the applicant supports replacing the City's recommended fair market value or reducing the calculated Quimby fee to the extent requested by the applicant.

With respect to valuation, staff does not recommend relying upon the applicant's appraisal to establish the property's fair market value. While the Elevated Entitlements letter identifies several characteristics of the property—including its irregular configuration, freeway adjacency, easements, constrained access, and limited street visibility—staff does not believe these factors support the substantial reduction in value reflected in the appraisal. Staff is also concerned that the appraisal relies upon comparable sales from jurisdictions with materially different market conditions than those existing in Diamond Bar and that the appraisal methodology does not adequately support the resulting significant downward adjustment in value. Montefino's appraisal, on the other hand, relied entirely on comparable land sales within Diamond Bar, which staff found to be a reasonable reflection of local prevailing market conditions.

Recommended Discretionary Adjustment

Applying the formula prescribed by Subdivision Ordinance Section 21.32.040, a fair market value of \$2.8 million per acre results in a calculated in-lieu park fee of **\$1,058,400**.

Notwithstanding staff's recommendation regarding the property's fair market value, staff believes the applicant has identified several unique project-specific circumstances that warrant separate consideration as a *discretionary adjustment* to the calculated in-lieu park fee. Unlike the issue with comparable land sales listed in the appraisal, these circumstances do not affect the property's fair market value, but rather support a limited equitable reduction in the amount of the fee imposed.

First, the applicant voluntarily delayed formal processing of the project while the City completed preparation and adoption of the C-3-H/RH-30 zoning designation to meet a Housing Element implementation deadline while the Town Center Specific Plan process was still underway. Although the applicant could have independently pursued a zone change application, the applicant instead agreed to postpone formal processing so that the project could proceed with its broader rezoning effort. During the intervening years, land values, construction costs, financing costs, insurance costs, and other development expenses increased substantially. Staff believes it is appropriate for the City to recognize that the applicant's cooperation advanced an important City planning initiative while exposing the project to significantly greater development

costs than would likely have been incurred had the project proceeded several years earlier.

Second, the proposed project will provide three deed-restricted low-income ownership units while implementing the City's Housing Element. Although the provision of affordable housing alone would not justify modifying the Quimby fee methodology, staff believes it is an appropriate factor for the City Council to consider in evaluating whether a limited discretionary adjustment is warranted.

Third, although the project contains fewer than fifty dwelling units and therefore does not qualify for a mandatory recreational credit pursuant to Subdivision Ordinance Section 21.32.040(e)(6), it nevertheless provides approximately 9,353 square feet of private recreational amenities, including a fitness room, clubhouse, open courtyard, and rooftop community garden. These amenities will provide meaningful recreational opportunities for future residents while reducing, to some degree, the demand placed upon City park facilities.

Staff emphasizes that these considerations do not support modifying the property's fair market value or the methodology prescribed by the Subdivision Ordinance for calculating the Quimby fee. Rather, staff believes they support a limited discretionary adjustment to the fee that would otherwise be imposed.

Staff has also considered the potential application of **Labor Code section 1720(c)(2)(B)(i)** and the potential applicability of California's prevailing wage laws. That section provides that a private development project receiving public subsidies (in this case, a reduction in Quimby fees) exceeding \$600,000 may constitute a "public work" subject to California's prevailing wage requirements. While the applicability of that provision depends upon the particular facts and circumstances of a project, staff believes it is prudent to recommend an adjustment that remains below that statutory threshold in order to avoid creating uncertainty regarding the potential application of the prevailing wage laws.

Accordingly, staff recommends that the City Council calculate the Quimby fee using a fair market value of approximately \$2.8 million per acre, but reduce the calculated fee by **\$450,000**, which recognizes the project's unique equitable circumstances while remaining below the monetary threshold identified in the Labor Code. This recommendation is based upon the unique combination of circumstances presented by this project. Those circumstances include: (1) the applicant's voluntary delay in processing the project while the City completed the C-3-H/RH-30 rezoning; (2) the project's role as the first residential implementation project within the Specific Plan area; (3) the substantial increase in development costs incurred during that delay; (4) the provision of three deed-restricted affordable ownership units; and (5) the provision of approximately 9,353 square feet of private recreational amenities that will reduce, to some degree, the recreational demand otherwise placed upon City park facilities.

The recommended discretionary adjustment in the project's Quimby fee is summarized in the following table:

<i>Fair Market Value</i>	\$2,800,000
<i>Unadjusted Quimby Fee (X = .005UP)</i>	\$1,058,400
<i>Recommended Discretionary Adjustment</i>	(\$ 450,000)
Adjusted Quimby Fee	\$ 608,400

The recommended adjustment is based upon the totality of these unique facts and should not be construed as modifying the City's methodology for determining fair market value under Subdivision Ordinance Section 21.32.040 or as establishing a generally applicable policy or precedent for future residential subdivisions. These circumstances are collectively unique to this project and are not expected to recur as future Town Center development proceeds under the adopted planning framework and future development impact fee methodology.

Development Review (DBCC Chapter 22.48)

Pursuant to Chapter 22.48 of the DBCC, approval of an application for Development Review (DR) is required for proposed development of new multiple-family dwellings to ensure that development projects comply with all applicable design guidelines and standards, and minimize adverse effects on surrounding properties and the environment. However, pursuant to DBCC Section 22.18.040(c)(2) and the Housing Accountability Act

(Government Code Section 65589.5), the subjective findings set forth in DBCC Section 22.48.040 are not required to be made as a prerequisite to approval of a Development Review application for a housing development project, and the City must apply applicable, objective General Plan and zoning standards and criteria, including design review standards, in effect at the time that the application for the proposed project was deemed complete.

At the time the application was deemed complete, the City had not adopted objective design standards applicable to the project. Although the Town Center Specific Plan (TCSP) subsequently established objective design standards for future development within the Specific Plan area, those standards were adopted after the project application was deemed complete and therefore cannot be applied to the Project. Accordingly, the City's review is limited to the objective standards in effect at the time of application completeness, including applicable State Density Bonus Law requirements, all of which the Project satisfies.

Development Standards: The following table compares the proposed project with the proposed City's development standards for residential development in the Regional Commercial - Housing Element Overlay zone:

Development Feature	Development Standards	Proposed	Meets Requirements
Residential Density	20 units per acre (minimum), 30 units per acre (maximum)	36 units per acre	No*
Front Setback	None	53'-4"	Yes
Side Setback	None	47'-8" northeast side, 10 feet south side	Yes
Rear Setback	None	5'-1"	Yes
Lot Coverage	60%	44%	Yes
Building Height Limit	35 feet	60'-6"	No**
Min. Percent of Site Area Required to be Landscaped	15%	10%	No**
Parking	54 spaces	54 spaces	Yes

*The base density proposed without SDBL is 30 units per acre. Since the applicant is allocating 10% of the 30 units to be restricted for low income, SDBL grants a 20% density increase. Therefore, 20% of 30 is six additional units, or 36 units per acre.

**Waiver of maximum height requirements and reduction of landscaping requirements are granted pursuant to SDBL and DBCC Section 22.18, as aforementioned.

Except for those development standards the applicant has requested to be waived or reduced pursuant to the SDBL, the proposed project complies with all objective development and design standards applicable to development subject to the Regional Commercial – Housing Element Overlay zoning.

Town Center Specific Plan Objective Design Standards: Although the project is not required to comply with the Town Center Specific Plan Objective Design standards, as stated previously, the applicant has designed the proposed condominium building to be consistent with the Disciplined Modern objective standards intended to guide future development within the Town Center, as set forth in Section 6.16.5 of the Town Center Specific Plan. The project demonstrates consistency with the following TCSP objective design standards:

- **Massing:** The proposed building is composed of multiple articulated vertical volumes that break down the overall length and scale of the structure. Projecting tower elements, recessed wall

planes, balconies, and changes in building height create a layered façade that provides visual depth and avoids long uninterrupted elevations. The building incorporates distinct vertical bays that establish a repetitive architectural rhythm while emphasizing primary building entrances and architectural focal points. The varying parapet heights and rooftop elements further reduce the perceived building mass.

- **Base:** The ground floor is visually differentiated from the upper residential floors through the use of a distinct architectural base. The base incorporates a different material palette and color, including concrete-like finishes, and provides a strong horizontal transition between the podium level and residential stories above.
- **Primary Walls of Upper Floors:** The upper residential stories establish clearly defined primary façade planes that comprise the majority of each elevation. Recessed windows, balconies, projecting architectural frames, and accent materials create secondary façade planes that provide additional depth and articulation while maintaining the predominance of the primary wall plane. The use of contrasting exterior finishes, including smooth stucco and darker accent panels, further emphasizes the building's layered architectural composition.
- **Roof-Wall Connections:** The building incorporates articulated parapets and varying roof heights that terminate each building volume in a cohesive manner. Decorative cornices, parapet caps, and rooftop architectural elements provide a continuous architectural edge that visually integrates the roofline with the building façades rather than creating an abrupt termination.
- **Roof:** The project utilizes a primarily flat roof form consistent with contemporary mixed-use and multifamily development envisioned by the TCSP. Rooftop architectural elements, including parapets and trellis features, provide visual interest while screening rooftop equipment from public view.
- **Drainage:** Building elevations do not show exposed gutters along the primary façades. Roof drainage systems are integrated into the building design to maintain clean architectural lines consistent with the intent of the TCSP standards.
- **Door and Window Openings:** The proposed elevations incorporate recessed windows and doors throughout the residential façades, providing shadow lines and architectural depth. Window openings are organized into a consistent and proportional pattern that reinforces the building's repetitive bay system. The regular spacing and alignment of windows contribute to a cohesive architectural composition while avoiding large uninterrupted wall surfaces.

Attached Elements: The project incorporates numerous attached architectural elements, including recessed balconies, projecting balcony frames, awnings, trellises, and architectural surrounds over window and door openings. These elements create additional façade articulation and reinforce the vertical bay composition.



Northeast 3-D Rendering (view from Best Western Hotel)

No Net Loss (Government Code Section 65863 and DBCC Section 22.18.050)

A component of preparing the City's Housing Element is the identification of vacant and underutilized sites suitable for residential development, and an evaluation of the housing development potential of these sites in fulfilling the City's RHNA. Pursuant to Government Code Section 65863, the City must ensure its Housing Element sites inventory continues to have capacity at all times to accommodate the RHNA by income group throughout the planning period. If a jurisdiction approves a development on a parcel identified in its Housing Element sites inventory with fewer units in an income category than shown in the Housing Element, the City must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level, or identify and make available additional adequate sites to accommodate the remaining unmet RHNA for each income category. A jurisdiction may not disapprove a housing development project on the basis that it does not propose as many affordable units as projected for the project site in the Housing Element or if approval of the development would trigger the identification or zoning of additional adequate sites to accommodate the remaining RHNA.

The undeveloped project site (APN 8717-008-189) was identified in the 6th Cycle Housing Element as a Town Center Mixed Use Site to be rezoned from its then existing commercial use and listed the project site as having a realistic capacity to accommodate 7 very low income units, 5 low income units, 5 moderate income units, and 7 above moderate-income units. The proposed project would provide 33 above moderate-income units and 3 low-income units, resulting fewer very low, low, and moderate income units than projected for the site in the Housing Element.

Approval of the proposed project will not prompt the City to identify and make available any additional sites, as the remaining sites identified in the Housing Element are adequate to meet the requirements of Section 65583.2 and to accommodate the City's remaining share of the unmet RHNA for the planning period. However, because the proposed project will result in the development of fewer very low, low, and moderate income units than projected for the site in the Housing Element, Government Code section 65863 and DBCC Section 22.18.050 require the final review authority to make a written finding supported by substantial evidence that the remaining sites identified in the Housing Element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Government Code Section 65584. This finding must include a quantification of the remaining unmet need for the City's RHNA at each income level and the remaining capacity of sites identified in the Housing Element to accommodate that need by income level.

At the time the 6th Cycle Housing Element was prepared and adopted, the City's RHNA was calculated to be 2,521 units, divided into the following categories: 844 very low-income units, 434 lower-income units, 437 moderate-income units, and 806 above moderate-income units. The sites identified in the certified Housing Element were determined adequate to accommodate a total of 2,665 units, including 39 more units than the City's unmet RHNA in the very low income category, 36 more units than the City's unmet RHNA in the lower income category, 3 more units than the City's unmet RHNA for the moderate-income category, and 64 more units than the City's unmet RHNA for the above-moderate income category. Overall, the sites inventory in the adopted Housing Element reflected a total capacity surplus of 144 units.

Since the beginning of the 6th RHNA cycle, the City has approved or entitled 230 housing units, including 86 very low income units, 103 low income units, 12 moderate income units, and 29 above moderate income units. After accounting for permitted and entitled units since the beginning of the 6th RHNA cycle, and the 3 low income units and 33 above moderate income units in the proposed project, the City's total remaining capacity surplus for each income category in excess of its RHNA would be 118 very low income units, 137 low income units, 10 moderate income units, and 119 above moderate income units. Therefore, although the proposed project will result in 7 fewer very low-income, 2 fewer low-income, and 5 fewer moderate-income units than were assumed for the project site in the Housing Element, the remaining sites identified in the Housing Element will still be sufficient to accommodate the City's total remaining unmet RHNA if the proposed project is approved. The required No Net Loss findings can be made and are included in the proposed Resolution.

Additional Review

The L.A. County Public Works, L.A. County Sanitation District, Spectrum Cable Company, Public Works Department, and Building and Safety Division have reviewed this project, and their comments are included in the attached resolution as conditions of approval.

NOTICE OF PUBLIC HEARING:

On July 2, 2026, and July 17, 2026, public hearing notices were mailed to property owners within a 500-foot radius of the project site. The notice was also published in the *San Gabriel Valley Tribune* newspaper on July 2, 2026, and July 17, 2026. A notice display board was posted at the site, and a copy of the notice was posted at the City's designated community posting sites.

PUBLIC COMMENTS RECEIVED:

As of the date of publication of this staff report, staff has received two written public comments regarding the proposed project. One comment was provided by Gonzalez on July 14, 2026, and another comment was provided by Camacho on July 21, 2026. Copies of the comments are included as attachments to this report.

ENVIRONMENTAL ASSESSMENT:

This Project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, Staff recommends that the Planning Commission recommend that the City Council determine that the proposed project is exempt from CEQA pursuant to AB 130. (Codified as Public Resources Code § 21080.66.)

AB 130 created a new statutory CEQA exemption for infill housing development projects meeting specified criteria and which have undergone a consultation process with California Native American tribes that are traditionally and culturally affiliated with the project site. (Codified as Public Resources Code § 21080.66.) Among other requirements, the exemption applies to housing development projects that are located within an urbanized area and on a site that is less than 20 acres in size and consistent with the applicable General Plan and zoning designation. The project must also achieve a minimum density of 15 dwelling units per acre and comply with objective development standards and applicable State housing laws, including density bonus

provisions where applicable. In addition, the site cannot be located within environmentally sensitive or hazardous areas identified by State law, such as wetlands, designated conservation lands, very high fire hazard severity zones (in certain circumstances), hazardous waste sites, or other historic or otherwise protected resource areas listed in the statute.

Based on City staff's review and the AB 130 CEQA Checklist provided by the applicant on June 23, 2026 (included as Attachment 4), the proposed 36-unit residential condominium development is located within a developed urban area, is consistent with the site's land use designation and zoning regulations, and complies with applicable objective development standards. The project site is not located within any of the environmentally sensitive or hazardous areas identified in the statute, and no historic resources have been identified on the property. Accordingly, City staff has determined that the Project satisfies the applicable requirements of Assembly Bill 130 and is therefore recommending that the proposed project be found to be exempt from further environmental review under CEQA.

Freeway Proximity Requirements

For projects located within 500 feet of a freeway, AB 130 requires that buildings have a centralized HVAC systems with air intakes facing away from the freeway, provide specified air filtration media that must be replaced at the manufacturer's designated interval, and not have any balconies facing the freeway. The proposed project is located within 500 feet of the 60 Freeway, but meets (or will be conditioned to meet) all of these requirements.

Tribal Cultural Resources

While AB 130 provides a statutory exemption from further environmental review for qualifying housing development projects, the legislation established its own tribal consultation requirements to ensure that potential impacts to tribal cultural resources are identified and addressed.

As required by AB 130, the City initiated and concluded AB 130 tribal consultation with each tribe that is traditionally and culturally affiliated with the project site and that requested such consultation. Based on tribal consultation, measures have been incorporated into the project's conditions of approval that are designed to avoid significant impacts to tribal cultural resources.

A summary of AB 130 Tribal Consultation for the Tranquil Garden project is included as Attachment 5.

PREPARED BY:

Rudy Lopez, Assistant Planner, Planning

ATTACHMENTS:

1. Draft Resolution No. 2026-09 (Recommending City Council Approval of SDBL, VTTM, and DR) and Conditions of Approval
2. Elevated Entitlements Letter
3. Appraisal Submitted by Applicant for Calculation of In-lieu Park Fee
4. AB 130 CEQA Checklist and Technical Studies
5. Summary of AB 130 Tribal Consultation
6. Comment Received from Gonzalez on July 14, 2026
7. Comment Received from Camacho on July 21, 2026
8. Vesting Tentative Tract Map, Architectural, Grading, and Landscape Plans

**PLANNING COMMISSION
RESOLUTION NO. 2026-09**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE TRANQUIL GARDEN 36-UNIT RESIDENTIAL CONDOMINIUM PROJECT (CASE NO. PL2025-77) CONSISTING OF A STATE DENSITY BONUS LAW APPLICATION, VESTING TENTATIVE TRACT MAP NO. 83259, AND DEVELOPMENT REVIEW FOR AN UNDEVELOPED PARCEL LOCATED AT THE WESTERLY TERMINUS OF GENTLE SPRINGS LANE BETWEEN 259 GENTLE SPRINGS LANE (BEST WESTERN HOTEL) AND PROSPECTORS ROAD (ASSESSORS PARCEL NO. 8717-008-189), AND FIND THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.66.

A. RECITALS

1. The property owner, Rita Huang, and applicant, Daphne Shen, are requesting approval of a Vesting Tentative Tract Map (VTTM) and Development Review (DR) for the construction of a new four-story, 36-unit residential condominium development, including three units reserved for sale to low income households, with a gym, clubhouse, open courtyard, and a community rooftop garden, on a 0.99-acre undeveloped parcel located at the westerly terminus of Gentle Springs Lane between 259 Gentle Springs Lane and Prospectors Road, in the City of Diamond Bar (hereinafter referred to as the “Project”).
2. The subject property consists of one parcel totaling 0.99 acres, located in the Town Center Specific Plan (TCSP) zone with an underlying General Plan land use designation of Town Center Mixed Use (MU-TC), and is identified in the General Plan Housing Element site inventory as a site appropriate for the development of housing within the current Housing Element cycle (2021–2029).
3. The legal description of the subject property is Lot 3 of Parcel Map No. 22987. The Assessor’s Parcel Number (APN) is 8717-008-189.
4. The applicant proposes designating 3 of the 36 units for sale to low income households, and the proposed project is designed to incorporate a twenty percent (20%) density bonus, one incentive/concession (relief from undergrounding utilities), three waivers and reductions of development standards that would physically preclude development of the proposed Project (maximum building height, minimum landscaping percentage, and minimum parking dimensions), and reduced parking ratios pursuant to the State Density Bonus Law (SDBL) [Government Code Section 65915-65918 and DBCC Section 22.18.010].
5. Pursuant to Senate Bill (SB) 330, the Project is subject to the applicable ordinances, policies, standards, and fees in effect on the date the application was deemed complete. The City deemed the Project application complete on March 12, 2026. Therefore, although the subject property is currently designated in the Town Center Specific Plan (TCSP), the proposed project remains subject to the Regional Commercial - Housing Element Overlay (C-3-H) development

standards applicable to multiple-family developments, since the subject property was not rezoned to the TCSP until April 16, 2026.

6. On June 30, 2025, the Legislature adopted, and the Governor signed, Assembly Bill (“AB”) 130, which added Section 21080.66 to the Public Resources Code, providing that infill housing development projects meeting specified criteria are statutorily exempt from review under the California Environmental Quality Act (“CEQA”). On October 20, 2025, the applicant notified the City that the proposed Project is exempt from CEQA as an infill housing development project pursuant to AB 130 (Public Resources Code Section 21080.66).
7. Subdivision (b) of new Section 21080.66 of the Public Resources Code provides for local governments to offer and to engage in a process to consult with each California Native American tribe that is traditionally and culturally affiliated with the project site in order to identify whether a tribal cultural resource could be affected by the proposed project and to find measures that would avoid significant impacts to tribal cultural resources. The City consulted with those California Native American tribes that the Native American Heritage Commission (NAHC) identified as traditionally and culturally affiliated with the proposed Project site for the purposes of identifying measures to avoid significant impacts to tribal cultural resources that could potentially be affected by the proposed Project which consultations concluded on or about June 15, 2026;
8. Notification of the public hearing for this project was published in the *San Gabriel Valley Tribune* newspaper on July 17, 2026. Public hearing notices were mailed to property owners within a 500-foot radius of the project site on July 17, 2026. In addition to the published and mailed notices, the project site was posted with a display board and public notices were posted at the City’s designated community posting sites.
9. On July 28, 2026, the Planning Commission of the City of Diamond Bar conducted a duly noticed public hearing, solicited testimony from all interested individuals, and concluded said hearing on that date.
10. The documents and materials constituting the administrative record of the proceedings upon which the City’s decision is based are located at the City of Diamond Bar, Community Development Department, Planning Division, 21810 Copley Drive, Diamond Bar, CA 91765.

B. RESOLUTION

NOW, THEREFORE, it is found, determined and resolved by the Planning Commission of the City of Diamond Bar as follows:

1. This Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct;
2. The Planning Commission hereby finds that the Project identified above in this Resolution complies with the criteria set forth in Public Resources Code Section 21080.66 and, accordingly, hereby recommends that the City Council determine

the Project to be statutorily exempt from the provisions of the California Environmental Quality Act and that, therefore, no further environmental review is required.

C. FINDINGS OF FACT

Based on the findings and conclusions set forth herein and as prescribed under Government Code Section 65915, Government Code Section 65863, and Diamond Bar City Code (DBCC) Chapters 22.18, 21.20, and 22.48, this Planning Commission hereby recommends that the City Council make the following findings:

Tentative Map Findings (DBCC Section 21.20.080)

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan and any other specific plan.

The Project is a new 36-unit residential condominium building consisting of three units set aside for low income households. The proposed subdivision, consisting solely of an airspace subdivision for condominium purposes, together with the provisions for its design and improvement, is consistent with the goals, policies, and land use designations of the City of Diamond Bar General Plan and any applicable specific plans.

The Project site has a General Plan Land Use Designation of Town Center Mixed Use and is identified in the General Plan Housing Element as a site suitable for the development of housing. A maximum density of 30 dwelling units per acre is permitted in the Town Center Mixed Use Land Use Designation, subject to increases in accordance with the State Density Bonus Law. The applicant has offered to reserve three (3) units for sale to low income households, qualifying the Project for a 20% density bonus, or six (6) additional units.

The Project is consistent with General Plan Goal H-G-3 ("Provide adequate sites through appropriate land use and zoning designations to accommodate future housing growth") in that the proposed Project will be located on a site identified as one of the General Plan's focus areas (Town Center Mixed Use focus area). The Project will utilize a vacant site recently rezoned to accommodate residential and mixed-use development to propose the development of a 36-unit residential condominium building. The Project site is currently surrounded by existing commercial and residential uses, therefore, the City is improving an undeveloped area and adding to the housing stock without displacing existing land uses.

The Project is consistent with General Plan Goal H-G-4 ("Mitigate potential governmental constraints which may hinder or discourage housing development in Diamond Bar") in that the proposed Project is subject to the provisions of the Senate Bill 330, SDBL and DBCC Section 22.18. The Project is eligible for streamlined review under applicable State housing laws, which are intended to reduce discretionary barriers and facilitate the development of needed housing. The proposed residential development utilizes the SDBL to provide six additional housing units (20% density increase), including three affordable units (10% of the initial 30 units), while requesting only those waivers, concessions, and incentives

necessary to accommodate the Project's design, cost, and site constraints associated with affordable housing development. The City's review is limited to compliance with applicable objective development standards and the findings required for the requested entitlements, thereby minimizing unnecessary governmental constraints and supporting the timely delivery of housing opportunities consistent with the City's Housing Element and General Plan policies.

The Project site is not subject to the provisions of any specific plan. Although the Project site is located within the Town Center Specific Plan, the Project is not subject to any development standards or design requirements adopted after the application was deemed complete on March 12, 2026 (the TCSP was adopted on April 16, 2026). Pursuant to Senate Bill 330, the Project is subject to the applicable land use regulations, policies, and standards in effect at the time the application was deemed complete – which are those applicable to multiple-family housing developments pursuant to the Regional Commercial - Housing Element Overlay (C-3-H). However, the applicant designed the proposed Project to be consistent with the Disciplined Modern objective standards intended to guide future development within the Town Center, as set forth in Section 6.16.5 of the Town Center Specific Plan. The project demonstrates consistency with the following TCSP objective design standards:

- ***Massing:*** *The proposed building is composed of multiple articulated vertical volumes that break down the overall length and scale of the structure. Projecting tower elements, recessed wall planes, balconies, and changes in building height create a layered façade that provides visual depth and avoids long uninterrupted elevations. The building incorporates distinct vertical bays that establish a repetitive architectural rhythm while emphasizing primary building entrances and architectural focal points. The varying parapet heights and rooftop elements further reduce the perceived building mass.*
- ***Base:*** *The ground floor is visually differentiated from the upper residential floors through the use of a distinct architectural base. The base incorporates a different material palette and color, including concrete-like finishes, and provides a strong horizontal transition between the podium level and residential stories above.*
- ***Primary Walls of Upper Floors:*** *The upper residential stories establish clearly defined primary façade planes that comprise the majority of each elevation. Recessed windows, balconies, projecting architectural frames, and accent materials create secondary façade planes that provide additional depth and articulation while maintaining the predominance of the primary wall plane. The use of contrasting exterior finishes, including smooth stucco and darker accent panels, further emphasizes the building's layered architectural composition.*
- ***Roof-Wall Connections:*** *The building incorporates articulated parapets and varying roof heights that terminate each building volume in a cohesive*

manner. Decorative cornices, parapet caps, and rooftop architectural elements provide a continuous architectural edge that visually integrates the roofline with the building façades rather than creating an abrupt termination.

- **Roof:** The project utilizes a primarily flat roof form consistent with contemporary mixed-use and multifamily development envisioned by the TCSP. Rooftop architectural elements, including parapets and trellis features, provide visual interest while screening rooftop equipment from public view.
- **Drainage:** Building elevations do not show exposed gutters along the primary façades. Roof drainage systems are integrated into the building design to maintain clean architectural lines consistent with the intent of the TCSP standards.
- **Door and Window Openings:** The proposed elevations incorporate recessed windows and doors throughout the residential façades, providing shadow lines and architectural depth. Window openings are organized into a consistent and proportional pattern that reinforces the building's repetitive bay system. The regular spacing and alignment of windows contribute to a cohesive architectural composition while avoiding large uninterrupted wall surfaces.
- **Attached Elements:** The project incorporates numerous attached architectural elements, including recessed balconies, projecting balcony frames, awnings, trellises, and architectural surrounds over window and door openings. These elements create additional façade articulation and reinforce the vertical bay composition.

2. The site is physically suitable for the type and proposed density of development.

The Project will be consistent with the General Plan land use designation of Town Center Mixed Use and the underlying zoning designation of Regional Commercial – Housing Element Site Overlay, which allows for the development of multi-family residential up to a maximum of 30 dwelling units per acre. The Project site is located within an urbanized area adequately served by existing roadways and infrastructure. The Project will not cause any intersections or street segments in the vicinity to operate at unacceptable levels of service. The site's size, configuration, and existing access are sufficient to accommodate the proposed residential development, including the requested density bonus, concessions or incentives, and waivers or reductions, while maintaining compliance with applicable objective development standards. Therefore, the site is physically able to accommodate the Project.

3. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or injure fish or wildlife or their habitat.

The design of the subdivision, consisting of an airspace subdivision for condominium purposes, and the proposed improvements will not cause

substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat. The subdivision does not authorize additional grading, building area, or site disturbance beyond the approved residential development, but instead establishes separate airspace ownership interests within the Project. The Project site is located within an urbanized area of the City and is not identified as containing sensitive biological resources, protected habitat, or significant wildlife corridors. All site improvements, including grading, landscaping, drainage, and utility connections, are designed in compliance with all applicable standards and environmental regulations. The proposed Project is also statutorily exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.66.

4. The design of the subdivision or type of improvements will not cause serious public health or safety problems.

The design of the subdivision, consisting of an airspace subdivision for condominium purposes, and the type of improvements will not cause serious public health or safety problems. The Project includes access for residents, guests, emergency vehicles, and service providers, as well as compliant circulation, parking, drainage, utility infrastructure, and fire protection measures in accordance with applicable standards and Building and Fire Codes. The site is located within an urbanized area of the City served by existing public services and infrastructure.

5. The design of the subdivision or type of improvement will not conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision.

The Project will not impede or interfere with the existing private driveway and fire lane easement, which will continue to provide adequate vehicular access, emergency access, and circulation throughout the site. The proposed building's footprint does encroach into the existing 10-foot-wide County of Los Angeles sanitary sewer easement. The applicant will be required to obtain written authorization from the County of Los Angeles for any proposed encroachment into the easement, including any required easement modification, relocation, or vacation, which has been added as a condition of project approval (Vesting Tentative Tract Map Condition #14). In addition, pursuant to Vesting Tentative Tract Map Condition #15, prior to either approval of the final map or issuance of a grading permit, the applicant shall submit non-interference letters for all interfering on-site easements from the affected property owner(s), easement holder(s), and/or utility company, as applicable, shall demonstrate that the proposed development will not interfere with, obstruct, impair, or otherwise adversely affect the use, maintenance, repair, replacement, or operation of the any existing easement(s) located on or affecting the project site, and, if any portion of the approved development encroaches into, conflicts with, or otherwise impacts the existing easement(s), shall obtain all necessary approvals, agreements, easement modifications, relocations, abandonments, or non-interference determinations from the easement holder and record any required documents.

6. The discharge of sewage from the proposed subdivision into the community sewer system would not result in a violation of existing requirements prescribed by the California Regional Water Quality Control Board.

A sewer analysis has been prepared to evaluate the impacts of the Project on the existing sewer system and its surrounding tributary area. The analysis concludes that sewer generation from the proposed site, when combined with existing developments, is within 101 percent to 150 percent of available sewer capacity, and that, unless records show abnormal conditions, no mitigation measures are necessary. This analysis has been reviewed by the City's Public Works Department, which has confirmed its adequacy for purposes of evaluating sewer capacity and system impacts. Based on this evaluation, the existing sewer infrastructure is anticipated to adequately serve the Project.

7. A preliminary soils report or geologic hazard report does not indicate adverse soil or geologic conditions.

A geotechnical engineering investigation report has been prepared to evaluate the soil and geological conditions of the site. Based on the submitted preliminary geotechnical evaluation, including subsurface exploration and laboratory testing, the Project site is not subject to significant geologic hazards such as landslides, excessive settlement, or slope instability. The report concludes that the proposed structure will be safe against hazards from landslide, settlement, or slippage, and that construction is not expected to adversely affect the geologic stability of adjacent properties. While the report notes that soil conditions may vary across the site and that recommendations may need to be adjusted if differing conditions are encountered during construction, no adverse soil or geologic conditions have been identified that would preclude development. This analysis has been reviewed by the City's Public Works Department, which has confirmed its adequacy for purposes of evaluating the soil or geological conditions of the site. Based on this evaluation, the existing soil is anticipated to be adequate for construction of the Project. Moreover, the Conditions of Approval require the applicant to submit and obtain City approval of a final geotechnical report prior to issuance of a grading permit and to adhere to all recommendations in the approved report.

8. The proposed subdivision is consistent with all applicable provisions of the City's subdivision ordinance, the development code, and the subdivision map act.

Conformity with the applicable provisions of the Subdivision Map Act, Subdivision Code, and Development Code was verified by the City during the technical review of the Project. Any inconsistencies during the review process were corrected prior to the City deeming the Project complete and placing the matter on the Planning Commission public hearing agenda. Moreover, the Project will also be required to comply with all applicable conditions of approval and to resolve any remaining outstanding items to the satisfaction of the City prior to final map approval and/or recordation, as applicable.

9. The property is not subject to a Williamson Act contract, an open space easement, a conservation easement, or an agricultural conservation easement.

The Project site is an approximately 0.99-acre vacant parcel located within the urbanized area of the City of Diamond Bar and designated for residential development. The property is not subject to a Williamson Act contract, an open space easement, a conservation easement, or an agricultural conservation easement.

10. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling in the subdivision.

The Project has been designed to maximize the site's development potential while accommodating existing site constraints, including its irregular shape, access configuration, and topography. The proposed building orientation, landscaping, open space areas, and architectural design incorporate opportunities for natural light and ventilation where feasible. Additionally, the Project will be required to comply with the California Building Standards Code (Title 24), including current energy conservation requirements intended to promote passive heating and cooling techniques. Therefore, the Project provides, to the extent feasible, for future passive and natural heating and cooling.

11. The design, density, and configuration of the subdivision strikes a balance between the effect of the subdivision on the housing needs of the region and of public service needs.

The Project subdivides the property into one common-interest development consisting of 36 residential condominium units, including three affordable units, consistent with State Density Bonus Law. The Project contributes to meeting the City's Regional Housing Needs Allocation (RHNA) obligations by increasing the supply of housing, including affordable housing opportunities. Public services and infrastructure necessary to serve the Project, including water, sewer, drainage, police, fire, and roadway improvements, are available or will be provided as conditions of approval. The Project has been reviewed by the applicable service providers, and all required improvements and mitigation measures will be completed prior to occupancy. Therefore, the design, density, and configuration of the subdivision appropriately balances regional housing needs with public service demands.

12. The property is not located within a state responsibility area or a very high fire hazard severity zone.

The Project site is located within the incorporated limits of the City of Diamond Bar and is not located within a State Responsibility Area (SRA) or a Very High Fire Hazard Severity Zone, as identified by the California Department of Forestry and Fire Protection (CAL FIRE) (The Project is located in the Non-Wildland Fire Zone). Therefore, the proposed subdivision satisfies this finding.

Development Review (DBCC Sections 22.18.040 and 22.48.040)

1. Findings required for disapproval of a housing development project pursuant to the Housing Accountability Act are not present.

Pursuant to DBCC Section 22.18.040(c)(2) and the Housing Accountability Act (Government Code Section 65589.5), the findings set forth in DBCC Section 22.48.040 are not required to be made as a prerequisite to approval of a Development Review application. Rather, except as otherwise permitted or required by state law, the final City review authority must approve or conditionally approve an application for a housing development project unless it makes written findings for disapproval in accordance with the Housing Accountability Act. Subdivision (j)(1) of Government Code Section 65589.5 states:

“(j)(1) When a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, but the local agency proposes to disapprove the project or to impose a condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.”

The Project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete. The Project is a new 36-unit residential condominium building consisting of three units set aside for low income households. The Project site has a General Plan Land Use Designation of Town Center Mixed Use and is identified in the General Plan Housing Element as a site suitable for the development of housing. A maximum density of 30 dwelling units per acre is permitted in the Town Center Mixed Use Land Use Designation, subject to increases in accordance with the State Density Bonus Law. The applicant has offered to reserve three (3) units for sale to low income households, qualifying the Project for a 20% density bonus, or 36 total units. The Project is also consistent with multiple General Plan Goals, including: General Plan Goal LU-G-7 (“Promote a variety of housing and neighborhood types that

respond to a range of income, household sizes, and accessibility levels”) and General Plan Goal L-G-22 (“Promote and support the commercial area on both sides of Diamond Bar Boulevard from Golden Springs Drive to SR-60 as a vibrant, pedestrian-oriented Town Center that serves as Diamond Bar’s primary specialty retail and dining destination and is accessible to all Diamond Bar residents”).

The Project site is also located within the Town Center Specific Plan area; however, because the Project application was deemed complete (on March 12, 2026) before the TCSP was adopted (on April 16, 2026), pursuant to Senate Bill 330, the Project is subject to the applicable land use regulations, policies, and standards applicable to multiple-family housing developments pursuant to the Regional Commercial - Housing Element Overlay (C-3-H). With the exception of deviations authorized by the SDBL, the Project complies with, or is conditioned to comply with, applicable Development Code and subdivision requirements and satisfies applicable objective development standards, including required setbacks, lot coverage, and other applicable site development regulations applicable to multiple-family residential developments subject to the C-3-H standards. Notwithstanding that the Project is not subject to the TCSP provisions, it has been designed to be consistent with the Disciplined Modern objective standards intended to guide future development within the Town Center, as set forth in Section 6.16.5 of the Town Center Specific Plan.

Substantial evidence has not been presented that the Project, if approved, would have a specific, adverse impact upon the public health or safety, as defined in the Housing Accountability Act.

2. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA).

The Project is Statutorily Exempt from the provisions of the California Environmental Quality Action pursuant to the Assembly Bill (AB) 130 CEQA Housing Infill Exemption set forth in Public Resources Code Section 21080.66. Therefore, no further environmental review is required.

3. For projects utilizing the affordable housing density bonus provisions in DBCC Section 22.18.010, the proposed project meets the requirements of DBCC Section 22.18.010.

The Project incorporates a twenty percent (20%) density bonus consisting of six additional units; one concession/incentive (relief from undergrounding utilities); three waivers or reductions of development standards (maximum building height) (minimum landscaping percentage and minimum parking dimensions); and reduced parking ratios pursuant to Government Code Section 65915 and DBCC Section 22.18.010 (collectively, the SDBL), and the applicant has offered to reserve 3 units, or ten percent of the base units, for sale to low income households. The City has reviewed the application and determined that the Project is entitled to the requested density bonus and associated relief because it satisfies all applicable requirements of SDBL and DBCC Section 22.18.010.

No Net Loss Findings (DBCC Section 22.18.050)

1. The project site is identified in the City's certified Housing Element as having a realistic capacity to accommodate 7 very low income units, 5 low income units, 5 moderate income units, and 7 above moderate-income units. The proposed Project would provide 33 above moderate income units and 3 low income units. Nonetheless, there is an adequate surplus of very low, low, and moderate income units on sites identified in the Housing Element to accommodate the City's remaining very low income, low income, and moderate income RHNA.
2. At the time the Housing Element was prepared and adopted, the City's RHNA was calculated to be 2,521 units divided into the following categories: 844 very low-income units, 434 lower-income units, 437 moderate-income units, and 806 above moderate-income units. The sites identified in the certified Housing Element were determined adequate to accommodate a total of 2,665 units, including 39 more units than the City's unmet RHNA in the very low income category, 36 more units than the City's unmet RHNA in the low income category, 3 more units than the City's unmet RHNA for the moderate-income category, and 64 more units than the City's unmet RHNA for the above-moderate income category. Overall, the sites inventory in the adopted Housing Element reflected a total capacity surplus of 144 units.
3. Since the beginning of the 6th RHNA cycle, the City has approved or entitled 230 housing units, including 86 very low income units, 103 low income units, 12 moderate income units, and 29 above moderate income units.
4. After accounting for permitted and entitled units since the beginning of the 6th RHNA cycle, and the 3 low income units and 33 above moderate income units in the proposed Project, the City's total remaining capacity surplus for each income category in excess of its RHNA would be 118 very low income units, 137 low income units, 10 moderate income units, and 119 above moderate income units. Due to this surplus, the overall residential capacity on sites identified in the Housing Element would still be sufficient to accommodate the City's total remaining unmet RHNA if the proposed project is approved.
5. This finding demonstrates the remaining sites in the inventory are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the remaining share of the regional housing need pursuant to Section 65584. This finding includes a quantification of the remaining unmet need for the City's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

Based on the findings and conclusions set forth herein and as prescribed under Government Code Section 65915, Government Code Section 65863, and DBCC Chapters 22.18, 21.20.080, and 22.48, the Planning Commission hereby finds and recommends that the City Council approve the Tranquil Garden 36-unit residential condominium Project (Planning Case No. PL2025-77), consisting of a State Density Bonus Law Application, Vesting Tentative Tract Map No. 83259, and Development Review subject to the following conditions, and the attached Standard Conditions of Approval:

A. GENERAL

1. The Project shall comply with the Conditions of Approval attached hereto and referenced herein. The following Conditions of Approval, including the Standard Conditions of Approval attached hereto, shall be binding on and enforceable against, and, whenever used herein, the terms "applicant", "owner", and/or "applicant/owner" shall mean and refer to, each of the following: the project applicant, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns.
2. The proposed subdivision of the Project site shall comply with the Conditions of Approval attached hereto and referenced herein.
3. This approval shall not be effective for any purpose until the applicant/owner of the property involved has filed, within twenty-one (21) days of the City Council's approval of this State Density Bonus Law Application, Vesting Tentative Tract Map No. 83259, and Development Review Planning Case No PL2025-77, at the City of Diamond Bar Community Development Department, an affidavit stating that the applicant/owner is aware and agrees to accept all the conditions of this approval. Further, this approval shall not be effective until the applicant pays the remaining City processing fees.
4. All existing landscaping and public improvements damaged during construction shall be repaired or replaced upon project completion.
5. The applicant shall comply with Diamond Bar City Code (DBCC) Section 22.34.050. A permanent landscape maintenance program shall be implemented ensuring regular irrigation, fertilization, and weed removal. All landscaping shall be maintained in a healthy, neat and orderly condition, free of weeds and debris and with operating irrigation at all times. Provisions for ongoing maintenance of all areas of the Subject Property under the jurisdiction of a future homeowners' association (HOA) shall be set forth in the association CC&R's, which shall be subject to review and approval by the City prior to final map recordation.
6. The applicant shall submit evidence it has obtained all necessary approvals required by applicable outside agencies, prior to issuance of a building permit. Outside agencies include, without limitation: Los Angeles County Public Works, Los Angeles County Sanitation District, and Spectrum Cable Company.
7. At the applicant's request, pursuant to Government Code Section 65915 and DBCC Section 22.18.010, applicant has been granted a twenty percent (20%) density bonus, reduced parking ratios, one (1) concession/incentive, and three (3) waivers / reductions of development standards. To comply with the provisions of Government Code Section 65915 and DBCC Section 22.18.010, the applicant has offered to, and shall, reserve at least three (3) residential condominium units in the project for sale to low income households (collectively, the "affordable units") commencing with the issuance of the certificate of occupancy for the

project. Prior to final map approval, the property owner(s) shall enter into a regulatory agreement with the City pursuant to DBCC Sections 22.18.010(f) and 22.18.030, which satisfies the applicable criteria set forth in DBCC Section 22.18.030 and subdivision (c) of Government Code Section 65915. Unless otherwise provided by State law, the regulatory agreement will include the provisions identified in DBCC Section 22.18.030(d), including, but not limited to the following:

- i. The size, bedroom count, plan type, affordability level, and location of each affordable unit (Unit #204, #304, and #412) shall be identified in the regulatory agreement.
- ii. The regulatory agreement shall require that the affordable units be constructed concurrently with the market rate units.
- iii. The regulatory agreement shall contain uniform provisions satisfying the criteria set forth in paragraph (2) of subdivision (c) of Government Code Section 65915 and subsection (d)(3) of DBCC Chapter 21.18.030 and which require the owner to either: (i) ensure that each affordable unit is offered at an affordable housing cost and is initially sold to and occupied by a household that meets the applicable income and eligibility requirements established for the affordable unit, or (ii) sell the affordable unit(s) to a qualified nonprofit housing corporation pursuant to applicable legal requirements and terms acceptable to the City. The regulatory agreement shall also require the initial purchaser and, if applicable, each subsequent purchaser, of an affordable unit, to execute and/or record one or more agreements and/or restrictive covenants benefiting and enforceable by the City, which address, among other things, the purchaser's obligations pertaining to certification of income, financing or refinancing of the unit, occupancy of the unit, property maintenance, insurance, periodic certification of compliance with applicable agreement terms, and re-sale of the unit (collectively, "homebuyer documents"). Homebuyer documents may include, without limitation promissory notes, deeds of trust, reimbursement agreements, option agreements, equity sharing agreements, and/or other covenants and regulatory documents necessary to ensure continued compliance with pertinent provisions of applicable law, conditions of approval, and the regulatory agreement for the required affordability period.
- iv. The regulatory agreement shall contain uniform provisions requiring the owner to maintain affordable unit sales documents, income certifications, and other books, documents, and records related to the sale of the affordable units and operation of the project for a period of not less than five years after creation of each such record; to allow the City to inspect any such books, documents, or records and to conduct an independent audit or inspection of such records at a location that is reasonably acceptable to the City Manager upon prior written notice; and to permit the City and its authorized agents and representatives to access the property and examine the housing units and to interview

owners, occupants, tenants and employees for the purpose of verifying compliance with the regulatory agreement.

- v. The regulatory agreement shall contain uniform provisions addressing how eligible buyers of the affordable units will be solicited, identified, and selected, which may include City approval of a marketing program that includes, without limitation: (i) a plan for and detailed description of how the owner will solicit and identify potential qualified purchasers for the affordable units; (ii) a description of the process the owner will implement to evaluate and select qualified purchasers for the affordable units, (iii) the form of the purchase and sale agreement the owner proposes to enter into with qualified purchasers; (iv) copies of forms, disclosures, and other documents owner intends to provide to qualified purchasers; and (v) such other information reasonable requested or required by the City.
- vi. The regulatory agreement shall contain uniform provisions for establishing the initial sales price of each affordable unit. Unless otherwise provided by law and approved by the City Manager, the maximum initial sales price of each affordable unit shall be calculated in compliance with the provisions California Health & Safety Code Section 50052.5 and determined by the City based on (i) the number of bedrooms in the affordable unit, (ii) the area median income adjusted for family size appropriate for the unit, based on the most recent figures published by the California Department of Housing and Community Development, and (iii) the average estimated monthly housing cost associated with similar units in Los Angeles County for the next twelve (12) months, as reasonably determined by the City Manager or designee, and assuming a seven and one-half percent (7.5%) purchase price down payment and a maximum mortgage amount for a buyer using a thirty (30) year fixed rate mortgage with an interest rate based on the first day of each calendar quarter as published online by Freddie Mac as of the date City establishes the maximum initial sales price.
- vii. The regulatory agreement shall contain uniform provisions establishing procedures for applicant/owner to verify, and City to review and confirm, the income and eligibility of prospective buyers of the affordable units prior to sale. The following individuals, by virtue of their position or relationship, shall be ineligible to purchase an affordable unit:
 - 1. The immediate relatives of applicant/owner, its officers, and employees, including spouses, children, parents, grandparents, brothers, sisters, fathers-in-law, mothers-in-law, sons-in-law, daughters-in-law, aunts, uncles, nieces, nephews, sisters-in-law, and brothers-in-law.
 - 2. All employees and officials of the City or its agencies, authorities, or commissions who have, by virtue of their position, policy-making authority or influence over the implementation of

the regulatory agreement or City regulations pertaining to the regulatory agreement, as well as the immediate relatives of such employees or officials, including spouses, children, parents, grandparents, brothers, sisters, fathers-in-law, mothers-in-law, sons-in-law, daughters-in-law, aunts, uncles, nieces, nephews, sisters-in-law, and brothers-in-law.

- viii. The regulatory agreement shall contain a provision requiring the owner to reimburse the City for the estimated reasonable costs incurred or anticipated to be incurred by the City: (i) to monitor the owner's compliance with, and to otherwise administer, the regulatory agreement, prior to the initial sale of each affordable unit, and (ii) to monitor each subsequent purchaser's compliance with, and to administer, the homebuyer documents following the initial sale of each affordable unit. Said reimbursement shall be paid by owner to the City through escrow upon the sale of each affordable unit in an amount not exceeding one and one quarter percent (1.25%) of the maximum sales price established for the unit.
 - ix. The regulatory agreement shall require the owner, at its expense, to defend (with counsel acceptable to City and subject to approval by owner), indemnify, and hold harmless City, and its officers, agents, employees and representatives from any and all losses, liabilities, claims, lawsuits, causes of action, judgments, settlements, court costs, attorneys' fees, expert witness fees, and other legal expenses, costs of evidence of title, costs of evidence of value, and other damages of whatsoever nature arising out of or in connection with owner's failure to perform its obligations under the agreement, the owner's ownership or operation of the site, or the development of the project, except for such liability arising from the gross negligence or willful misconduct of City.
8. The regulatory agreement shall remain a senior, non-subordinate covenant and as an encumbrance running with the land for the full term thereof. In no event shall the regulatory agreement be made junior or subordinate to any deed of trust or other documents providing financing for the construction or operation of the project, or any other lien or encumbrance whatsoever for the entire term of the required covenants. The regulatory agreement shall be recorded prior to the final tract map for the project as senior, non-subordinate covenants and as an encumbrance running with the land until termination of the agreement pursuant to its terms. In no event shall the regulatory agreement be made junior or subordinate to any deed of trust or other documents providing financing for the construction or operation of the project, or any other lien or encumbrance whatsoever for the entire term of the agreement. Prior to execution of the regulatory agreement, upon request by the City, applicant/owner shall provide City with a current preliminary title report identifying all deeds of trust and other liens against the site, and unless waived in writing by City, prior to recordation of the regulatory agreement, the applicant/owner shall provide City with evidence satisfactory to the City

that all deeds of trust, liens, encumbrances, or other documents recorded against the site, if any, have been or will be subordinated to the regulatory agreement, at the applicant/owner's sole cost and expense.

9. Pursuant to DBCC Section 22.18.030, the regulatory agreement shall be prepared by the City at the applicant/owner's expense, and the applicant and/or owner shall reimburse the City for the actual fees and costs charged for the services of attorneys and/or other professional third-party consultants engaged by the City to provide consultation, advice, analysis, and/or review and/or preparation of documents in connection with, but not limited to, the regulatory agreement; the marketing plan; the homebuyer documents; required subordination agreements; the determination of the maximum permitted initial sales price of each affordable unit; review and confirmation of income eligibility of each proposed initial purchaser of an affordable unit; and necessary escrow instructions and/or closing documents pertaining to the initial sale of each affordable unit. Prior to the City commencing preparation of a regulatory agreement, the applicant and/or owner shall execute a reimbursement agreement with the City, in a form approved by the City Attorney, and provide a deposit in the amount of \$20,000 to the City, which is the total amount of professional fees and costs currently estimated to be incurred by the City for the services of attorneys and/or other professional third-party consultants engaged by the City to provide consultation, advice, analysis, and/or review and/or preparation of documents in connection with the regulatory agreement and related items identified in the previous sentence.
10. When the building is adjacent to the property line, those areas shall be either setback as required per CBC Table 705.8 or appropriately fire rated. The setback or fire protected portion of the building on the Best Western and south side in accordance with CBC Table 705.8 and CBC 705.2.1.
11. An exiting plan is required to be submitted. The occupant load for the gym/classroom/clubhouse combination area, dead end corridor at the southeast end near units #05 and #04, and the rooftop occupant load shall be resolved to provide the required exits. The exit analysis shall include occupant load for each space, exit width, exit signs, etc.
12. The plans shall clearly identify to what extent the roof area is to be used for occupants or access to conventional roof maintenance. Most of roof appears readily accessible from the roof deck. When the roof is designed, it will need to be designed for the appropriate live load, foot traffic, and exiting/occupant load.
13. Prior to the issuance of a building permit, the applicant shall verify in writing to the City that the flooring designation near the elevator to the eastern units are not steps but is a flooring pattern, and shall verify that it is accessible.

B. PROTECTION OF TRIBAL CULTURAL RESOURCES

1. The project shall be subject to the following conditions as to the Juaneño Band of Mission Indians Acjachemen Nation 84A pursuant to AB 130:
 - i. *Retention of Qualified Archaeologist and Working Training.* Prior to the issuance of a grading permit by the City of Diamond Bar, evidence shall be provided to the City that a qualified archaeologist meeting the Secretary of the Interior's Standards for professional archaeology (U.S. Secretary of the Interior 2008) has been retained by the Applicant to conduct any required training, evaluation, or treatment of archaeological resources that might be encountered during implementation of the project. As part of this, prior to the start of grading, the qualified archaeologist shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel must be informed of the types of archaeological resources that may be encountered (both prehistoric and historical), and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. The Applicant must ensure that construction personnel are made available for and attend the training and retain documentation demonstrating attendance. This documentation shall be made available to the City upon request
 - ii. *Native American Monitoring.* A Native American monitor from the tribe or tribes identified as a consulting party for the project AB 130 shall be present during all earth-moving construction activities. The Native American monitor shall be given the opportunity to participate in the cultural resource sensitivity training described in the preceding condition of approval. At least 30 days prior to issuance of grading permits by the City for the project site and any off-site improvements, a Native American Monitoring Agreement (Monitoring Agreement) shall be developed between the Applicant and the consulting party. The Monitoring Agreement shall pertain to prehistoric archaeological resources and Tribal Cultural Resources, respectively, and shall identify any monitoring requirements and treatment of cultural resources to meet the requirements of the Tribal representative. The Monitoring Agreement shall also address communication protocols in the event of an unanticipated discovery of cultural materials, and the roles, responsibilities, and authorities of the Native American Monitor. The Monitoring Agreement shall also detail the protocols for treatment and final disposition of any Native American cultural resources, sacred sites, and human remains discovered on the site that they shall implement in consultation and coordination with the Native American Most Likely Descendant, as identified by the NAHC. In accordance with the condition of approval below, discovery and treatment of human remains shall comply with State Health and Safety Code Section 7050.5 and Public Resources Code (PRC) Section 5097.98.

- iii. *Archaeological Resource and/or Tribal Cultural Resource Discovery and Treatment.* In the event of the unanticipated discovery of archaeological or other cultural resources, whether discovered through Native American monitoring or not, all work activities in the area (within approximately 100 feet of the discovery) shall be halted or redirected until the discovery can be evaluated by a qualified archaeologist. Construction shall not resume until a qualified archaeologist has conferred with the City and, in the case of prehistoric archaeological resources and tribal cultural resources, the Native American monitor, on the significance of the resource. If it is determined that the discovered archaeological resource and/or tribal cultural resource is significant, avoidance and preservation in place shall be the preferred manner of mitigation, pursuant to PRC Section 21083.2(b) and Section 21084.3. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is demonstrated to be infeasible and data recovery through excavation is the only feasible mitigation available, a Treatment Plan shall be prepared and implemented by a qualified archaeologist, in consultation with the City, that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource or cultural information in the event of a tribal cultural resource. The City and Applicant shall also consult with appropriate Native American representatives in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resources, beyond those that are scientifically important, are considered. Any evaluation and treatment shall be supervised by an individual or individuals that meet the Secretary of the Interior's Professional Qualification Standards.
- iv. *Treatment of Human Remains.* In accordance with California Health and Safety Code Section 7050.5, if human remains are found, the Los Angeles County Sheriff's Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains (100 feet or as determined by the project archaeologist) shall occur until the procedures set forth in this measure have been implemented. If the County Coroner determines that the remains are, or are believed to be, Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. In accordance with California PRC Section 5097.98, the NAHC must immediately notify those persons it believes to be the Most Likely Descendant (MLD) from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.
- v. The project applicant shall retain a Native American Monitor from or approved by the Juaneño Band of Mission Indians – Acjachemen Nation Tribal Council. The monitor shall be retained prior to the

commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

- vi. Construction coordination meeting shall be conducted prior to start of ground disturbing work (grading, trenching, or excavation) with Qualified Archaeologist, Construction Contractor, Juaneño Band of Mission Indians Acjachemen Nation (JBMIAN) Tribal Representative.
- vii. Tribal Cultural Resource Monitoring shall be conducted during all initial ground-disturbing activities until a grading inspection is conducted and passed by the lead agency. During construction, if cultural materials or features are discovered, Construction Contractor, Archaeologist, JBMIAN Tribal Monitor and Lead Agency shall submit a discovery report documenting find, treatment measures, and confirmation that work did not resume until treatment was completed in consultation with JBMIAN. If human remains are encountered during construction.
- viii. Qualified Archaeologist and/or JBMIAN Tribal Representative shall submit documentation of recovered materials, correspondence confirming tribal disposition decision (e.g., reburial, return, or other treatment) during and following construction, if artifacts are recovered.
- ix. Qualified Archaeologist, JBMIAN Tribal Monitor, and/or Lead Agency shall submit a Final Monitoring and Mitigation Summary Report; written confirmation of JBMIAN review and acceptance; copies of confidentiality compliance upon completion of ground-disturbing activities.
- x. Lead Agency, Construction Contractor and or JBMIAN Representative shall submit records of coordination and confirmation that tribal ceremonies or blessings were accommodated safely and respectfully prior to and/or during construction, as requested by the Tribe.
- xi. Responsibility for conditions:
 - a. Lead Agency shall ensure that all measures are implemented, documented and verified prior to and during construction activities.
 - b. Tribal participation by the Juaneño Band of Mission Indians, Acjachemen Nation (JBMIAN) shall be as a consulting and monitoring partner throughout all ground-disturbing activities.

- c. Compliance Verification shall include documentation of implementation, including monitoring logs, consultation records, and correspondence. Records shall be maintained in the project file by the Lead Agency and made available upon request.
- 2. The project shall be subject to the following conditions as to the Gabrieleño Band of Mission Indians – Kizh Nation pursuant to AB 130:
 - i. *Retention of Tribal Monitor.* The Gabrieleno Band of Mission Indians – Kizh Nation (“Kizh”) shall designate a monitor. (“Kizh Monitor”).
 - ii. *Site Access and Safety.* The Kizh Monitor shall comply with the Applicant’s site access and workplace safety requirements.
 - iii. *Compensation.* The Applicant shall compensate the Kizh Monitor at a reasonable rate, determined in good faith, that aligns with customary compensation for tribal cultural resource monitoring, taking into account factors such as the scope and duration of the Project.
 - iv. *Avoidance of Tribal Cultural Resources.* The Applicant shall avoid tribal cultural resources where feasible, consistent with Public Resources Code (PRC) section 21084.3(a). Where feasible, the Applicant shall provide deference to tribal preferences regarding access to spiritual, ceremonial, and burial sites, and incorporate tribal traditional knowledge in the protection and sustainable use of tribal cultural resources and landscapes.
 - v. *Treatment of Tribal Cultural Resources.* All treatment and documentation of tribal cultural resources shall be conducted in a culturally appropriate manner consistent with PRC Section 21083.9.
 - vi. *Records Search.* A California Historical Resources Information System archaeological records search and a tribal cultural records search shall be completed for the Project site.
 - vii. *Sacred Lands Inventory.* A Sacred Lands Inventory request shall be submitted by the Applicant to the Native American Heritage Commission.
 - viii. The Applicant shall comply with Section 7050.5 of the Health and Safety Code and Section 5097.98, including immediate work stoppage upon discovery of human remains or burial grounds, and treatment in accordance with applicable law and in consultation with the affected California Native American tribe.
 - ix. The Applicant shall apply tribal ecological knowledge into habitat restoration efforts undertaken by the project as applicable to the specific, environmental context and conditions of the project.

C. HAZARDOUS SUBSTANCES

1. The Applicant and Project shall be subject to the he following required Conditions pursuant to subdivision (c)(1) of Section 21080.66 of the Public Resources Code:
 - i. The Applicant shall complete a phase I environmental assessment, as defined in Section 78090 of the Health and Safety Code.
 - ii. If a recognized environmental condition is found, the Applicant shall complete a preliminary endangerment assessment, as defined in Health & Safety Code Section 78095, prepared by a qualified environmental assessor to determine the existing of any release of a hazardous substance on the site and to determine if the potential for exposure of future occupants to significant health hazards from any nearby property or activity.
 - iii. If a release of a hazardous substance is found to exist on the Project site, no Certificate of Use and Occupancy shall be issued until the Applicant provides satisfactory evidence to the City that the release has been removed or any effects of the release have been mitigated to levels required by current federal and state statutory and regulatory standards.
 - iv. If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, no Certificate of Use and Occupancy shall be issued until the Applicant provides satisfactory evidence to the City that the effects of the potential exposure have been mitigated to levels required by current federal and state statutory and regulatory standards.

D. FREEWAY PROXIMITY MEASURES

1. The Project is located within 500 feet of a freeway; therefore, the Applicant and Project shall be subject to the following required Conditions pursuant to subdivision (c)(2) of Section 21080.66 of the Public Resources Code:
 - i. The building shall have a centralized heating, ventilation, and air-conditioning system.
 - ii. The outdoor air intakes for the heating, ventilation, and air-conditioning system shall face away from the freeway.
 - iii. The building shall provide air filtration media for outside and return air that provides a minimum efficiency reporting value of 16.
 - iv. The air filtration media shall be replaced at the manufacturer's designated interval.
 - v. The building shall not have any balconies facing the freeway

E. VESTING TENTATIVE TRACT MAP

1. Prior to the recordation of the final map, the development shall comply with the specific requirements of Chapter 21.30 (Subdivision Design and Improvement Requirements) and Chapter 21.34 (Improvement Plans and Agreements) of the DBCC, as applicable. Final map approval will not be granted unless the map is in substantial compliance with Vesting Tentative Tract Map No. 83259 including all conditions, and the applicant has entered into a subdivision improvement agreement to the satisfaction of the City Attorney.
2. The approval of Vesting Tentative Tract Map No. 83259 expires within three years from the date of approval if the recordation of the map has not been exercised as defined per DBCC Section 21.20.140. The applicant may request a time extension if such request submitted to the City in writing is no less than 30 days prior to the approval's expiration date, subject to DBCC Section 21.20.150, for City Council approval.
3. In accordance with DBCC Section 21.32.040, at the time of submittal of the final tract map, the applicant shall deposit with the City a parkland dedication in-lieu fee for park and recreational purposes in the amount of **\$608,400**. The amount of this fee was derived by multiplying the parkland obligation derived from the formula in DBCC Section 21.32.040(c) by a fair market land value of **\$2,800,000 per acre**, which was determined by the City to be the current average per-acre market value of the land, minus a discretionary adjustment of \$450,000 to account for unique circumstances applicable to the Project. The City has determined that the amount of the equitable reduction constitutes less than two percent of the overall estimated Project development cost and is de minimis in the context of the overall project.
4. Prior to the issuance of building permits, the applicant shall prepare Covenants, Conditions, and Restrictions (CC&Rs) and Articles of Incorporation of the HOA for the approval of the Planning Division, Public Works Department, and the City Attorney. The approved CC&Rs shall be recorded concurrently with the Final Map, and a recorded copy shall be provided to the Community Development Department. Without limiting the City's approval rights, the CC&Rs shall, at a minimum, comply with the following requirements:
 - i. The CC&Rs shall require the HOA to submit to the Planning Division, a list of the name and address of their officers on or before January 1 of each and every year and whenever said information changes.
 - ii. The Conditions of Approval for Planning Case No. PL2025-77 shall be incorporated into the CC&Rs, and provisions corresponding to any applicable Conditions of Approval shall be included in the CC&Rs. The CC&Rs shall require that all portions of the project be used, improved, repaired and maintained in strict compliance with all applicable provisions of the Conditions of Approval and the DBCC.

- iii. The CC&Rs shall include a provision acceptable to the City requiring the HOA and the property owners to maintain the project in compliance with all applicable water quality laws, regulations, and standards of the State, City, or any other applicable governmental agency, to implement, and fund implementation of, the approved Operation and Maintenance (“O&M”) Plan for the property, and to operate and maintain the Best Management Practices (“BMPs”) described in the O&M Plan.
- iv. The CC&Rs shall include a provision acceptable to the City requiring the HOA and the property owners to maintain the project and individual units in compliance with all applicable property maintenance standards set forth in Chapter 22.34 of the DBCC. The HOA shall be responsible for implementing a permanent maintenance program to ensure regular irrigation, fertilization, and weed removal and that all landscaping is maintained in a healthy, neat and orderly condition, free of weeds and debris and with operating irrigation at all times.
- v. The CC&Rs shall include provisions acceptable the City necessary to implement any applicable provisions of the affordable housing regulatory agreement between the property owner and the City and to ensure that the owners and occupants of three (3) affordable units reserved pursuant to the State Density Bonus Law have the same access to all project amenities as the owners and occupants of the market-rate units in the project.
- vi. The CC&Rs shall include provisions acceptable to the City requiring the implementation of best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, an necessary, and providing for the recovery of costs incurred by the City in the event the City is required to abate or remove graffiti on any portion of the project or other improvements for which the property owners and/or HOA are responsible for maintaining.
- vii. The CC&Rs shall include provisions to ensure continued compliance with the provisions of subdivision (c)(2) of California Public Resources Code section 21080.66 pertaining to requirements that apply to multiple-family housing buildings on sites located within 500 feet of the freeway, including the following:
 - 1. A centralized heating, ventilation, and air-conditioning (HVAC) system shall be installed and maintained by HOA for the life of the project.

2. The outdoor air intakes for the HVAC system shall continue to face away from the freeway for the life of the project, including any modifications to or replacements of the air intakes for the HVAC systems.
 3. The HOA shall provide air filtration media for outside and return air that provides a minimum efficiency reporting value of 16.
 4. The HOA shall replace all air filtration media at the manufacturer's designated interval.
 5. No balconies facing the freeway may be constructed on the building.
- viii. The CC&Rs shall identify the City as an express third-party beneficiary for purposes of enforcing the CC&Rs and these Conditions of Approval and shall give the City the right, but not the obligation, to enforce the provisions of the CC&Rs and the Conditions of Approval by any legal or equitable means, or by any method available to the HOA, against the Declarant, HOA, property owners, their successors and assigns, or other persons in possession of the Project. In the enforcement of the CC&Rs, the City shall not be limited to the procedures or processes applicable to the HOA and may use any remedy provided under law or equity, including the City's Municipal Code. Any Alternative Dispute Resolution procedures set forth in the CC&Rs shall not apply to or bind the City.
- ix. The CC&Rs may not be terminated or substantially amended without prior written approval of the City.
5. Prior to the final map recordation or issuance of building permit, whichever comes first, the applicant shall provide the City with a "Buyer's Awareness Package" for the City's review and approval. The Buyer's Awareness Package shall include, but is not limited to, information pertaining to the affordable housing regulatory agreement, and similar related matters. The applicant shall give each buyer a copy of the Buyer's Awareness Package and shall document their receipt of the same in the escrow instructions of each lot and document their receipt to the City.
 6. Prior to the final map recordation or issuance of building permit, whichever comes first, the property owner shall obtain the written consent of the owners of Lots 1, 2, and 3 of Parcel Map No. 22987, as applicable, and shall modify all recorded covenants, conditions, restrictions, easements, reciprocal access agreements, parking agreements, drainage agreements, and any other recorded instruments affecting the subject property to ensure consistency with the approved project. Such amendments shall include, but not be limited to, the Declaration Establishing Conditions, Covenants and Restrictions for Lots 1, 2 and 3 of Parcel Map No. 22987 and the Declaration of Restrictions Concerning Reciprocal Access, Parking and Drainage Agreement for Lots 1, 2 and 3 of Parcel Map No. 22987. The applicant shall provide City a copy of the

amended documents once executed and recorded with the Los Angeles County Recorder's Office. The approved project shall not conflict with or violate any recorded covenant, restriction, easement, reciprocal access, parking, or drainage obligation affecting the subject site.

7. This project will require the preparation of a Low Impact Development (LID) Plan. These mitigation measures shall be included with the submitted grading plans and implemented during construction. Upon approval of these plans, the developer/owner must submit an electronic copy of the approved files, including site drawings, prior to the issuance of a grading permit. The Applicant must record with LA County Record's Office a Master Covenant and Agreement as part of the LID Plan and as required by the MS4 Permit.
8. The CC&Rs shall outline LID BMP ownership and maintenance responsibilities in accordance with the Approved LID Operation and Maintenance Plan.
9. All plan check fees adopted by the City Council Resolution shall be paid prior to engineering plan review. The fees shall be based on the current adopted fee schedule in effect at the time of plan check submittal consistent with the Resolution.
10. The Applicant is responsible for ascertaining and paying all City development fees.
11. Any details or notes which may be inconsistent with requirement or ordinances, general conditions of approval, or City policies shall be specifically approved in other conditions or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
12. Applicant shall provide digitized information in a format defined by the City for all related plans, at no cost to the City.
13. Approval shall be obtained for all off-site improvements from the affected property owners and the City as required by the City Engineer.
14. The Applicant/property owner shall work with the County of Los Angeles Department of Public Works to obtain the vacation, release, or removal of the existing 10-foot-wide County of Los Angeles sanitary sewer easement that currently encroaches into the proposed building footprint. The applicant/owner shall obtain, record, and provide to City all necessary approvals, agreements, easement modifications, releases, vacations, or any other determinations from the County of Los Angeles necessary to remove of the existing 10-foot-wide sanitary easement prior to final map approval.
15. Prior to either approval of the final map or issuance of a grading permit, the Applicant shall submit non-interference letters for all interfering on-site easements from the affected property owner(s), easement holder(s), and/or utility company, as applicable. In addition, the Applicant shall

demonstrate that the proposed development will not interfere with, obstruct, impair, or otherwise adversely affect the use, maintenance, repair, replacement, or operation of the any existing easement(s) located on or affecting the project site. If any portion of the approved development encroaches into, conflicts with, or otherwise impacts the existing easement(s), the Applicant shall obtain all necessary approvals, agreements, easement modifications, relocations, abandonments, or non-interference determinations from the easement holder and record any required documents prior to either approval of the final map or issuance of a grading permit. Nothing in this approval shall be construed as authorizing interference with any existing easement rights.

16. Prior to the issuance of any permits, the Applicant shall obtain and provide to the satisfaction of the City Engineer, written evidence of legal agreements granting access rights over Gentle Springs Lane. Such documentation shall include written authorization and recorded access easements from the owners of the private street, Gentle Springs Lane, expressly permitting future owners, residents, guests, and service providers of the proposed development to ingress and egress over said private street, from South Diamond Bar Boulevard to the proposed development. All agreements shall be recorded with the County and shall be in a form approved by the City. Proof of recordation shall be submitted prior to any permit issuance.
17. All storm drain facilities within or serving the development must accommodate a **50-year** storm. If existing storm drain facilities are deficient, they must be upgraded as necessary. All storm drain facilities must be designed and constructed to Los Angeles County Department of Public Works standards and specifications and to the satisfaction of the City Engineer.
18. Residential access to the project site from Prospector Road shall be prohibited. A designated access route should be provided for emergency vehicles.
19. Prior to issuance of a grading permit, access rights, main and secondary driveways, striping plans, traffic signal modification plan should be prepared by a Traffic Engineer registered in the State of California to the satisfaction of the City Engineer.
20. The Applicant, at its sole cost and expense, shall construct the sewer connection in compliance with all applicable City and Los Angeles County Public Works standards. Sewer plan should be submitted to the City and Los Angeles County Public Works for review and approval.

F. DEVELOPMENT REVIEW

1. This approval is for the site plan, elevations, exterior materials, and conceptual landscape plans for a new 36-unit residential condominium development to be constructed on an undeveloped lot at the westerly terminus of Gentle Springs Lane between 259 Gentle Springs Lane (Best Western Hotel) and Prospectors Road, as described in the staff report and depicted on the approved plans on file with the Planning Division, subject to the conditions in this Resolution.

The Planning Commission Secretary shall:

- (a) Certify to the adoption of this Resolution; and
- (b) Forthwith transmit a certified copy of this Resolution to the City Council of the City of Diamond Bar.

APPROVED AND ADOPTED THIS 28TH DAY OF JULY 2026, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

BY: _____
Brian Worthington, Chairperson

I, Greg Gubman, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly introduced, passed, and adopted by the Planning Commission of the City of Diamond Bar, at a regular meeting of the Planning Commission held on the 28th day of July 2026, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners:

ATTEST: _____
Greg Gubman, Secretary



COMMUNITY DEVELOPMENT DEPARTMENT

STANDARD CONDITIONS

USE PERMITS, COMMERCIAL AND RESIDENTIAL NEW AND REMODELED STRUCTURES

PROJECT #: State Density Bonus Law Application, Vesting Tentative Tract Map No. 83259, and Development Review Planning Case No. PL2025-77

SUBJECT: To construct a new 36-unit residential condominium building and associated infrastructure on a 0.99-acre undeveloped site.

PROPERTY OWNER: Rita Huang, Tranquil Garden LLC, 16007 Richvale Drive, Whittier, CA 90604

APPLICANT: Daphne Shen, CDA+PDG, Inc, 150 El Camino Real #112, Tustin, CA 92780

LOCATION: Between Gentle Springs Lane and South Prospectors Road, Diamond Bar, CA 91765 (Los Angeles County Assessor's Parcel Number 8717-008-189)

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT.

APPLICANT SHALL CONTACT THE PLANNING DIVISION AT (909) 839-7030, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. GENERAL REQUIREMENTS

1. In accordance with Government Code Section 66474.9(b) (1), the Applicant shall defend, indemnify, and hold harmless the City, and its officers, agents and employees, from any claim, action, or proceeding to attack, set-aside, void or annul the approval of State Density Bonus Law Application, Vesting Tentative Tract Map No. 83259, and Development Review Planning Case No. PL 2025-77 brought within the time period provided by Government Code Section 66499.37. In the event the City and/or its officers, agents and employees are made a party

of any such action:

- (a) Applicant shall provide a defense to the City defendants or at the City's option reimburse the City its costs of defense, including reasonable attorney's fees, incurred in defense of such claims.
 - (b) Applicant shall promptly pay any final judgment rendered against the City defendants.
 - (c) The City shall promptly notify the applicant of any claim, action of proceeding, and shall cooperate fully in the defense thereof.
2. This approval shall not be effective for any purpose until the applicant and owner of the property involved have filed, within twenty-one (21) days of approval of this State Density Bonus Law Application, Vesting Tentative Tract Map No. 83259, and Development Review Planning Case No. PL 2025-77 at the City of Diamond Bar Community Development Department, their affidavit stating that they are aware of and agree to accept all the conditions of this approval. Further, this approval shall not be effective until the applicants pay remaining City processing fees, school fees and fees for the review of submitted reports.
3. All designers, architects, engineers, and contractors associated with this project shall obtain a Diamond Bar Business License, and zoning approval for those businesses located in Diamond Bar.
4. Signed copies of City Council Resolution No. 2026-09, Project-specific Conditions, and Standard Conditions shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
5. The development shall comply with all applicable Conditions of Approval imposed by the applicable City review authority. These Conditions of Approval shall be binding on and enforceable against, and, whenever used herein, the terms "applicant", "owner", and/or "applicant/owner" shall mean and refer to, each of the following: the project applicant, the owner(s) and tenants(s) of the property, and each of their respective successors and assigns.
6. The construction documents submitted for plan check shall be in substantial compliance with the architectural plans approved by the City, as modified pursuant to the Conditions of Approval. If the plan check submittal is not in substantial compliance with the approved submittal, the plans may require further staff review, which may delay the project and entail additional fees [DBCC Section 22.66.060].
7. Prior to the plan check, revised site plans and building elevations incorporating all Conditions of Approval shall be submitted for Planning Division review and approval.

8. Except for those conditions pertaining to ongoing operation of the Project, all applicable requirements set forth in the Conditions of Approval shall be completed prior to the commencement of any use of the project site.
9. The project site shall be maintained and operated in full compliance with the conditions of approval and all laws, or other applicable Federal, State, or City regulations.
10. All site, grading, landscape/irrigation, roof, and elevation plans shall be coordinated for consistency prior to issuance of City permits (such as grading, tree removal, encroachment permit, etc.,) or approved use has commenced, whichever comes first.
11. The project site shall be maintained and operated in full compliance with the conditions of approval and all laws, or other applicable Federal, State, or City regulations.
12. City's approval of the proposed project shall not waive the applicant's obligation to comply with all applicable sections of the Development Code, all other applicable City Ordinances, and any applicable Specific Plan.
13. The applicant shall comply with all applicable requirements of City Planning, Building and Safety Divisions, and Public Works Department.
14. Property owner/applicant shall remove the public hearing notice board within three (3) days of this project's approval.
15. The applicant shall comply with DBCC Section 22.34.040 (Property Maintenance Standards). A permanent maintenance program shall be implemented ensuring regular irrigation, fertilization, and weed removal. All landscaping shall be maintained in a healthy, neat and orderly condition, free of weeds and debris and with operating irrigation at all times.
16. All structures shall be maintained in a structurally sound, safe manner with a clean, orderly appearance. Any physical damage or deterioration (e.g., broken windows/doors, leaking roof, etc.) peeling paint, graffiti or other types of damage or deterioration shall be repaired as soon as possible. When re-roofing a structure, the entire roof shall be completed. All re-roofing shall be uniform in material and color or match existing except as approved by the Director in cases of emergency. Graffiti shall be removed within 72 hours by the owner of the structure [DBCC Section 22.34.040 (d)].
17. Pursuant to Government Code Section 66020, the 90-day period in which the applicant may protest the fees, dedications, reservation or other exactions imposed in conjunction with the project approval shall begin on the day the City notifies the applicant of the project approval.

18. No occupancy permit will be granted until all improvements shown on the plans approved by the City and/or required by the Conditions of Approval have been properly constructed, inspected, and approved.
19. If any aspect of construction requires the use of an easement on a third party's property or the use of an easement granted to a third party on the applicant's property, the applicant must provide the City with copies of the recorded document(s) granting such easement before any building permits will be issued.

B. FEES/DEPOSITS

1. Applicant shall pay development fees (including but not limited to Planning, Building and Safety Divisions, and Public Works Department) at the established rates, prior to issuance of building permits, as required by the City. In addition, the applicant shall pay all remaining prorated City project review and processing fees prior to issuance of grading or building permit, whichever comes first.
2. Prior to any plan check, all deposit accounts for the processing of this project shall have no deficits.

C. TIME LIMITS

1. The approval of State Density Bonus Law Application, Vesting Tentative Tract Map No. 83259, and Development Review shall expire within three (3) years from the date of approval if the use has not been exercised as defined per DBCC Section 21.20.140 and 22.66.050(b)(1). In accordance with DBCC Section 22.66.050(c), the applicant may request, in writing, a one-year time extension for Planning Commission consideration. Such a request must be submitted to the Planning Division prior to the expiration date and be accompanied by the review fee in accordance with the fee schedule in effect at the time of submittal.

D. SITE DEVELOPMENT

1. The project site shall be developed and maintained in substantial conformance with the approved plans submitted to, approved, and amended herein by the Planning Commission, on file with the Planning Division: site plans, architectural elevations, and isometric drawings in the Planning Division, the conditions contained herein, Development Code regulations.
2. All ground-mounted utility appurtenances such as transformers, air conditioning condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berms, and/or landscaping to the satisfaction of the Planning Division.
3. All roof-mounted equipment shall be screened from public view.

4. All structures, including walls, trash enclosures, canopies, etc., shall be maintained in a structurally sound, safe manner with a clean, orderly appearance. All graffiti shall be removed within 72 hours by the property owners/occupant.
5. No occupancy permit can be granted, until all improvements required by this approval have been properly constructed, inspected, and approved.
6. If any aspect of construction requires the use of an easement on a third party's property or the use of an easement granted to a third party on the applicant's property, the applicant must provide the City with correspondence/proof documenting that the easement has been granted before any building permits will be issued.
7. Prior to placement of any construction trailers, the applicant shall submit a site plan showing placement of the construction trailers and shall agree to abide by all conditions of approval required by the Community Development Director.
8. Prior to issuance of a building permit, the location, size, and screening of all building utility service connections, including water, gas, and electric service, fire service, and irrigation connections shall be screened from public view from abutting public streets and rights-of-way, and abutting area(s) zoned for residential or open space uses, including views from above the subject project. The method of screening shall be installed in accordance with DBCC Section 22.16.080(2). The architect of record shall be directly involved in the design and placement of all site and building service connections and shall sign all plans submitted to the City which locate, size and/or screen utility connections [DBCC Section 22.16.080(2)].
9. All site, grading, landscape/irrigation, roof, and elevation plans shall be coordinated for consistency prior to issuance of City permits (such as grading, tree removal, encroachment permit, etc.).
10. All designers, architects, engineers, and contractors associated with this project shall obtain a Diamond Bar Business License, and zoning approval for those businesses located in Diamond Bar [DBCC Section 5.00.030].
11. The hours during which construction activities causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work may take place are limited to Monday through Saturday, between the hours of 7:00 a.m. and 7:00 p.m., and such construction activities are not allowed at any time on Sundays or holidays [DBCC Sections 8.12.720 and 22.28.120].
12. Prior to the issuance of building permits, the following plans shall be submitted to the Los Angeles County Fire Department (LACFD) for review and approval, and documentation of such approvals shall be submitted to the City: (1) final water improvement plans including, but not limited to, the location, sizing, design, and

fire flow capacity of the proposed water mains and fire hydrants and proposed access improvements to ensure compliance with applicable Fire Code requirements; and (2) building plans. The project's water system shall be designed in response to final fire flow requirements identified by the LACFD.

13. Prior to the commencement of grading or grubbing activities, the applicant shall prepare and submit a fire protection program and workplace standards for fire safety outlining those activities to be undertaken by the applicant during the construction period to the LACFD for review and approval. The applicant shall abide by specific project-level permit conditions identified by the LACFD.
14. Additional plant materials may be required by the Community Development Director and shall be planted prior to final occupancy in order to screen utility connections, valves, backflow devices, and all above ground appurtenances, etc., to the satisfaction of the Community Development Director. This determination shall be made in the field after all screen utility connections, valves, backflow devices, and all above ground appurtenances, etc. have been installed and inspected.
15. Prior to the issuance of a grading permit, the applicant shall submit to the Building Official for review and approval a temporary fencing and signage plan designed to discourage access to any active construction areas by children and other unauthorized parties as required per CBC 3306.
16. Prior to placement of any construction trailers, the applicant shall submit a site plan showing placement of the construction trailers along with a temporary use permit application to the Community Development Director, pursuant to DBCC Section 22.50.030.
17. Grading shall be phased so that prompt revegetation or construction will control erosion. Only those areas that will be built on, resurfaced, or landscaped shall be disturbed. Topsoil shall be stockpiled during rough grading and used on cut and fill slopes. Revegetation of cut and fill slopes shall occur within three months of grading completion [DBCC Section 22.22.080 (b)(2)].

E. ARCHITECTURAL

1. All roof-mounted equipment shall be screened from public view [DBCC Section 22.16.080(2)].
2. Gutters and downspouts shall be concealed unless designed as an architectural feature. Exposed gutters and downspouts not used as architectural features shall be color coordinated with the surface to which they are attached. Roof vents shall be colored to coordinate with roofing material [Residential Design Guidelines: Equipment Screening Gutters, Downspouts and Vents (E)(2) of page 36].

F. LANDSCAPING

1. Prior to building permit issuance, landscape and irrigation plans shall be submitted for review and approval by the City's Consulting Landscape Architect for compliance with the City's Water Conservation Landscaping Ordinance pursuant to DBCC Chapters 8.14 and 22.26.
2. All landscaping shall be installed prior to final inspection. Contact the Planning Division at least two weeks prior to final inspection to request a site inspection of all exterior improvements including buildings, driveways, parking lots, landscaping, irrigation, signs, lighting, walls, fences, and trash enclosures.
3. The applicant shall submit a Certificate of Substantial Completion to the Planning Division after all landscaping is installed for the project [DBCC Section 22.26.040 (a)(5)].

G. LIGHTING

1. All exterior lighting shall comply with DBCC Section 22.16.050. Prior to the issuance of building permits, the applicant shall submit a detailed on-site lighting plan, including a photometric diagram, to the Planning Division and Building and Safety Division for review. Such plan shall indicate type, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties, in compliance with DBCC Section 22.16.050.

H. SOLID WASTE

1. The site shall be maintained in a condition, which is free of debris both during and after the construction, addition, or implementation of the approved project. The removal of all trash, debris, and refuse, whether during or subsequent to construction shall be done only by the property owner, applicant or by a duly permitted waste contractor, who has been authorized by the City to provide collection, transportation, and disposal of solid waste from residential, commercial, construction, and industrial areas within the City. It shall be the applicant's obligation to ensure that the waste contractor used has obtained permits from the City of Diamond Bar to provide such services [DBCC Section 8.16.720].
2. Mandatory solid waste disposal services shall be provided by the City franchised waste hauler to all parcels/lots or uses affected by approval of this project.

APPLICANT SHALL CONTACT THE PUBLIC WORKS/ENGINEERING DEPARTMENT, (909) 839-7040, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. GENERAL

1. Prior to issuance of a grading permit, the applicant shall submit an Erosion Control Plan concurrently with the grading plan to the Public Works Department for review and approval. The Erosion Control Plan shall clearly detail erosion control measures that will be implemented during construction. The Erosion Control Plan shall conform to National Pollutant Discharge Elimination System (NPDES) standards and incorporate the appropriate Best Management Practices (BMP's) as specified in the Storm Water BMP Certification.
2. Grading and construction activities and the transportation of equipment and materials and operation of heavy grading equipment shall be limited to between the hours of 7:00 a.m. and 5:00 p.m., Monday through Saturday. Dust generated by grading and construction activities shall be reduced by watering the soil prior to and during the activities and in accordance with South Coast Air Quality Management District Rule 402 and Rule 403. Reclaimed water shall be used whenever possible. Additionally, all construction equipment shall be properly muffled to reduce noise levels.

B. SOILS REPORT/GRADING/RETAINING WALLS

1. Prior to issuance of a grading permit, the applicant shall submit a geotechnical report concurrently with the grading plan to the Public Works Department for review and approval. The geotechnical report shall be prepared by a Geotechnical Engineer, licensed by the State of California. The developer must comply with any recommendation of the approved geotechnical report.
2. Prior to issuance of a grading permit, the applicant shall submit drainage and grading plans to the Public Works Department for review and approval. Drainage and grading plans shall be prepared by a Civil Engineer, licensed by the State of California and in accordance with the City's requirements. A list of requirements for grading plan check is available from the Public Works Department. All grading (cut and fill) calculations shall be submitted to the City concurrently with the grading plan.
3. Finished slopes shall conform to Diamond Bar City Code Section 22.22.080-Grading.
4. All easements and flood hazard areas shall be clearly identified on the grading plan.
5. The grading plan shall show the location of any retaining walls and the elevations of the top of wall/footing/retaining and the finished grade on both sides of the retaining wall. Construction details for retaining walls shall be shown on the

grading plan. Calculations and details of retaining walls shall be submitted to the Building and Safety Division for review and approval.

6. All equipment staging areas shall be located on the project site. Staging area, including material stockpile and equipment storage area, shall be enclosed within a 6-foot-high chain link fence. All access points in the defense shall be locked whenever the construction site is not supervised.
7. Grading of the subject property shall be in accordance with the California Building Code, City Grading Ordinance, Hillside Management Ordinance and acceptable grading practices.
8. The maximum grade of driveways serving building pad areas shall be 15 percent. Driveways with a slope of 15 percent shall incorporate grooves for traction into the construction as required by the City Engineer.
9. All slopes shall be seeded per landscape plan and/or fuel modification plan with native grasses or planted with ground cover, shrubs, and trees for erosion control upon completion of grading or some other alternative method of erosion control shall be completed to the satisfaction of the City Engineer and a permanent irrigation system shall be installed.
10. Prior to issuance of a grading permit, the applicant shall submit a stockpile plan to the Public Works Department for review and approval. Stockpile plan shall show the proposed location for stockpile for grading export materials, and the route of transport.
11. Prior to commencement of grading operations, a pre-construction meeting shall be held at the project site with the grading contractor, applicant, and city grading inspector at least 48 hours prior to work commencing.
12. Prior to issuance of building permits for the foundation of the residential structure, the applicant shall submit rough grade certifications by project soils and civil engineers and the as-graded geotechnical report to the Public Works Department for review and approval. Retaining wall permits may be issued without a rough grade certificate.
13. Prior to issuance of any project final inspections/certificate of occupancy, the applicant shall submit final grade certifications by project soils and civil engineers to the Public Works Department.
14. Prior to the issuance of any permits, the Applicant shall provide written permission to the satisfaction of the City from any property owners who will be affected by onsite and offsite grading.

C. DRAINAGE

1. Prior to issuance of a grading permit, the applicant shall submit a detailed drainage system information of the lot with careful attention to any flood hazard area to the Public Works Department. All drainage/runoff from the development shall be conveyed from the site to the natural drainage course. No on-site drainage shall be conveyed to adjacent parcels, unless that is the natural drainage course.
2. Prior to the issuance of a grading permit, a complete hydrology and hydraulic study shall be prepared by a Civil Engineer registered in the State of California to the satisfaction of the City Engineer and Los Angeles County Public Works Department.

D. STREET

1. The Applicant shall replace and record any centerline ties and monuments that are removed as part of this construction with the Los Angeles County Public Works Survey Division.

E. TRAFFIC

1. A means of entry, to be approved by the City-franchised trash disposal service, shall be provided.

F. UTILITIES

1. Prior to issuance of a grading permit, easements for public utility and public service purposes shall be offered and shown on a detailed site plan for affected utility company. Legal description, plat and plans shall be to the satisfaction the City Engineer and the utility companies.
2. Prior to issuance of a grading permit, the applicant shall submit Will Serve Letters to the Public Works Department, stating that adequate facilities are or will be available to serve the proposed project from all utilities such as, but not limited to, phone, gas, water, electric, and cable.
3. Underground utilities shall not be constructed within the drip line of any mature tree except as approved by a registered arborist.
4. The Applicant shall obtain all necessary connection permits from the City and the Los Angeles County Department of Public Works – Sewer Maintenance Division prior to the issuance of building permit.

APPLICANT SHALL CONTACT THE BUILDING AND SAFETY DIVISION, (909) 839-7020, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. GENERAL CONDITIONS:

1. Plans and construction shall conform to current State and Local Building Code (i.e. 2025 California Building Code series will apply) requirements and all other applicable construction codes, ordinances and regulations in effect at the time of permit issuance.
2. Implementation of the CAL Green Code shall be reflected on the plans, and certification shall be by a third party as required by the Building Division. Specific water, waste, low VOC, and related conservation measures shall be shown on plans. Construction shall conform to the current CAL Green Code.

B. PLAN CHECK – ITEMS TO BE ADDRESSED PRIOR TO PLAN APPROVAL:

3. All units shall be ADA accessible per CBC 1102A.
4. The structural engineer shall design the foundation system for settlement as required by the soils report page 10 of 11/10/20 QCI report.
5. Interior sound levels shall be designed to be at 45 dB maximum as per CBC 1206.4. An acoustic engineer may be required to justify this.
6. An allowable area analysis will be provided per CBC 506.
7. The minimum design load for wind in this area is 110 M.P.H. exposures “C” and the site is within seismic zone D or E. The applicant shall submit drawings and calculations prepared by a California State licensed Architect/Engineer with wet stamp and signature.
8. Indoor air quality shall be provided consistent with ASHRAE 62.2 as required per California Energy Code 150(o).
9. Public Works/Engineering Department is required to review and approve grading plans that clearly show all finish elevations, drainage, and retaining wall(s) locations. These plans shall be consistent with the site plan submitted to the Building & Safety Division.
10. The following statement shall be included on the plans: “Separate permits are required for carports, retaining walls, and other accessory structures.”
11. Number of plumbing fixtures shall be in compliance with CPC T-422.

12. Provide at least one bathroom for each sex per CBC 412.3.
13. The specific type of housing shall be identified on plans. This will include publicly funding, type of care facility, or other special use.
14. This project shall comply with the energy conservation requirements of the State of California Energy Commission. All lighting shall be high efficacy or equivalent per the current California Energy Code 140.6 to 140.9.
15. Rooftop solar installations shall be provided in accordance with CA Energy Code 140.10.
16. New gas appliances shall be designed to be electric ready per CA Energy Code 150.0(t) to (v).
17. Design for future energy storage system shall be provided including 225 busbar rating of panel per CA Energy Code 150.0(s).
18. Indicate the proposed building on the plans. Submit code analysis and justification showing the following:
 - a. Each building square footage
 - b. Each building height
 - c. Type of construction
 - d. Sprinkler system
 - e. Each group occupancy
 - f. Property line location in relation to each building (side yard)
 - g. Exit analysis for each building (occupant load/corridor rating/exit width/exit signs, etc.)
 - h. Accessibility analysis for the entire site and for each building
 - i. Shaft rating/exterior wall construction/opening protection
19. All balconies shall be designed for 1.5 times the live load for the area served per CBC Table 1607.1 and provide ventilation in the joist space per CBC 2304.12.2.6.
20. All easements shall be shown on the site plan.
21. Fire Department approval shall be required. Contact the LA County Fire Department.
22. All retaining walls shall be separately submitted to the Building & Safety and Public Works/Engineering Departments for review and approval.

23. A soils report is required per CBC 1803 and all recommendations of the soils report shall be adhered to.
24. Slope setbacks shall be consistent with California Building Code Figure 1805.3.1 and California Residential Code R403.1.7. Foundations shall provide a minimum distance to daylight.
25. Light and ventilation shall comply with CBC 1203 and 1205.
26. Design for future electric vehicle charging shall be provided consistent with CAL Green 4.106.4 or 5.106.5.3.
27. Bicycle parking shall be provided as per CAL Green 5.106.4.1.

C. PERMIT – ITEMS TO BE REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE:

28. Solid waste management of construction material shall incorporate recycling material collection per Diamond Bar City Code 8.16 of Title 8. The contractor shall complete all required forms and pay applicable deposits prior to permit.
29. Prior to building permit issuance, all school district fees shall be paid. Please obtain a form from the Building and Safety Division to take directly to the school district.
30. Submit grading plans clearly showing all finish elevations, drainage, and retaining wall locations. No building permits shall be issued prior to submitting a pad certification.
31. Sewer connections require sewer connection fees and approval from the LA County Sanitation District.
32. AQMD notification is required at least 10 days prior to any demolition. Proof of notification is required at permit issuance.
33. All workers on the job shall be covered by workers' compensation insurance under a licensed general contractor. Any changes to the contractor shall be updated on the building permit.
34. Where portions of retaining walls are used to create the building pad, the retaining wall plans shall be submitted separately from the overall building plans and require a separate permit. The building pad must be certified prior to issuance of the permit for the residential structure.

D. CONSTRUCTION – CONDITIONS REQUIRED DURING CONSTRUCTION:

35. Fire sprinklers are required for new structures. Sprinklers shall be approved by LA County Fire Department prior to installation and shall be inspected at framing stage and finalization of construction.
36. Occupancy of the facilities shall not commence until all California Building Code and State Fire Marshal regulations have been met. The buildings shall be inspected for compliance prior to occupancy.
37. Every permit issued by the Building Official under the provisions of this Code shall expire and become null and void unless the work authorized by such permit is commenced within one year after permit issuance, and if a successful inspection has not been obtained from the Building Official within one-hundred-eighty (180) days from the date of permit issuance or the last successful inspection. A successful inspection shall mean a documented passed inspection by the City building inspector as outlined in Section 110.6.
38. All structures and property shall be maintained in a safe and clean manner during construction. The property shall be free of debris, trash, and weeds.
39. All equipment staging areas shall be maintained in an orderly manner and screened behind a minimum 6' high fence.
40. A height and setback survey may be required at completion of framing and foundations construction phases respectively.
41. The project shall be protected by a construction fence to the satisfaction of the Building Official, and shall comply with the NPDES & BMP requirements (sand bags, etc.). All fencing shall be view obstructing with opaque surfaces.
42. The applicant shall contact Dig Alert and have underground utility locations marked by the utility companies prior to any excavation. Contact Dig Alert by dialing 811 or their website at www.digalert.org.
43. The applicant shall first request and secure approval from the City for any changes or deviations from approved plans prior to proceeding with any work in accordance with such changes or deviations.
44. All glazing in hazardous locations shall be labeled as safety glass. The labeling shall be visible for inspection.
45. Pursuant to California Residential Code (CRC) Section R315, carbon monoxide detectors are required in halls leading to sleeping rooms.

46. Drainage patterns shall match the approved grading/drainage plan from the Public Works/Engineering Department. Surface water shall drain away from the building at a 2% minimum slope. The final as-built conditions shall match the grading/drainage plan or otherwise approved as-built grading/drainage plan.
47. Decks roofs, and other flat surfaces shall slope at least 1/4"/ft with approved and listed water proofing material. Guardrails shall be provided for these surfaces at least 42" minimum in height, 4" maximum spacing between rails, and capable of resisting at least 20 pounds per lineal foot of lateral load.
48. Special inspections and structural observation will be required in conformance with CBC 1704 to 1709.

END



Elevated Entitlements
5716 Corsa Avenue Suite 201
Westlake Village, CA 91362

Date: July 16, 2026

Attention: Grace Lee
Planning Manager
City of Diamond Bar
21810 Copley Drive
Diamond Bar, CA 91765
(909) 839-7032

Reference: Request for Reconsideration of Quimby Fee for Tranquil Garden Project APN 8717-008-189 – East Side of South Prospectors Road, South of Orange (SR 57) Freeway Overpass, Diamond Bar, CA 91765

Dear Mrs. Lee,

On behalf of the property owner, Tranquil Garden LLC, we appreciate the City's continued efforts in working with us on the above-referenced project. We respectfully request that the City reconsider the assessed Quimby fee of approximately \$1.06 million in light of the unique circumstances surrounding this project.

Our request is based on the following considerations.

1. Independent Appraisal Supports a Lower Land Value

The current Quimby fee was calculated using the City's estimated land value of approximately \$2.8 million. To ensure that the fee reflects the property's fair market value, the property owner retained an independent licensed real estate appraiser (Silver Lake Appraisals) to prepare an appraisal of the property.

There are several characteristics of the property that materially affect its market value, including:

- A. Approximately 0.29 acres of the site is constrained by easements, resulting in a net developable area of only about 0.70 acres.
- B. The developable portion of the site is an irregular lot with a triangular configuration.
- C. The property is immediately adjacent to the Orange (SR-57) Freeway.
- D. Site access is limited to Gentle Springs Lane.
- E. The property has virtually no street visibility.

Based on these and other market factors, the independent appraisal concludes that the property's fair market value is substantially lower (\$1.47M) than the value used by the City. We respectfully

Reference: Request for Reconsideration of Quimby Fee for Tranquil Garden Project APN 8717-008-189 – East Side of South Prospectors Road, South of Orange (SR 57) Freeway Overpass, Diamond Bar, CA 9176

request that the City review the enclosed appraisal and recalculate the Quimby fee based on the independently supported market value.

2. Extraordinary Project Timeline Has Significantly Increased Development Costs

The project was originally submitted to the City in 2020, and the Applicant completed an initial round of plan review. As the Applicant was preparing to resubmit revised plans, the City advised that it was undertaking the Town Center Specific Plan process and requested that further processing be postponed while that effort was on going. The Applicant cooperated with the City's request, and approximately six years have now elapsed since the project was originally submitted.

During this period, construction costs have increased substantially. Overall construction costs are estimated to have increased by at least 30% since the project was first submitted. These extraordinary cost increases have had a significant impact on the project's financial feasibility and were outside the Applicant's control.

3. Affordable Housing Component

The project includes affordable housing units that contribute to the City's housing objectives. As with many residential developments that incorporate affordable housing, the project is subject to significant financial constraints. Rising construction costs, increased financing expenses, and the additional requirements associated with providing affordable housing have substantially limited the project's available resources.

Request

Taken together, the independent appraisal, the substantial increase in development costs resulting from the extended project timeline, and the financial constraints associated with providing affordable housing have materially affected the project's financial feasibility. Consequently, development impact fees, including the Quimby fee, have a direct and meaningful impact on the project's ability to move forward. Accordingly, we respectfully request that the City review the enclosed appraisal and reconsider the assessed Quimby fee. In addition to any adjustment resulting from the revised land valuation, we respectfully ask that the City consider an additional discretionary reduction in light of the unique circumstances described above. We appreciate the City's consideration of this request and would welcome the opportunity to meet with you and City staff to discuss the appraisal, the project history, and any additional information that may assist in reaching a fair and equitable resolution. We look forward to continuing to work collaboratively with the City throughout this process.

Sincerely,



Kevin Kohan
Principal Planner
Phone: 805-232-4383
Kevin@elvted.com

APPRAISAL REPORT



Of a

Vacant Lot

Located at

**E. side of S. Prospectors Road, S. of Orange (State Highway 57) Freeway Overpass
Diamond Bar, California, 91765
APN: 8717-008-189**

As of

July 10, 2026

For

**Ms. Rita Huang
16007 Richvale Drive
Whittier CA 90604**

By

**Silver Lake Appraisals
5020 El Verano Avenue
Los Angeles, California 90041
(323) 702-4493**

July 13, 2026

Ms. Rita Huang
16007 Richvale Drive
Whittier CA 90604

E. side of S. Prospectors Road S. of Orange (State Highway 57) Freeway Overpass
Diamond Bar, California 91765

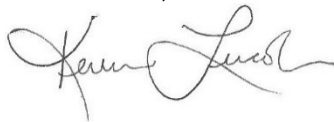
Pursuant to your request, we submit the attached narrative appraisal report. The subject property consists of a vacant interior lot containing approximately 30,630 net square feet. The interest appraised is the fee simple estate. The development, analyses, and conclusions formed in the opinion of value are in conformance with the Standards of Professional Appraisal Practice (USPAP). Environmental hazards may or may not be present on the subject property. The appraiser is not qualified to make an investigation to determine the presence of hazardous substances. In the development of the opinion of value, no consideration is given to such liability or its impact.

The effective date of value is July 10, 2026. The actual inspection was completed on that date. The intended user is the client, Tranquill Gardens LLC. The intended use is to assist in determining the amount of a "Dedication-In-Lieu" fee. The purpose is to estimate the market value as of the effective date of value. Considering the investigation and analyses made, the market value of the property as of said date subject to the contingencies, limiting conditions, assumptions, and certification stated herein was:

\$1,470,000 "As Is"

Sincerely,

Kevin Lincoln, SRA

A handwritten signature in cursive script, appearing to read "Kevin Lincoln".

State Certification No. AG-006534
Expires June 4, 2027

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SUMMARY OF IMPORTANT DATA AND CONCLUSIONS

SUBJECT PROPERTY	East side of S. Prospectors Road, S. of the Orange Freeway Diamond Bar, California 91765 Thomas Brothers Map Number 640-B7
PROPERTY TYPE	Vacant land
INTEREST APPRAISED	Fee Simple Estate
ASSESSORS PARCEL NUMBER (S)	8717-008-189
ZONING	Town Center Specific Plan (TCSP)
FLOOD ZONE INFO per Realquest data services	Community Number: 060741 Panel Number: 06037C1725F Map date: 9/26/2008 The subject is in a "X" zone
CENSUS TRACT NUMBER per Realquest data services	4033.19
DATE OF VALUE	July 10, 2026
LAND AREA	43,130 square feet, or 0.99 acre, gross 30,630 square feet, 0.70 acre, net
IMPROVEMENTS	None
HIGHEST AND BEST USE As Vacant	Develop with multifamily residential improvements
VALUE CONCLUSIONS MARKET APPROACH Price Per Square Foot Reconciled Value	\$48 psf \$1,470,240 \$1,470,000 Rounded
FINAL VALUE ESTIMATE	\$1,470,000 "As Is"

DEFINITIONS

MARKET VALUE

The most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and acting in what they consider their best interests.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereof.
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Uniform Standards of Professional Appraisal Practice.
The Appraisal Foundation

AS IS MARKET VALUE

The market value of a property in the condition observed upon inspection as it physically and legally exists without hypothetical conditions, assumptions, or qualifications as of the date of value.

EXPOSURE TIME

The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is different for various types of real estate and value ranges and under various market conditions.

FEE SIMPLE ESTATE

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

The Dictionary of Real Estate Appraisal. The American Institute of Real Estate Appraisers

LEASED FEE ESTATE

Landlord's (lessor's) interest in fee estate, bound by a stated term and of the conditions of a lease or leases conveying rights, usually use and occupancy, to one or more tenants (lessees).

Uniform Standards of Professional Appraisal Practice.
The Appraisal Foundation

LEASEHOLD ESTATE

Tenant's (lessee's) property rights usually use and occupancy, conveyed by a lease establishing a stated term and other conditions.

Uniform Standards of Professional Appraisal Practice.
The Appraisal Foundation

MARKET RENT

The rental income that a property would most probably command in the open market; indicated by the current rents paid and asked for comparable space as of the date of appraisal.

The Dictionary of Real Estate Appraisal, 3rd Edition
The Appraisal Institute

STABILIZED VALUE

That condition or period after construction or renovation is completed, and the property has reached a certain occupancy, and achieves a net operating income that can support debt service.

CERTIFICATION

I Certify to the best of our knowledge and belief that,

That statements of fact contained in this report are true and correct

The reported analyses, opinions, and conclusions in this report are limited only by the reported assumptions and limiting conditions stated, and are personal, unbiased, professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

I have not performed valuation services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

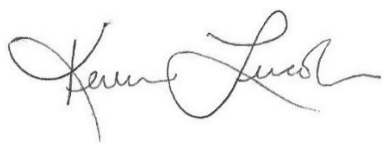
My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event related to the intended use of this appraisal.

The analyses, opinions and conclusions developed in this report are prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).

To the best of my knowledge and belief, the reported analyses, opinions, and conclusions were developed and prepared in conformity with the Code of Ethics of the Standards of Professional Appraisal Practice of the Appraisal Institute.

Kevin Lincoln personally inspected the property. Moses Jordan, Jr. assisted in the inspection and data collection.



Kevin Lincoln, SRA
State Certification Number AG 006534
Expires June 4, 2027

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

The acceptance or use of this appraisal, or reliance upon the analyses and conclusions herein, constitutes acceptance of these Assumptions and Limiting Conditions.

1. The conclusions and opinions expressed in this report apply only to the date of value. The dollar amount of any value opinion or conclusion rendered or expressed in this report is based upon the purchasing power of the United States Dollar on the date of value.
2. The appraiser assumes no responsibility for economic, physical, or demographic factors that may affect or alter the opinions in this report if said economic, physical, or demographic factors were not present as of the date of the letter of transmittal accompanying this report. The appraiser is not obligated to predict future political, economic, or social trends.
3. The Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute and of the Uniform Standards of Professional Appraisal Practice (USPAP) govern confidentiality and disclosure of the contents of this appraisal report.
4. In preparing this report, the appraiser was required to rely on information furnished by other individuals or found in previously existing records and/or documents. Unless otherwise indicated, such information is presumed to be reliable. However, no warranty, either expressed or implied, is given by the appraiser for the accuracy of such information and the appraiser assumes no responsibility for information relied upon later found to have been inaccurate. No responsibility is assumed for errors or omissions, or for information not disclosed which might otherwise affect the value estimate. The appraiser reserves the right to make such adjustments to the analyses, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.
5. No opinion is rendered as to the title of the subject property. Data related to ownership and legal description was obtained from public records and is reliable. Title is assumed to be marketable and free and clear of all liens, encumbrances, easements, and restrictions, except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management, and available for its highest and best use.
6. The appraiser assumes no responsibility for hidden or unapparent conditions of the property, subsoil, groundwater, structures, and/or substructures that render the subject property more or less valuable. No responsibility is assumed for arranging for engineering, structural, geologic, mineralogical, or environmental studies that may be required to discover such hidden or unapparent conditions.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

7. Unless otherwise stated in this report:
 - a. The appraiser has been provided with information regarding the presence of materials or substance on or in portions of the subject property or improvements thereon, which material or substance possesses or may possess toxic, hazardous, and/or other harmful and/or dangerous characteristics. The appraiser is not qualified to investigate or test for the presence of such materials or substances. The presence of such materials or substances may adversely affect the value of the subject property. The value estimated in this report is predicated on the assumption that no such material or substance was present on or in the subject property or in such proximity thereto that it would have caused a loss in value as of the effective date of value. The appraiser assumes no responsibility for the presence of any such substance or material on or in the subject property, nor for any expertise or engineering knowledge required to discover the presence of such substance or material. This report assumes the subject property is in full compliance with all federal, state, and local environmental laws, regulations, and rules.
 - b. The subject property is appraised assuming it to be in full compliance with all applicable zoning and land use regulations and restrictions;
 - c. The property is appraised assuming that all required licenses, permits, certificates, consents or other legislative and/or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use upon which the value estimate contained in this report is based.
 - d. The appraiser has personally inspected the interior and exterior of the subject property.
 - e. No soils or geological or hydrological studies or reports were made available to the appraiser. It is assumed there are no soil conditions negatively affecting the subject property. As no hydrology studies were available for review, it is assumed that any drainage sheet flow through the subject property would be contained, and that the property would not be subject to inundation. The appraiser reserves the right to reconsider analyses, opinions, and conclusions upon receipt of information that significantly differs from these assumed conditions.
8. No opinion is expressed as to the value of subsurface oil, gas, or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials, except as is expressly stated.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

9. Maps, plats, and exhibits included in this report are for illustration only to serve as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced or used apart from the report.
10. No opinion is intended to be expressed for matters that require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers.
11. The liability of the appraiser is limited to the client only and to the fee actually received. If any legal action is brought against the appraiser, and the appraiser prevails, the party initiating such legal action shall reimburse the appraiser for all costs, including legal and expert fees, incurred by the appraiser in the action.
12. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
13. Possession of this report, or a copy of it, does not carry with it the right of publication. No person other than the party to whom it is addressed may use this report for any purpose without the written consent of the appraiser. In any event, this report may be used only with proper written qualification and only in its entirety for its stated purpose. Neither all, nor any part, of the contents of this report (including any conclusions as to value, the identity of the appraisers, or the firm with which they are connected, or any reference to the Appraisal Institute, or the MAI designation) shall be disseminated to the public through advertising media, public relations, news media, sales media, or any other public means of communication without prior written consent and approval of the appraiser.
14. The property that is the subject of this appraisal is within a geographic area prone to earthquakes and other seismic disturbances. Except as specifically indicated in the report, no seismic or geologic studies have been provided to the appraiser concerning the geologic and/or seismic condition of the subject property. The appraiser assumes no responsibility for the possible effect on the subject property of seismic activity and/or earthquakes.
15. Testimony or attendance in court or at any other hearing is not required by reason or by rendering this appraisal unless such arrangements are made at a reasonable time in advance of said hearing. Further, unless otherwise indicated, separate arrangements shall be made concerning compensation for the appraiser's time to prepare for and attend any such hearing.
16. No consideration has been given in this appraisal as to the value of the property located on the premises considered by the appraiser to be personal property, nor has the appraiser given consideration to the cost of moving or relocating such personal property. Only the real property has been considered in this appraisal. Additionally, the comparable data was of real property only, and no personal property was considered with any market data.
17. Competitive institutional financing is assumed to be available.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

18. The appraiser made no engineering study. Except as specifically stated, data relative to size and area of the subject property was taken from sources considered reliable and no encroachment of the subject property is considered to exist.
19. Income, expense and cost data related to the subject property were provided by sources that are believed to be reliable but are not guaranteed to be accurate.
20. The appraiser recognizes that, in recent years, electromagnetic fields have become a subject of concern that may affect value. The appraiser has not been informed of, nor observed or discovered, any electrical utility, facility, installation, structure, easement, or service that tends to create an electromagnetic field in the vicinity of the subject property. For the purpose of this appraisal, it is assumed that the subject property is not near any such potential electromagnetic field.

INTRODUCTION

Property Identification

The subject property consists of a level, irregular shaped, interior site with a total land area of approximately 30,630 square feet net land area or 0.70 acre with two public street access points.

Purpose of the Appraisal

The purpose of the appraisal is to estimate the market value of the fee simple interest in the subject property as of July 10, 2026 per the definition of value contained in the report.

Property Rights Appraised

The property rights appraised is the fee simple interest in the subject property.

Intended User of the Appraisal

The intended user of the appraisal report is the client, Tranquill Gardens LLC.

Intended Use of the Appraisal

The intended use of the appraisal is to assist in the determination of the amount of a Dedication In-Lieu Fee.

Scope of the Assignment

The scope of the work to complete this assignment includes the following steps:

1. Collect and analyze general data on the region, city, and neighborhood.
2. Inspect the subject property and immediate surrounding environment in order to determine the physical condition and the utility of the land and improvements, as well as the state of economic and neighborhood conditions as of the date of value.
3. Identify the likely candidates for highest and best use.
4. Collect, verify, and analyze specific data on comparable sales and the subject. Sources include public records, Costar, LoopNet, the MLS, Realquest, buyers, sellers, and real estate professionals.
5. Estimate the highest and best use. Apply the appropriate approaches to value and then reconcile the approaches into an estimate of final value. In this analysis only one approach to value is employed.
6. Prepare a written documented narrative report of the appraisal.

INTRODUCTION

Ownership and Sales History

According to public records, the subject property is owned by Tranquill Gardens, LLC. It is believed title was acquired from Gentle Springs Property LLC on 3/10/2020 at a reported price of \$1,450,000. No subsequent arm's-length transfer of title has been uncovered.

Extraordinary Assumption

Extraordinary assumption is defined as an assumption, directly related to a specific assignment, which, if found to be false could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data use in analysis.

The appraisers analyzed the subject property based on 30,630 square feet of net developable land area derived from a gross land area of 43,130 square feet as presented in a Los Angeles County Assessor's map. A private driveway easement of 12,040 square feet and a 460-square-foot flood hazard area are deducted to arrive at the net 30,630 square feet employed in our analysis. If the subject's developable land area is found to be substantially different, we reserve the right to alter our opinions and value conclusions.

Hypothetical Condition

A hypothetical condition is defined as that which is contrary to what exists but is supposed of the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends, or about the integrity of data used in an analysis.

None noted.

SUBJECT PHOTOGRAPHS
Photos taken July 10, 2026



FRONT ELEVATION



STREET SCENE, FACING NORTHERLY ALONG S. PROSPECTORS RD.

SUBJECT PHOTOGRAPHS
Photos taken July 10, 2026



STREET SCENE, FACING SOUTHERLY ALONG S. PROSPECTORS RD.

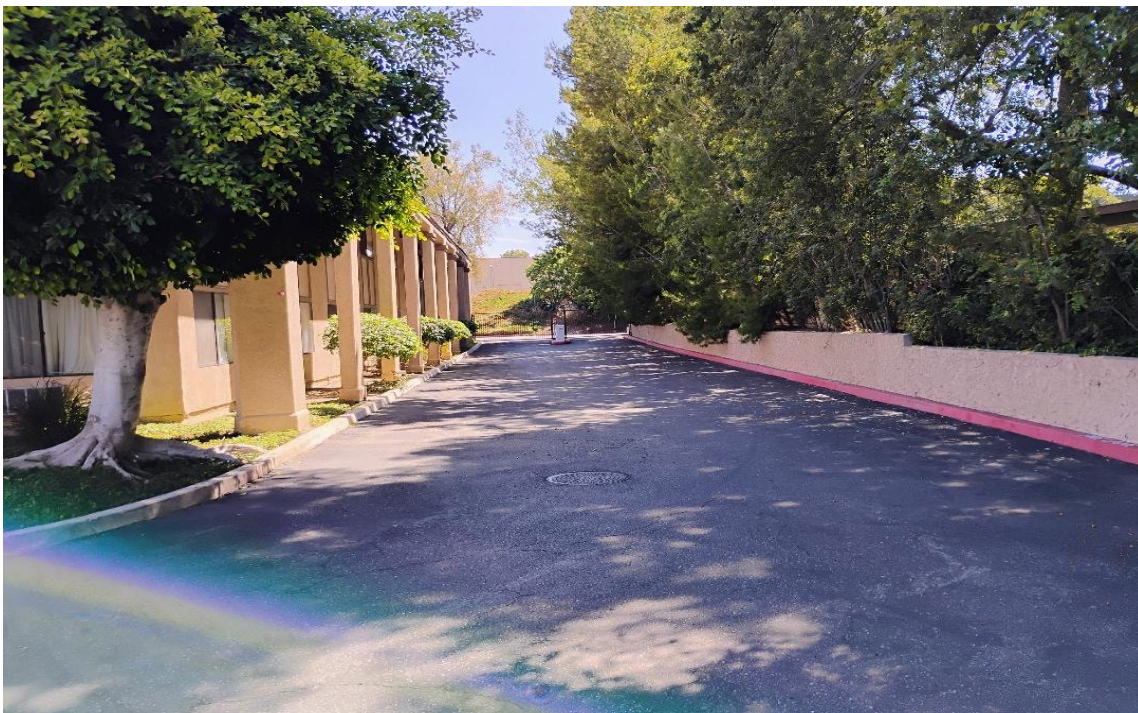


STREET SCENE, FACING NORTHERLY ALONG GENTLE SPRINGS LN

SUBJECT PHOTOGRAPHS
Photo taken July 10, 2026



GENTLE SPRINGS LN ACCESS POINT, HOTEL ON LEFT, GATED RESIDENTIAL COMPLEX ON RIGHT

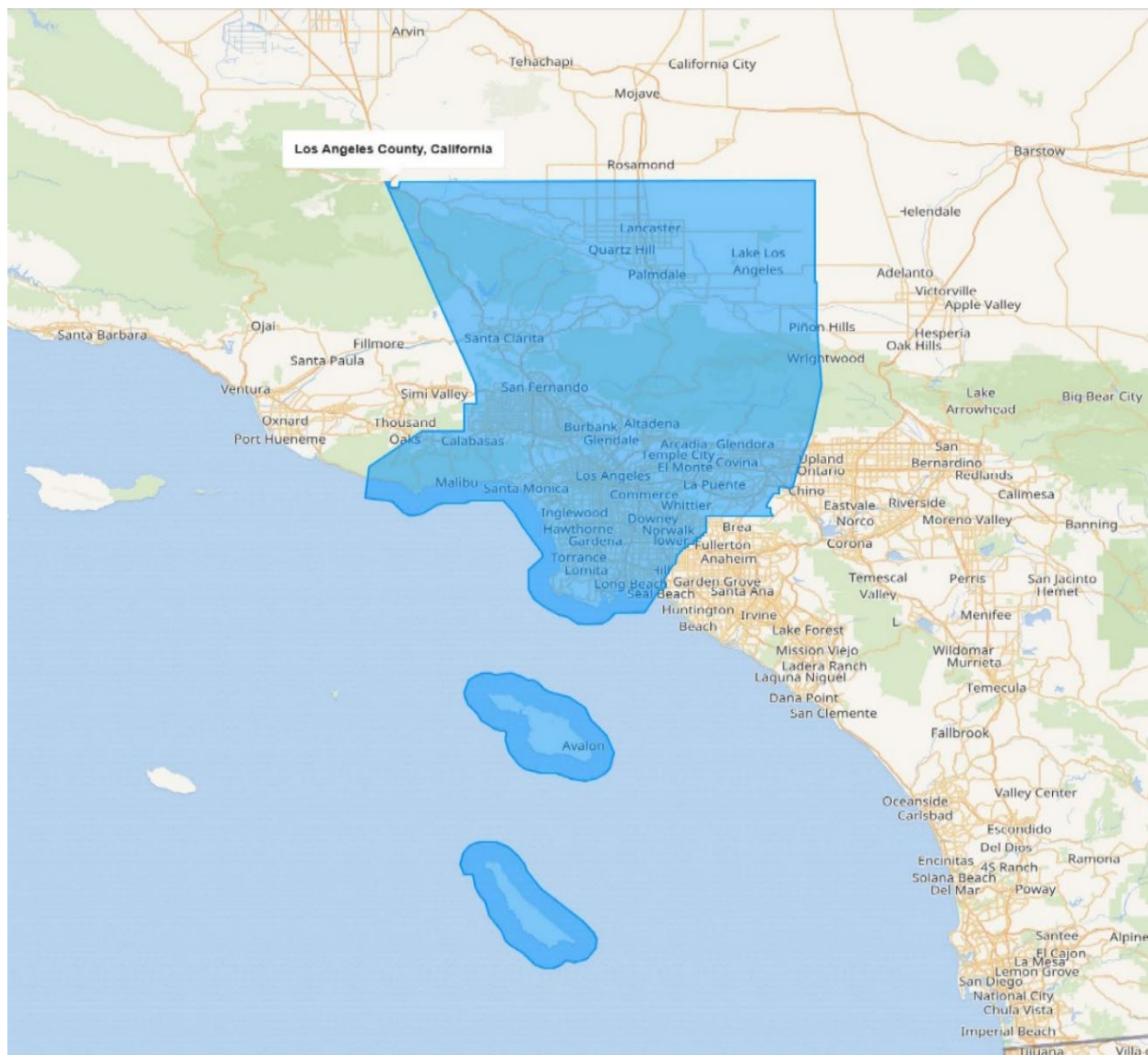


PRIVATE DRIVEWAY

GREATER LOS ANGELES OVERVIEW

County Analysis

The subject property is located in Los Angeles County. Comprising 88 incorporated cities and 101 unincorporated areas within a total land area of 4,083 square miles, it is the most populous county in the United States with 9,757,129 residents estimated in 2024, down from 10,014,009 in the 2020 census. The county seat, Los Angeles, is the second most populous city in the United States with 3,878,704. The county borders 70 miles of coast on the Pacific Ocean and encompasses mountain ranges, valleys, forests, islands, lakes, and desert. It includes neighboring Orange, Riverside, San Bernardino, and Ventura Counties. Los Angeles County is bordered on the north by Kern County, on the east by San Bernardino County, on the southeast by Orange County, on the south by the Pacific Ocean, and on the west by Ventura County. The County's boundaries are illustrated below.



GREATER LOS ANGELES OVERVIEW

Most of the county's population resides in the south and southwest, with a major population center in the Los Angeles basin, San Fernando Valley, and San Gabriel Valley. Other population centers are found in the Santa Clarita Valley, Pomona Valley, Crescenta Valley, and Antelope Valley. The county is divided west to east by the San Gabriel Mountains, which are part of the Transverse Ranges of Southern California, and contained mostly in the Angeles National Forest. Most of the county's highest peaks are in the San Gabriel Mountains, including Mount San Antonio at 10,068 feet. Los Angeles County also includes San Clemente and Santa Catalina Island, which are part of the Channel Island archipelago.

The economy of Los Angeles County is commonly associated with the entertainment and digital industries; all five major film studios-Paramount Pictures, Sony Pictures, Warner Bros., Universal Pictures, and Walt Disney Studios-are located within the county. Numerous other major industries also define the economy of Los Angeles County, including international trade supported by the Port of Los Angeles and the Port of Long Beach, music recording and production, aerospace and defense, fashion, and professional services such as law, medicine, engineering, and design services, and financial services.

The State of California Employment Development Department (EDD) reports the Los Angeles County Civilian labor force totaled 5,077,000 as of May 2026 with an unemployment rate at 5.5%, below the rate of 5.7% a year ago. Leisure and hospitality (up 6,300) led all sectors that added employment over the month. Accommodations and food services rose 3,700 with the increase in food services and drinking places, adding 3,000 jobs. Arts, entertainment, and recreation increased by 2,600, half in performing arts, spectator sports, and related industries, (up 1,300).

The information sector added approximately 3,300 jobs during the month, with approximately 85 percent of the increase occurring in the motion picture and sound recording industry.

Other gains registered were in construction (up 2,300), government (up 500), manufacturing (up 400), financial activities (up 300) and trade, transportation, and utilities (up 200). Mining and logging had no change.

Private education and health services had the greatest employment loss (down 1,700 jobs). Private education and services logged a loss of 4,000 against an advancement in health care and social assistance of 2,300 jobs. Private colleges, universities, and professional schools (down 4,100) accounted for the losses in private educational services offset by small gains in other subsectors. Ambulatory health care services (up 1,400) recorded the bulk of the uptick in health care and social assistance.

Professional and business services had a job reduction of 1,600. There was shrinkage in professional, scientific, and technical services (down 1,900) and management of companies and enterprises (down 300). Administrative support and waste management and remediation services increased by 600 jobs.

GREATER LOS ANGELES OVERVIEW

Los Angeles is a major freight railroad transportation center, largely due to the huge volumes of freight moving in and out of the county's seaport facilities. The county's two main seaports are the Port of Los Angeles and the Port of Long Beach. Together they handle over a quarter of all container traffic entering the United States, making the complex the largest and most important port in the country and the third -largest port in the world by shipping. The ports are connected to the downtown rail yards and the main lines of Union Pacific and Burlington Northern Santa Fe Railway (BNSF) railroads head east via a grade-separated freight rail corridor known as the Alameda Corridor. Passenger rail service is provided in the county by Amtrak, Los Angeles Metro Rail, and Metrolink. Light rail, subway, and long-distance bus service are all provided by the Los Angeles County Metropolitan Transportation Authority. (Metro). Los Angeles International Airport, located in the Westchester district of Los Angeles, is the primary commercial airport for commercial airlines in the county and the Greater Los Angeles Area. LAX is operated by Los Angeles World Airports, an agency of the City of Los Angeles. Other important commercial airports in Los Angeles County include Long Beach Municipal Airport and Bob Hope Airport in Burbank. In conclusion, Los Angeles County remains one of the largest and diverse economies in the world and is expected to continue to do so well into the future.

CITY AND NEIGHBORHOOD OVERVIEW

The City of Diamond Bar is situated in the eastern edge of Los Angeles County at the confluence of the Orange (State Highway 57) and Pomona (State Highway 60) Freeways. It is approximately 27 miles east of Downtown Los Angeles. It has proximity to communities in both Orange and San Bernardino Counties. Neighboring communities include Walnut, Rowland Heights, Pomona, Chino Hills, Brea, and La Habra. The city had a US Census 2020 population estimate of 55,072 inhabitants, slightly down from the 2010 Census. Both the 60 and 57 Freeways run through Diamond Bar with the San Bernardino (Interstate 10) Freeway just north of the city. Major thoroughfares include Grand Avenue, Diamond Bar Boulevard, Pathfinder Road, Golden Springs Drive, and Brea Canyon Road.

Diamond Bar was incorporated as a city in 1989. It was named after the Diamond Bar Ranch which goes back to the 1800s. The entire ranch was acquired by Transamerica Corporation in the 1950s for the purpose of developing a master-planned community. After the first development, the town grew quickly. Transamerica oversaw all developments of the community throughout the 1960s, but in the 1970s and 1980s, the company divested itself of all real estate ventures. The incorporation of Diamond Bar was driven by local residents who wanted greater control over the development and services within their community. Since its incorporation, the city has evolved into a well-planned residential community, maintaining a balance between development and environment preservation. Today, Diamond Bar is considered an affluent, upper middle-class suburb. It has a median household income north of \$108,000 and median home values hovering between \$900,000 and \$1,100,000 making many of its neighborhoods among the highest-income areas in the United States. The city has highly rated schools and features a strong demographic of executives, management, and professionals. Thirty-three percent of its residents have earned a bachelor's degree or higher. The labor force is reported at 27,665 of which 70% are white collar employees. The Diamond Bar unemployment rate remains steady at 4.8%.

The subject immediate neighborhood may be characterized by its proximity to two major freeways, the Pomona (State Highway 60) Freeway and the Orange (State Highway 57) Freeway. It may also be characterized by its gently rolling topography with customized residences, some with panoramic views. There are numerous open spaces including parks and a public golf course. Community services include local fire and police protection along with a public high school and various other private learning institutions. Shopping opportunities are available at several nearby neighborhood retail centers offering grocery stores, restaurants, and specialty retail establishments. The neighborhood appears to be in the static stage of its life cycle with many established properties with very few vacant lots.

Conclusion

The challenge facing both the state and the Los Angeles region is to create sufficient jobs to support this growing population, or to provide an environment in which others may create these jobs. International trade is one bright spot in regard to employment creation. It is the fastest growing sector in the Los Angeles regional economy and accounts for one out of every ten jobs. The entertainment and services industries are among strong components of the county's economy. Although retail trade has been sluggish recently, this economic sector has to grow to keep pace with the swelling population.

In summary, the Los Angeles region is a powerful economic entity that has almost fully recovered from a prolonged recession. It may be experiencing fundamental structural changes, yet it manages to keep approximately 94% of its workforce employed. How this economy must change to meet both short term and long-term requirements is currently the subject of both private and public debate.

SAN GABRIEL VALLEY MULTI-FAMILY SUBMARKET

The following information is derived from Costar's San Gabriel Valley Multi-Family Submarket Report

The subject property is located in the San Gabriel Valley Multi-Family Submarket Report area as defined by Costar. It is the largest multifamily submarket in Los Angeles in terms of asset value and inventory. It spans almost 200 square miles from the eastern boundary of the City of Los Angeles to the Inland Empire. The area encompasses 31 cities as well as multiple unincorporated communities. A brief overview of key indicators within the submarket are offered below:

KEY INDICATORS

Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	6,099	15.7%	\$2,900	\$2,733	3	0	562
3 Star	17,585	4.6%	\$2,360	\$2,294	(11)	0	526
1 & 2 Star	46,924	4.0%	\$1,803	\$1,779	(3)	0	13
Submarket	70,608	5.2%	\$2,105	\$2,051	(11)	0	1,101

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	1.0% (YOY)	4.1%	4.8%	5.2%	2009 Q2	2.4%	2021 Q4
Absorption Units	5	199	391	987	2024 Q4	(549)	2008 Q4
Delivered Units	720	275	365	1,441	2025 Q1	0	2013 Q2
Demolished Units	0	14	16	62	2011 Q2	0	2026 Q2
Asking Rent Growth	0.3%	2.6%	1.4%	7.4%	2022 Q1	-7.3%	2009 Q4
Effective Rent Growth	-0.2%	2.5%	1.3%	8.0%	2022 Q1	-7.2%	2009 Q4
Sales Volume	\$875.5M	\$474.1M	N/A	\$1.1B	2022 Q3	\$120M	2010 Q1

Vacancy

With approximately 70,608 units, the submarket offers a relatively affordable option for renters seeking larger units. Compared with the broader, greater Los Angeles multifamily market, the submarket has a higher share of units with two or more bedrooms. It also remains less renter oriented than Los Angeles County overall with fewer than 40% of all households occupied by renters versus 50% countywide. Vacancy in the submarket is 5.2% in the third quarter, elevated compared to 4.3% four quarters ago. There is a slew of move-outs amidst a large number of new units coming online which has pushed vacancies upward. Net absorption for the past 12 months was 3 units, substantially less than the ten-year average of around 440 units typically absorbed in a year. Most move-outs are concentrated within 1- and 2-Star units, which currently make up around two-thirds of total inventory. Four and Five Star units sit at 15.7%, above the metro wide average for 4- and 5-Star vacancy rate of 9.8%. Looking forward, vacancy is projected to likely expand further for the remainder of 2026 and early into 2027. However, given that construction diminished in 2025 and onward, vacancy could start to compress in the first half of 2027.

SAN GABRIEL VALLEY MULTI-FAMILY SUBMARKET

Rent

Rents in San Gabriel Valley typically run lower compared to the rest of Los Angeles due to its location on the outskirts of the market. Average asking rents in the submarket stand at \$2,110 per month, approximately 12% lower than the market-wide average of \$2,360/month. Average asking rent growth in the submarket was minimal at 0.3% over the past year, outperforming the L. A. metro area's 0.2% growth. Although performance was stronger when compared to the wider market. The current rent growth of 0.3% is the lowest observed since 2010. Historically, the submarket has achieved an average asking rent increase of 3.3% over the past decade, surpassing the 2.2% growth recorded across the Greater Los Angeles apartment market. San Gabriel Valley rent trends align with those in other affordable suburban submarkets within Greater L.A., which generally exceeded the performance of more urban communities. Rents are generally highest on the west side and decline farther east. Amid heavy competition from new supply, most new properties are offering four to ten weeks' free rent on 12 to 15 months leases. Market participants report that leasing has been slow. The forecast expects rent growth to remain somewhat flat until mid-2027.

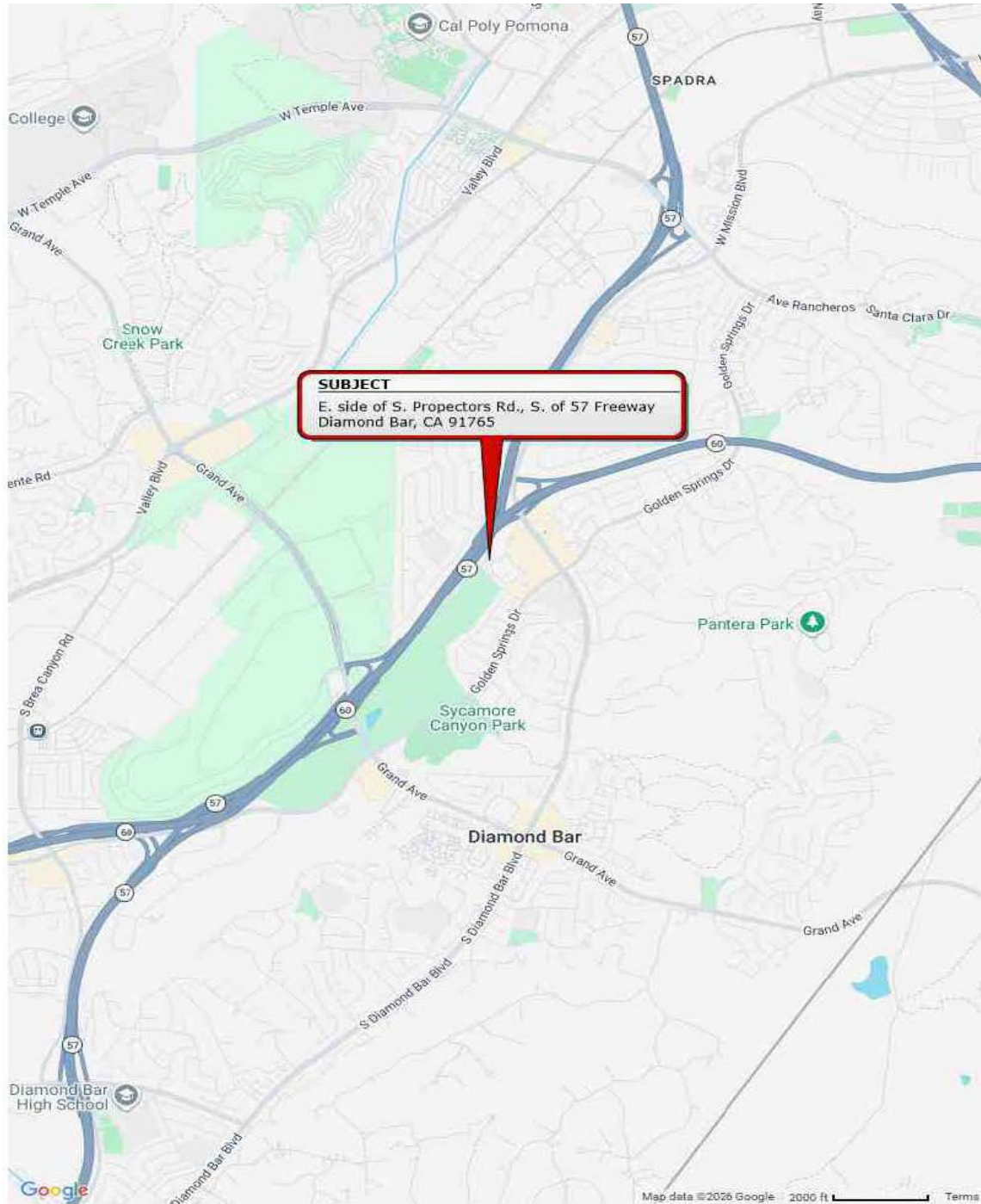
Construction

The submarket has seen elevated levels of construction over the past decade, in part due to transit-oriented incentives that allow for densification around metro stops, including the recently extended A line (formerly known as the Gold Line), which has multiple stops throughout San Gabriel Valley. Currently, there are 1,100 units under construction, which will expand inventory by 1.6% upon completion. The current pipeline of 1,100 units compares with the ten-year annual average of 1,200 units per year. Construction has already picked up in 2026 following a slow 2025, when new starts totaled just 200 units, the lowest level since 2018. The Residences at The Grove alone, a 289-unit project that broke ground in early 2026 by Cape Point Development, exceeds the total number of units started in 2025.

Sales

Spurred by private investors, the year-to-date sales volume within the submarket has reported deals with a total amount of \$355.9 million compared to 130 deals completed in 2025 for a total sales volume of \$694.8 million. Institutional transactions make up roughly 20% of all deals. Liquidity exists for projects close to public transit stops. Esperanza at Duarte, a 344-unit complex at 1700 Fasana Road in Duarte, sold in February for \$141 million, or roughly \$410,000 per unit. Holland Residential purchased the 2022-built property from MBK Real Estate Companies. The complex is about a 6-minute walk from the Duarte "A" Line light rail station. 3365 Washington in El Monte sold in May for \$3.3 million or about \$300,000 per unit. The 11-unit project traded between two private individuals and is about a 10-minute walk from the EL Monte SB Line station. The San Gabriel Valley Multifamily Submarket overall average market cap rate is about 5.00%. It is expected to remain stable in the near future.

LOCATION MAP



SUBJECT DATA

SITE ANALYSIS

The following chart summarizes the salient characteristics of the subject site.

SITE SUMMARY AND ANALYSIS			
Physical Description			
Net Site Area, SF	30,630 or 0.70 acre		
Excess Land Area SF	None		
Surplus Land Area, SF	None		
Gross Site Area, SF	43,130 or 0.99 acre		
Shape	Irregular		
Topography	Level		
Primary Traffic Counts (24 hrs.)	Unknown		
Zoning District	Town Center Specific Plan		
Flood Map Panel No. & Date	060741 - 06037C1725F		9/26/2008
Flood Zone	Zone X		
Adjacent Uses	Commercial and residential		
Earthquake Zone	Not Alquist-Priolo Zone		
Utilities		<u>Adequacy</u>	
Water		Yes	
Sewer		Yes	
Natural Gas		Yes	
Electricity		Yes	
Telephone		Yes	
Mass Transit		No	
Other	<u>Yes</u>	<u>No</u>	<u>Unknown</u>
Detrimental Easements	X		
Encroachments			X
Deed Restrictions			X
Reciprocal Property Rights	X		

The subject site is an irregular, interior, vacant parcel situated along a winding, single lane, 64-foot-wide collector street. According to the Los Angeles County Assessor, the gross land area is 43,130 square feet or 0.99 acre. The site is subject to a 12,040 private driveway easement and a 460 square foot flood hazard area deduction. After deductions, the net land area is 30,630 square feet or 0.70 acre. With a level topography it has approximately 308 feet frontage along the subject street (S. Prospectors Rd) but according to the client, vehicular access to S. to Prospectors Road is not allowed due to a Covenants, Conditions, and Restrictions impacting use of the site. Site improvements include fencing and paving. Public street (vehicular) access is available from a collector street, Gentle Springs Lane. The site is essentially triangular shaped with a 31-foot-wide access roadway which allows the access point at Gentle Springs Lane. There are reciprocal driveway access and parking among the 2 neighbors to the north. It abuts a Best Western Motel and a gated low-density housing complex. Directly across the street is the elevated Orange Freeway Overpass and a self-storage facility. Neighborhood shopping is one block away along Diamond Bar Boulevard. Although the site has an irregular shape, there is ample land area available for redevelopment. In conclusion, the site appears available to support building and site improvements.

SUBJECT DATA

Seismic Hazards (Earthquake)

All properties in California are subject to some degree of seismic risk. The Alquist-Priolo Special Studies Zone Act of 1972 was enacted by the State of California to regulate development near active earthquake faults. The Act requires the State Geologist to delineate "special studies zones" along known active faults in California. Cities and Counties affected by the identified zones must limit certain development projects within the zones unless geologic investigation demonstrates that the sites are not threatened by surface displacement from future faulting.

According to "Fault-Rupture Hazard Zones in California" by the California Department of Conservation, Department of Mines and Geology, the subject site is not within an area affected by the Alquist-Priolo Studies Zone Act.

It is noted the appraiser is not qualified to detect the existence of potentially hazardous materials or surface and sub surface soil or water contamination on the subject premises. For this appraisal the appraiser has assumed there was no evidence of hazardous material or soil contamination affecting the subject property as of July 10, 2026, the effective date of value.

SUBJECT DATA

Zoning Analysis

According to the City of Diamond Bar Planning Department, the subject site is located within the newly adopted (March 2026) Town Center Specific Plan (TCSP), a small area situated along the east side of the Pomona Freeway at Diamond Bar Boulevard. The Plan area is divided into four sub area plans. The sub area plans provide alternative incentives for property owners that satisfy certain land use objectives to achieve higher residential densities that may exceed those that would otherwise be permitted pursuant to the Development Code of the California Bonus Density Law.

The subject site is located in Sub Area 1. This area is zoned for the lowest intensity of development along the subject street, S. Prospectors Road. Land Use standards vary according to use. Some uses permitted within the Plan area include Specialty foods and specialty goods, retail, Personal Services, excluding massages, civic and cultural facilities, Child Care facilities, Health and Exercise Clubs, Bars and Nightclubs, Professional Offices, Bank Institutions, and residential uses including townhouses, multifamily, student and senior housing. The maximum base residential density throughout the Town Center Specific Plan area is 30 units per acre. A developer may increase a project's density through employing the California Density Law or by applying the Town Center Specific Plan Inclusionary Incentive Program which is based on a point system. Points are earned by providing affordable housing, consolidating parcels, and/or providing commercial square footage. The Inclusionary Incentive Program and the Bonus Density Law standards are mutually exclusive. An applicant may design their project using either one but not both. Plans are in place to construct a 4 story 36-unit condominium complex on the site which is not a subject of this analysis.

Although the subject site is located within the Town Center Specific Plan area, the planned 36-unit condominium project is subject to the Regional Commercial, Housing Site Overlay Zone development standards. The Town Center Specific Plan was adopted and established after the project vested its developments standards.

SUBJECT DATA

Assessments and Taxes

According to the Los Angeles County Assessor, the 2025 assessed values and estimated taxes of the subject property are as follows:

APN	8717-008-189
Land	\$1,585,785
Improvements	\$0
Total	\$1,585,785
Annual Taxes	\$20,309.18

According to the terms and conditions of Proposition 13, the property taxes are increased annually by a maximum of 2%. If the property changes ownership it will be reassessed based upon the sale price or market value. The property tax rates in this locale are similar to surrounding communities, which range from 1% to 2.5% of their assessed value.

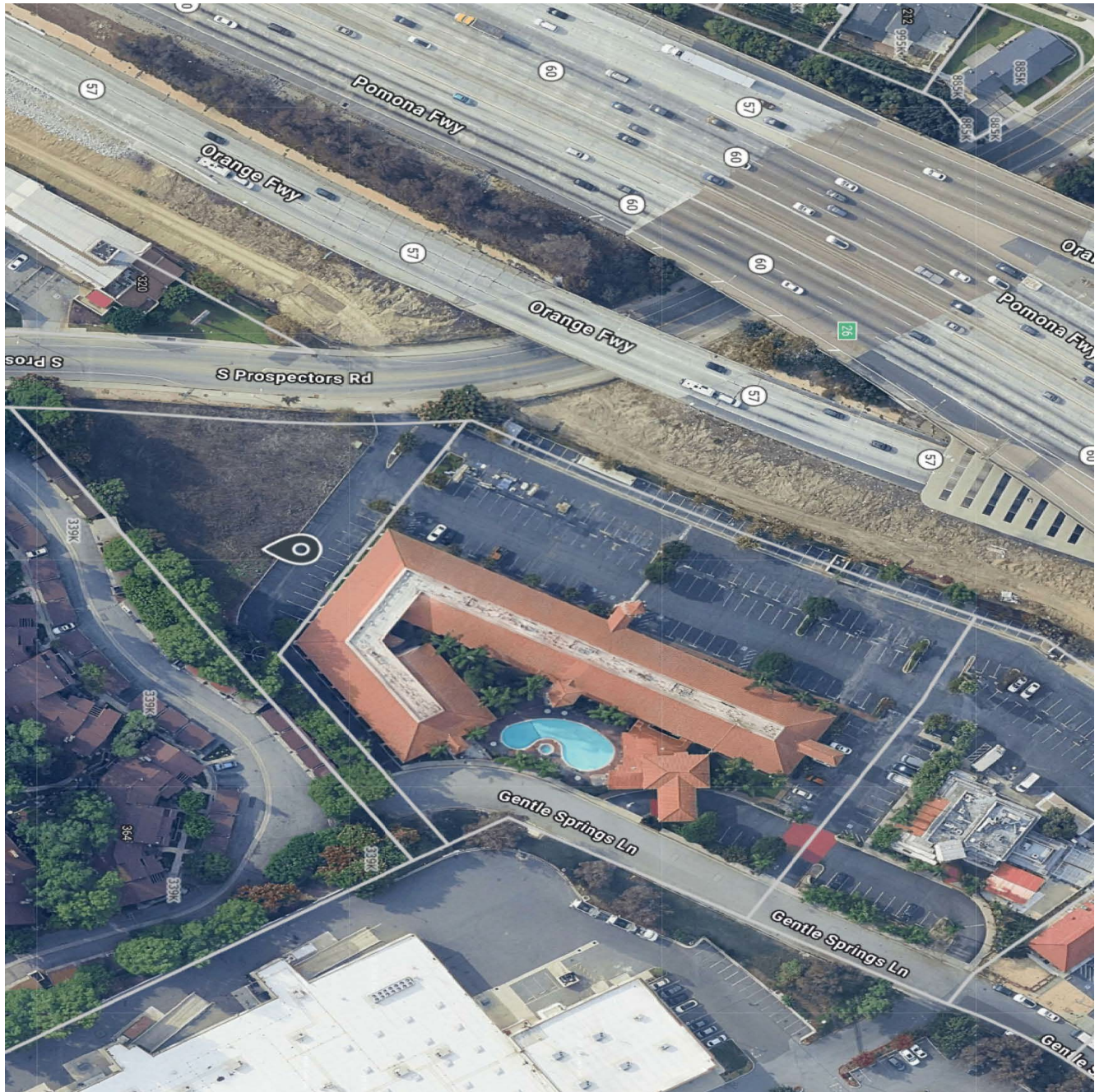
Exposure Time

Reasonable exposure time is one of a series of conditions in most market value definitions. It is always presumed to precede the effective date of the appraisal. It may be defined as:

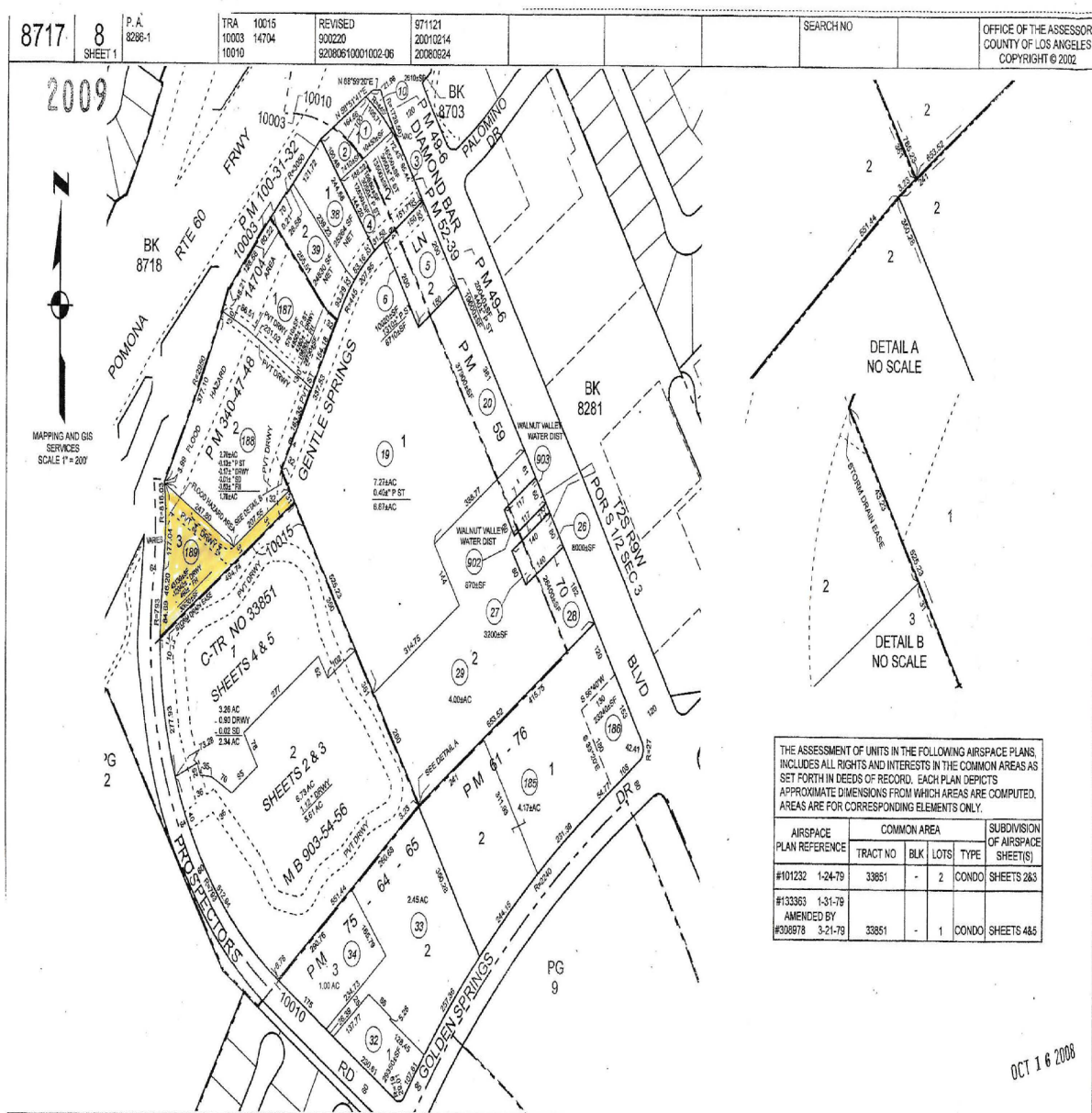
The estimated length of time the property interest being appraised would have been on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on analysis of past events assuming a competitive and open market. Statistical information about days on the market is one source of information to obtain the estimate:

Based upon the marketing time of the similar vacant land, a review of marketing times (DOM) of the market data and consideration of market conditions and interest rates at that time, the appraisers estimate a marketing time of 9 to 12 months. A period of 9 to 12 months was determined to be the average time given the market conditions. Therefore, the exposure time was estimated at 9 to 12 months.

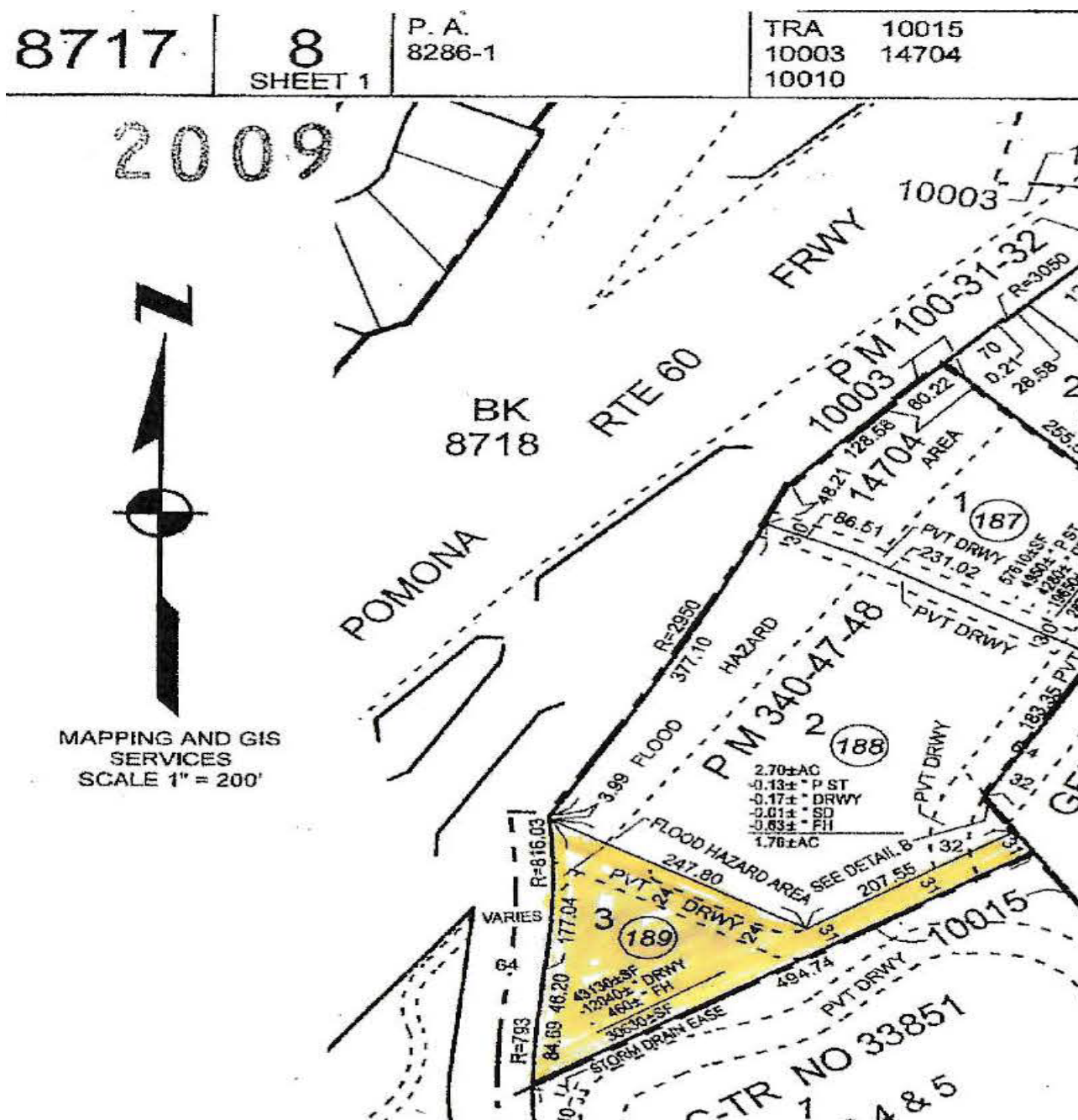
AERIAL VIEW



PLAT MAP



PLAT MAP



HIGHEST AND BEST USE

Highest and Best Use is defined as follows:

The most profitable likely use to which a property can be put. The opinion may be based on the highest and most profitable continuous use to which the property is adapted and needed, or likely to be in demand in the near future. However, elements affecting value that depends upon future events or a combination of occurrences which, while possible, are not shown to be profitable should be excluded from consideration. Also, if the intended use is dependent upon an uncertain act of another, the intention cannot be considered.

That use of the land that may reasonably be expected to produce the greatest net return to the land over a given period. That legal use that will yield to the land the highest present value sometimes called "optimum use".

The highest and best use of the land if vacant and available for development may be different from the highest and best use of the improved property. This will be true when the improvements are not the appropriate uses and yet make a contribution to total property value greater than site value. In estimating highest and best use there are essentially four stages of analyses.

1. Legally Permissible Uses - what uses are permitted by zoning and deed restrictions on the site in question?
2. Physically Possible Uses - to what uses is it physically possible to put on the site in question?
3. Feasible Uses - which possible and permissible uses will produce any net return to the owner of the site?
4. Maximally Productive Use - among the feasible uses, which will produce the highest net return or Present worth?

AS VACANT

Legally Permissible Uses

Zoning usually affects what land uses are legally permitted. The subject site is located within the Town Center Specific Plan. It is recently adopted (March 2026) walkable plan area with proximity to the 57 and 60 Freeways along Diamond Bar Blvd. The Plan area's purpose to promote a compatible mixture of building type and uses. There is a private driveway easement and a small flood hazard area impacting the subject site. Public land use restrictions of police power (zoning), taxation, eminent domain, and escheat affect the subject site.

Physically Possible Uses

The physical characteristics of a site affects its possible uses. They include, location, street frontage, size, shape, street access, availability of utilities, easements, soils, subsoil, and topography. The subject site has a nearly triangular configuration. The total gross land area is 43,130 square feet or 0.99 acre, however, because of the private driveway easement and the small flood zone area, the net developable area calculated to 30,630 square feet or 0.70 acre. Although the shape is not ideal for development, there is enough land to develop the site. Soils and subsoil are believed typical for the area and are not considered to adversely affect the development potential of the site. Ingress and egress to the site is considered good with multiple access points. The subject neighborhood is adequately served by supporting community facilities (support services) such as transportation networks, public/private schools, retail shopping, churches, and social activities.

HIGHEST AND BEST USE

Financially Feasible Uses

The feasible uses include the ones that have met the first two criteria. Future uses could be in the form of both commercial and residential. Along the subject street there are both commercial and residential uses. With the ongoing shortage of residential units in the Los Angeles area and waning demand for commercial retail or office uses in the immediate area, residential uses are feasible for development of the subject site. Develop the site with multifamily residential improvements.

Maximally Productive Use

Considering the zoning, the most productive use would be to develop the site with multifamily residential improvements.. The strategic location of being close to major freeways along with the presence of high-quality community services makes the subject site maximally productive as a multi-family residential use.

APPRAISAL METHODOLOGY

The valuation of real estate is based upon the economic principle of substitution. This principle holds that a prudent buyer would not pay more for one property than for another property, which is equally desirable. Varying applications of this principle have resulted in the three approaches used to estimate the market value of the subject property. These are the cost approach, the direct sales comparison (market) approach, and the income approach.

COST APPROACH - The premise underlying the cost approach is that a prudent buyer would not pay more for a property than it would cost to replace that property including the cost of delay during construction. In this approach, the indication of value is the sum of the value of the land and the depreciated value of the improvements. The value of the land is usually estimated by the direct sales comparison approach.

A two-step process determines the depreciated value of the improvements. In the first, an estimate is made of the cost to replace the improvements of the subject property. Then an estimate is made of the depreciation that has accrued from physical deterioration, functional obsolescence and external influences. The difference between the replacement costs and accrued depreciation is the depreciated value of the improvements, which when added to the estimate of land value, produces the indication of value by the cost approach.

SALES COMPARISON (MARKET) APPROACH - The premise underlying the market approach is that an informed and prudent buyer would not pay more for one improved property than for another with equal characteristics. This approach can be used to value the subject site as well as the subject property as a whole.

In this approach the subject property is compared with similar properties that have been involved in recent market transactions. The market approach develops units of comparison that are applied to the property being valued. Price per square foot of net land area has been selected as the appropriate unit of comparison. The units of comparison indicated by each of the market data properties are adjusted for differences between that property and the subject. Then, the adjusted units of comparison are analyzed in order to determine the appropriate values to be applied to the subject property. Ordinarily, the gross income multiplier (GIM) is also used in the market approach.

INCOME APPROACH - In this approach, the market rental rate for the subject property is estimated by analyses of rental rates of recently leased similar properties. The rental rate is used to determine the market monthly rent and scheduled gross income. Deductions are made for vacancy allowance, operating expenses and reserves in order to arrive at the net operating income. That income is then translated into an indication of value through the use of a capitalization rate that is based on rates indicated by recent market transactions. The Income Approach was considered but not developed because the subject is vacant land that is not currently income producing, and sufficient market data were unavailable to support a reliable income analysis.

SALES COMPARISON (MARKET) APPROACH

Introduction

A market search was conducted to find sales of vacant sites for direct comparison. Due to a lack of sales activity of larger high-density residential urban parcels, the market search extended back in time and expanded beyond the immediate market area. The search criteria involved finding comparable sales with the same industry segment. The results uncovered four sales deemed relevant. Elements of comparison were property rights conveyed, financing terms, conditions of sale, expenditures made immediately after purchase, conditions of market (time), location, physical characteristics, economic characteristics, use, and non-realty components of value. The selected comparable sales are summarized below. Data sheets for each sale, a discussion of adjustments, and a location map are provided along with valuation analysis:

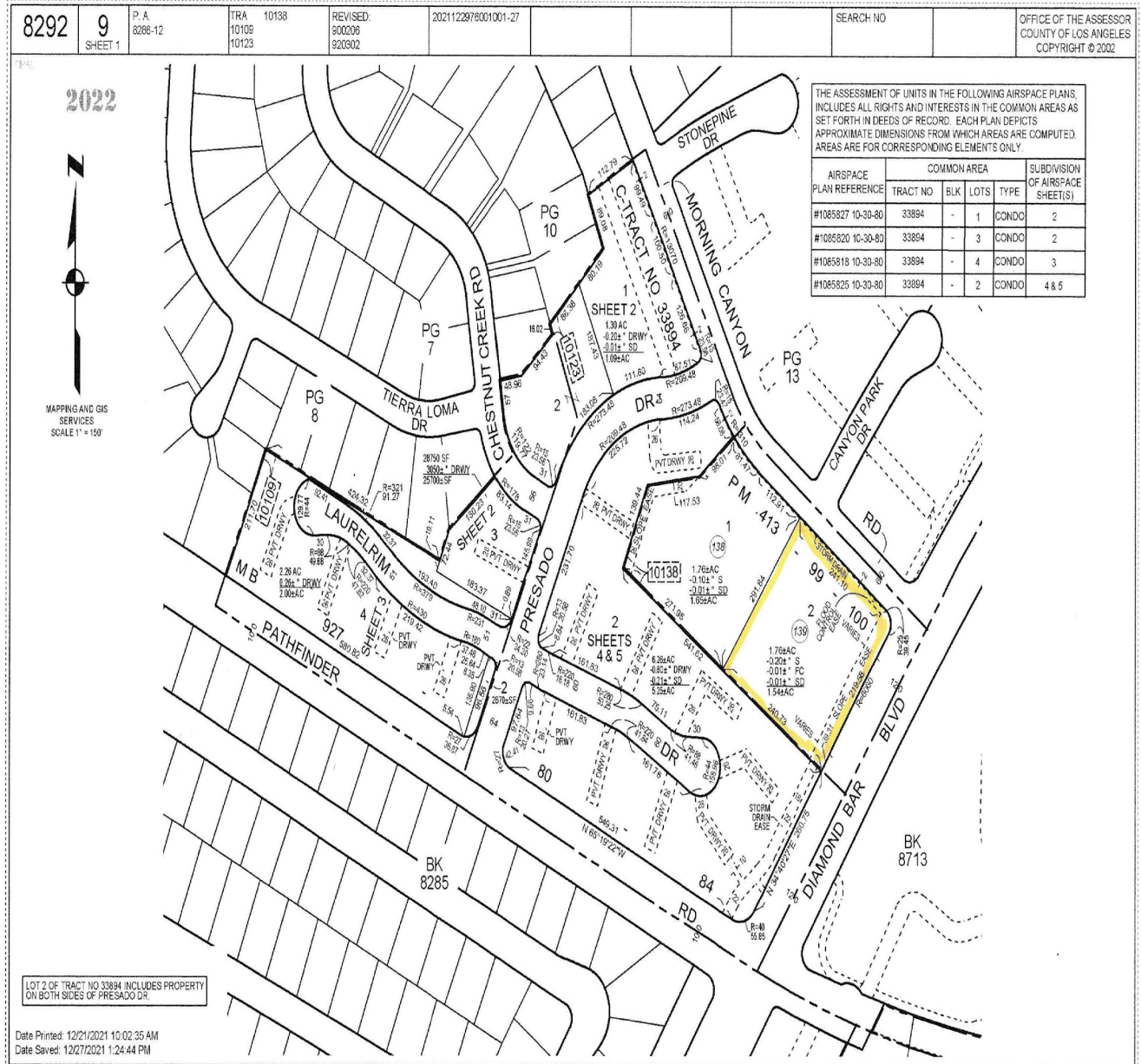
SUMMARY OF COMPARABLE LAND SALES						
	ADDRESS	Sale	Date	Lot Area, SF	Zone	\$/SF
	City and Zip Code	Price	Doc. #	Acres		
	APN (s)					
1	2335 S. Diamond Bar Blvd	\$3,800,000	3/25/2022	67,082	RM	\$56.65
	Diamond Bar 91765		342085	1.54		
	8292-009-139					
2	1213 Willow Avenue	\$1,050,000	4/3/2026	32,582	R-1-6000	\$32.23
	La Puente (Valinda) 91746		231139	0.75		
	8464-028-026					
3	10295 19th Street	\$1,450,000	12/13/2024	44,550	M, (medium density)	\$32.55
	Rancho Cucamonga 91737		297185	1.02		
	1076-121-17-0000					
4	5514 Holt Blvd.	\$980,000	7/29/2024	30,231	R2	\$32.42
	Montclair 91763		177849	0.69		
	1010-581-55					
Subj.	E. side Propsectors Rd./S. of Highway 57			30,630, net	TCSP	
	Diamond Bar 91765			0.70		
	8717-008-189					

SALES COMPARISON (MARKET) APPROACH

Land Sale 1			
Location:	Diamond Bar	Distance: 2.86 miles SW	
Address:	2335 S. Diamond Bar Blvd		
	Diamond Bar 91765		
			
Transaction:			
Document No.:	342085	Grantee:	Diamond Bar Unified Church of Christ
Date of Sale:	March 25, 2022	Grantor:	SCNC
Sale Price:	\$3,800,000	Market Conditions:	Static
Price per SF:	\$56.65	Marketing Time:	N/A
Sale Type:	Investment	APN:	8292-009-139
Property Rights:	Fee Simple	Financing:	47% TD, Conv.
Conditions of Sale:	Arm's Length	Data Source(s):	MLS, Costar, Realquest
Site:			
Land Area, Acres:	1.54	Zoning	RM
Land Area, SF:	67,082	Improvements	Older building Improvements
Topography:	Level	Traffic Exposure -Visibility:	Average
Shape:	Nearly rectangular	Accessibility:	Good
Site Utility:	Average	Utilities:	All to site
Notes:	This sale represented the purchase of a nearly rectangular, level, 67,082 net square foot, corner site located approximately 2.86 miles SW in the City of Diamond Bar. The net land area calculates to 1.54 acres as part of a subdivided lot. It is improved with a older 7,540 square foot structure constructed circa 1965. With a zoning of RM (residential medium density), it is being used for religious services. The maximum density is 12 units per acre. According to the MLS, it listed on 12/21/2020 at \$3,998,000. It recorded as a sale on 3/25/2022 at \$3,800,000 or \$56.65/SF. The price equates to \$2,467,532 per acre. It has average traffic exposure/visibility and average site utility. Accessibility is considered good with multiple access points. The sale provides a useful market indicator because it represents a similarly sized vacant parcel acquired for future residential development within the City of Diamond Bar. However, several significant physical and functional differences distinguish it from the subject property and require careful consideration. The comparable consists of an approximately 1.54-acre vacant parcel created through a recorded subdivision of a larger church property. According to the MLS listing, the site was formerly utilized as a community garden and is situated adjacent to established condominium and townhouse developments within the Walnut Valley Unified School District. The parcel benefits from a quiet residential setting with convenient access to major transportation corridors, shopping, and neighborhood services. The subdivision process had been completed prior to closing, allowing the parcel to be conveyed as a legally separate development site.		

SALES COMPARISON (MARKET) APPROACH – LAND SALE 1

2335 S DIAMOND BAR BLVD, DIAMOND BAR, CA 91765-3141



SALES COMPARISON (MARKET) APPROACH

Land Sale 2			
Location:	La Puente (Valinda)	Distance: 9.23 miles W	
Address:	1213 Willow Avenue		
	La Puente (Valinda) 91746		
			
Transaction:			
Document No.:	231139	Grantee:	La Puente 2026, LLC
Date of Sale:	April 3, 2026	Grantor:	Bishop Amat High School
Sale Price:	\$1,050,000	Market Conditions:	Static
Price per SF:	\$32.23	Marketing Time:	3 months, 22 days
Sale Type:	Investment	APN:	8464-028-026
Property Rights:	Fee Simple	Financing:	All Cash
Conditions of Sale:	Arm's Length	Data Source:	Costar, Realquest, Developer
Site:			
Land Area, Acres:	0.75	Zoning:	R-1-6000
Land Area, SF:	32,582	Improvements	Tear down bldgs.
Topography:	Level	Traffic Exposure -Visibility:	Average
Shape:	Nearly rectangular	Accessibility:	Good
Site Utility:	Average	Utilities:	All to site
Notes:			
This sale was the transfer of a nearly rectangular shaped, 32,582 square feet corner site situated along a residential thru street roughly 9.23 miles W in Unincorporated Valinda. It is improved with tear down structures previously used for educational purposes. It is located across the street from an elementary school. The San Bernardino (Interstate 10) Freeway is roughly a mile north. It is zoned for low density residential. A conversation with the developer at (949) 929- 5408 revealed plans to construct 6 detached single family residences with hopes of completion within 2 years. Based on the zoning the maximum density is 7.26 units per acre or more likely 5.5 dwelling units per acre due to setbacks and streets. It recorded as a sale on 4/3/2026 at \$1,050,000 or \$32.23/SF which equals to \$2,006,667 per acre. It has average site utility and average traffic exposure/visibility. Accessibility is good with multiple access points.			

SALES COMPARISON (MARKET) APPROACH

Land Sale 3			
Location:	Rancho Cucamonga	Distance: 15.45 miles NE	
Address:	10295 19th Street		
	Rancho Cucamonga 91737		
			
Transaction:			
Document No.:	297185	Grantee:	Hamilton Land Development, Inc.
Date of Sale:	December 13, 2024	Grantor:	Greg Ramos
Sale Price:	\$1,450,000	Market Conditions:	Static
Price per SF:	\$32.55	Marketing Time:	N/A
Sale Type:	Investment	APN:	1076-121-17-0000
Property Rights:	Fee Simple	Financing:	80% TD to private party
Conditions of Sale:	Arm's Length	Data Source(s):	MLS, Costar, Realquest, Developer
Site:			
Land Area, Acres:	1.02	Zoning	M, (medium density)
Land Area, SF:	44,550	Improvements	Tear down bldgs.
Topography:	Level	Traffic Exposure -Visibility:	Average
Shape:	Nearly rectangular	Accessibility:	Good
Site Utility:	Average	Utilities:	All to site
Notes:			
This sale represented a 44,550 square foot, rectangular, interior street-to-street parcel situated approximately 15.45 miles NE in Rancho Cucamonga. It has frontage along State Highway 30 and proximity to the Foothill (Interstate 210) Freeway. It was improved with a tear down SFR. The owner/developer at (949) 929-5408 plans on improving there site with 10 detached homes with a completion date of 15 months. It appears project has already began site preparations. It is zoned medium residential which allows 8 to 14 dwelling units per acre. According to the MLS, it listed on 8/8/2024 at \$1,698,000. It recorded as a sale on 12/13/2024 at \$1,450,000 or 85.39% of the original listing price. The sale price calculated to \$32.55/SF or \$1,421,569 per acre. It has average traffic exposure/visibility and average site utility. Accessibility is good with multiple access points.			

SALES COMPARISON (MARKET) APPROACH – LAND SALE 3

10295 19TH ST, RANCHO CUCAMONGA, CA 91737-4343

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Por. N.1/2, E.1/2, Sec. 35, T.1N., R.7W., S.B.M.

Rancho Cucamonga
Tax Rate Area
15004



MAY 19

MAY 1988

Por. Tract No. 9305, M.B. 138/37-39
Por. Parcel Map No. 9986, P.W. 127/75-77

Assessor's Map
Book 1076 Page
San Bernardino C

SALES COMPARISON (MARKET) APPROACH

Land Sale 4			
Location:	Montclair	Distance: 7.98 miles NE	
Address:	5514 Holt Blvd.		
	Montclair 91763		
			
Transaction:			
Document No.:	177849	Grantee:	Bear Valley Investment Group, LLC
Date of Sale:	July 29, 2024	Grantor:	Awada Investment Group, LLC
Sale Price:	\$980,000	Market Conditions:	Static
Price per SF:	\$32.42	Marketing Time:	N/A
Sale Type:	Investment	APN:	1010-581-55
Property Rights:	Fee Simple	Financing:	All cash
Conditions of Sale:	Arm's Length	Data Source:	Costar, Realquest
Site:			
Land Area, Acres:	0.69	Zoning:	R2
Land Area, SF:	30,231	Improvements	Tear down buildings
Topography:	Level	Traffic Exposure -Visibility:	Average
Shape:	Nearly rectangular	Accessibility:	Good
Site Utility:	Average	Utilities:	All to site
Notes:	This sale involved the transfer of a 30,231 square foot, nearly rectangular, corner, signalized site located along a primary commercial arterial approximately 7.98 miles NE in the City of Montclair. It was improved with tear down buildings with future re-development plans unknown but the General Plan suggests future uses in the immediate neighborhood will include mixed-use developments. The zoning (R2) permits a maximum density of 11.6 units per acre. The site is situated in the southern edge of the city with proximity to the City of Ontario to the east and the Los Angeles County line to the west. It recorded as a sale on 7/29/2024 at \$980,000. The sale price calculates to \$32.42/SF or \$1,420,290 per acre. It has average site utility and average traffic exposure/visibility. It has good accessibility with multiple access points.		

SALES COMPARISON (MARKET) APPROACH – LAND SALE 4

5514 HOLT BLVD, MONTCLAIR, CA 91763-4530

THIS MAP
OF AD V

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.

Ptn. Monte Vista Tract, M.B. 11/34
Tract No. 3321, M.B. 44/83-84

City of Montclair
Tax Rate Area
1108



October

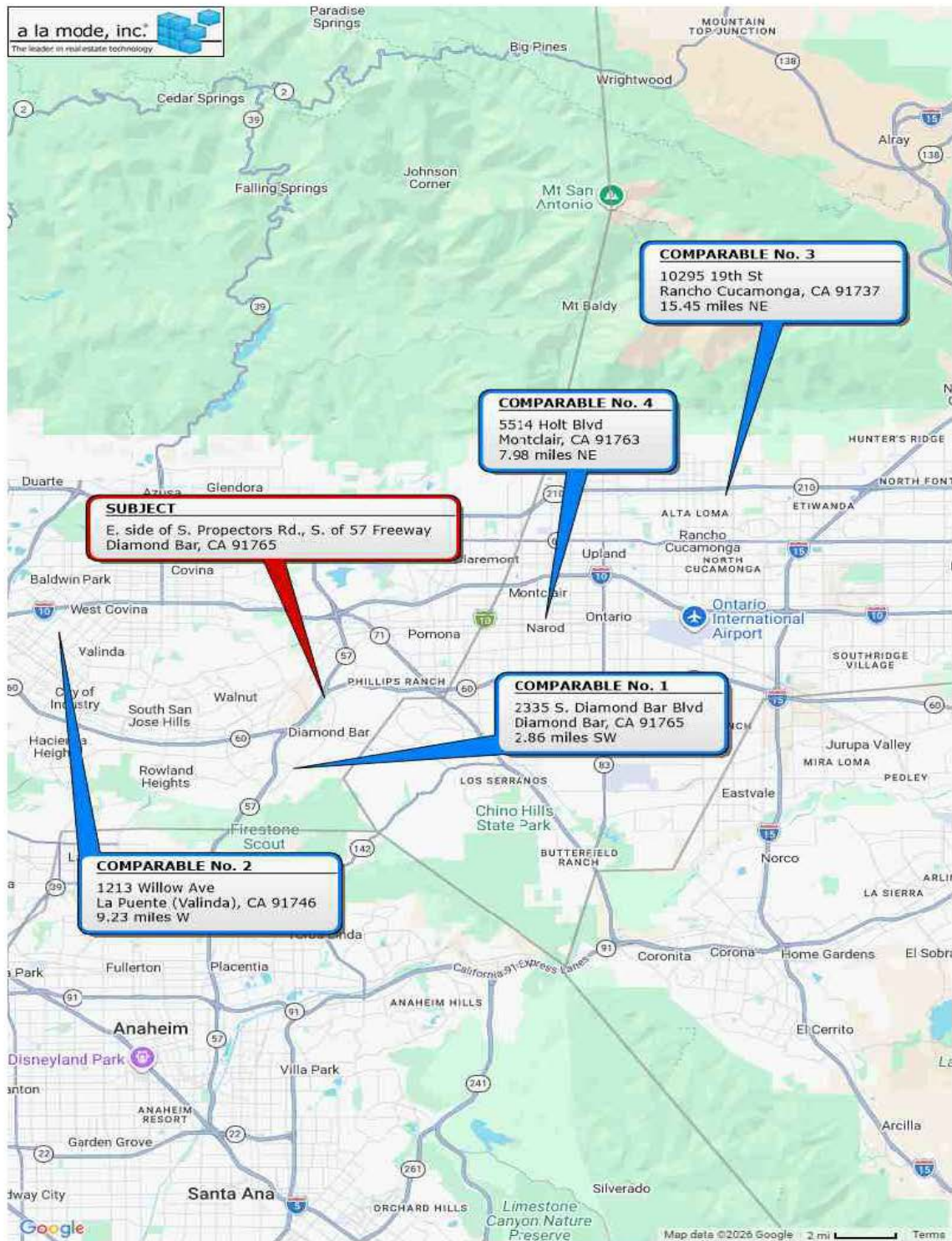
October 2004

Tract No. 5696, M.B. 69/95

Ptn. S.E. 1/4, Sec. 23
T. 1S., R. 8W.

Assessor's Map
Book 1010 Page 51
San Bernardino Co

SALES COMPARISON (MARKET) APPROACH



COMPARABLE LAND SALES LOCATION MAP

SALES COMPARISON (MARKET) APPROACH

Units of Comparison

The primary unit of comparison selected depends on the appraisal problem and the nature of the property. The primary unit of comparison in the market for land analysis, such as the subject, is price per square foot.

All the sales are analyzed, and adjustments are made for differences in the various elements of comparison. If the comparable sale is considered superior to the subject, a negative adjustment is applied to the comparable. A positive adjustment to the comparable is applied to the comparable if it is considered inferior to the subject. A summary of the elements of comparison are as follows:

Transaction Adjustments

The items are applied prior to the application of market conditions and property adjustments. Transaction adjustments include:

1. Real Property Rights Conveyed
2. Financing Terms
3. Conditions of Sale
4. Market Conditions (time)

Real Property Rights Conveyed

In the case of the subject property the fee simple interest is being appraised. All four comparable land sales transferred with fee simple interests. No adjustments were warranted for property rights differences.

Financing Terms

The transaction price of one property may differ from that of an identical property due to different financial arrangements. Sales involving financing terms that are not at or near market terms may require adjustment for cash equivalency to reflect typical market terms. A cash equivalency procedure discounts the atypical mortgage terms to provide an indication of value at cash equivalent terms. All four land sales either involved typical financing or were all cash transactions negating the necessity for adjustments.

Conditions of Sale

When the conditions of sale are atypical, the result may be a price that is higher or lower than that of a normal transaction. Adjustments for conditions of sale usually reflect the motivations of either of a buyer or seller who is under duress to complete the transaction. Another more typical condition of sale adjustment involves the downward adjustment required to a comparable property's for-sale listing price, which usually reflect the upper limit of value. All our land sales were arm's length transactions with no adjustments necessary.

Market Conditions (Time)

Market conditions change over time as a result of inflation deflation, fluctuations in supply and demand, and other factors. Changes in market conditions create the need for adjustments to comparable sales that represent transactions during periods of dissimilar market conditions. Values for similar properties within the subject and surrounding submarkets have remained static within the past few months. Land Sale 1, the oldest transaction was adjusted upward at an appreciation rate of 3% per year.

Physical Property Adjustments

The physical property adjustments are usually expressed quantitatively as percentages that reflect the increase or decrease in value attributable to the various characteristics of the property. In some instances, however, qualitative adjustments are used. These adjustments are based on locational and physical characteristics and are applied after the application of transaction and market conditions adjustments.

SALES COMPARISON (MARKET) APPROACH

Location

Locational adjustments may be required when locational characteristics of a comparable are different from those of the subject. These characteristics can include general neighborhood characteristics, freeway accessibility, street exposure, and corner versus interior lot allocation, neighboring properties, view amenities, and other factors. In the case of the subject analysis, the quality of the location is deemed to be a significant consideration. The subject site is scheduled to be developed as condos. The location adjustments are based on comparisons of the average sale prices paid for condos in the competitive cities during the 12-month period prior to the date of value to average sale prices paid for condos in the subject city. Comparable Land Sale 1 had similar average sale prices of condos. No adjustment was made. Comparable Land Sales 2, 3 and 4 have smaller average sale prices paid for condos. They were adjusted upward accordingly.

Lot Area, Size

The size adjustment identifies variances in the physical size of the comparable lots and the subject lot. Typically, the larger a lot, the lower the sale price per unit. This inverse relationship is due in part to the principle of economies of scale. The subject site has 30,630 net square feet. The comparable land sales range in size from 30,231 square feet to 67,082 square feet, bracketing the subject. The size adjustment is based in part on a market derived differential of 1% for every 2,000 square foot variance. Comparable Land Sale 1 received the downward adjustment while Land Sale 2 was not adjusted. Comparable Land Sale 3 received a modest downward adjustment while Comparable Land Sale 4 was not adjusted.

Topography

Topography can influence site utility, what a site may physically support as to use and size. Topography can also influence the location of improvements on a lot. The slope or levelness of a site can influence development costs. A level site is considered desirable. The subject site is level. All four comparable land sales have similar level topography. No adjustments were made for topography.

Zoning Density

Zoning density refers to the maximum number of units permitted within a given area of land as dictated by local government ordinances. In this case, it is measured as dwelling units per acre. Usually, the higher the density permitted the more valuable the site. The subject site has a maximum density of 30 units/acre. The indicated Land Sale Comparables maximum density requirements ranged from 7.2 to 14 units per acre. They were all adjusted upward.

Site Utility

Site utility can negatively influence a site and create development limitations of the position, shape and size of the improvements if the site is impaired by irregular shape, slope, regulatory setbacks, etc. This can negatively impact value. The subject site's nearly triangular shape does not hinder development of numerous building sizes and types due to a fairly large land area. However, when compared to more standard rectangular sites, it is less efficient. All four comparable sales were rectangular shaped and adjusted downward for site utility.

Traffic Exposure - Visibility

Traffic exposure and visibility generally have less influence on residential land value than on commercial properties. Because the subject is intended for multifamily residential development, traffic exposure was not considered a significant element of comparison. Therefore, no adjustment was warranted.

SALES COMPARISON (MARKET) APPROACH

Accessibility

Vehicle ingress and egress reflect how a property is accessed. Accessibility reflects the ease of vehicle ingress and egress to the property. Multiple access points generally improve development utility and marketability. The subject has limited accessibility with only one access point. All four Comparable Land Sales are superior with multiple access points. They were adjusted upward accordingly.

SALES COMPARISON (MARKET) APPROACH

	Subject	Land Comp 1	Land Comp 2	Land Comp 3	Land Comp 4
	E side Propsectors Rd./S. of Highway 57	2335 S. Diamond Bar Blvd	1213 Willow Avenue	10295 19th Street	5514 Holt Blvd.
	Diamond Bar 91765	Diamond Bar 91765	La Puente (Valinda) 91746	Rancho Cucamonga 91737	Montclair 91763
Sales Transaction Adjustments					
Sales Price	n/a	\$3,800,000	\$1,050,000	\$1,450,000	\$980,000
Unadjusted \$/SF	n/a	\$56.65	\$32.23	\$32.55	\$32.42
Sale Date	n/a	3/25/22	4/3/26	12/13/24	7/29/24
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment	n/a	0%	0%	0%	0%
Financing Terms	n/a	47% TD, Conv.	All Cash	80% TD to private party	All cash
Adjustment	n/a	0%	0%	0%	0%
Conditions of Sale	n/a	Arm's Length	Arm's Length	Arm's Length	Arm's Length
Adjustment	n/a	0%	0%	0%	0%
Market Condition	n/a	0%	0%	0%	0%
Adjustment	n/a	12.00%	0.00%	0.00%	0.00%
Total Adjustments	n/a	12.00%	0.00%	0.00%	0.00%
Adjusted \$/SF	n/a	\$63.44	\$32.23	\$32.55	\$32.42
Location and Physical Adjustments					
Location (Quality)	Diamond Bar 91765	Diamond Bar 91765	La Puente (Valinda) 91746	Rancho Cucamonga 91737	Montclair 91763
Adjustment	n/a	0%	6%	11%	16%
Lot Size-SF	30,630	67,082	32,582	44,550	30,231
Adjustment	n/a	-18%	0%	-7%	0%
Topography	Level	Level	Level	Level	Level
Adjustment	n/a	0%	0%	0%	0%
Maximum Allowable Density	30 units/acre	12 units/acre	7.2 units/acre	14 units/acre	11 units/acre
Adjustment	n/a	8%	11%	7%	8%
Site Utility - Shape	Highly Irregular	Average	Average	Average	Average
Adjustment	n/a	-2%	-2%	-2%	-2%
Traffic Exposure/Visibility	Average	Average	Average	Average	Average
Adjustment	n/a	0%	0%	0%	0%
Accessibility	Average	Good	Good	Good	Good
Adjustment	n/a	-3%	-3%	-3%	-3%
Net Adjustments	n/a	-15%	12%	6%	19%
Adjusted \$/SF	n/a	\$53.93	\$36.09	\$34.50	\$38.58

SALES COMPARISON (MARKET) APPROACH

Land Value Conclusion

The four comparable land sales presented provide an unadjusted Sales Price per Square Foot ranging from \$32.23 to \$56.65, a spread of 75.8%. After applying the appropriate adjustments, the adjusted Sales Price per Square Foot ranged from \$34.50 to \$53.93, a slightly smaller spread of 56.3%.

The Sales Comparison Approach provides a credible and well-supported indication of the market value of the subject site. The analysis considered four sales of vacant development land acquired for residential redevelopment, each verified through MLS, public records, and other reliable market sources. While all four transactions reflect market activity for infill residential development sites, Comparable Land Sale 1 received the greatest weight in the reconciliation because it is the only sale located within the City of Diamond Bar and represents the acquisition of a similarly intended multifamily residential development site. Its location within the subject's competitive market area provides the strongest indication of local buyer preferences and land values.

Comparable Land Sales 2, 3, and 4 provide meaningful secondary support. Sale 2, located in La Puente, involved a site intended for detached residential development and reflects a somewhat different market with lower-density development characteristics. Sale 3, located in Rancho Cucamonga, represents a larger parcel acquired for detached residential subdivision development and is situated in a different regional market. Sale 4, located in Montclair, also reflects a redevelopment opportunity but is influenced by its commercial arterial location and mixed-use development potential. These transactions demonstrate a generally consistent range of land values but required greater consideration for differences in location, zoning, development potential, and overall market appeal.

After considering the relative strengths and weaknesses of each comparable, together with the subject property's physical characteristics—including its reduced net developable area resulting from the private driveway easement, irregular configuration, restricted vehicular access, and adjacent commercial influences—a reconciled value of **\$48.00 per square foot** is considered reasonable and well supported by the available market evidence. This unit value appropriately reflects the subject's development potential while recognizing its physical and legal limitations relative to the comparable sales.

Therefore, the estimated market value of the subject property as of July 10, 2026, was as follows:

Valuation Approach			Market Value \$
Sales Comparison	SF	\$/SF	Indicated Value
Market Value As-Is	30,630	\$48.00	\$1,470,240
	Rounded To:		\$1,470,000

Therefore, the estimated market value "As Is" value of the subject land assumed vacant as of July 10, 2026, was as follows:

\$1,470,000
(One Million Four Hundred Seventy Thousand Dollars)

ADDENDA

Qualifications of Kevin Lincoln, SRA

QUALIFICATIONS OF KEVIN LINCOLN, SRA

Certified General Real Estate Appraiser – California License No. AG006534

Silver Lake Appraisals

5020 El Verano Avenue

Los Angeles, California 90041

(323) 702-4493 | silverlakeappraisals@gmail.com

Professional Summary

Certified General Real Estate Appraiser with over 35 years of experience in valuation, consulting, and analysis of residential, multifamily, mixed-use, and commercial properties throughout Southern California. Founder and principal of Silver Lake Appraisals, an independent firm providing narrative appraisal reports, litigation support, and expert testimony in accordance with USPAP, FIRREA, and Appraisal Institute standards. Experience includes assignments related to litigation, taxation, insurance loss, estate planning, eminent domain, and mortgage finance. Qualified as an expert witness in both state and federal proceedings, providing credible, well-documented opinions of value supported by recognized appraisal methodologies and verified market data.

Areas of Specialization

- Litigation support and expert testimony
- Estate and gift tax valuations (IRS Form 706, stepped-up basis, retrospective date-of-death valuations)
- Casualty loss and insurance valuations (IRS Form 4684)
- Commercial, mixed-use, and multifamily investment properties
- Market rent studies and highest and best use analyses
- Retrospective and current market valuations for legal and financial purposes

Professional Experience

President | Silver Lake Appraisals (Silver Lake Appraisal Corporation)

Los Angeles, California | 2017–Present

Provides valuation and consulting services for complex property types throughout Southern California. Responsible for narrative report preparation, expert analysis, and testimony in compliance with USPAP and Appraisal Institute standards.

Chief Appraiser | Lincoln Valuations – Commercial & Residential Appraisals

Los Angeles, California | 1992–2017

Directed firm-wide appraisal operations for income-producing and owner-occupied properties. Oversaw data analysis, report development, and client consultation for both institutional and private clients.

Founding Partner | CLT & Associates – Commercial & Residential Appraisals

Los Angeles, California | 1987–1992

Co-founded and managed a regional appraisal firm providing valuation services for lending, estate, and eminent domain assignments.

Commercial Trainee | Union Bank – Los Angeles Headquarters

Los Angeles, California | 1984–1987

Performed valuation analyses for residential tract developments and small commercial projects under senior supervision, developing foundational skills in market-supported appraisal methodology.

Education**University of Southern California (USC)**

Bachelor of Arts, Business Administration – 1984

Appraisal Institute

Senior Residential Appraiser (SRA) Designation

Completed advanced appraisal coursework and continuing education through the Appraisal Institute and other accredited professional organizations.

Licenses & Professional Designations

- Certified General Real Estate Appraiser, State of California – License No. AG006534
- Senior Residential Appraiser (SRA) – Appraisal Institute

Expert Witness & Testimony Experience

Retained as a qualified appraisal expert in state court proceedings, as well as by law firms, financial institutions, and public agencies. Assignments have included expert testimony, declarations, and consulting in matters involving:

- Real property disputes
- Partition and marital dissolution cases
- Probate and estate tax matters
- Fire loss and casualty damage claims
- Bankruptcy matters
- Commercial rent disputes and valuation appeals

References and case summaries are available upon request.

Professional Competence Statement

Professional practice emphasizes accuracy, objectivity, and adherence to recognized appraisal standards. Valuation conclusions are based on verified market data, accepted methodologies, and full compliance with USPAP, FIRREA, and Appraisal Institute requirements.



**AB 130 CEQA INFILL HOUSING EXEMPTION APPLICANT CHECKLIST
(PUBLIC RESOURCES CODE SECTION 21080.66)**

TO BE COMPLETED BY APPLICANT
Use Extra Sheets as Needed

Project Name: Tranquil Garden

Project Address (Street & APN(s)): 8717-008-189
east of S. Prospectors Rd., end of Gentle Springs Lane, south of Best Western Hotel

Applicant: Tranquil Garden, LLC

INSTRUCTIONS:

This checklist is intended to assist the City to evaluate whether the proposed housing development project ("Project") qualifies for the CEQA Infill Housing Exemption as set forth in Public Resources Code Section 21080.66. All criteria must be satisfied for this exemption to apply.

Applicants intending to invoke the CEQA Infill Housing Exemption must check each box when the criterion is met and provide supporting facts, reasonable assumptions based on facts, or expert opinion supported by facts ("substantial evidence") for each criterion in the spaces provided.

CRITERION 1: HOUSING DEVELOPMENT PROJECT DEFINITION

☒ The proposed Project qualifies as a "Housing Development Project."¹ In order to qualify as a "housing development project," the proposed Project must consist of either of the following:

☒ Residential units only²

OR

☐ A Mixed Use project meeting ONE of the following:

☐ At least 2/3 of the square footage is residential;³

OR

☐ At least 50% of the new or converted square footage is residential AND the project includes at least 500 net new residential units;⁴

¹ Public Resources Code Section 21080.66(a); Government Code Sections 65905.5(b) and 65589.5(h)(2).

² Government Code Section 65589.5(h)(2)(A).

³ Government Code Section 65589.5(h)(2)(B)(i).

⁴ Government Code Section 65589.5(h)(2)(B)(ii).

OR

☐ At least 50% of the new or converted square footage is designated for residential use AND the project includes at least 500 net new residential units AND involves demolition or conversion of at least 100,000 square feet of nonresidential use AND demolishes at least 50% of the existing non-residential uses on the site;⁵

OR

☐ Transitional housing or supportive housing;⁶

OR

☐ Farmworker housing.⁷

Restriction: Mixed uses cannot include hotels, motels, bed and breakfast inns, or other transient lodging except residential hotels.

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

The proposed building is a residential building. The gym, club house, classroom/lounge, and parking proposed are amenity spaces to be used by the residents.

⁵ Government Code Section 65589.5(h)(2)(B)(iii).

⁶ Government Code Section 65589.5(h)(2)(C)).

⁷ Government Code Section 65589.5(h)(2)(D); Health & Safety Code Section 50199.7(h)(2).

CRITERION 2: SITE SIZE REQUIREMENTS

☒ The proposed Project site is twenty (20) acres or less. If the proposed Project is a builder's remedy project, the Project site or parcel size is not more than four (4) acres in size.⁸

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

Consistent. The Project site is 0.99 acre.

CRITERION 3: CITY LOCATION (URBAN AREA)

☒ All proposed Projects in the City meet this criterion.⁹

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

The City is an incorporated municipality. The proposed Project would be located within the incorporated boundaries of the City.

⁸ Public Resources Code Section 21080.66(a)(1)(A), (B).

⁹ Public Resources Code Section 21080.66(a)(1)(A)(2).

CRITERION 4: URBAN DEVELOPMENT

☒ The proposed Project site meets any of the following urban development requirements:

☐ The proposed Project site has been previously developed with an urban use;¹⁰

OR

☒ At least 75% of the perimeter of the proposed Project site adjoins parcels that are developed with urban uses;

OR

☐ At least 75% of the area within a ¼ mile radius of the proposed Project site is developed with urban uses;

OR

☐ For proposed Project site with four-sides: at least 3 out of 4 sides are developed with urban uses AND at least 2/3 of the perimeter of the Project site adjoins parcels developed with urban uses.¹¹

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

Consistent. At least 75 percent of the perimeter around the Project site is developed with urban uses. The site is an irregular triangular shape within three sides with access to Gentle Springs Lane. To the southeast, the site is adjacent to condominium housing, the Fall Creek Private Community. Immediately to the northeast of the Project site is a hotel, the Best Western Diamond Bar Hotel & Suites. West of the site, across from S. Prospect Road is a personal storage facility, CubeSmart. The site is fully surrounded and developed with urban uses. See "Attachment A" pg. 1

¹⁰ Per Public Resources Code Section 21080.66(g), "adjoins" includes parcels that are only separated from the site by a street, pedestrian path, or bicycle path.

¹¹ Public Resources Code Section 21080.66(a)(3). Per Public Resources Code Section 21080.66(g), "urban use" means current or previous residential/commercial development, public institution, or public park surrounded by other urban uses, parking lot/structure, transit or transportation facility, retail use, or any combination.

CRITERION 5: GENERAL PLAN, ZONING, AND LOCAL COASTAL PROGRAM CONSISTENCY

■ The proposed Project is consistent with the applicable general plan and zoning ordinance and any applicable local coastal program.¹²

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

Consistent. See "Attachment A" pg. 2 and 3

CRITERION 6: MINIMUM DENSITY REQUIREMENT

■ The density of the proposed Project will be at least fifteen (15) dwelling units per acre.¹³

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

Project is 36 DU/Acre

¹² Public Resources Code Section 21080.66(a)(4)(A)-(C). A housing development project shall be deemed consistent with the applicable general plan and zoning ordinance, and any applicable local coastal program, if there is substantial evidence that would allow a reasonable person to conclude that the housing development project is consistent. If the zoning and general plan are inconsistent with each other, a project shall be deemed consistent with both if the Project is consistent with one. The approval of a density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking ratios shall not be grounds for determining that the project is inconsistent with the applicable general plan, zoning ordinance, or local coastal program.

¹³ Public Resources Code Section 21080.66(a)(5); Government Code Section 65583.2(c)(3)(B).

CRITERION 7: COASTAL ZONE RESTRICTION

☒ All proposed Projects in the City meet this criterion, as no portion of the City is within a designated Coastal Zone (current as of 4/2026).¹⁴

Explanation supported by facts, reasonable assumptions based on facts, expert opinion

supported by facts: The California Coastal Commission's Coastal Zone Boundary Maps can be found here: <https://www.coastal.ca.gov/maps/czb/>

CRITERION 8: AGRICULTURAL LAND RESTRICTION

For this criterion, the proposed Project must meet BOTH of the following:

☒ The proposed Project site is not located on either prime farmland or farmland of statewide importance, as defined pursuant to the United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation;

AND

☒ The proposed Project site is not located on land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters.¹⁵

Explanation supported by facts, reasonable assumptions based on facts, expert opinion

supported by facts:

The Project is not located on prime farmland or farmland of statewide importance. (Urban and Built-Up Land). See "Attachment A" pg. 4

¹⁴ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(A).

¹⁵ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(B).

CRITERION 9: WETLANDS RESTRICTION

☒ The proposed Project is NOT located on wetlands as defined by the U.S. Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).¹⁶

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

The Project is not located in a site that is wetlands, as designated by the United States Fish and Wildlife Department. See "Attachment A" pg. 4

CRITERION 10: FIRE HAZARD ZONE RESTRICTION

☒ The proposed Project is NOT located within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code Section 51178, or within the state responsibility area, as defined in Public Resources Code Section 4102.

OR

☐ The proposed Project site has adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development, including, but not limited to, standards established under all of the following or their successor provisions: (1) Public Resources Code Section 4291 or Section 51182, as applicable; (2) Public Resources Code Section 4290; (3) Chapter 7A of the California Building Code (Title 24 of the California Code of Regulations).¹⁷

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

The Project is not located in a high or very high fire hazard severity zone. See "Attachment A" pg. 4

¹⁶ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(C).

¹⁷ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(D).

CRITERION 11: HAZARDOUS WASTE SITE RESTRICTION

☒ The proposed Project is NOT located on a hazardous waste site that is listed pursuant to Government Code Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Health & Safety Code Section 25356.

OR

☐ The proposed Project IS located on such a site, but either of the following apply:

☐ The proposed Project site is an underground storage tank site that received a uniform closure letter issued pursuant to Health & Safety Code Section 25296.10(g) based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses.

OR

☐ The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency has otherwise determined that the Project site is suitable for residential use or residential mixed uses pursuant to Health & Safety Code Section 25296.10(c).¹⁸

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

The site is not on the Cortese List or hazardous waste site designated by the Department of Toxic Substances Control. See "Attachment A" pg. 4-5

CRITERION 12: EARTHQUAKE FAULT ZONE RESTRICTION

☒ The proposed Project is NOT located within delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist.

OR

☐ The development complies with applicable seismic protection building code standards adopted by the State Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code),

¹⁸ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(E).

and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.¹⁹

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

The site is not located within a state delineated earthquake fault zone as designated by the State Geologist. See "Attachment A" pg. 4-5

CRITERION 13: FLOOD HAZARD RESTRICTION

☒ The proposed Project site is NOT located within a special flood hazard area subject to inundation by the 1% annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA.

OR

☐ The site has been subject to a Letter of Map Revision prepared by FEMA and issued to the local jurisdiction.

OR

☐ The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.²⁰

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

The site is not located within a special flood hazard area, as determined by FEMA. See "Attachment A" pg. 6 and attached FEMA FIRMette

¹⁹ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(F).

²⁰ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(G).

CRITERION 14: REGULATORY FLOODWAY

☒ The proposed Project is NOT located within a regulatory floodway as determined by FEMA in any official maps published by FEMA.

OR

☐ The proposed Project has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.²¹

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

The site is not located within a floodway. See "Attachment A" pg. 6 and attached FEMA FIRMette

CRITERION 15: CONSERVATION PLAN RESTRICTION

☒ The proposed Project is NOT located on a site on which there are lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.²²

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

The site has not been identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan. See "Attachment A" pg. 6

²¹ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(H).

²² Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(I).

CRITERION 16: PROTECTED SPECIES HABITAT RESTRICTION

■ The proposed Project is NOT located on a site on which there is habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).²³

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

The site is not a habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the Federal Endangered Species Act, California Endangered Species Act, or the Native Plant Protection Act. See "Attachment A" pg. 6

CRITERION 17: CONSERVATION EASEMENT RESTRICTION

■ The proposed Project is NOT located on a site that includes lands under conservation easement.²⁴

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

The site is not subject to any recorded conservation easement.
See "Attachment A" pg. 6

²³ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(J).

²⁴ Public Resources Code Section 21080.66(a)(6); Government Code Section 65913.4(a)(6)(K).

CRITERION 18: HISTORIC STRUCTURE RESTRICTION

■ The proposed Project does NOT require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the Project pursuant to Government Code Section 65941.1.²⁵

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

Consistent. The Project would not require the demolition of any historic structures. The Project site is vacant and does not contain any recognized historic structures.
See "Attachment A" pg. 6

CRITERION 19: TRANSIENT LODGING RESTRICTION

■ No portion of the proposed Project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.²⁶

Note: "Transient lodging" does not include a residential hotel as defined by Health & Safety Code Section 50519 or, after the issuance of a certificate of occupancy, a resident's use or marketing of a unit as short-term lodging per Business & Professions Code Section 17568.8 in a manner consistent with local law.

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

Consistent. The Project is a 36-unit housing development project that is fully comprised of 100% residential uses. No portion of the Project is proposed as a hotel, motel, bed and breakfast inn, or other transient lodging.
See "Attachment A" pg. 6

²⁵ Public Resources Code Section 21080.66(a)(7).

²⁶ Public Resources Code Section 21080.66(a)(8).

CRITERION 20: FREEWAY PROXIMITY REQUIREMENTS

☐ The proposed Project does not include the construction of housing within 500 feet of a freeway.

OR

☒ If the Project proposes any housing located within 500 feet of a freeway, ALL of the following requirements are satisfied:

- ☒ The building has a centralized heating, ventilation, and air-conditioning (HVAC) system;
- ☒ Outdoor air intakes for HVAC system face away from the freeway;
- ☒ The building provides air filtration media for outside and return air that provides a minimum efficiency reporting value of 16;
- ☒ The air filtration media shall be replaced at manufacturer's designated interval; and,
- ☒ The building does not have any balconies facing the freeway.²⁷

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

The building will conform to requirements listed. None of the balconies for residential unit faces freeway, refer to floor plans.

²⁷ Public Resources Code Section 21080.66(c)(2).

CRITERION 21: ADDITIONAL LABOR REQUIREMENTS FOR 100% AFFORDABLE HOUSING PROJECTS AND PROJECTS THAT INCLUDE BUILDINGS OVER 85 FEET IN HEIGHT (IF APPLICABLE)

☒ The Project does not propose the construction of 100% affordable units that are dedicated to lower income households OR a building that is over 85 feet in height.

OR

☐ If the Project proposes the construction of 100% affordable units that are dedicated to lower income households OR includes a building that is over 85 feet in height, the following requirements will be satisfied:

☐ For a proposed Project that consists of housing where 100 percent of the units are dedicated to lower income households, as defined by Health & Safety Code Section 50079.5, all construction workers will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to the Labor Code Sections 1773 and 1773.9, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate, regardless of whether the housing development project is a public work.

☐ For a proposed Project that includes buildings over 85 feet in height above grade, the labor standards of Government Code Section 65913.4(a)(8) will be met.²⁸

Explanation supported by facts, reasonable assumptions based on facts, expert opinion supported by facts:

Project proposes 3 low-income units out of the total 36 proposed units.
Building is not over 85 ft in height.

²⁸ Public Resources Code Section 21080.66(d).

ADDITIONAL REQUIREMENTS

Tribal Consultation

To qualify for the AB 130 CEQA Infill Housing Exemption, the City is required consult with Native American tribes regarding the proposed Project. The aim of this tribal consultation process is to identify measures to avoid potentially significant impacts to tribal cultural resources.

The tribal consultation process begins with the City sending out a formal notification letter to each California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed Project within 14 days of the application being deemed complete.²⁹ This formal notification must include detailed project information, site maps, proposed project scope, and any known cultural resource studies.³⁰ Tribes then have 60 days to request consultation.³¹ If a tribe does not notify the City within 60 days, the consultation shall be considered to have concluded.³² If a tribe requests consultation, the City must initiate consultation within 14 days of the request, and the consultation shall conclude within 45 days of initiation, with a possible one time 15-day extension upon the tribe's request.³³ The Project proponent may participate in the consultation if the tribe agrees, the Project proponent agrees to engage in good faith, and the Project proponent agrees to comply with applicable confidentiality provisions.³⁴

The City will ask the tribe whether the applicant will participate in the tribal consultation process and will inform the applicant accordingly.

Phase I Environmental Assessment

Projects eligible for the AB 130 CEQA Infill Housing Exemption will be required to complete a Phase 1 Environmental Assessment as a condition of approval for the Project.³⁵ If a recognized environmental condition is found, the applicant shall complete a preliminary endangerment assessment, prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.³⁶

Further, if a release of a hazardous substance is found to exist on the Project site, the release shall be removed or any effects of the release shall be mitigated to levels required by current federal and state statutory and regulatory standards before the City issues a certificate of

²⁹ Public Resources Code § 21080.66(b)(1)(A). Note that “deemed complete” is defined in Government Code Section 65589.5(h) to mean, “that the applicant has submitted a preliminary application pursuant to [Government Code] Section 65941.1 or, if the applicant has not submitted a preliminary application, has submitted a complete application pursuant to [Government Code] Section 65943.”

³⁰ Public Resources Code § 21080.66(b)(1)(B).

³¹ Public Resources Code § 21080.66(b)(2)(A).

³² Public Resources Code § 21080.66(b)(2)(B).

³³ Public Resources Code § 21080.66(b)(3).

³⁴ *Id.*

³⁵ Public Resources Code Section 21080.66(c)(1)(A).

³⁶ Public Resources Code Section 21080.66(c)(1)(B).

occupancy.³⁷ If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure must be mitigated to levels required by current federal and state statutory and regulatory standards before the City issues a certificate of occupancy.³⁸

³⁷ Public Resources Code Section 21080.66(c)(1)(C).

³⁸ Public Resources Code Section 21080.66(c)(1)(D).

ATTACHMENT “A”

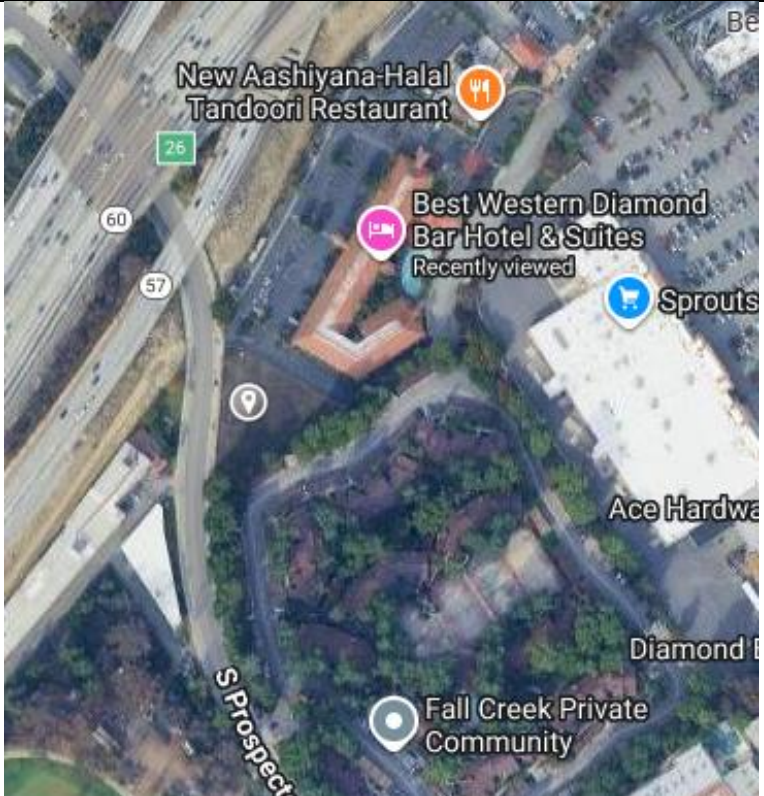
AB 130 CEQA Checklist

The proposed housing development project complies with all AB 130 eligibility requirements and is statutorily exempt from the California Environmental Quality Act (“CEQA”) (Pub. Res. Code § 21000 *et seq.*), as demonstrated below:

AB 130 CRITERIA	PROJECT CONSISTENCY ANALYSIS
Size: The Project site is 20 acres or smaller, or for “builder’s remedy projects”, five acres or smaller ⁷ .	Consistent. The Project site is .99 of an acre.
Location: The Project is within an incorporated municipality, or an urban area as defined by the U.S. Census Bureau.	Consistent. The Project site is located in the City of Diamond Bar, a general law city incorporated on April 18, 1989. The city has also been designated as an urbanized area by the U.S. Census Bureau.
Urban Use: The Project is located on a site that satisfies any of the following: (A) Has been previously developed with an urban use.⁸ (B) At least 75 percent of its perimeter of the site adjoins parcels that are developed with urban uses.² (C) At least 75 percent of the area within a one-quarter mile radius of the site is developed with urban uses.² (D) For sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses.²	Consistent. At least 75 percent of the perimeter around the Project site is developed with urban uses. The site is an irregular triangular shape within three sides with access to Gentle Springs Lane. To the southeast, the site is adjacent to condominium housing, the Fall Creek Private Community. Immediately to the northeast of the Project site is a hotel, the Best Western Diamond Bar Hotel & Suites. West of the site, across from S. Prospect Road is a personal storage facility, CubeSmart. The site is fully surrounded and developed with urban uses.

⁷ “Builders remedy project”, as defined in paragraph (11) of subdivision (h) of Section 65589.5 of the Government Code, or a project that applied, pursuant to paragraph (5) of subdivision (d) of Section 65589.5 of the Government Code, as it read before January 1, 2025.

⁸ “Urban uses” means any current or former residential, commercial, public institution, or public park that is surrounded by other urban uses, parking lot or structure, transit or transportation passenger facility, or retail use, or any combination of those uses. Pub. Res. Code § 21080.66 (f)(3).

	
Consistency: The Project is consistent with the applicable general plan, zoning ordinance, and local coastal program.^{9,10,11,12}	Consistent. The site has a General Plan Land Use Designation as Town Center Mixed Use and is in the Commercial (“C-3”)Zoning District according to the Diamond Bar City GIS Mapping System and is subject to the Housing Element Site (H) Overlay District. The General Plan Town Center Mixed Use designation “allows a mix of uses with an emphasis on community-serving and destination retail, dining, and entertainment uses. Offices and professional services, and residential uses are also permitted...[with] a maximum residential density of 20.0 dwelling units per gross acre (20.0 du/ac).” General Plan, Land Use and Economic Development, p. 2-12. The H Overlay District provides for the development of multifamily dwellings and applies to all parcels designated on the City’s zoning map. DBMC §22.14.050(a) & (b). Except as otherwise provided, multifamily dwellings within the (H) Overlay District are subject to the development standards for properties located within the RH-30

⁹ “Local coastal program” means a local government’s (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) with sensitive coastal resources areas, other implementing actions, which when taken together, meet the requirements of, and implement the provisions and policies of, this division at the local level. Pub. Res. Code § 30108.6.

¹⁰ A housing development project shall be deemed consistent if substantial evidence would allow a reasonable person to conclude it is consistent. Pub. Res. Code § 21080.66(a)(4)(A).

¹¹ If the zoning and general plan are not consistent with one another, a project shall be deemed consistent with both if the project is consistent with one. Pub. Res. Code § 21080.66(a)(4)(B).

¹² The approval of a density bonus, incentives, or concessions, waivers or reductions of development standards, and reduced parking ratios pursuant to Density Bonus Law (Gov. Code § 65915 *et seq.*) shall not be grounds for determining that the project is inconsistent with the applicable general plan, zoning ordinance, or local coastal program. Pub. Res. Code § 21080.66(a)(4)(C).

	Zoning District. DBMC § 22.14.050(d). RH-30 Zoning District development standards require a minimum density of 20 dwelling units per acre and limits the maximum density to 30 du/ac. The Project proposes a total of 30 residential units, prior to the application of any density bonus, consistent with the RH-30 Zoning District's requirements. The Project site may yield up to 30 du prior to the application of a twenty percent (20%) density bonus resulting in a total of 36 du. <i>Despite the inconsistent density limitations provided in the General Plan and H Overlay Zone (20 du/ac vs 30 du/ac), Public Resources Code Section 21080.66(a)(4)(B) states that if the zoning and general plan are not consistent with one another, a project shall be deemed consistent with both if the project is consistent with one. Nor shall the approval of density bonus, incentives, or concessions, waivers or reductions of development standards, and reduced parking ratios pursuant to Density Bonus Law make a project inconsistent.</i>¹³
Density: The Project will be at least 50 percent of the applicable density specified:¹⁴ 1) For an incorporated city within a nonmetropolitan county and for a nonmetropolitan county that has a micropolitan area: sites allowing at least 15 units per acre. 2) For unincorporated area in a nonmetropolitan county not included in No. 1: Sites allowing at least 10 units per acre. 3) For suburban jurisdiction: sites allowing at least 20 units per acre. 4) For a jurisdiction in a metropolitan county: sites allowing at least 30 units per acre.	Consistent. The General Plan designation of Town Center Mixed Use allows a maximum residential density of 20.0 dwelling units per gross acre. While the Project Site is in the C-3 Zoning District, it is subject to the (H) Overlay District, which utilizes RH-30 development standards for proposed multifamily dwellings. The RH-30 Zoning District development standards permit multifamily dwelling uses of 20 du/ac and a maximum of 30 du/ac. The Project site is .99 of an acre and proposes a total of 36 units once a density bonus is applied. The Project, therefore, meets and exceeds the minimum applicable density requirements.
Site Conditions: The development is not located on a site that is any of the following: (A) A coastal zone, as specified.¹⁵	Consistent. (A) The Project is not located in a coastal zone.

¹³ Pub. Res. Code § 21080.66(a)(4)(C).

¹⁴ Gov. Code § 65583.2(c)(3)(B).

¹⁵ (i) Subject to Public Resources Code Section 30603(a)(1) or (2); (ii) an area of the coastal zone that is not subject to a certified local coastal program or a certified land use plan; (iii) an area of the coastal zone that is vulnerable to five feet of sea level rise, as determined by the National Oceanic and Atmospheric Administration, the Ocean Protection Council, the United States Geological Survey, the University of California, or a local government's coastal hazards vulnerability assessment; (iv) in a parcel within the coastal zone that is not zoned for multifamily housing; (v) in a parcel in a coastal zone and located on either of the following: (I) On, or within a 100-foot radius of, a wetland, as defined in Public Resources Code Section 30121; or (II) on prime agricultural land as defined in Public Resources Code Sections 30113 and 30241.

(B) Either prime farmland or farmland of statewide importance,¹⁶ and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.

(C) Wetlands.¹⁷

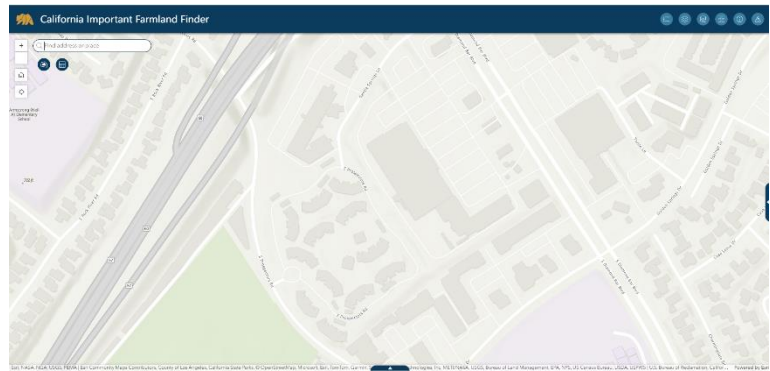
(D) Within a high or very high fire hazard severity zone.^{18, 19}

(E) A hazardous waste site listed on the Cortese List²⁰ or a hazardous waste site designated by the Department of Toxic Substances Control,²¹ subject to certain exceptions.²²

(F) Within a state-delineated earthquake fault zone,²³ unless the Project complies with applicable seismic protection building code standards adopted by the California Building Standards Commission,²⁴ and by any local building department.²⁵

(G) Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood),²⁶ unless the Project has been issued a Letter

(B) The Project is not located on prime farmland or farmland of statewide importance. (Urban and Built-Up Land)



(C) The Project is not located in a site that is wetlands, as designated by the United States Fish and Wildlife Department.

¹⁶ As defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California.

¹⁷ As defined in the United States Fish and Wildlife Service Manual, Part 660 FW (Jun. 21, 1993).

¹⁸ As determined by the Department of Forestry and Fire Protection pursuant to Government Code Section 51178, or within a state area of responsibility, as defined in Public Resources Code Section 4102.

¹⁹ This requirement does not apply to sites that have adopted fire mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to development, including, but not limited to, standards established under all of the following (or their successor provisions): (i) Public Resources Code Section 4291 or Government Code Section 51182, as applicable; (ii) Public Resources Code Section 4290; (iii) California Code of Regulations, Title 24, Chapter 7A of the California Building Code.

²⁰ Pursuant to Government Code Section 65962.5.

²¹ Pursuant to Health and Safety Code Section 25356.

²² The site (i) contains an underground storage tank that received a uniform closure letter pursuant to Health and Safety Code Section 25296.10(c) based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses; or (ii) the State Department of Health, State Water Resources Control Board, Department of Toxic Substances Control, or local agency making a determination pursuant to Health and Safety Code Section 25296.10 has determine the site to be suitable for residential use or residential mixed uses.

²³ As determined by the State Geologist in any official maps published by the State Geologist.

²⁴ Under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code).

²⁵ Under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

²⁶ As determined by maps promulgated by the Federal Emergency Management Agency.

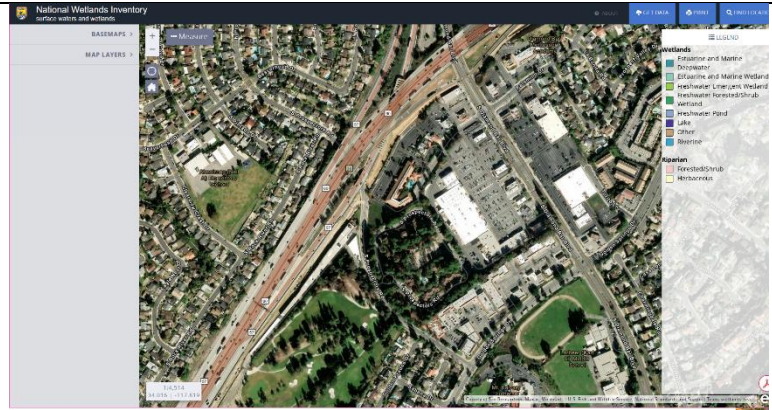
of Map Revision²⁷ or flood plain development permit.²⁸

(H) Within a floodway,²⁹ unless the Project has received a no-rise certification.^{30,31}

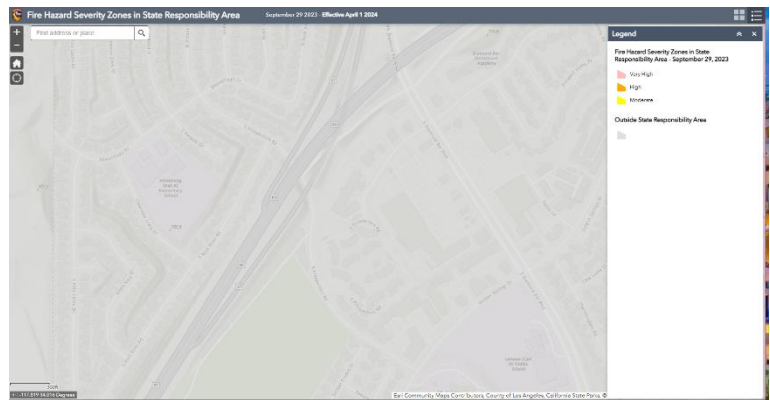
(I) Lands identified for conservation in an adopted natural community conservation plan,³² habitat conservation plan,³³ or other adopted natural resource protection plan.

(J) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the Federal Endangered Species Act,³⁴ California Endangered Species Act,³⁵ or the Native Plant Protection Act.^{36, 37}

(K) Lands under conservation easement.



(D) The Project is not located in a high or very high fire hazard severity zone.



(E) The site is not on the Cortese List or hazardous waste site designated by the Department of Toxic Substances Control.

(F) The site is not located within a state delineated earthquake fault zone as designated by the State Geologist.

²⁷ Letter of Map Revision Prepared by the Federal Emergency Management Agency and issued to the local jurisdiction.

²⁸ Pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

²⁹ As determined by maps promulgated by the Federal Emergency Management Agency.

³⁰ In accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.

³¹ If an applicant is able to satisfy all applicable federal criteria in order to provide that the site satisfies this requirement and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.

³² Pursuant to the Natural Community Conservation Planning Act (Fish and Game Code § 2800 *et seq.*).

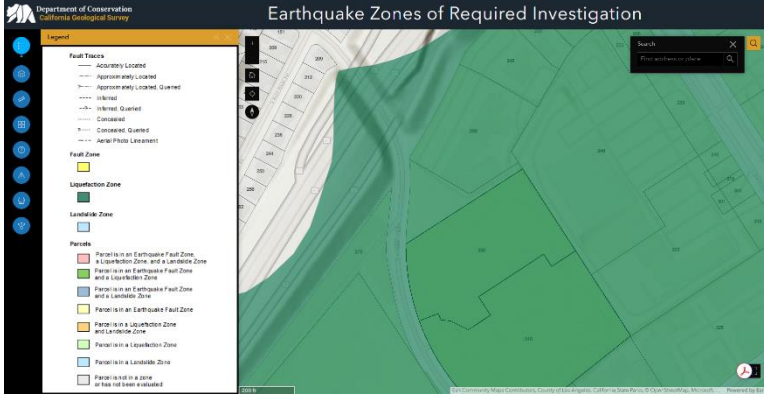
³³ Pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 *et seq.*).

³⁴ Endangered Species Act of 1973(16. U.S.C § 1531 *et seq.*)

³⁵ Fish and Game Code § 2050 *et seq.*

³⁶ Fish and Game Code §1900 *et seq.*

³⁷ The identification of habitat “may be based upon information identified in underlying environmental review documents for the general plan, zoning ordinance, specific plan, or other planning documents associated with that parcel that require environmental review pursuant to CEQA.

	 G) The site is not located within a special flood hazard area, as determined by FEMA. (See “Exhibit 1” attached herein.) (H) The site is not located within a floodway. (See “Exhibit 1” attached herein.) (I) The site has not been identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan. (J) The site is not a habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the Federal Endangered Species Act, California Endangered Species Act, or the Native Plant Protection Act. (K) The site is not subject to any recorded conservation easement.
Demolition of Historic Structures: The Project is not located on a site where the Project would require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the Project.³⁸	Consistent. The Project would not require the demolition of any historic structures. The Project site is vacant and does not contain any recognized historic structures.
Type of Lodging: For projects submitted after January 1, 2025, the Project is not used as a hotel, motel, or bed and breakfast inn, or other transient lodging.³⁹	Consistent. The Project is a 36-unit housing development project that is fully comprised of 100% residential uses. No portion of the Project is proposed as a hotel, motel, bed and breakfast inn, or other transient lodging.

³⁸ Preliminary application deemed to have been submitted pursuant to Gov. Code § 65941.1.

³⁹ For purposes of AB 130 “other transient lodging” does not include: A) residential hotel, as defined in Health & Safety Code § 50519 B) after the issuance of a certificate of occupancy a residents use or marketing of a unit as short-term lodging, as defined in Bus. & Prof. Code § 17568.8 in a manner consistent with local law.

Exhibit 1 to ATTACHMENT “A”

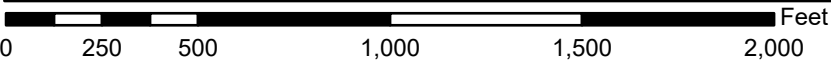
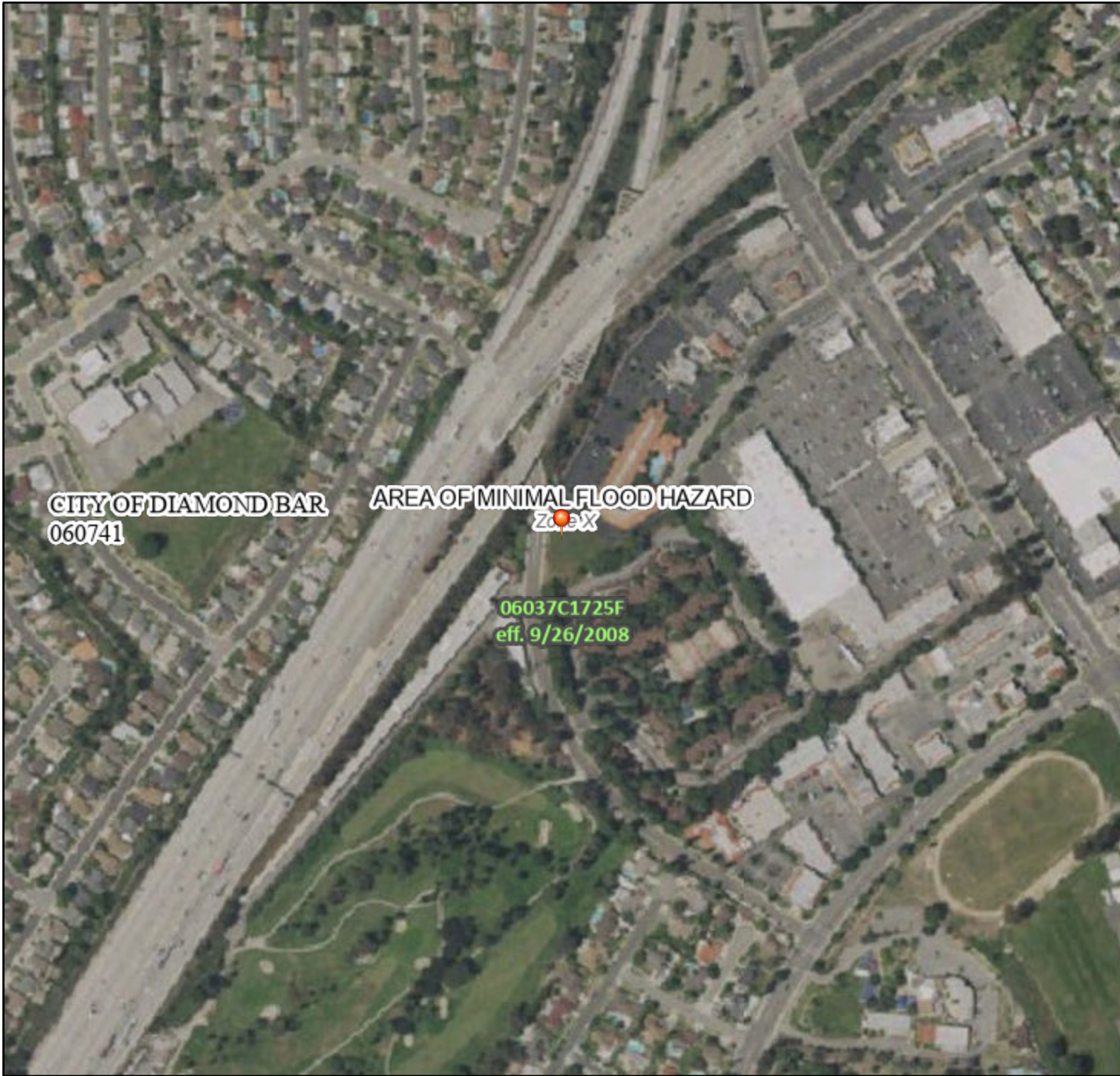
Flood Designations

[Attached Behind this Page]

National Flood Hazard Layer FIRMMette



117°49'8"W 34°1'27"N



1:6,000

117°48'30"W 34°0'57"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/22/2025 at 2:10 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Tranquil Garden: Assembly Bill 130 (AB 130) Tribal Consultation Summary

On June 30, 2025, the State Legislature adopted, and the Governor signed AB 130 and SB 131, which took effect immediately. These two bills made substantial changes to the California Environmental Quality Act (“CEQA”) and the Permit Streamlining Act procedures, which further significantly limit the ability of cities to evaluate and disapprove higher density housing development projects.

AB 130 created a new statutory CEQA exemption for infill housing development projects meeting specified criteria (Public Resources Code Section 21080.66) and which have undergone a consultation process with culturally affiliated California Native American tribes. Invocation of AB 130 generally requires a project to be consistent with applicable general plan and zoning ordinances (or qualify for a density bonus and waivers of development standards per the SDBL), achieve a density of at least 15 dwelling units per acre, be located on a site that is no more than 20 acres in size, is outside specified environmentally sensitive areas, and meets certain design criteria if located within 500 feet of a freeway.

The applicant invoked the new AB 130 CEQA exemption by way of their SB 330 preliminary application dated October 17, 2025, which was submitted concurrently with the overall project application on October 20, 2025. The City deemed the project application complete on March 12, 2026, thereby initiating the AB 130 tribal consultation process. On March 24, 2026, the City provided each Native American tribe that was traditionally and culturally affiliated with the project site with a formal invitation to consult on the proposed project. The invitation, which was provided by certified mail and email, notified each tribe that it had 60 days until May 23, 2026, to request consultation regarding the proposed project.

To date, only two responses have been received by the City requesting to consult on the project. Table 1 summarizes the results of the AB 130 tribal consultation process for the proposed Tranquil Garden project.

Table 1: AB 130 Native American Tribal Consultation Summary

Native American Tribe/Tribal Representatives	Response Received Date
Christopher Granado, Juaneño Band of Mission Indians - Acjachemen Nation (Acjachemen Nation)	March 26, 2026 Email from Christopher Granado, on behalf of Acjachemen Nation, to the City acknowledging receipt of the AB 130 invitation letter for the project and requesting tribal consultation for the project.

	April 8, 2026 Email from the City to Mr. Granado and Nathan Banda initiating consultation with Acjachemen Nation. In that email, the City provides the tribe with options to meet and dates for when the meeting shall take place. The email also notified Acjachemen Nation that, pursuant to AB 130, consultation would conclude on May 23, 2026, 45 days from the date consultation was initiated with the tribe. April 13, 2026 Email from Mr. Granado to the City scheduling a virtual consultation meeting for May 11, 2026, at 10:00 a.m. Mr. Granado also allowed the applicant to participate in the consultation. May 11, 2026 Email from Mr. Granado to the City rescheduling the consultation meeting to a later date. The City acknowledged this request via a follow-up email on the same day and reschedules the meeting to May 19, 2026, at 10:00 a.m. May 19, 2026 The City virtually meets with Mr. Granado, on behalf of Acjachemen Nation, and the applicant to discuss the proposed project's mitigation measures with a focus on ground disturbing activities. Mr. Granado introduces himself, Acjachemen Nation, and provides some background into the area and the tribe's ancestral ties to the area. Mr. Granado informs the City that Acjachemen Nation's proposed mitigation measures will be emailed on May 22, 2026. May 22, 2026 Email from Mr. Granado with Acjachemen Nation's proposed mitigation measures to be included as conditions of approval for the project. June 5, 2026
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	Email from the City to Ms. Shen, on behalf of the applicant, asking for their review and approval of Acjachemen Nation's proposed mitigation measures. June 18, 2026 Email from Kevin Kohan, on behalf of the applicant, requesting a modification to Condition 7 of Acjachemen Nation's proposed mitigation measures. The modification revises a sentence in Condition 7 to ensure that tribal monitoring ends once ground disturbing activities commence. Later that same day, the City emailed Mr. Granado requesting the tribe's review of the applicant's proposed modification to their mitigation measures. June 19, 2026 Email from Mr. Granado to the City requesting a brief call with the City to discuss the proposed modification to Condition 7. The City subsequently schedules a call with Mr. Granado for June 22, 2026, at 10:00 a.m. June 22, 2026 The City discusses the modification with Mr. Granado. Mr. Granado understands the change and, in a follow-up email, approves the proposed modification. This formally concludes the AB 130 tribal consultation process with the Juaneño Band of Mission Indians Acjachemen Nation 84A.
Brandy Salas, Gabrieleño Band of Mission Indians – Kizh Nation (Kizh Nation)	April 3, 2026 Email from Brandy Salas, on behalf of the Kizh Nation, to the City acknowledging receipt of the AB 130 notification letter for the project and requesting consultation. April 16, 2026 Email from the City to Ms. Salas and Andrew Salas, on behalf of the Kizh Nation, initiating consultation with the tribe. In that email, the City provides Kizh Nation with options to meet and

	dates for when the meeting shall take place. The email also notified the Kizh Nation that, pursuant to AB 130, consultation will conclude on May 31, 2026, 45 days from the date it was initiated with the tribe. May 11, 2026 Follow-up email from the City to Ms. Salas and Mr. Salas asking for an update to the consultation email sent on April 16, 2026. May 21, 2026 Email from Ms. Salas requesting that tribal consultation be conducted via email rather than through a virtual or in-person meeting. Ms. Salas also indicated that a virtual meeting had been scheduled for May 26, 2026; however, the City had no record of such a meeting on calendar. The City subsequently sent a follow-up email to confirm whether the May 26 meeting pertained to the Tranquil Garden project or another project. May 28, 2026 Email from Ms. Salas acknowledging that her previous email regarding a May 26, 2026, meeting had not been successfully sent. Ms. Salas reiterated the Kizh Nation's request to conduct tribal consultation via email, and the City agreed to proceed with consultation via email. May 29, 2026 Email from Ms. Salas requesting clarification regarding the proposed mitigation measures. Because the City's primary points of contact were out of the office that day, the City was unable to provide an immediate response. Accordingly, the City treated the May 29 correspondence from the Kizh Nation as an implied request to extend the tribal consultation period by 15 days pursuant to AB 130, allowing the parties additional time to finalize the proposed mitigation measures. In light of the extension, consultation was set to conclude on June 15, 2026.
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	June 2, 2026 Email from Sophia Pina, on behalf of the Kizh Nation, with the proposed mitigation measures to be included as conditions of approval for the project. June 4, 2026 Email from the City to Ms. Salas and Ms. Pina requesting the applicant's participation in tribal consultation and permission to review the tribe's mitigation measures. City also provides information regarding the proposed mitigation measures under AB 130 should Kizh Nation deny applicant participation. The standard AB 130 mitigation measures are also listed out in the email for the tribe to acknowledge. June 8, 2026 Email from Ms. Pina to the City denying the City's request to allow the applicant to participate. Ms. Pina also acknowledges the date of consultation conclusion and when the mitigation measures shall be agreed by. June 9, 2026 Email from the City to Ms. Pina acknowledging the email denying applicant participation in tribal consultation. In that email, the City reiterated that, pursuant to AB 130, the applicant must agree to any proposed mitigation measures that deviate from the standard AB 130 measures. Otherwise, the standard AB 130 measures will be incorporated. June 15, 2026 No further correspondence was received by the City from Ms. Salas or Ms. Pina on behalf of the Kizh Nation regarding the applicant's participation in tribal consultation pursuant to AB 130. Therefore, AB 130 tribal consultation formally concluded and the City incorporated the standard
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	AB 130 measures for the Gabrieleño Band of Mission Indians – Kizh Nation.
Anthony Madrigal, Cahuilla Band of Indians	No response from the tribe.
BobbyRay Esparza, Cahuilla Band of Indians	No response from the tribe.
Erica Schenk, Cahuilla Band of Indians	No response from the tribe.
Anthony Morales, Gabrielino/Tongva San Gabriel Band of Mission Indians	No response from the tribe.
Robert Dorame, Gabrielino Tongva Indians of California Tribal Council	No response from the tribe.
Christina Conley, Gabrielino Tongva Indians of California Tribal Council	No response from the tribe.
Sandonne Goad, Gabrielino/Tongva Nation	No response from the tribe.
Charles Alvarez, Gabrielino-Tongva Tribe	No response from the tribe.
Sam Dunlap, Gabrielino-Tongva Tribe	No response from the tribe.
Joyce Perry, Juaneño Band of Mission Indians Acjachemen Nation – Belardes	No response from the tribe.
Steven Estrada, Santa Rosa Band of Cahuilla Indians	No response from the tribe.
Mercedes Estrada, Santa Rosa Band of Cahuilla Indians	No response from the tribe.
Vanessa Minott, Santa Rosa Band of Cahuilla Indians	No response from the tribe.
Joseph Ontiveros, Soboba Band of Luiseno Indians	No response from the tribe.
Jessica Valdez, Soboba Band of Luiseno Indians	No response from the tribe.

Rudy Lopez

From: Arlene Laviera
Sent: Tuesday, July 14, 2026 12:39 PM
To: Grace Lee; Rudy Lopez
Subject: FW: FOR PUBLIC COMMENT – Tranquil Garden Residential Condominium Project

Hi Grace/Rudy,

Please see the comments below regarding the Tranquil Gardens proposal. Thank you.



Arlene Laviera | Administrative Coordinator
City of Diamond Bar | Community Development
21810 Copley Drive, Diamond Bar, CA 91765
† 909.839.7030 | 909.839.7000 main | f 909.861.3117
ALaviera@DiamondBarCA.Gov | www.DiamondBarCA.gov
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From: Sandra Perez
Gonzalez

<perez.sandra@gmail.com>

Sent: Tuesday, July 14, 2026 12:21 PM

To: Arlene Laviera <ALaviera@DiamondBarCA.Gov>

Subject: FOR PUBLIC COMMENT – Tranquil Garden Residential Condominium Project

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Planning Commission Members,

I am a nearby resident living off Golden Springs Drive near the Gentle Springs/Palomino and South Prospectors area, and I am writing regarding the proposed Tranquil Garden Residential Condominium Project.

My husband and I moved to Diamond Bar in 2009 as a young family of three and were fortunate to be able to buy a home here. Today, we are a family of five, and our children have grown up in Diamond Bar schools and in this community that we love.

Because of that experience, I understand that many young families today are priced out of Diamond Bar and may never have the opportunity we had. I support creating additional homeownership opportunities and starter homes so that working people, especially families with children, can have the same opportunity we had to build a life in Diamond Bar, support our local businesses, and help refill our schools.

That said, I do not believe this proposal gets the balance quite right.

I support building housing at this location, but 36 units on less than one acre feels like too much for this particular site. I believe a smaller project, perhaps closer to 26 units, would still provide meaningful homeownership opportunities while being more compatible with the surrounding neighborhood and reducing traffic, parking, and emergency access concerns.

I also have concerns that the project receives six additional units through the State Density Bonus process while only providing three low-income units. If the community is being asked to support additional density and development concessions, I encourage the City and developer to consider increasing the affordable housing component to six low-income units instead of three.

I understand the developer wants to make money, and I do not object to that. However, a smaller project may ultimately create a better product for buyers, with less crowding, improved traffic conditions, and homes that retain stronger long-term value and desirability for the families who live there.

Finally, traffic and safety improvements need to be part of this project approval. I already avoid the Gentle Springs/Palomino Drive, and Diamond Bar Boulevard area during busy times because traffic can already be horrible. Adding dozens of additional vehicles entering and exiting through a single access point raises concerns about congestion and safety.

I respectfully ask the City to evaluate:

- Dedicated left-turn lanes and protected left-turn signals or other intersection improvements if warranted by the traffic study;
- A prohibition on U-turns near the project entrance and surrounding intersections; and
- Additional traffic mitigation measures to protect existing residents and improve circulation.

I am particularly concerned about emergency access and evacuation. In the event of a wildfire, flood, or other emergency, residents need to be able to safely and quickly leave the area. The City's review should carefully consider how additional traffic from this project could affect emergency evacuation routes and response times.

Diamond Bar can and should grow while still protecting the neighborhoods that already exist. I believe this project can be part of the solution if we can get the density, affordability, and traffic impacts right.

Thank you for your time and kind consideration.

Sincerely,

Sandra Pérez González

Diamond Bar Resident

Rudy Lopez

From: Arlene Laviera
Sent: Tuesday, July 21, 2026 7:22 AM
To: Grace Lee; Rudy Lopez
Subject: FW: For Public Comment – Planning Case PL2025-77

Hi Grace/Rudy,

I am forwarding this public comment email with regard to the Tranquil Gardens project. Thank you.



Arlene Laviera | Administrative Coordinator
City of Diamond Bar | Community Development
21810 Copley Drive, Diamond Bar, CA 91765
† 909.839.7030 | 909.839.7000 main | f 909.861.3117
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From: Abe Camacho

<abe.j.camacho@gmail.com>

Sent: Monday, July 20, 2026 11:03 PM

To: Arlene Laviera <ALaviera@DiamondBarCA.Gov>; Ruth Low <RLow@DiamondBarCA.Gov>; Andrew Chou <AChou@DiamondBarCA.Gov>

Subject: For Public Comment – Planning Case PL2025-77

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Chair and Members of the Planning Commission,

I am a Diamond Bar resident who lives near the proposed Tranquil Garden Condominium Project. I appreciate the investment being made in our community and generally support thoughtful residential development that adds housing while also improving the surrounding neighborhood.

As the Commission reviews this project, I respectfully ask that the City and the developer evaluate opportunities to improve pedestrian connectivity from **South Prospectors Road** to the future Diamond Bar Town Center and the existing commercial area anchored by Sprouts.

Throughout the public workshops and community meetings for the Town Center, one of the recurring themes from residents was the desire for a more walkable and connected downtown. This project is located in an important area where a future pedestrian connection could help residents from the Prospectors neighborhood safely walk to grocery stores, restaurants, and other nearby services.

I understand that a direct connection may require coordination with adjacent property owners and may not be immediately feasible. However, I ask that the City consider requiring or preserving space for a future public walkway or pedestrian easement as part of this project. At a minimum, the project should be designed so that a future connection is not blocked as the Town Center develops.

A pedestrian connection from South Prospectors Road would improve walkability, reduce short vehicle trips, encourage safer access to nearby businesses, and help advance the City's long-term vision for a connected and pedestrian-friendly Town Center.

I respectfully ask that City staff evaluate this issue and report on the feasibility of incorporating, or preserving, a future pedestrian connection from South Prospectors Road to the Town Center and the Sprouts shopping center.

Thank you for your time and consideration.

Respectfully,
Abraham Camacho

36 Unit Multi-Family Project

DIAMOND BAR CA, 91789 | APN 8717-008-189



GENERAL

G-100 - TITLE SHEET
G-101 - PROJECT DATA
G-102 - OVERALL SITE PLAN
G-103 - MEANS OF EGRESS
G-104 - MEANS OF EGRESS
G-105 - ALLOWABLE OPENINGS
G-106 - ALLOWABLE OPENINGS
G-107 - NOT USED
G-108 - SITE SECTIONS & LINE OF SIGHT ANALYSIS
G-109 - SURROUNDING PHOTOS

CIVIL

- C-1 - TENTATIVE TRACT MAP
- C-2 - CONCEPTUAL GRADING AND DRAINAGE PLAN
- C-3 - CONCEPTUAL GRADING PLAN SECTIONS
- C-4 - CONCEPTUAL PAVING PLAN
- C-5 - SITE UTILIZATION MAP
- C-6 - CUT AND FILL MAP

LANDSCAPE CONCEPT

LC0 - COVER SHEET
LD1 - DEMOLITION PLAN
LC1 - FIRST FLOOR
LC2 - SECOND FLOOR
LC3 - THIRD FLOOR
LC4 - FOURTH FLOOR
LC5 - ROOF

ARCHITECTURAL

AS-001 - PHOTOMETRICS PLAN
AS-100 - ENLARGED DEMOLITION SITE PLAN
AS-101 - ENLARGED SITE PLAN
AS-102 - LACFD/TRASH SERV./EMERGENCY ACCESS PLAN

A-101 - GROUND FLOOR PLAN
A-102 - SECOND FLOOR PLAN
A-103 - THIRD FLOOR PLAN
A-104 - FOURTH FLOOR PLAN
A-105 - ROOF PLAN

A-200 - COLORED ELEVATIONS
A-201 - COLORED ELEVATION
A-202 - COLORED ELEVATION

A-601 - ENLARGED UNIT PLANS
A-602 - ENLARGED UNIT PLANS
A-603 - ENLARGED UNIT PLANS
A-604 - ENLARGED UNIT PLANS
A-800 - DOOR AND WINDOW SCHEDULE

TRANQUIL GARDEN IS A 36 UNIT MULTI-FAMILY RESIDENTIAL PROJECT WITH 1 LEVEL OF PARKING AND 3 LEVELS OF RESIDENTIAL UNITS. EACH FLOOR INCLUDES VARIOUS AMENITIES SUCH AS COMMUNITY ROOMS, GYMNASIUMS, AND COMMON OUTDOOR AREAS.

TRANQUIL GARDEN IS PROVIDING 3 UNITS (10%) OF LOW INCOME RESIDENTIAL UNITS PER DIAMOND BAR DEVELOPMENT CODE CHAPTER 22.18. – AFFORDABLE HOUSING INCENTIVES/DENSITY BONUS PROVISIONS TO INCREASE DENSITY BY 20%.

OWNER

TRANQUIL GARDEN LLC
16007 RICHVALE DR.
WHITTIER, CA 90604
ATTN: RITA HUANG
EMAIL: RITA1889@MSN.COM

ARCHITECT

CDA+PDG, INC.
 150 EL CAMINO REAL, #112
 TUSTIN, CA 92780
 ATTN: ERIC CHEN
 EMAIL: ECHEN@CDAPDG.COM
 ALTERNATIVE ATTN: DAPHNE SHEN (PM)
 EMAIL: DSHEN@CDAPDG.COM
 PHONE: (714) 832-5100 x.106

CIVIL

BLUE ENGINEERING AND CONSULTING
10535 FOOTHILL BLVD #400
RANCHO CUCAMONGA, CA 91730
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ALTERNATIVE ATTN: HENRY OSEGUEDA (PM)
EMAIL: HENRY@BLUECIVILENG.COM
PHONE: (909) 970-5654

LANDSCAPE

MIG
109 W. UNION AVE.
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1150 EL CAMINO REAL, STE. 112
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714-832-5100

BRANCH OFFICE
117528 E. ROWLAND ST.,
CITY OF INDUSTRY, CA 91748

CDA + PDG

PROJECT: **TRANQUIL GARDEN**
36 UNIT MULTI-FAMILY PROJECT

TITLE SHEET

drawn by: CDA+PDG, INC.

Jul 22, 2026

Jul 22, 2026

job#: 2002

cad file: G=100.dwg

drawing no: **G-100**

DRAWING FILE: N:\2020 PROJ\2012 RES. TRANQUIL GARDEN\500DRAWINGS\G-101 PROJECT DATA & CODE DWG
PLOTTED: July 1, 2026
XREFS INCLUDED: 2002, 24x8, 118 (N-2020 Proj\0202 Res. Tranquil Garden\500drawings\2002, 24x8, 118.swg),
Layout

PROJECT DATA

Address Beweem Gentle Springs Lane & S. Prospectors Rd.
Diamond Bar, CA 91765
8717-008-189
APN Town Center Mixed Use
General Plan Regional Commercial (C-3)
Zoning Housing Element (H) Implementation Overlay District RH30
Overlay 43,130 S.F. 0.99 Acres
Lot Size *Per DBMC § 22.68.060(2) parcel is legally nonconforming.
Parcel is under one ownership and of record, and was legally created by a recorded deed beefore the effective date of the zoning amendment that made the parcel nonconforming.

Density Maximum 30 DU/Acre
Proposed 36 DU/Acre
see Note 1 Low Income Bonus 36 DU

Density Bonus Dedicated 3 DU
Low Income % Dedicated 10% Bonus DU 6 DU % Bonus 20%

Coverage Maximum 60%
Proposed 45%
25,878 S.F. **19,350 S.F.**

Setback Required 5'-1"
Street Side (Prospector R 0 Feet
Along Driveway 0 Feet 41'-8" setback to yard
47'-8" setback to building
Street Side (Fall Creek Ser 0 Feet 10'-0"

Building Height Maximum 35'-0"
Proposed (see Notes : Proposed Waivers) 50'-0" (to parapet)
60'-6" (to architectural feature- Stair Tower)

	Parking	Living Area (excl. Balconies)	Common Area Interior (lobby and stairs only)	Amenity (Gym, Club House, Classroom)	Service/Stor.	Total
Ground Floor	16,195 S.F.		871 S.F.		2,116 S.F.	19,182 S.F. *
Second Floor		9,527 S.F.	855 S.F.	3,340 S.F.	103 S.F.	13,825 S.F.
Third Floor		12,212 S.F.	805 S.F.		122 S.F.	13,139 S.F.
Fourth Floor		12,212 S.F.	805 S.F.		122 S.F.	13,139 S.F.
Roof			706 S.F.		286 S.F.	992 S.F.
Total	16,195 S.F.	33,951 S.F.	4,042 S.F.	3,340 S.F.	2,749 S.F.	60,277 S.F.

* Ground Floor Total + Elevator shaft = 1,9350 S.F.

	Balconies	Living Area (excl. Balconies)	Common Area Interior (lobby, stairs, elev)	Common Area Ext. (Courtyard, open space, roof)	Exterior Un/Covered Walkway	Amenity (Gym, Club House, Classroom)	Service/Stor. (Interior)	Total
Ground Floor			1,039 S.F.			2,116 S.F.		3,155 S.F.
Second Floor	561 S.F.	9,527 S.F.	1,023 S.F.	2,963 S.F.	2,239 S.F.	3,340 S.F.	103 S.F.	19,756 S.F.
Third Floor	776 S.F.	12,212 S.F.	973 S.F.	246 S.F.	2,903 S.F.		122 S.F.	17,232 S.F.
Fourth Floor	776 S.F.	12,212 S.F.	973 S.F.		2,903 S.F.		122 S.F.	16,986 S.F.
Roof			874 S.F.	3,678 S.F.	767 S.F.		286 S.F.	5,605 S.F.
Total	2,113 S.F.	33,951 S.F.	4,882 S.F.	6,887 S.F.	8,812 S.F.	3,340 S.F.	2,749 S.F.	62,734 S.F.

Common Area (S.F.)				Amenity (S.F.)	
	Lobby	Stairs	Elev Shaft	Total	Second Floor
Ground Floor	500 S.F.	371 S.F.	168 S.F.	1,039 S.F.	Gym 1,224 S.F.
Second Floor	484 S.F.	371 S.F.	168 S.F.	1,023 S.F.	Club House 1,320 S.F.
Third Floor	434 S.F.	371 S.F.	168 S.F.	973 S.F.	Classroom 168 S.F.
Fourth Floor	434 S.F.	371 S.F.	168 S.F.	973 S.F.	
Roof	446 S.F.	375 S.F.	168 S.F.	989 S.F.	
Total	2,298 S.F.	1,859 S.F.	840 S.F.	4,997 S.F.	2,712 S.F.

Unit Distribution									
Type	Unit ct.	Area	Area Total	Balcony	Balcony Total	Bedrooms	Bathrooms	Parking Ratio	Parking Req'd
B1	4	949 S.F.	3,796 S.F.	66 S.F.	264 S.F.	2	2	1.5	6.0 Spaces
B2	6	948 S.F.	5,688 S.F.	85 S.F.	510 S.F.	2	2	1.5	9.0 Spaces
B2-B	3	950 S.F.	2,850 S.F.	110 S.F.	330 S.F.	2	2	1.5	4.5 Spaces
B3	6	969 S.F.	5,814 S.F.	52 S.F.	312 S.F.	2	2	1.5	9.0 Spaces
B4	8	787 S.F.	6,296 S.F.	44 S.F.	352 S.F.	2	1	1.5	12.0 Spaces
B5	3	740 S.F.	2,220 S.F.	54 S.F.	162 S.F.	2	1	1.5	4.5 Spaces
C1	3	1,172 S.F.	3,516 S.F.	69 S.F.	207 S.F.	3	2	1.5	4.5 Spaces
C2	3	1,257 S.F.	3,771 S.F.	70 S.F.	210 S.F.	3	2	1.5	4.5 Spaces
Total	36		33,951 S.F.		2,347 S.F.				54 Spaces
Total Dwelling Area			33,951 S.F.	+	2,347 S.F.	=	36,298 S.F.		

Landscape Area		Required (see Notes : Proposed Waivers)		Required Parking (FOR REFERENCE ONLY) - based on RH-30				<u>NOTES</u>
Percentage	15%	6,470 S.F.		1-2 Bedrooms	2 Space/Unit	60 Spaces		Density
	Proposed			3 Bedrooms	2.5 Space/Unit	15 Spaces		Project housing
Ground Floor		3,733 S.F.		Guest Parking	1 Space/ 4 Spc	10 Spaces		Propose Relief
Second Floor		829 S.F.		Total		85 Spaces		Propose
	10.6%	4,562 S.F.						- Waive
Hardscape Area				Required Parking - Based on Density Bonus Law				- Reduce
	Proposed			# of units	spaces/unit	Req'd spaces		- Reduce
Concrete (Pavers)		3,615 S.F.		2 Bedroom	30	1.5	45 Spaces	
Asphalt		13,062 S.F.		3 Bedroom	6	1.5	9 Spaces	
	38.7%	16,676 S.F.		Total			54 Spaces	
				Proposed Parking				
				Standard	1 Space/ Unit	39 Spaces		
				Accessible		2 Spaces		
				On Site (at exterior)		13 Spaces		
				Total		54 Spaces	Compliant per Density Bonus Law	
				Bicycle Parking				
				um Required	Provided			
				1/2 units			15	
				15				
				(12 Long Term+3 short term)			(12 Long Term+3 short term)	

508.4 Separated Occupancies

Buildings or portions of buildings that comply with the provisions of this section shall be considered as separated occupancies.

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS) ^f																									
OCCUPANCY	A, E		I-4 ^f , R-2.1		I-2 ^g		I-3		R-1 ^g , R-2 ^g , R-2.2 ^g , R-3 ^g , R-3.1 ^g , R-4 ^g		F-2, S-2 ^g , U		B ^g , F-1 ^{g,h} , M, S-1		L		H-1		H-2		H-3, H-4		H-5		
	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	
A, E	N	N	1	2	2	NP	2	NP	1	2	N	1	1	2	2	NP	NP	NP	3	4	2	3	2	NP	
I-4 ^f , R-2.1	1	2	N	N	2	NP	2	NP	1	NP	1	2	1	2	2	NP	NP	NP	4	NP	2	NP	4	NP	
I-2 ^g	2	NP	2	NP	N	N	2	NP	2	NP	2	NP	2	NP	2	NP	NP	NP	4	NP	2	NP	4	NP	
I-3	2	NP	2	NP	2	NP	N	NP	2	NP	2	2	2	2	2	NP	NP	NP	4	NP	4	NP	4	NP	
R-1 ^g , R-2 ^g , R-2.2 ^g , R-3 ^g , R-3.1 ^g , R-4 ^g	1	2	1	NP	2	NP	2	NP	N	N	1 ^c	2 ^c	1	2	4	NP	NP	NP	3	NP	2	NP	2	NP	
F-2, S-2 ^g , U	N	1	1	2	2	NP	2	2	1 ^c	2 ^c	N	N	1	2	1	NP	NP	NP	3	4	2	3	2	NP	
B ^g , F-1 ^{g,h} , M, S-1	1	2	1	2	2	NP	2	2	1	2	1	2	N	N	1	NP	NP	NP	2	3	1	2	1	NP	
L	2	NP	2	NP	2	NP	2	NP	4	NP	1	NP	1	NP	1	NP	NP	NP	2	NP	1	NP	1	NP	
H-1	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	N	NP	NP	NP	NP	NP	NP	NP	
H-2	3	4	4	NP	4	NP	4	NP	3	4	3	4	2	3	2	NP	NP	NP	N	NP	1	NP	1	NP	
H-3, H-4	2	3	4	NP	4	NP	4	NP	2	3	2	3	1	2	1	NP	NP	NP	1	NP	1 ^d	NP	1	NP	
H-5	2	NP	4	NP	4	NP	4	NP	2	NP	2	NP	1	NP	1	NP	NP	NP	1	NP	1	NP	N	NP	

S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
NS = Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
N = No separation requirement.
NP = Not Permitted.

CHAPTER 6: TYPES OF CONSTRUCTION

TABLE 601—FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV				TYPE V	
	A	B	A	B	A	B	A	B	C	HT	A	B
Primary structural frame ^a (see Section 202)	3 ^h , 1	2 ^h , 1 ^h , 0	1 ^h , 0	0 ^c	1 ^h , 0	0	3 ^h	2 ^h	2 ^h	HT	1 ^h , 0	0
Bearing walls												
Exterior ^{a, f}	3	2	1	0	2	2	3	2	2	2	1	0
Interior	3 ^h	2 ^h	1	0	1	0	3	2	2	1HT ^g	1	0
Nonbearing walls and partitions												
Exterior	See Table 705.5											
Nonbearing walls and partitions												
Interior ^a	0	0	0	0	0	0	0	0	0	See Section 2304.11.2	0	0
Floor construction and associated secondary structural members (see Section 202)	2	2	1	0	1	0	2	2	2	HT	1	0
Roof construction and associated secondary structural members (see Section 202)	1 ¹ / ₂ ^h	1 ^h , 0	1 ^h , 0	0 ^c	1 ^h , 0	0	1 ¹ / ₂	1	1	HT	1 ^h , 0	0

SECTION 1511 ROOF STRUCTURES

[BG] 1511.1 General

The provisions of this section shall govern the construction of rooftop structures.

1511.1.1 Area Limitation
The aggregate area of penthouses and other enclosed rooftop structures shall not exceed one-third the area of the supporting roof deck. Such penthouses and other enclosed rooftop structures shall not be required to be included in determining the building height, number of stories or building area as regulated by Section 503.1. The area of such penthouses shall not be included in determining the fire area specified in Section 901.7.

[BG] 1511.2 Penthouses

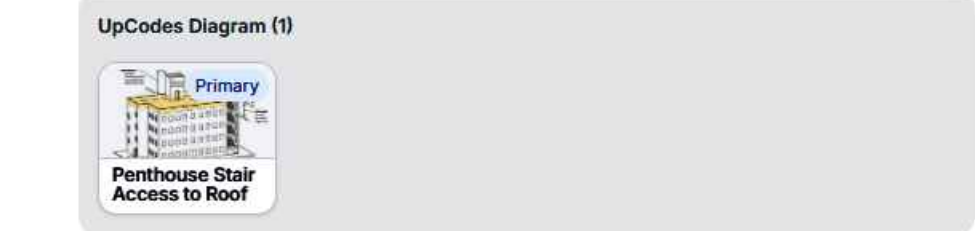
Penthouses in compliance with Sections 1511.2.1 through 1511.2.4 shall be considered as a portion of the story directly below the roof deck on which such penthouses are located. Other penthouses shall be considered as an additional story of the building.



[BG] 1511.2.1 Height Above Roof Deck

Penthouses constructed on buildings of other than Type I construction shall not exceed 18 feet (5486 mm) in height above the roof deck as measured to the average height of the roof of the penthouse. Penthouses located on the roof of buildings of Type I construction shall not be limited in height.

Exception: Where used to enclose tanks or elevators that travel to the roof level, penthouses shall be permitted to have a maximum height of 28 feet (8534 mm) above the roof deck.



[BG] 1511.2.2 Use Limitations

Penthouses shall not be used for purposes other than the shelter of mechanical or electrical equipment, tanks, elevators and related machinery, stairways or vertical shaft openings in the roof assembly, including ancillary spaces used to access elevators and stairways.

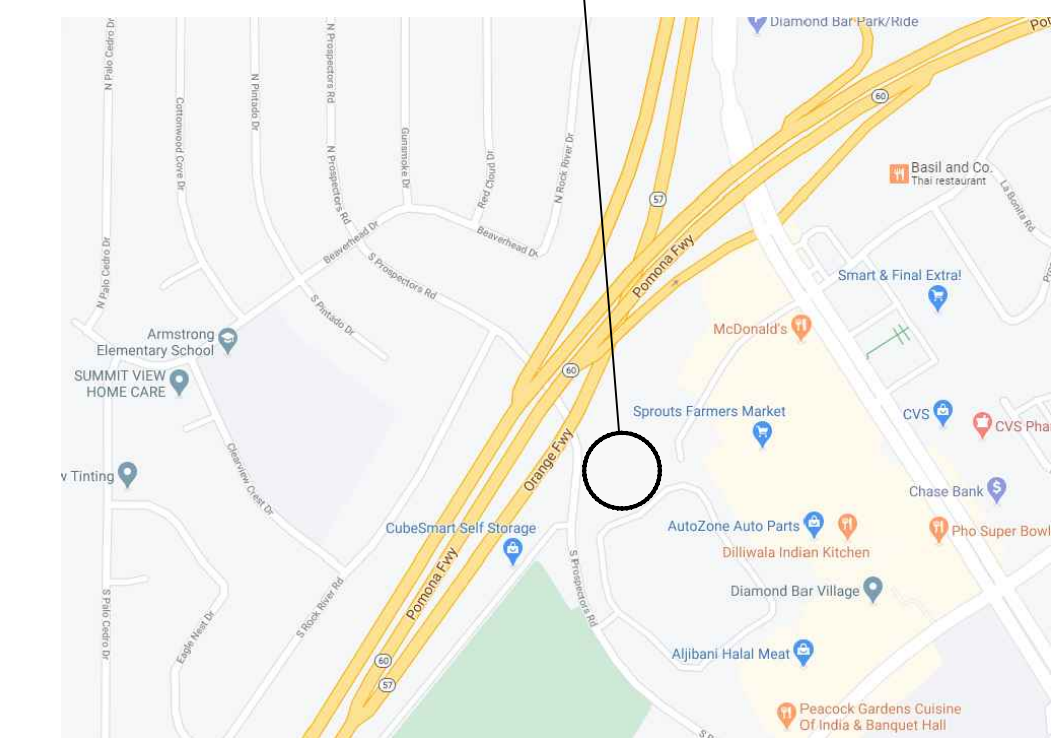
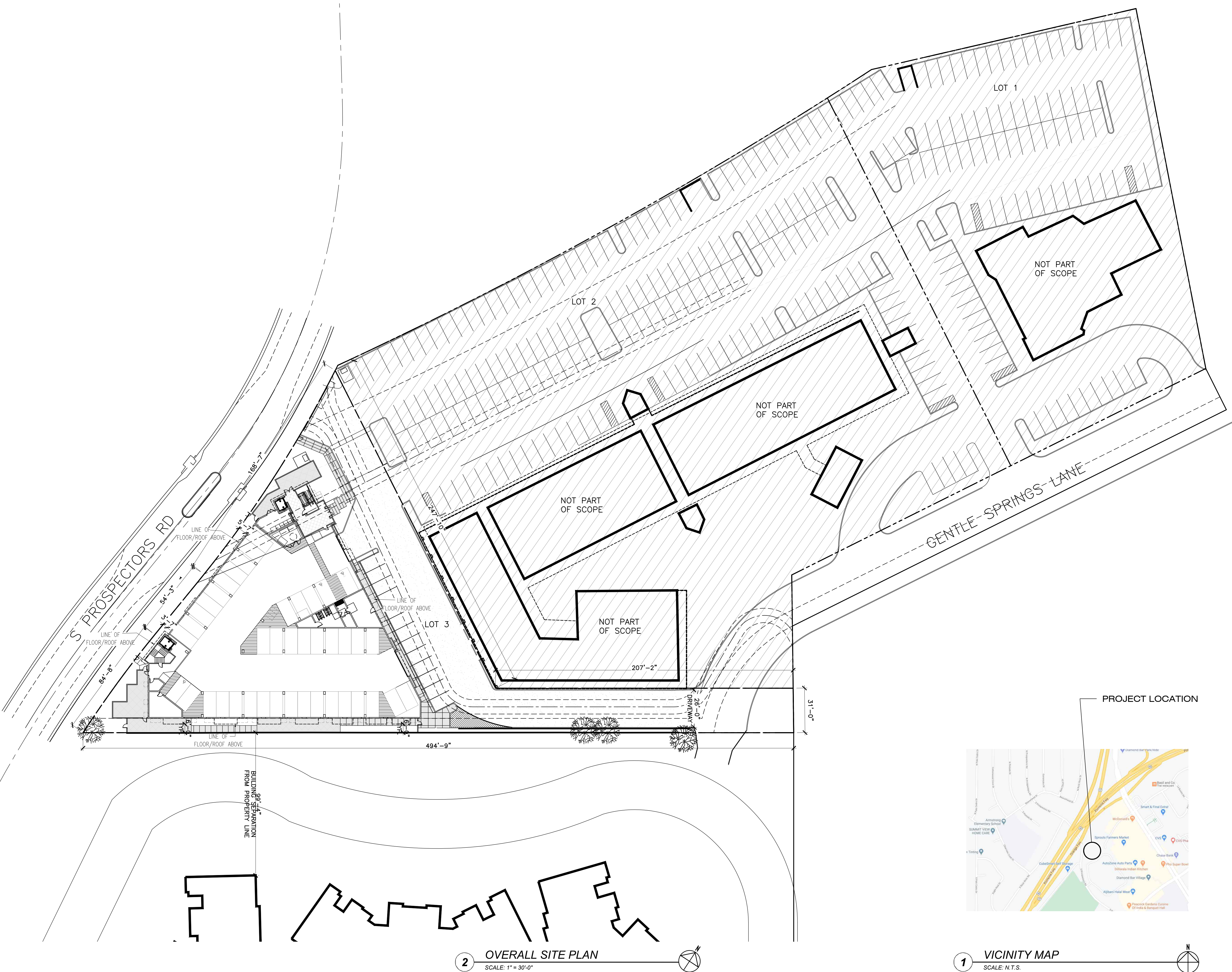
Diagram

General Bldg. Maximum Heights in Feet		Table 504.3									
OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION									
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V		
		A	B	A	B	A	B	HT	A	B	
R-2 ^h	NS ^d	UL	160	65	55	65	55	65	50	40	
	S13R	60	60	60	55	60	55	60	50	40	
	S (without area increase)	UL	180	85	75	85	75	85	70	60	
	S (with area increase)	UL	160	65	55	65	55	65	60	40	
R-3, R-3.1 ^h	NS ^d	UL	160	65	55	65	55	65	50	40	
	S13D	60	60	60	60	60	60	60	50	40	
	S13R	60	60	60	60	60	60	60	60	60	
	S	UL	180	85	75	85	75	85	70	60	
R-2.1, R-4 ^h	NS ^d	UL	160	65	55	65	55	65	50	40	
	S13D	60	60	60	55	60	55	60	50	40	
	S13R	60	60	60	55	60	55	60	50	40	
	S	UL	160	65	55	65	55	65	50	40	

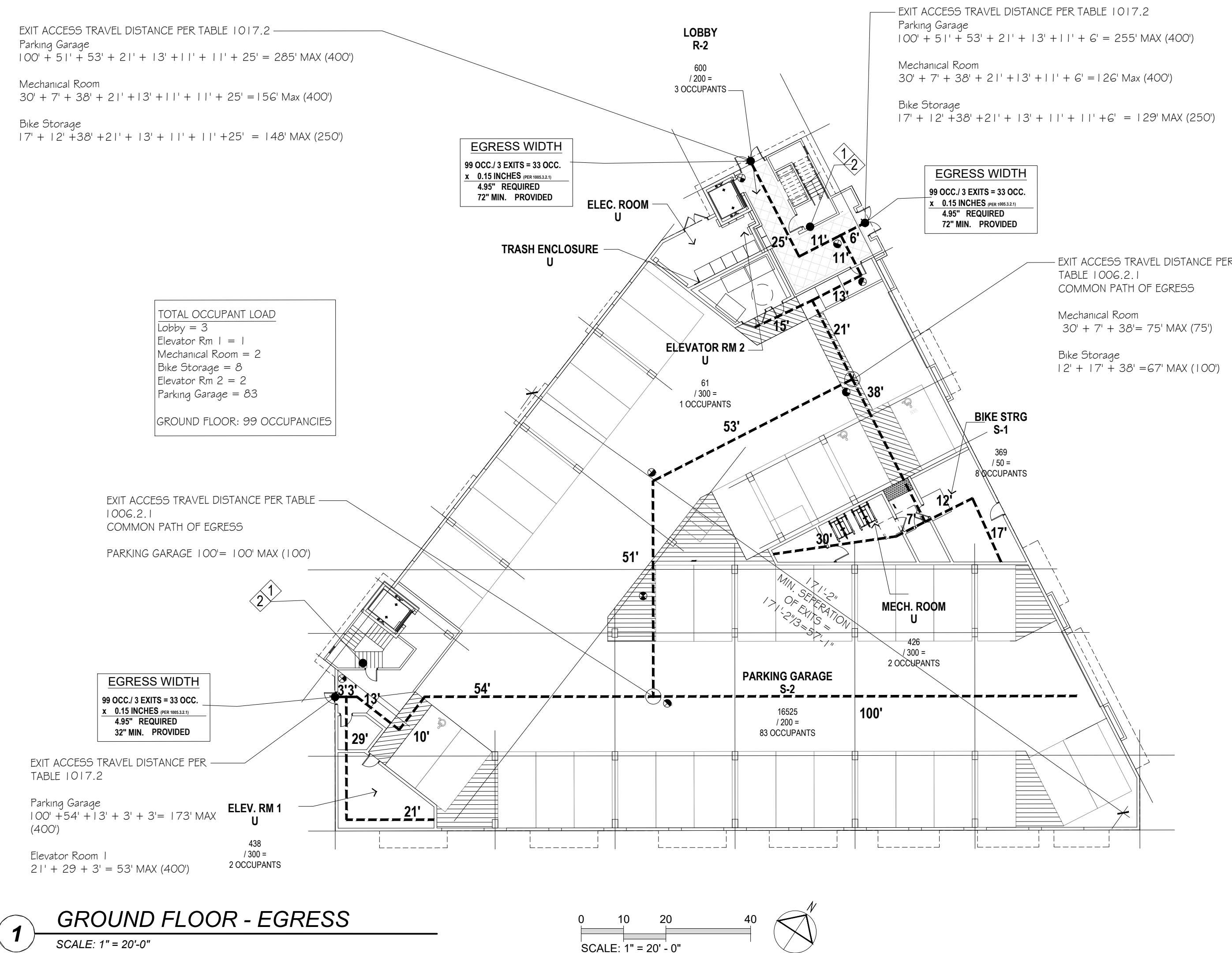
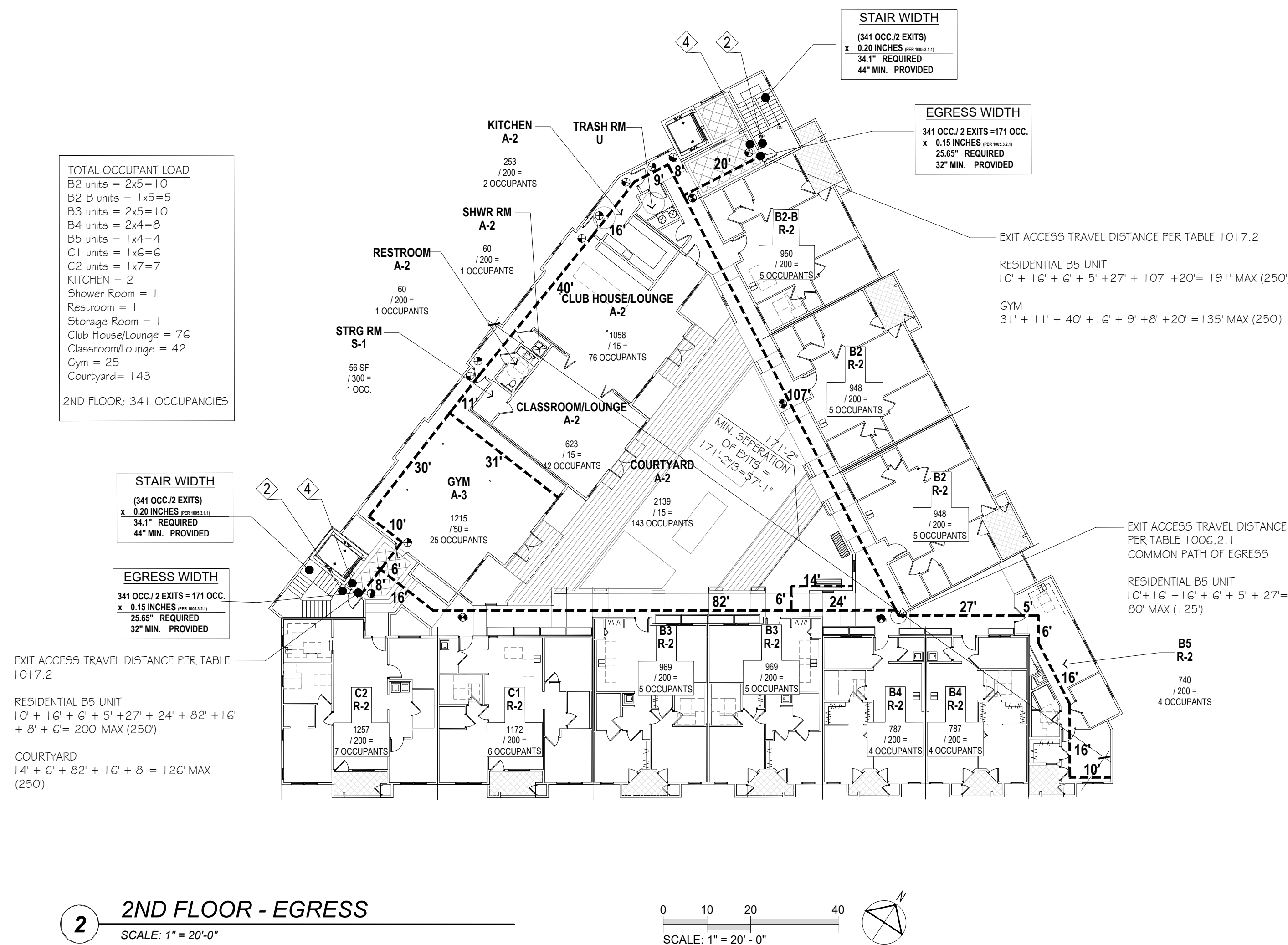
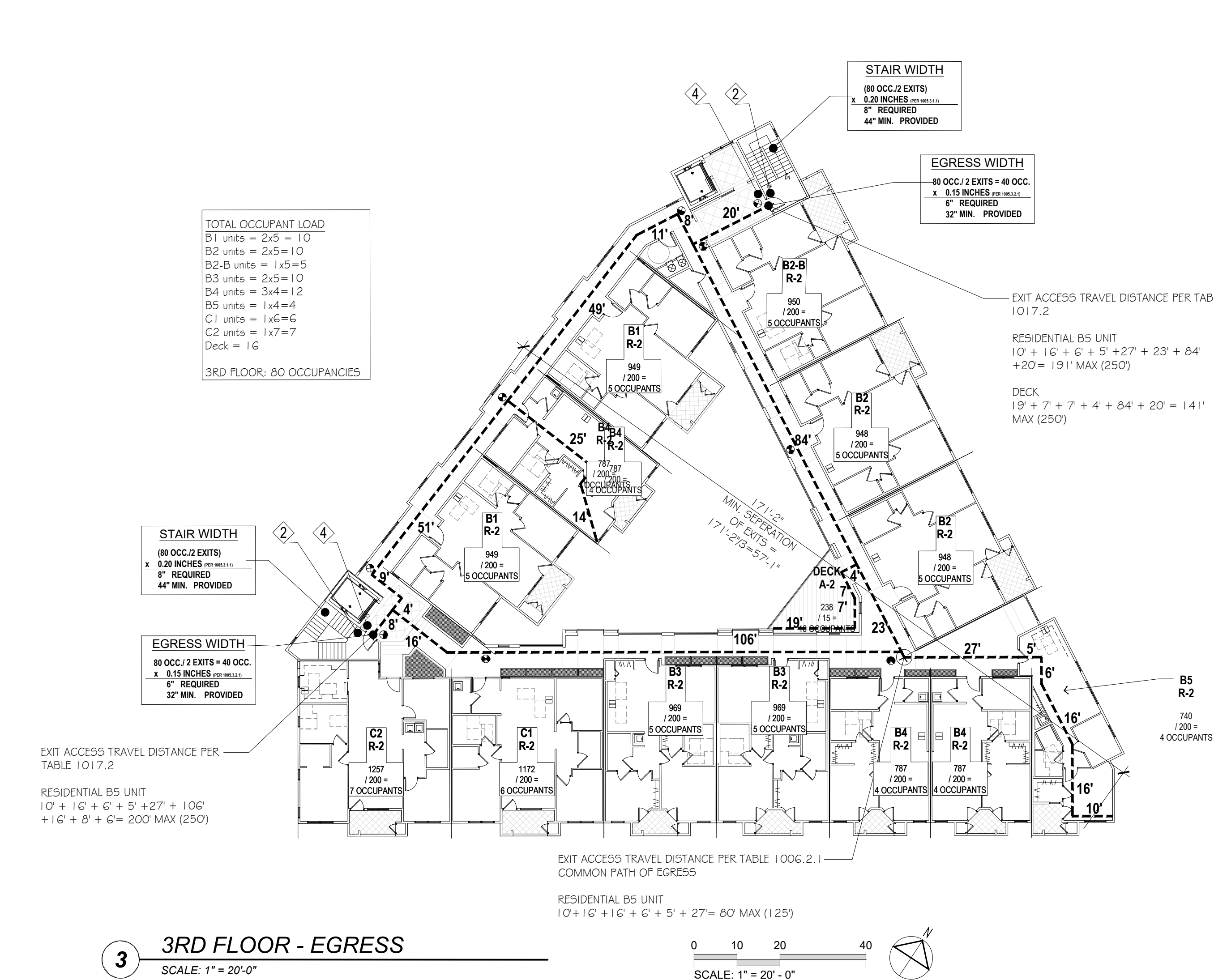
For S11 foot = 304.8 mm.

Note: UL = Unlimited; NP = Not Permitted; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3

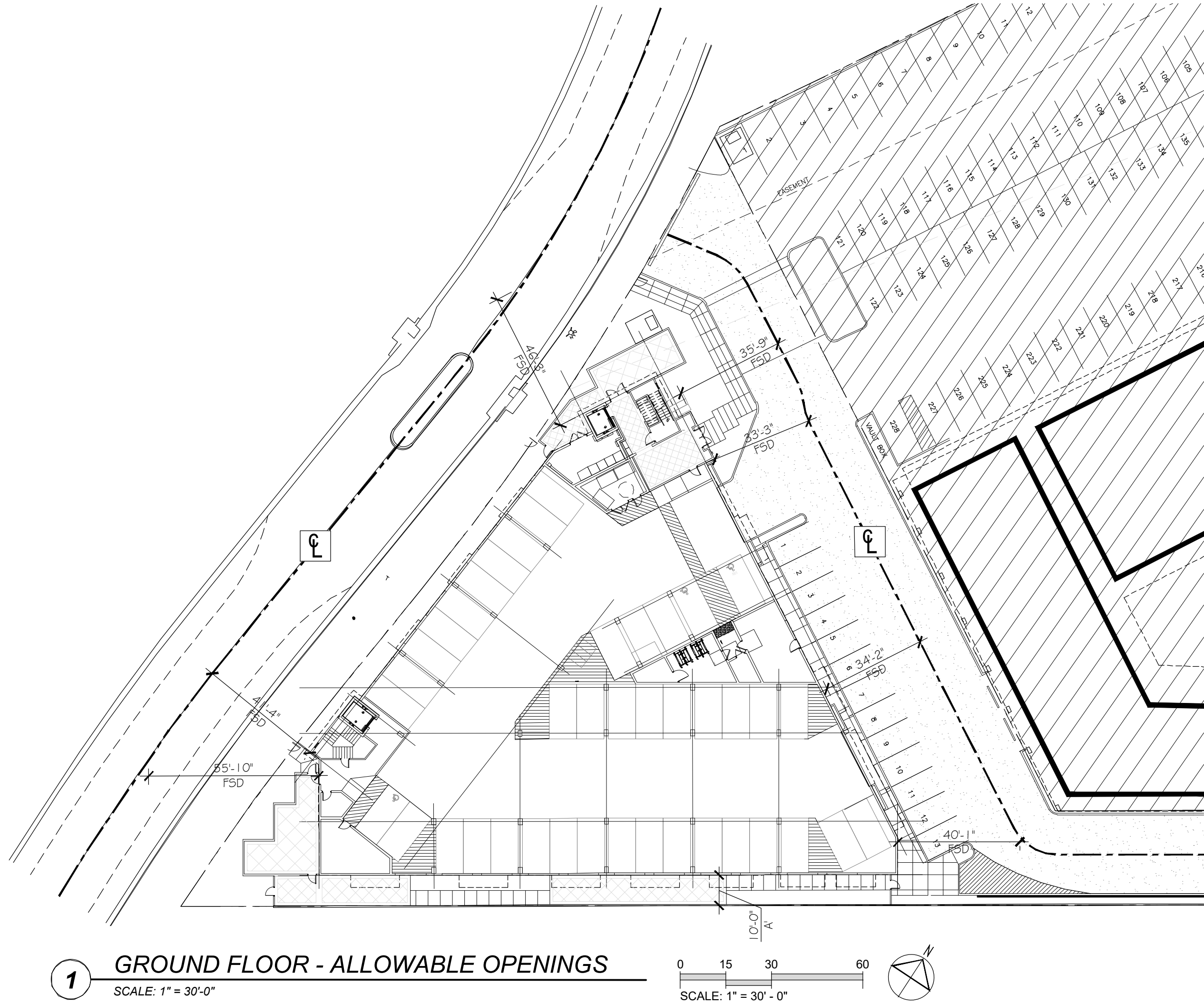
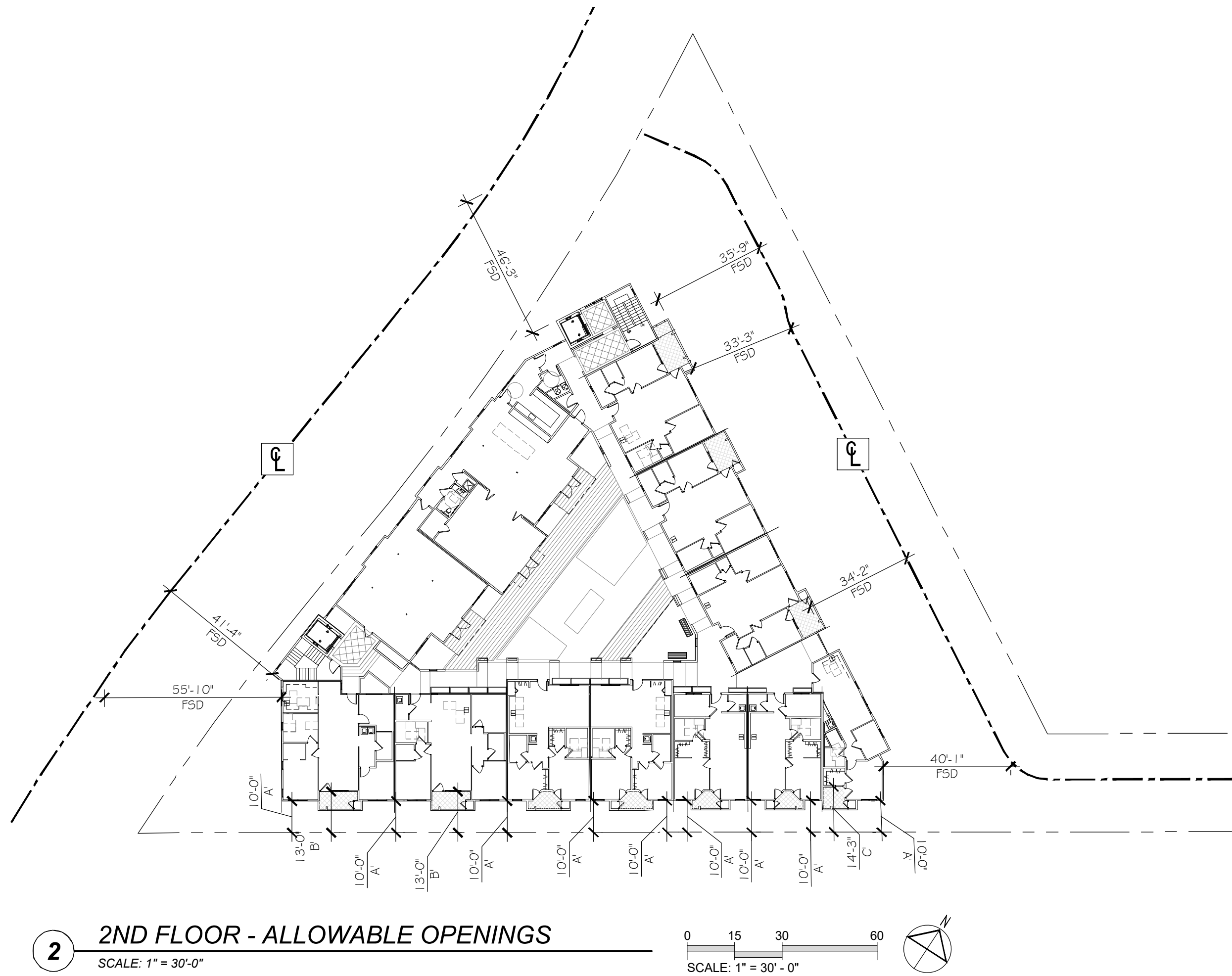
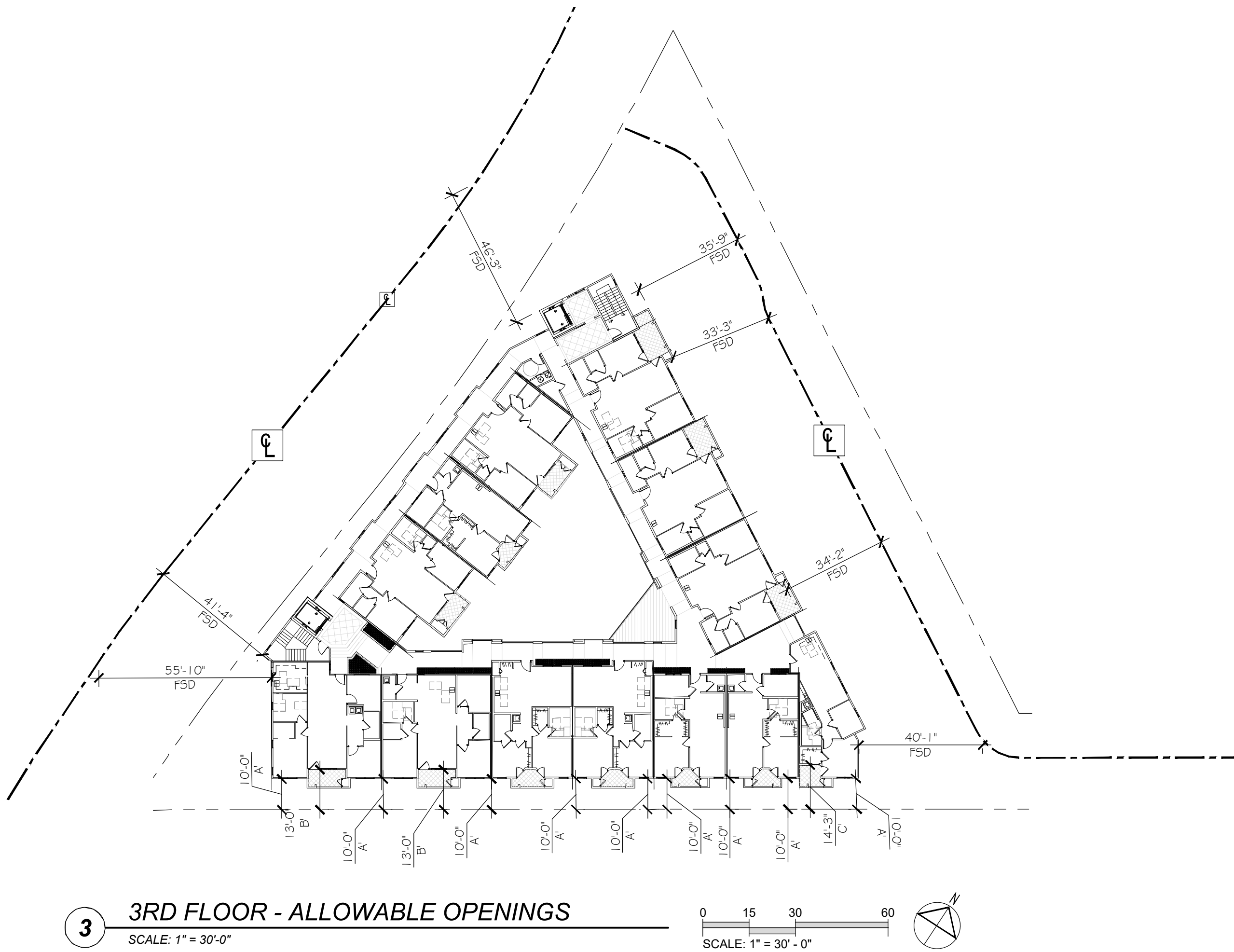
DRAWING FILE: N:\2020 PROJ\2020 RES TRANQUIL GARDEN\500DRAWINGS\ G-100.DWG
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 PLOTTER: Layert
 XREFS INCLUDED: Yes
 Temporal Garret500Drawings.dwg 2020 24x36 TBS.dwg A-201 [A-201 Elevations.dwg] AP_dier [AP_dier.dwg] U_B4 [U_B4.dwg] U_B5 [U_B5.dwg] U_B6 [U_B6.dwg] U_B7 [U_B7.dwg] U_B8 [U_B8.dwg] U_B9 [U_B9.dwg] U_C1 [U_C1.dwg] U_C2 [U_C2.dwg] U_C3 [U_C3.dwg] U_C4 [U_C4.dwg] U_C5 [U_C5.dwg] U_C6 [U_C6.dwg] U_C7 [U_C7.dwg] U_C8 [U_C8.dwg] U_C9 [U_C9.dwg] U_D1 [U_D1.dwg] U_D2 [U_D2.dwg] U_D3 [U_D3.dwg] U_D4 [U_D4.dwg] U_D5 [U_D5.dwg] U_D6 [U_D6.dwg] U_D7 [U_D7.dwg] U_D8 [U_D8.dwg] U_D9 [U_D9.dwg] U_E1 [U_E1.dwg] U_E2 [U_E2.dwg] U_E3 [U_E3.dwg] U_E4 [U_E4.dwg] U_E5 [U_E5.dwg] U_E6 [U_E6.dwg] U_E7 [U_E7.dwg] U_E8 [U_E8.dwg] U_E9 [U_E9.dwg] U_F1 [U_F1.dwg] U_F2 [U_F2.dwg] U_F3 [U_F3.dwg] U_F4 [U_F4.dwg] U_F5 [U_F5.dwg] U_F6 [U_F6.dwg] U_F7 [U_F7.dwg] U_F8 [U_F8.dwg] U_F9 [U_F9.dwg] U_G1 [U_G1.dwg] U_G2 [U_G2.dwg] U_G3 [U_G3.dwg] U_G4 [U_G4.dwg] U_G5 [U_G5.dwg] U_G6 [U_G6.dwg] U_G7 [U_G7.dwg] U_G8 [U_G8.dwg] U_G9 [U_G9.dwg] U_H1 [U_H1.dwg] U_H2 [U_H2.dwg] U_H3 [U_H3.dwg] U_H4 [U_H4.dwg] U_H5 [U_H5.dwg] U_H6 [U_H6.dwg] U_H7 [U_H7.dwg] U_H8 [U_H8.dwg] U_H9 [U_H9.dwg] U_I1 [U_I1.dwg] U_I2 [U_I2.dwg] U_I3 [U_I3.dwg] U_I4 [U_I4.dwg] U_I5 [U_I5.dwg] U_I6 [U_I6.dwg] U_I7 [U_I7.dwg] U_I8 [U_I8.dwg] U_I9 [U_I9.dwg] U_J1 [U_J1.dwg] U_J2 [U_J2.dwg] U_J3 [U_J3.dwg] U_J4 [U_J4.dwg] U_J5 [U_J5.dwg] U_J6 [U_J6.dwg] U_J7 [U_J7.dwg] U_J8 [U_J8.dwg] U_J9 [U_J9.dwg] U_K1 [U_K1.dwg] U_K2 [U_K2.dwg] U_K3 [U_K3.dwg] U_K4 [U_K4.dwg] U_K5 [U_K5.dwg] U_K6 [U_K6.dwg] U_K7 [U_K7.dwg] U_K8 [U_K8.dwg] U_K9 [U_K9.dwg] U_L1 [U_L1.dwg] U_L2 [U_L2.dwg] U_L3 [U_L3.dwg] U_L4 [U_L4.dwg] U_L5 [U_L5.dwg] U_L6 [U_L6.dwg] U_L7 [U_L7.dwg] U_L8 [U_L8.dwg] U_L9 [U_L9.dwg] U_M1 [U_M1.dwg] U_M2 [U_M2.dwg] U_M3 [U_M3.dwg] U_M4 [U_M4.dwg] U_M5 [U_M5.dwg] U_M6 [U_M6.dwg] U_M7 [U_M7.dwg] U_M8 [U_M8.dwg] U_M9 [U_M9.dwg] U_N1 [U_N1.dwg] U_N2 [U_N2.dwg] U_N3 [U_N3.dwg] U_N4 [U_N4.dwg] U_N5 [U_N5.dwg] U_N6 [U_N6.dwg] U_N7 [U_N7.dwg] U_N8 [U_N8.dwg] U_N9 [U_N9.dwg] U_O1 [U_O1.dwg] U_O2 [U_O2.dwg] U_O3 [U_O3.dwg] U_O4 [U_O4.dwg] U_O5 [U_O5.dwg] U_O6 [U_O6.dwg] U_O7 [U_O7.dwg] U_O8 [U_O8.dwg] U_O9 [U_O9.dwg] U_P1 [U_P1.dwg] U_P2 [U_P2.dwg] U_P3 [U_P3.dwg] U_P4 [U_P4.dwg] U_P5 [U_P5.dwg] U_P6 [U_P6.dwg] U_P7 [U_P7.dwg] U_P8 [U_P8.dwg] U_P9 [U_P9.dwg] U_Q1 [U_Q1.dwg] U_Q2 [U_Q2.dwg] U_Q3 [U_Q3.dwg] U_Q4 [U_Q4.dwg] U_Q5 [U_Q5.dwg] U_Q6 [U_Q6.dwg] U_Q7 [U_Q7.dwg] U_Q8 [U_Q8.dwg] U_Q9 [U_Q9.dwg] U_R1 [U_R1.dwg] U_R2 [U_R2.dwg] U_R3 [U_R3.dwg] U_R4 [U_R4.dwg] U_R5 [U_R5.dwg] U_R6 [U_R6.dwg] U_R7 [U_R7.dwg] U_R8 [U_R8.dwg] U_R9 [U_R9.dwg] U_S1 [U_S1.dwg] U_S2 [U_S2.dwg] U_S3 [U_S3.dwg] U_S4 [U_S4.dwg] U_S5 [U_S5.dwg] U_S6 [U_S6.dwg] U_S7 [U_S7.dwg] U_S8 [U_S8.dwg] U_S9 [U_S9.dwg] U_T1 [U_T1.dwg] U_T2 [U_T2.dwg] U_T3 [U_T3.dwg] U_T4 [U_T4.dwg] U_T5 [U_T5.dwg] U_T6 [U_T6.dwg] U_T7 [U_T7.dwg] U_T8 [U_T8.dwg] U_T9 [U_T9.dwg] U_U1 [U_U1.dwg] U_U2 [U_U2.dwg] U_U3 [U_U3.dwg] U_U4 [U_U4.dwg] U_U5 [U_U5.dwg] U_U6 [U_U6.dwg] U_U7 [U_U7.dwg] U_U8 [U_U8.dwg] U_U9 [U_U9.dwg] U_V1 [U_V1.dwg] U_V2 [U_V2.dwg] U_V3 [U_V3.dwg] U_V4 [U_V4.dwg] U_V5 [U_V5.dwg] U_V6 [U_V6.dwg] U_V7 [U_V7.dwg] U_V8 [U_V8.dwg] U_V9 [U_V9.dwg] U_W1 [U_W1.dwg] U_W2 [U_W2.dwg] U_W3 [U_W3.dwg] U_W4 [U_W4.dwg] U_W5 [U_W5.dwg] U_W6 [U_W6.dwg] U_W7 [U_W7.dwg] U_W8 [U_W8.dwg] U_W9 [U_W9.dwg] U_X1 [U_X1.dwg] U_X2 [U_X2.dwg] U_X3 [U_X3.dwg] U_X4 [U_X4.dwg] U_X5 [U_X5.dwg] U_X6 [U_X6.dwg] U_X7 [U_X7.dwg] U_X8 [U_X8.dwg] U_X9 [U_X9.dwg] U_Y1 [U_Y1.dwg] U_Y2 [U_Y2.dwg] U_Y3 [U_Y3.dwg] U_Y4 [U_Y4.dwg] U_Y5 [U_Y5.dwg] U_Y6 [U_Y6.dwg] U_Y7 [U_Y7.dwg] U_Y8 [U_Y8.dwg] U_Y9 [U_Y9.dwg] U_Z1 [U_Z1.dwg] U_Z2 [U_Z2.dwg] U_Z3 [U_Z3.dwg] U_Z4 [U_Z4.dwg] U_Z5 [U_Z5.dwg] U_Z6 [U_Z6.dwg] U_Z7 [U_Z7.dwg] U_Z8 [U_Z8.dwg] U_Z9 [U_Z9.dwg]



		#	DATE	REVISION	
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		#	DATE	REVISION	
		CORPORATE HQ 139 EL CAMINO REAL, STE. 112 TUSTIN, CA 92780 714-832-5100 BRANCH OFFICE 11528 E. ROWLAND ST. CITY OF INDUSTRY, CA 91748 626-913-5101			
PROJECT: TRANQUIL GARDEN 36 UNIT MULTI-FAMILY PROJECT DIAMOND BAR, CA 91789 APN: 8771-008-189		SHEET TITLE: OVERALL SITE PLAN			
Drawn by: CDA+PDG, INC. Plot date: Jul 01, 2026 Issue date: Jul 01, 2026 Job#: 2002 Cad file: G-100.dwg Drawing no: G-102					



LEGEND  DIRECTIONAL CEILING MOUNTED ILLUMINATED EXIT SIGN  EXITING PATH OF TRAVEL	STAIR SIGNAGE   EXIT ID- AT GROUND FLOOR TO BUILDING EXIT   STAIR ID W/ ROOF ACCESS - AT STAIRWELL   ROOF ACCESS ID- AT ROOF ACCESS STAIRWELL   STAIR ID- AT EXTERIOR OF STAIRWELL
EGRESS REQUIREMENTS	
<u>EXIT TRAVEL DISTANCE (CBC 2022 TABLE 1017.2)</u> <u>COMMON UPH OF TRAVEL DISTANCE (CBC 2022 TABLE 1006.2.1)</u>	FOR RESIDENTIAL AND S-1 OCCUPANCIES: 250' MAXIMUM TRAVEL DISTANCE IN SPRINKLERED BUILDINGS FOR UTILITY OCCUPANCIES: 400' MAXIMUM TRAVEL DISTANCE IN SPRINKLERED BUILDINGS FOR ASSEMBLY OCCUPANCIES: 250' MAXIMUM TRAVEL DISTANCE IN SPRINKLERED BUILDINGS FOR S-2 OCCUPANCIES: 400' MAXIMUM TRAVEL DISTANCE IN SPRINKLERED BUILDINGS FOR R-2 OCCUPANCIES: 125' MAXIMUM TRAVEL DISTANCE IN SPRINKLERED BUILDINGS FOR U OCCUPANCIES: 75' MAXIMUM TRAVEL DISTANCE IN SPRINKLERED BUILDINGS FOR A OCCUPANCIES: 75' MAXIMUM TRAVEL DISTANCE IN SPRINKLERED BUILDINGS FOR S OCCUPANCIES: 100' MAXIMUM TRAVEL DISTANCE IN SPRINKLERED BUILDINGS
<u>EGRESS WIDTH PER OCCUPANT (CBC 2022 SECTION 1005)</u>	MINIMUM STAIR WIDTH IN SPRINKLERED BUILDINGS IS 0.3' PER OCCUPANT. OTHER EGRESS COMPONENTS IN SPRINKLERED BUILDINGS REQUIRE .2" PER OCCUPANT. SEE PLAN FOR OCCUPANT LOAD AND EGRESS WIDTH CALCULATIONS.



PROJECT: TRANQUIL GARDEN
36 UNIT MULTI-FAMILY PROJECT
DIAMOND BAR, CA 91789
APN: 8717-008-189

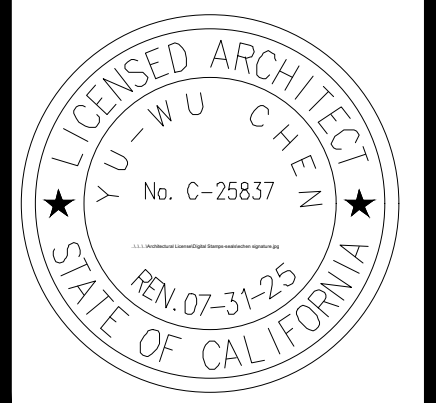
SHEET TITLE: CODE ANALYSIS - ALLOWABLE OPENINGS

drawn by: CDA+PDG, INC.
plot date: Jun 30, 2026
issue date: Jun 30, 2026
job#: 2002
cad file: G-100.dwg
drawing no: G-105

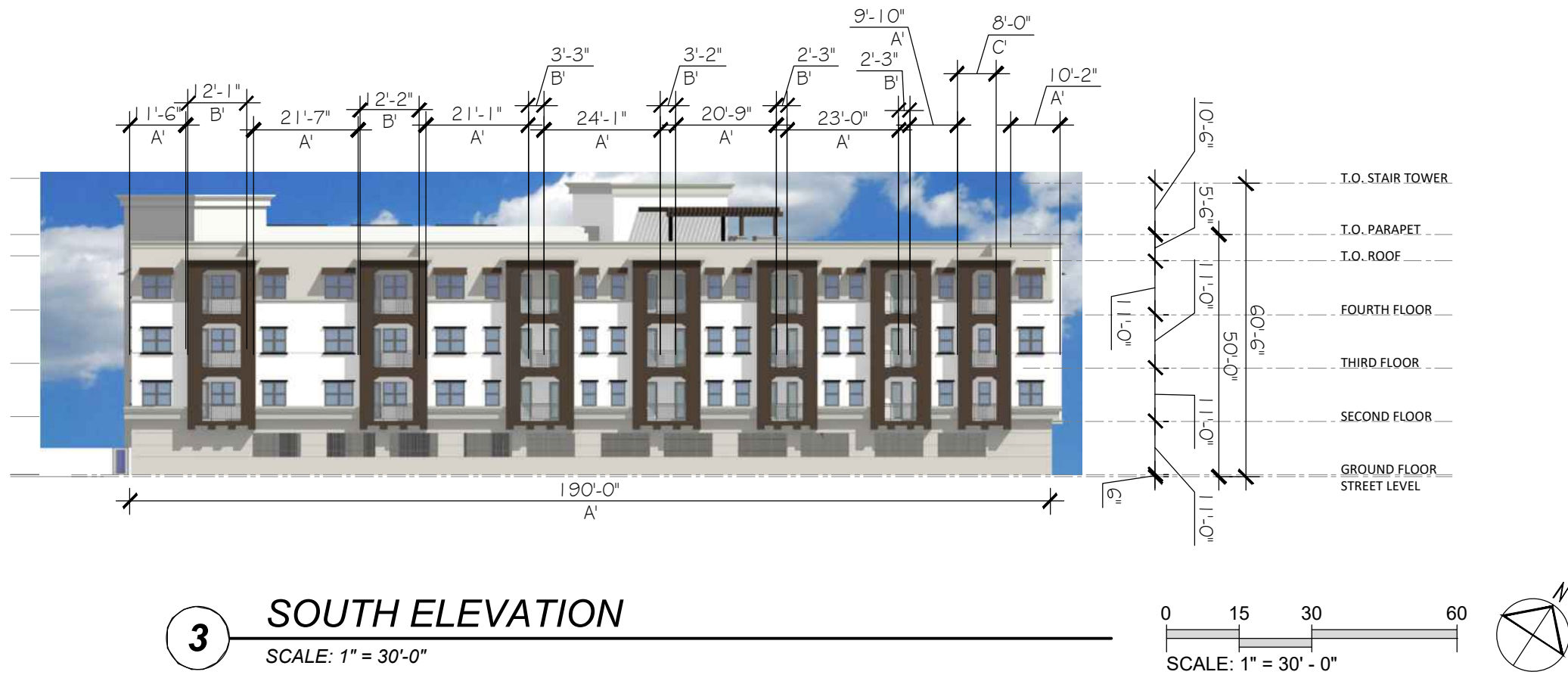
CDA+PDG

CORPORATE HQ
150 EL CAMINO REAL, STE 112
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704-462-5100

BRANCH OFFICE
3600 CALIFORNIA AVENUE, SUITE 100
CITY OF INDUSTRY, CA 91748
626-913-8101



#	DATE	REVISION	#	DATE	REVISION
1	01/17/25	FIRST SUBMITTAL			
2	01/29/26	SECOND SUBMITTAL			
3	02/27/26	THIRD SUBMITTAL			
4	06/12/26	2nd Pre Submittal			
5	07/01/26	FOURTH SUBMITTAL			



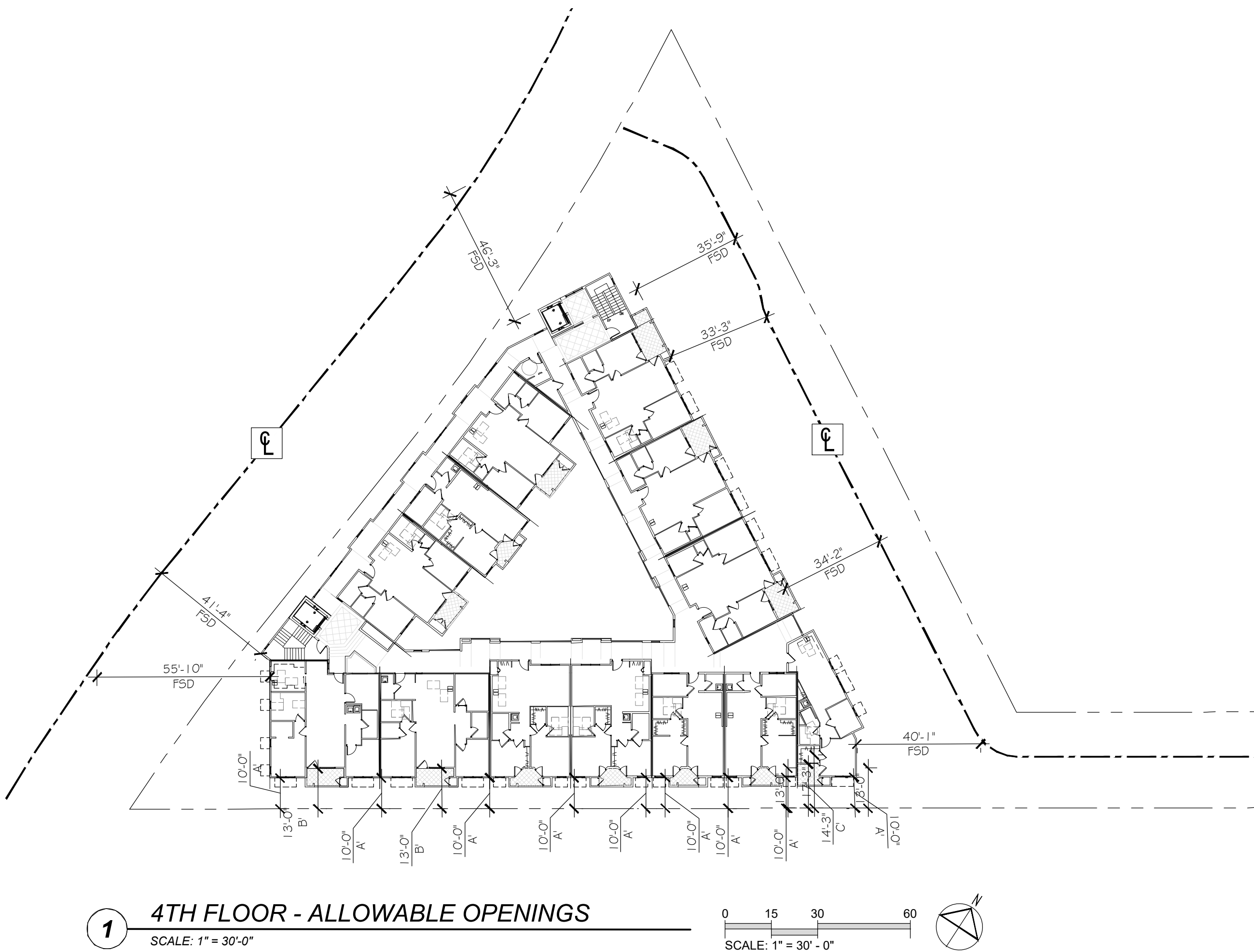
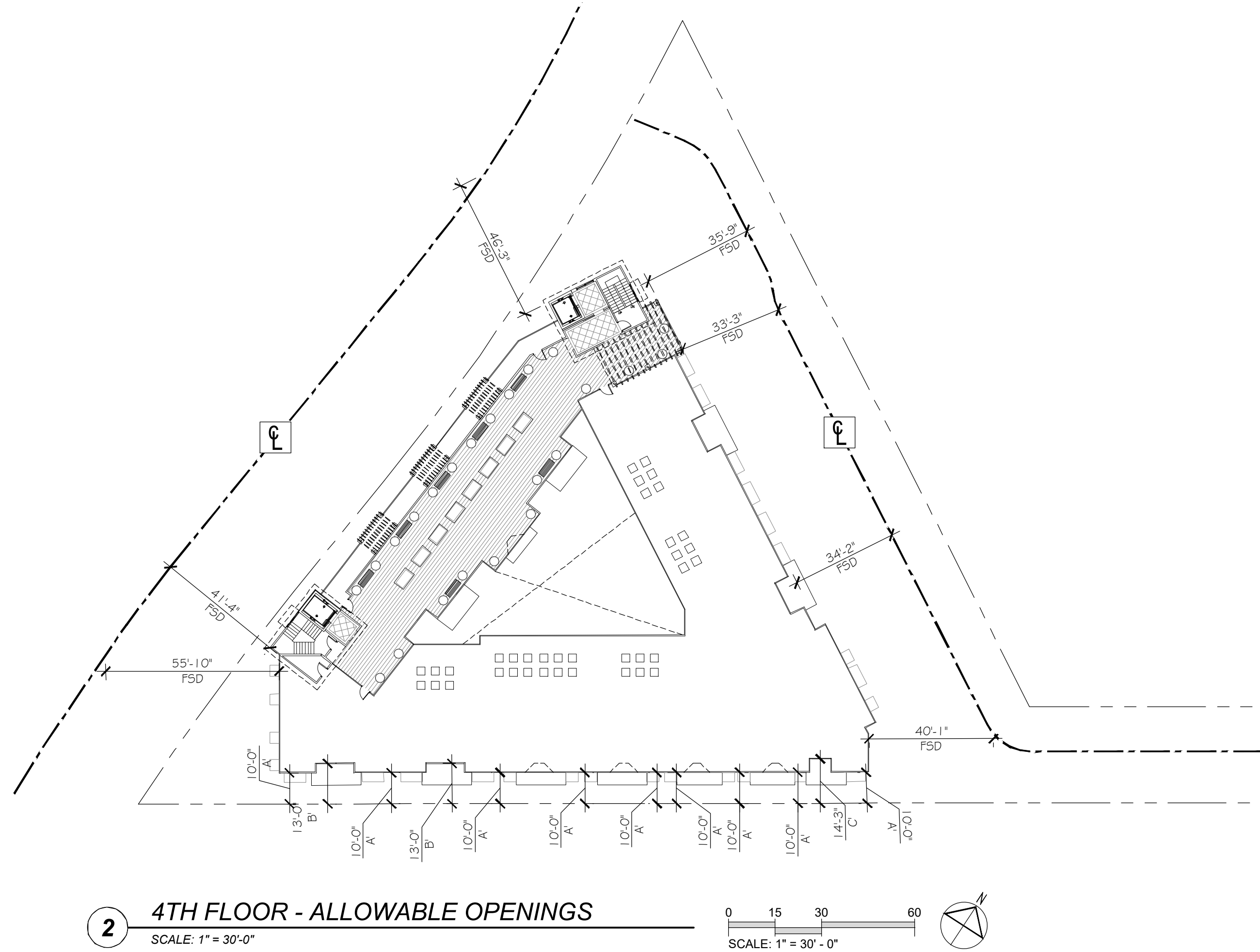
AREA A' (1ST FLR) - (OPENINGS 550 SF) / (WALL SURFACE 2090 SF) =
26% OPENINGS > 45% ALLOWABLE

AREA A' (2ND - 4TH FLR) - (OPENINGS 409 SF) / (WALL SURFACE 1491 SF) =
27% OPENINGS > 45% ALLOWABLE

AREA B' (2ND FLR - 4TH FLR) - (OPENINGS 104SF) / (WALL SURFACE 408 SF) =
25% OPENINGS > 45% ALLOWABLE

AREA C' (2ND FLR - 4TH FLR) - (OPENINGS 12 SF) / (WALL SURFACE 77 SF) =
15% OPENINGS > 45% ALLOWABLE

EXTERIOR WALL OPENINGS PER CBC TABLE 705.8 UNPROTECTED, SPRINKLERED (UP,S)	
F.S.D.	ALLOWABLE AREA
0'-3'	NOT PERMITTED
3'-5'	15%
5'-10'	25%
10'-15'	45%
15'-20'	75%
20'-25'	NO LIMIT



PROJECT:
TRANQUIL GARDEN
36 UNIT MULTI-FAMILY PROJECT
DIAMOND BAR, CA 91789
APN: 8717-008-189

SHEET TITLE:
CODE ANALYSIS - ALLOWABLE OPENINGS

drawn by:
CDA+PDG, INC.

plot date:
Jun 30, 2026

issue date:
Jun 30, 2026

job#:
2002

cad file:
G-100.dwg

drawing no:
G-106

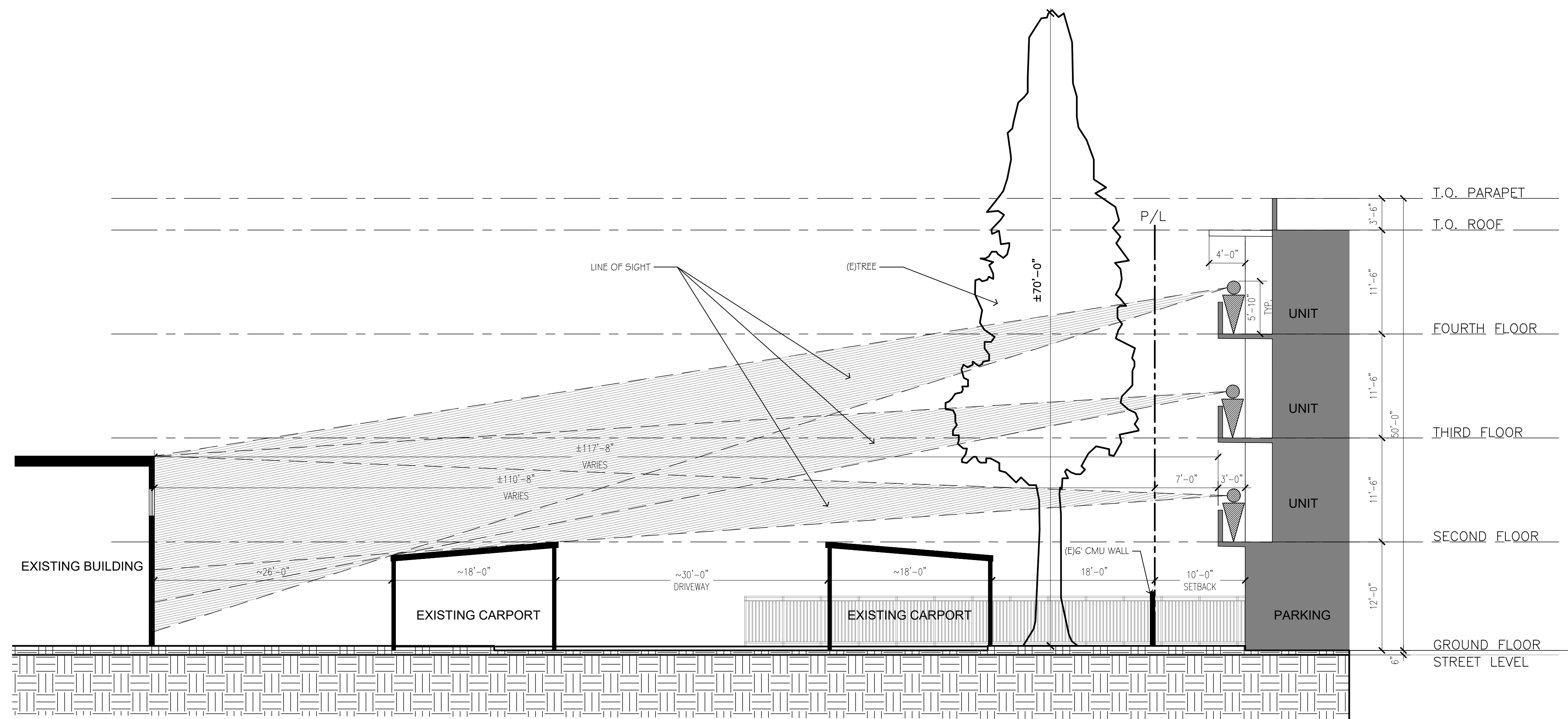
CDA
+
PDG

CORPORATE HQ
150 EL CAMINO REAL, STE 112
DUBLIN, CA 94568
704-462-5100
BRANCH OFFICE
2002 EL CAMINO REAL, STE 112
CITY OF INDUSTRY, CA 91748
626-913-8101

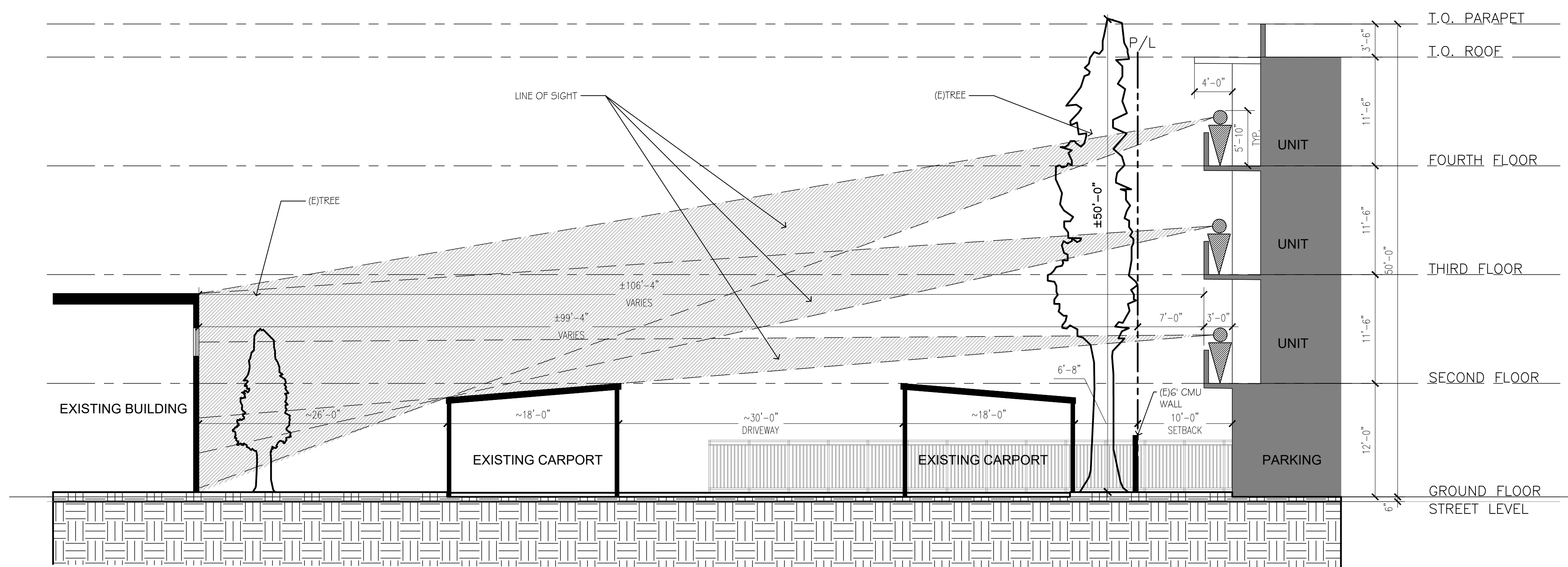


#	DATE	REVISION
1	01/17/25	FIRST SUBMITTAL
2	01/29/26	SECOND SUBMITTAL
3	02/27/26	THIRD SUBMITTAL
4	06/12/26	2nd Fire Submittal
5	07/01/26	FOURTH SUBMITTAL

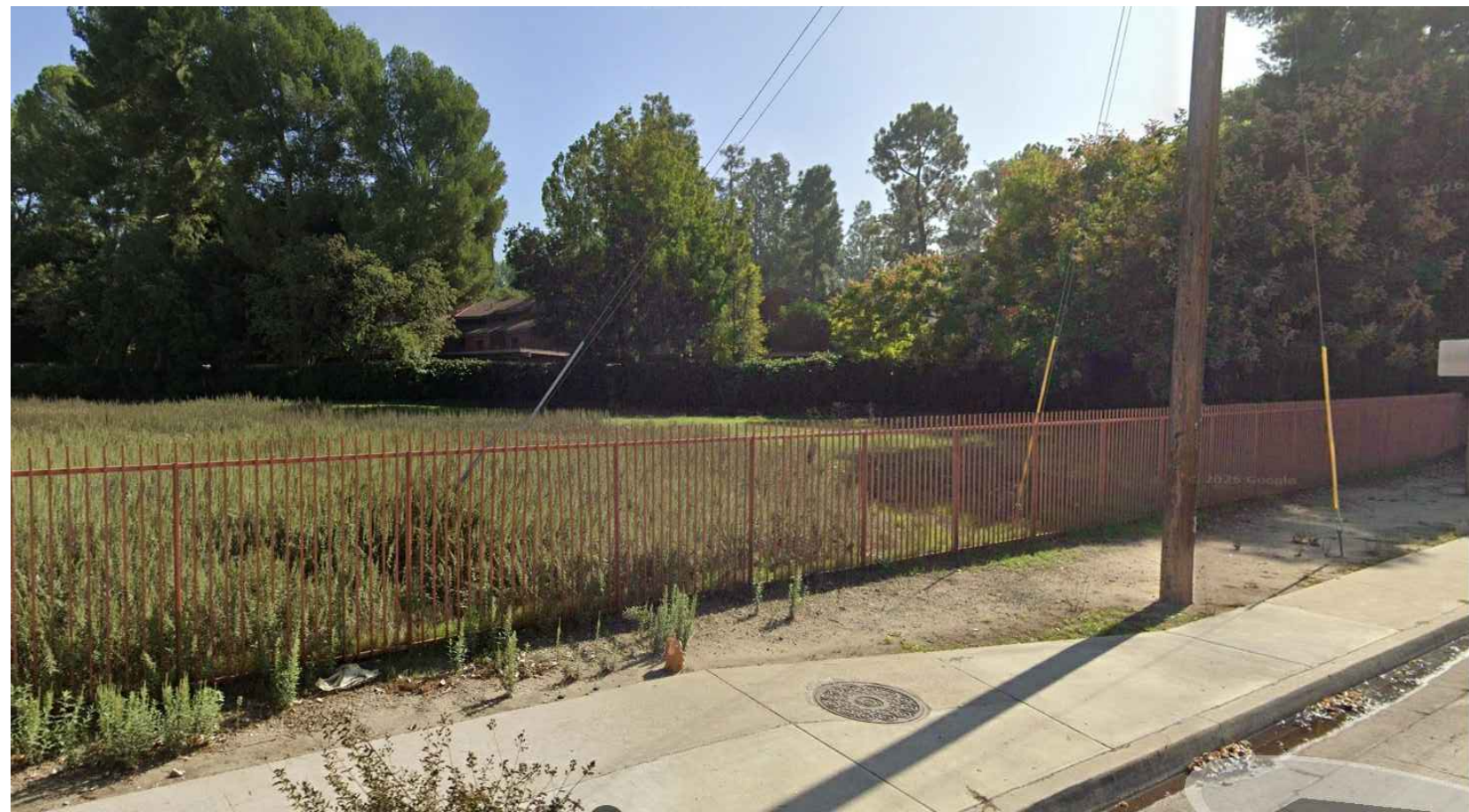
#	DATE	REVISION
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2		
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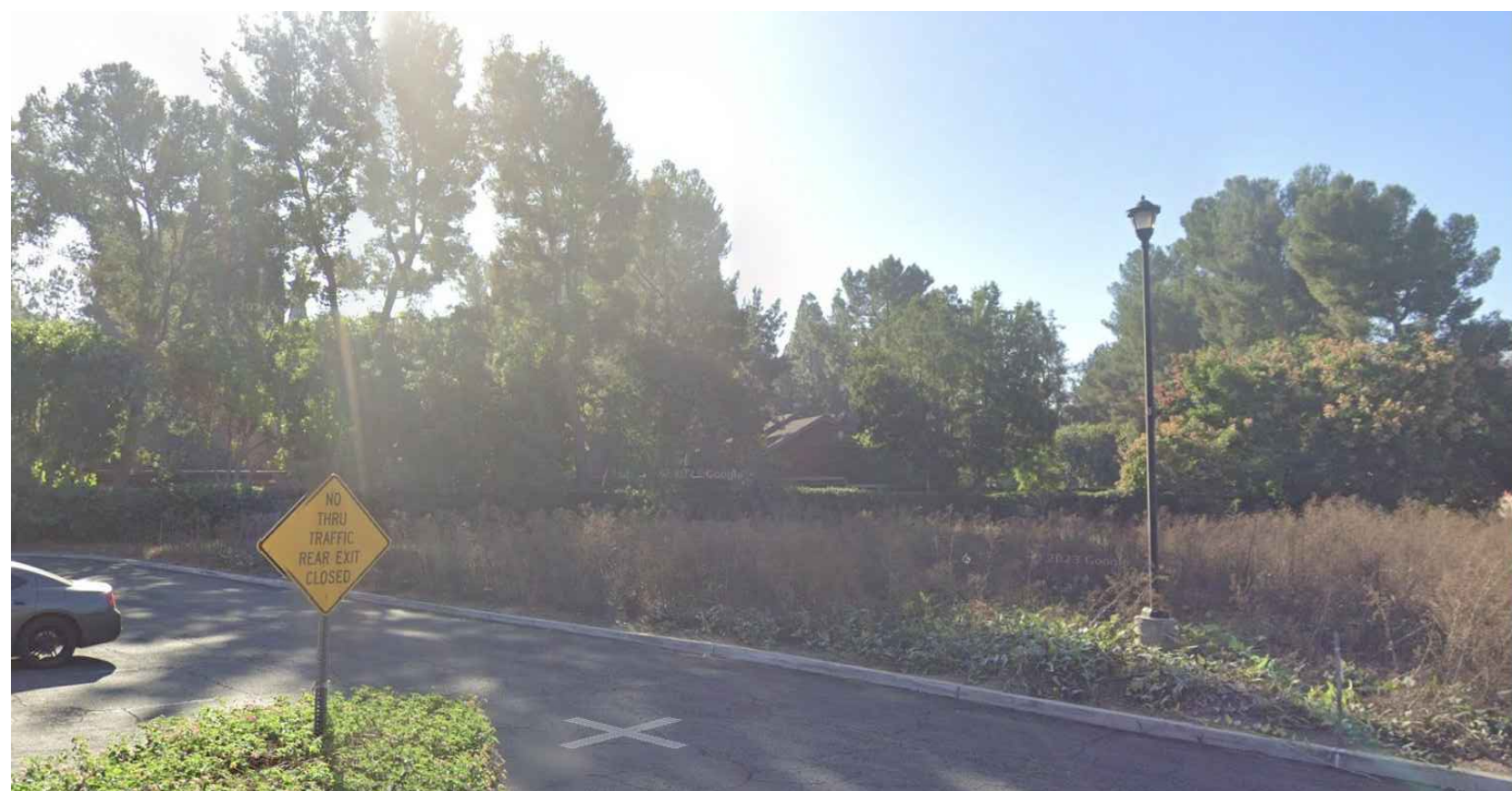
5 SITE SECTION THROUGH FALL CREEK COMMUNITY
SCALE: 1/8" = 1'-0"



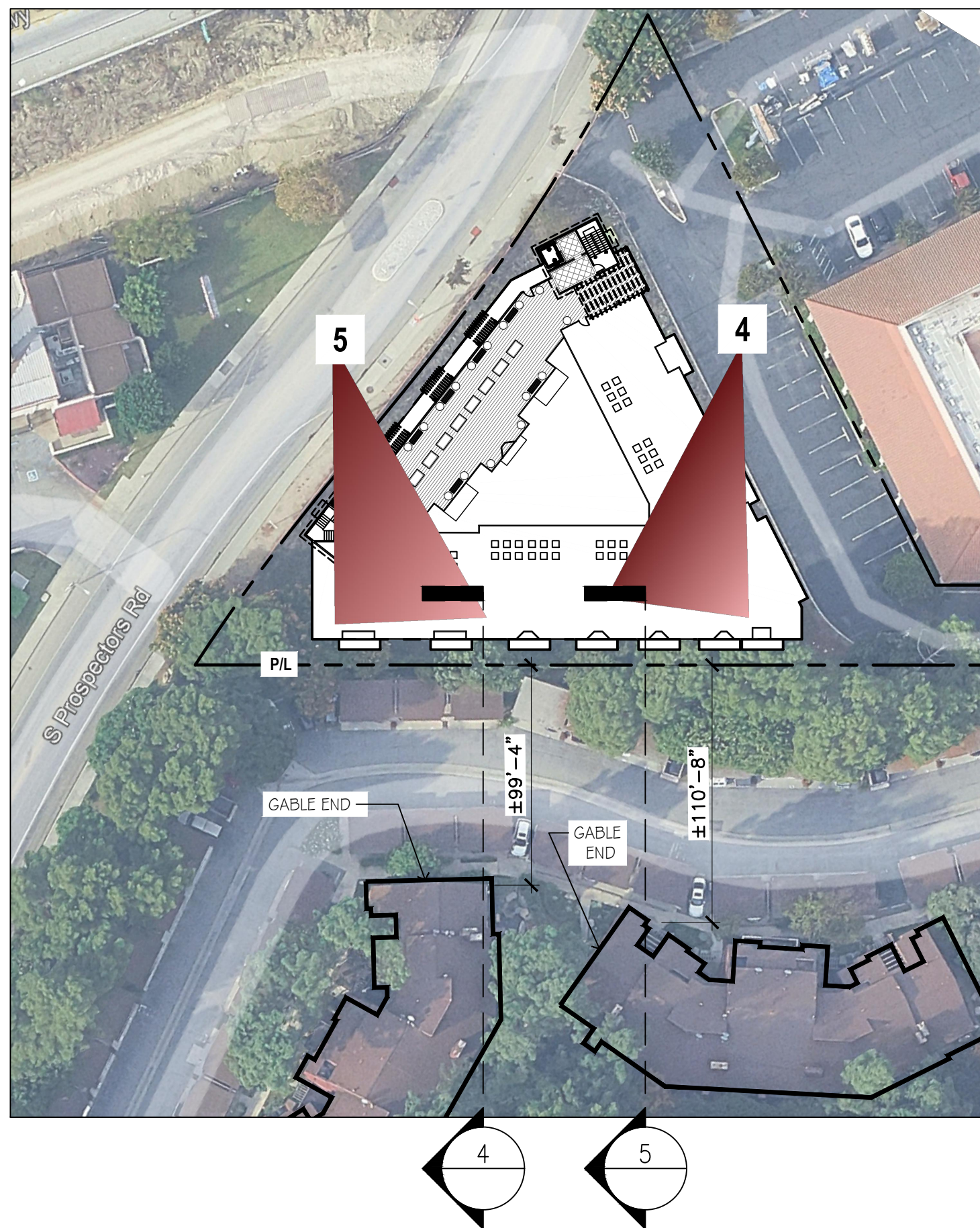
4 *SITE SECTION THROUGH FALL CREEK COMMUNITY*
SCALE: 1/8" = 1'-0"



3 PROSPECTOR RD PERSPECTIVE VIEW



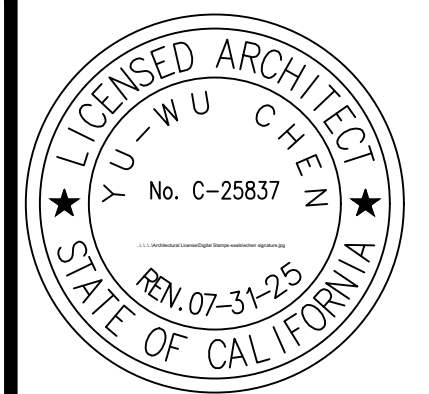
2 BEST WESTERN/ PROJECT SITE ENTRY PERSPECTIVE VIEW



1 **KEY MAP**
SCALE: NTS



#	DATE	REVISION	#	DATE	REVISION
△	01/17/25	FIRST SUBMITTAL			
△	01/28/26	SECOND SUBMITTAL			
△	02/27/26	THIRD SUBMITTAL			
△	06/1/26	2nd Pre-Submittal			
△	07/01/26	FOURTH SUBMITTAL			



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BRANCH OFFICE
17528 E. ROWLAND ST.,
CITY OF INDUSTRY, CA 91748
626-913-8101

CDA
+
PDG

PROJECT: TRANQUIL GARDEN 36 UNIT MULTI-FAMILY PROJECT 36 MOND BAR, CA 91789 APN: 8717-008-189	SHEET TITLE: SITE SECTIONS & LINE OF SIGHT ANALYSIS
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drawn by: CDA+PDG, INC.
plot date: Jul 22, 2026
issue date: Jul 22, 2026
job#: 2002
cad file: G-100.dwg
drawing no: **G-108**



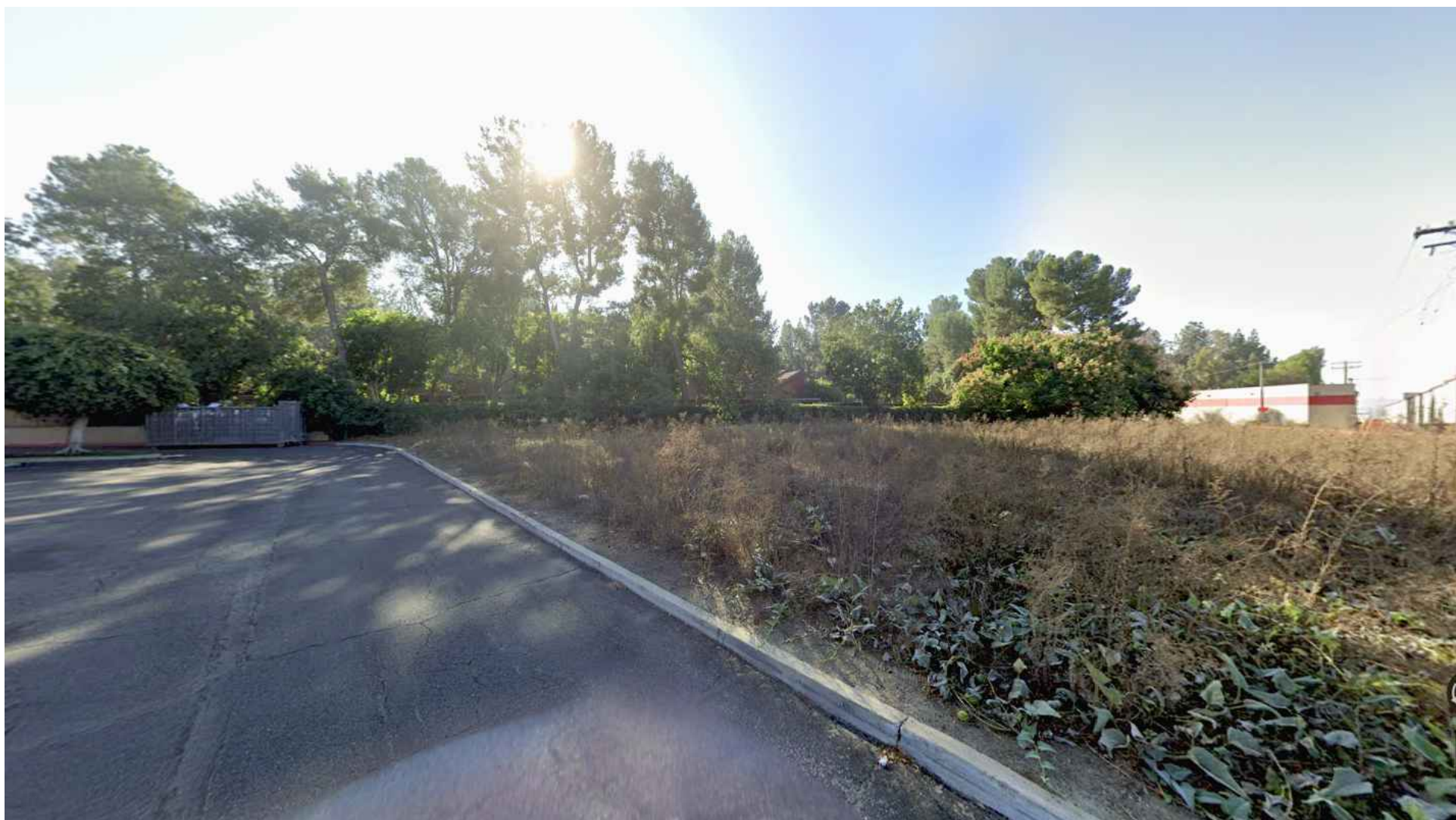
1 VIEW OF FALL CREEK COMMUNITY FROM PROSPECTORS RD



2 VIEW OF SITE FROM PROSPECTORS RD



3 WEST VIEW DOWN PROSPECTOR RD



4 SIDE VIEW OF FALL CREEK COMMUNITY FROM ACROSS SITE



5 NORTH VIEW FROM SITE FACING BEST WESTERN HOTEL



6 VIEW OF SITE FROM GENTLE SPRINGS LN



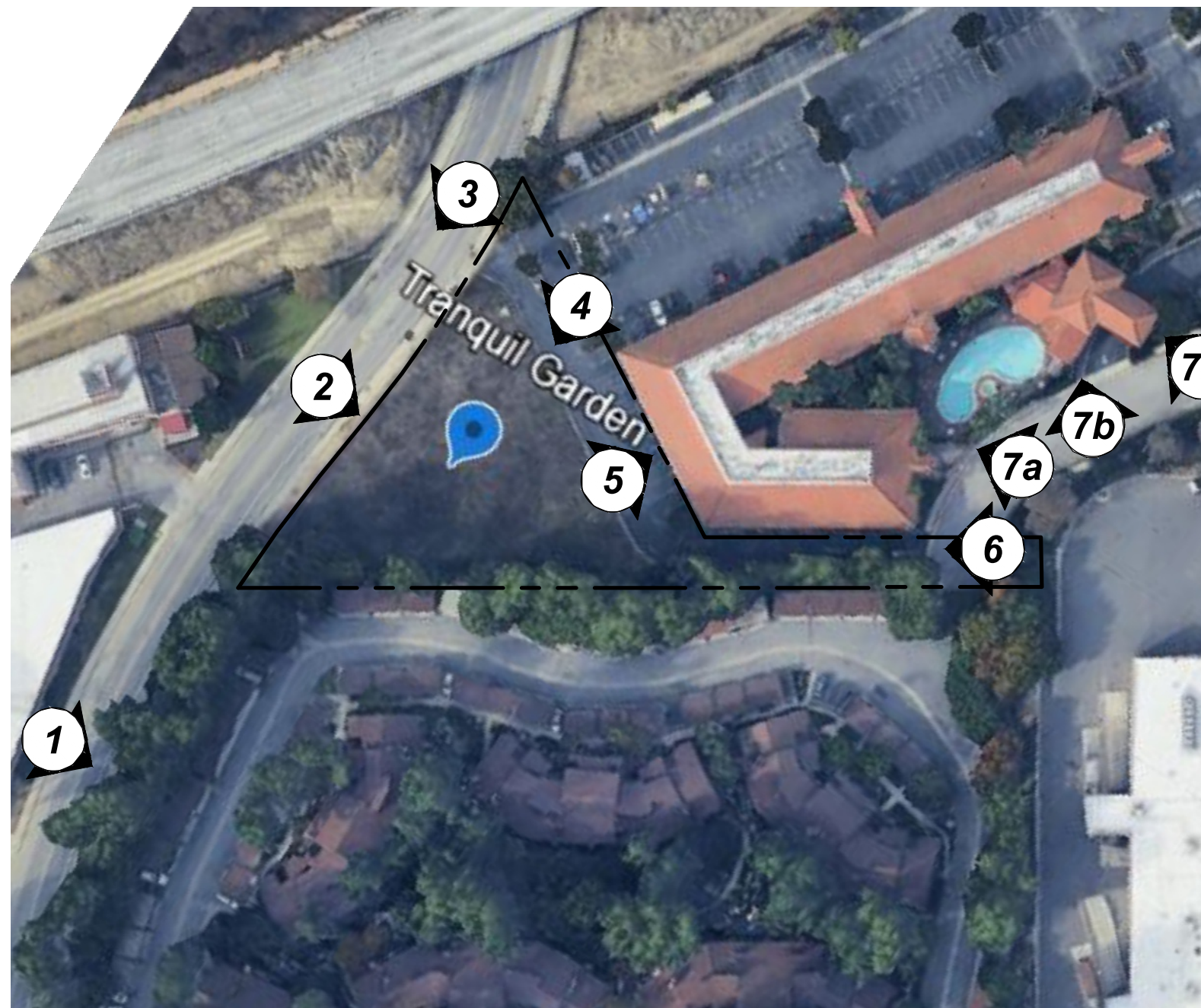
A 7 FRONT VIEW OF BEST WESTERN HOTEL FROM GENTLE SPRINGS LN



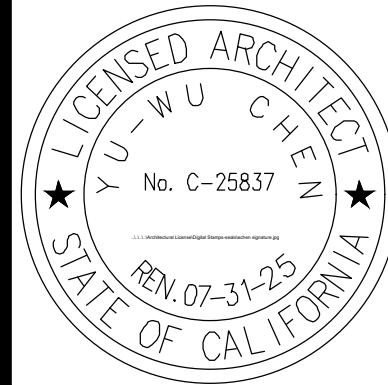
B



C



1 KEY MAP
SCALE: NTS



CORPORATE HQ
150 EL CAMINO REAL, STE 112
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BRANCH OFFICE
3600 GENTLE SPRINGS ST
CITY OF INDUSTRY, CA 91748
626-913-8101

CDA
+
PDG

PROJECT:
TRANQUIL GARDEN
36 UNIT MULTI-FAMILY PROJECT
DIAMOND BAR, CA 91789
APN: 8717-008-189

SHEET TITLE:
SURROUNDING PHOTOS

drawn by: CDA+PDG, INC.
plot date: Jun 30, 2026
issue date: Jun 30, 2026
job#: 2002
cad file: G-100.dwg
drawing no: G-109

EXISTING EASEMENTS:

- ① THE RIGHT TO RESTRICT VEHICULAR ACCESS OF COUNTY OF LOS ANGELES PER INST. NO. 2866, REC. 1-16-75 (TO REMAIN) EXACT AREA OF EASEMENT CANNOT BE CALCULATED
- ② 10' WIDE SANITARY SEWER EASEMENT OF COUNTY OF LOS ANGELES PER INST. NO. 2868, REC. 1-16-75 (TO REMAIN) [APPROX. 1,345 SF]
- ③ 10' WIDE EASEMENT OF WALNUT VALLEY WATER DISTRICT PER INST. NO. 87-2049707, REC. 12-30-87 (TO REMAIN) [APPROX. 4,915 SF]
- ④ 10' WIDE EASEMENT OF COUNTY OF LOS ANGELES PER PARCEL MAP NO. 15547, P.M.B. 172-5960 (TO REMAIN) [APPROX. 4,949 SF]
- ⑤ A PORTION OF ABANDONED OLD BREA CANYON ROAD RESERVED AS A BLANKET EASEMENT FOR SOUTHERN CALIFORNIA EDISON COMPANY PER INST. NO. 2442, REC. 05-30-72 (TO REMAIN) [APPROX. 6,965 SF]
- ⑥ 30' WIDE DRAINAGE EASEMENT AS REFERRED TO IN THE DECLARATION OF RESTRICTIONS CONCERNING RECIPROCAL ACCESS, AND PARKING AND DRAINAGE AGREEMENT, RECIPROCAL DRAINAGE EASEMENT BENEFITS TO EACH PARCEL (TO REMAIN) [APPROX. 506 SF]
- ⑦ PRIVATE DRIVEWAY AND FIRE LANE (TO REMAIN) [APPROX. 14,980 SF]
- ⑧ EASEMENT FOR FLOOD HAZARD AREA, IN BOOK 340 PAGE 47, OF MAPS [APPROX. 2,259 SF]

BENCHMARK:

NAME: FG4197
ELEVATION: 728.44'
DATUM: NAVD 88(2005 ADJUSTMENT)
DESCRIPTION: RDBM TAG IN C. B. W CB DIAMOND BAR BLVD 30FT S/O BCR @ SW COR GENTLE SPRING LN (PALOMINO DR)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 05°55'00" E OF THE CENTERLINE OF PROSPECTOR ROAD AS SHOWN ON THE MAP OF PARCEL NO. 22987, RECORDED IN BOOK 340 PAGES 47 THROUGH 48, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

LEGAL DESCRIPTION:

PARCELS 3 OF PARCEL MAP NO. 22987, IN CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 340 PAGES 47 AND 48 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROPERTY INFO:

APN: 8717-008-189
AREA: 43,131 SQ. FT.
0.99 ACRES
ADDRESS: GENTLE SPRINGS LANE
DIAMOND BAR, CA 91765
EXISTING ZONING DESIGNATION: C-3 - REGIONAL COMMERCIAL
PROPOSED ZONING DESIGNATION: RH-30 - HIGH DENSITY RESIDENTIAL
DENSITY: 30 UNITS/ACRE

PROVIDED GARAGE PARKING: 40 (COVERED)
EXISTING PARKING: 13 (UNCOVERED)
SHARED PARKING: 97 (UNCOVERED)
TOTAL PARKING PROVIDED: 150

3 BEDROOM UNITS: 6
2 BEDROOM UNITS: 30

TOTAL UNITS: 36

APPLICANT/DEVELOPER:

TRANQUIL GARDEN, LLC
16007 RICHVALE DR.
WHITTIER, CA 91789
ATTN: RITA HUANG
323-228-3658

CIVIL ENGINEER:

BLUE ENGINEERING AND CONSULTING, INC.
10535 FOOTHILL BOULEVARD, SUITE 440
RANCHO CUCAMONGA, CA 91730
CONTACT: ANGEL CESAR, PE
PHONE: (909) 970-5694

SHEET INDEX:

- 1 TENTATIVE TRACT MAP
2 CONCEPTUAL GRADING AND DRAINAGE PLAN
3 CONCEPTUAL GRADING AND DRAINAGE PLAN SECTIONS
4 CONCEPTUAL PAVING PLAN
5 SITE UTILIZATION MAP
6 CUT AND FILL MAP

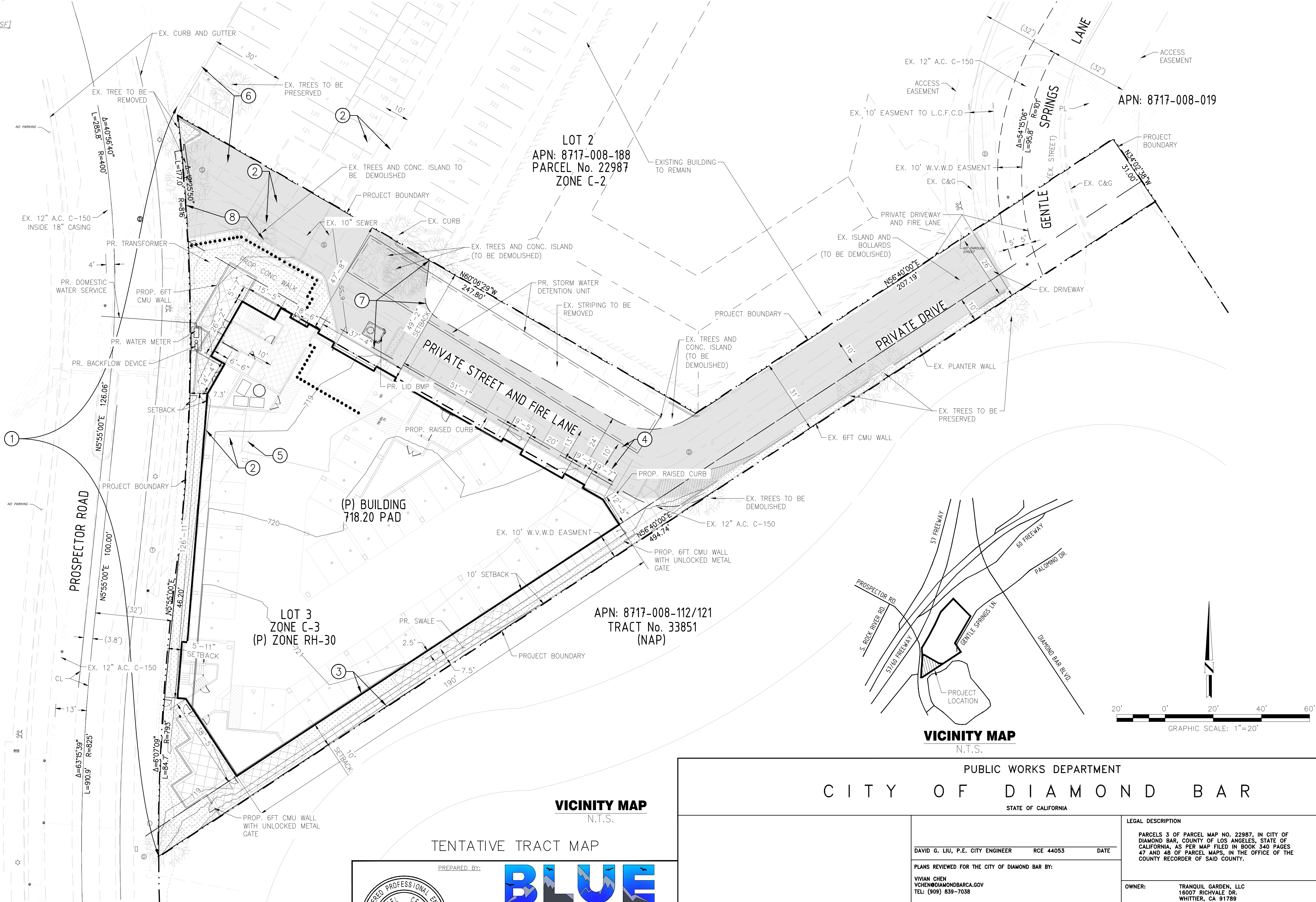
LIST OF ABBREVIATIONS:

APN ASSESSOR'S PARCEL NUMBER
EX. EXISTING
EG EXISTING GROUND
FF FINISHED FLOOR
FG FINISHED GROUND
FS FINISHED SURFACE
NAP NOT A PART
NAP PROPOSED
(P) PROPOSED
PL PROPERTY LINE
R/W RIGHT-OF-WAY
SF SQUARE FEET
TC TOP OF CURB
LACFCD L.A. COUNTY FLOOD CONTROL DISTRICT
WVWD WALNUT VALLEY WATER DISTRICT

LEGEND:

EXISTING CONTOUR (450)
PROPOSED CONTOUR (450)
CENTER LINE
PROPERTY LINE
EASEMENT
PROPOSED BUILDING PAD
EXISTING ZONING BOUNDARY
PRIVATE STREET / FIRE LANE
FLOOD HAZARD AREA

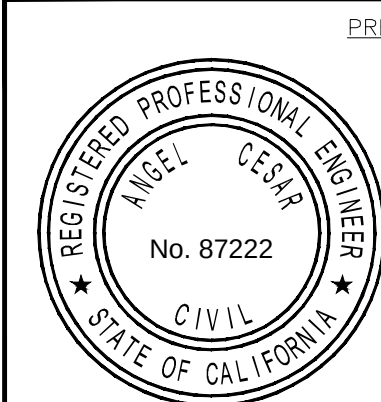
VESTING TENTATIVE TRACT MAP NO. 83259
FOR CONDOMINIUM PURPOSES
GENTLE SPRINGS LANE
LOCATED IN THE CITY OF DIAMOND BAR,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



VICINITY MAP

N.T.S.

TENTATIVE TRACT MAP



PREPARED BY: **BLUE** ENGINEERING
10535 FOOTHILL BLVD SUITE 440
RANCHO CUCAMONGA, CA 91730
YOUR LAND DEVELOPMENT CONSULTANTS
INFO@BLUECIVILENG.COM - 909-970-5654

6/26/2026
ANGEL CESAR, P.E. RCE 87222 DATE

PUBLIC WORKS DEPARTMENT
CITY OF DIAMOND BAR
STATE OF CALIFORNIA

DAVID G. LIU, P.E. CITY ENGINEER RCE 44053 DATE
PLANS REVIEWED FOR THE CITY OF DIAMOND BAR BY:
VIVIAN CHEN
VCHEN@DIAMONDBARCA.GOV
TEL: (909) 839-7038
NAME RCE DATE

LEGAL DESCRIPTION
PARCELS 3 OF PARCEL MAP NO. 22987, IN CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 340 PAGES 47 AND 48 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
OWNER: TRANQUIL GARDEN, LLC
16007 RICHVALE DR.
WHITTIER, CA 91789
SITE ADDRESS: GENTLE SPRINGS LANE
DIAMOND BAR, CA 91765
DRAWN BY J. CONTRERAS CHECKED BY ANGEL CESAR SCALE: 1"=20'
DRAWING NO. SHEET 1 OF 6

TENTATIVE TRACT MAP NO. 83259

1. ALL GRADING SHALL COMPLY WITH THE PROVISIONS OF SECTION 1803 AND APPENDIX J OF THE CALIFORNIA BUILDING CODE (2019) AND ALL AMENDMENTS ADOPTED BY THE CITY.
2. ALL HILLSIDE GRADING WITH SLOPES IN EXCESS OF 10% SHALL COMPLY WITH THE HILLSIDE MANAGEMENT ORDINANCE AND SHALL TYPICALLY NOT EXCEED 2:1.
3. NO GRADING SHALL COMMENCE UNTIL A GRADING PERMIT HAS BEEN ISSUED BY THE CITY OF DIAMOND BAR.
4. ALL FILL SLOPES SHALL BE COMPACTED TO NOT LESS THAN 90 PERCENT OF THE MAXIMUM DENSITY.
5. SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND SHEAR STRENGTHS SHALL BE MADE DURING GRADING OPERATIONS TO VERIFY COMPLIANCE WITH DESIGN CRITERIA. THE RESULTS OF SUCH TESTING SHALL BE REPORTED IN THE FINAL AS-GRADED REPORT (PREPARED BY THE APPLICANT AT HIS EXPENSE), OR UPON REQUEST OF THE CITY. A MINIMUM NUMBER OF FIELD DENSITY TEST ARE TO BE MADE AS FOLLOWS:
 - A. ONE TEST FOR EACH TWO-FOOT VERTICAL LIFT.
 - B. ONE TEST FOR EACH 1000 CUBIC YARDS OF MATERIAL PLACED.
 - C. A SUFFICIENT NUMBER OF FINISH SLOPE TESTS TO VERIFY COMPACTION OF THE SLOPE SURFACE.

9. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE PROVIDED TO PROTECT ADJOINING PROPERTIES FROM DEPOSITION OF MATERIAL OR DIVERTED FLOWS BOTH DURING AND AFTER ALL PHASES OF CONSTRUCTION.

11. ROUGH GRADING CERTIFICATE MUST BE SIGNED BY SOILS AND CIVIL ENGINEERS OF RECORD AND APPROVED BY THE CITY INSPECTOR PRIOR TO ISSUANCE OF BUILDING PERMITS.

15. NO ROCK OR SIMILAR MATERIAL GREATER THAN 8" IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE CITY.

17. EXCAVATIONS FOR STABILITY KEYS AND REMOVAL OF UNSUITABLE SOILS MUST BE OBSERVED AND ACCEPTED IN WRITING BY THE SOILS ENGINEER OR ENGINEERING GEOLOGIST OF RECORD PRIOR TO THE PLACING OF FILL.

19. THE SOILS ENGINEER AND/OR ENGINEERING GEOLOGIST OF RECORD MUST MAKE A FINDING IN ACCORDANCE WITH SECTION 111 OF THE LOS ANGELES COUNTY BUILDING CODE FOR THE GRADED SITE PRIOR TO APPROVAL BY THE CITY.

21. A REGISTERED CIVIL ENGINEER SHALL SUBMIT A GRADING CERTIFICATE TO THE CITY ENGINEER NO MORE THAN 10 WORKING DAYS UPON COMPLETION OF FINAL GRADING OPERATIONS. CERTIFICATE OF OCCUPANCY SHALL BE ISSUED SUBJECT TO THE CITY ENGINEER'S APPROVAL OF SAID ENGINEER'S CERTIFICATE. FINAL GRADING MUST BE APPROVED BY THE CITY BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED.

23. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.

25. THESE PLANS HAVE BEEN CHECKED BY THE CITY OF DIAMOND BAR ONLY FOR CONFORMANCE WITH CITY STANDARDS, COMPLIANCE WITH DEVELOPMENT CONDITIONS AND FOR GENERAL CONCEPTUAL APPROVAL OF THE DRAINAGE AND PARKWAY IMPROVEMENTS SHOWN HEREON. NO DETAILED MATHEMATICAL CHECK WAS MADE FOR THE ACCURACY IF THE EXISTING OR PROPOSED DIMENSIONS, LINES, OR GRADES SHOWN INCLUDING ALL EXISTING UTILITIES SHOWN OR NOT SHOWN.

26. CONTRACTOR SHALL NOTIFY THE CITY ENGINEER'S OFFICE AT (909) 839-7040 FORTY-EIGHT (48) HOURS IN ADVANCE OF INTENTION TO BEGIN GRADING.

27. CONTRACTOR SHALL COMPLY WITH THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOKS AND THE PROJECT'S LOW IMPACT DEVELOPMENT (LID) REQUIREMENTS AS NECESSARY.

28. DIRECT ALL ROOFTOP RUNOFF TO PERVIOUS AREAS.

29. SUFFICIENT TEST OF FILL SOILS SHALL BE MADE DURING THE GRADING TO VERIFY THAT THE SOILS PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS, AS DETERMINED BY THE ENGINEERING GEOLOGIST/GEOTECHNICAL ENGINEER INCLUDING SOILS TYPES, SHEAR STRENGTH PARAMETERS AND CORRESPONDING UNIT WEIGHTS.

30. R-VALUE TESTS SHALL BE CONDUCTED FOR ALL PUBLIC AND PRIVATE ROADWAY IMPROVEMENTS TO IDENTIFY THE MINIMUM PAVEMENT STRUCTURAL SECTION REQUIREMENTS FOR THE SITE, UNLESS OTHERWISE NOT REQUIRED BY THE CITY.

31. TYPE V CEMENT SHALL BE USED FOR ALL CONCRETE WORK COMING IN CONTACT WITH THE GROUND, UNLESS OTHERWISE INDICATED BY THE PROJECT'S SOIL ENGINEER.

APN	ASSESSOR'S PARCEL NUMBER
AVG.	AVERAGE
EX.	EXISTING
EG	EXISTING GROUND
FF	FINISHED FLOOR
FG	FINISHED GROUND
FS	FINISHED SURFACE
PL	PROPERTY LINE
PAD	BUILDING PAD GRADE
R/W	RIGHT-OF-WAY
TC	TOP OF CURB
LACFCD	L.A. COUNTY FLOOD CONTROL DISTRICT
WWD	WALNUT VALLEY WATER DISTRICT

CUT	600 CY
FILL	186 CY
NET	414 CY (CUT)

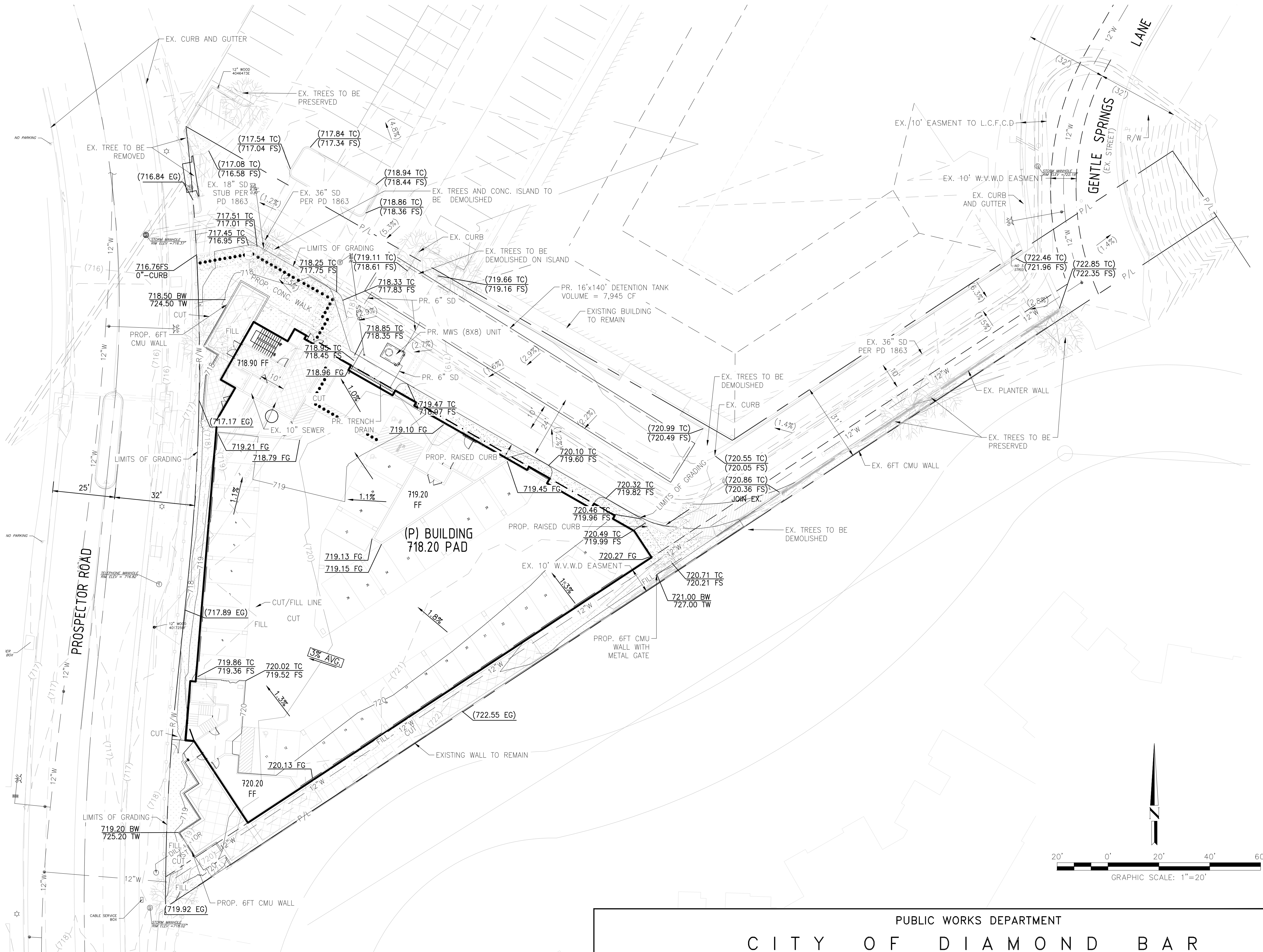
TOTAL	0.99 ACRES
DISTURBED	0.62 ACRES

AVERAGE SLOPE OF SITE, $A_{avg} = 0.002296[i \times L] / A$
 i = Contour interval in feet
 L = Summation of length of all contours in feet
 A = Area in acres of parcel being considered

$$A_{avg} = 0.002296[5.71 \text{ ft.} \times 227 \text{ ft.}] / 0.99 \text{ ac} = 3\%$$

EXISTING CONTOUR _____ (450)
 PROPOSED CONTOUR _____ 450
 CENTER LINE _____
 PROPERTY LINE _____
 FLOW LINE _____
 PROPOSED STORM DRAIN _____ 6" SD
 CUT/FILL LINE _____
 CONCRETE PAVING _____
 NO PARKING AREA _____

LANDSCAPE AREA
OUTDOOR PATIO AREA



	PREPARED BY: _____ 10535 FOOTHILL BLVD SUITE 440 RANCHO CUCAMONGA, CA 91730 YOUR LAND DEVELOPMENT CONSULTANTS INFO@BLUECIVILENG.COM - 909-970-9554 6/26/2026
ANGEL CFSAR, P.E., RCF 87222	DATE: _____

6/26/2026
ANGEL CESAR, P.F. RCE 87222 DATE

TENTATIVE TRACT MAP NO. 83259

PUBLIC WORKS DEPARTMENT

C I T Y O F D I A M O N D B A R

STATE OF CALIFORNIA

DAVID G. LIU, P.E. CITY ENGINEER

PRICE 44053	DATE
-------------	------

DATE _____

PLANS REVIEWED FOR THE CITY OF DIAMOND BAR BY:

VIVIAN CHEN
VCHEN@DIAMONDBARCA.GOV
TEL: (909) 839-7038

NAME _____

SOURCE	DATE
--------	------

DATE _____

LEGAL DESCRIPTION

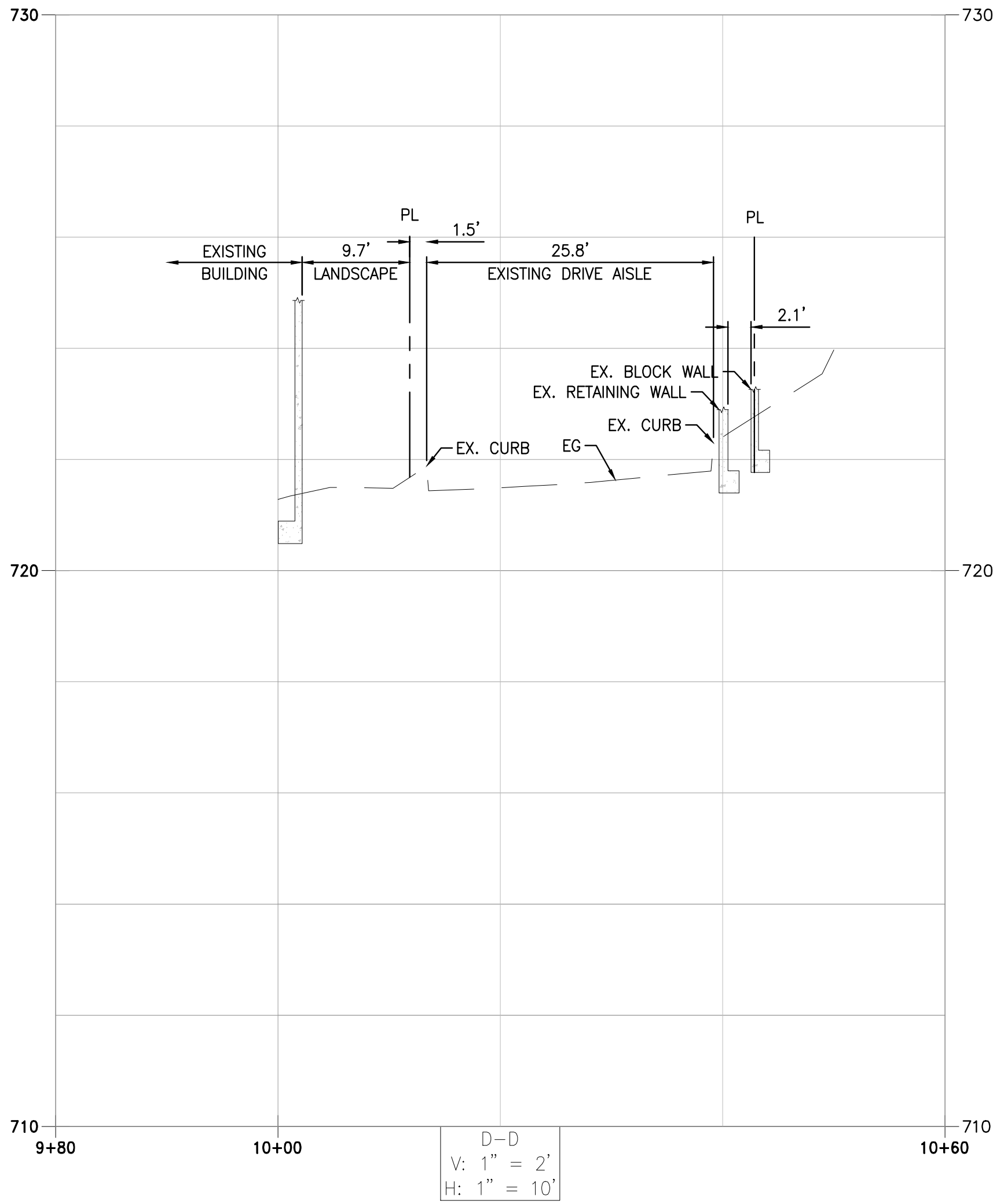
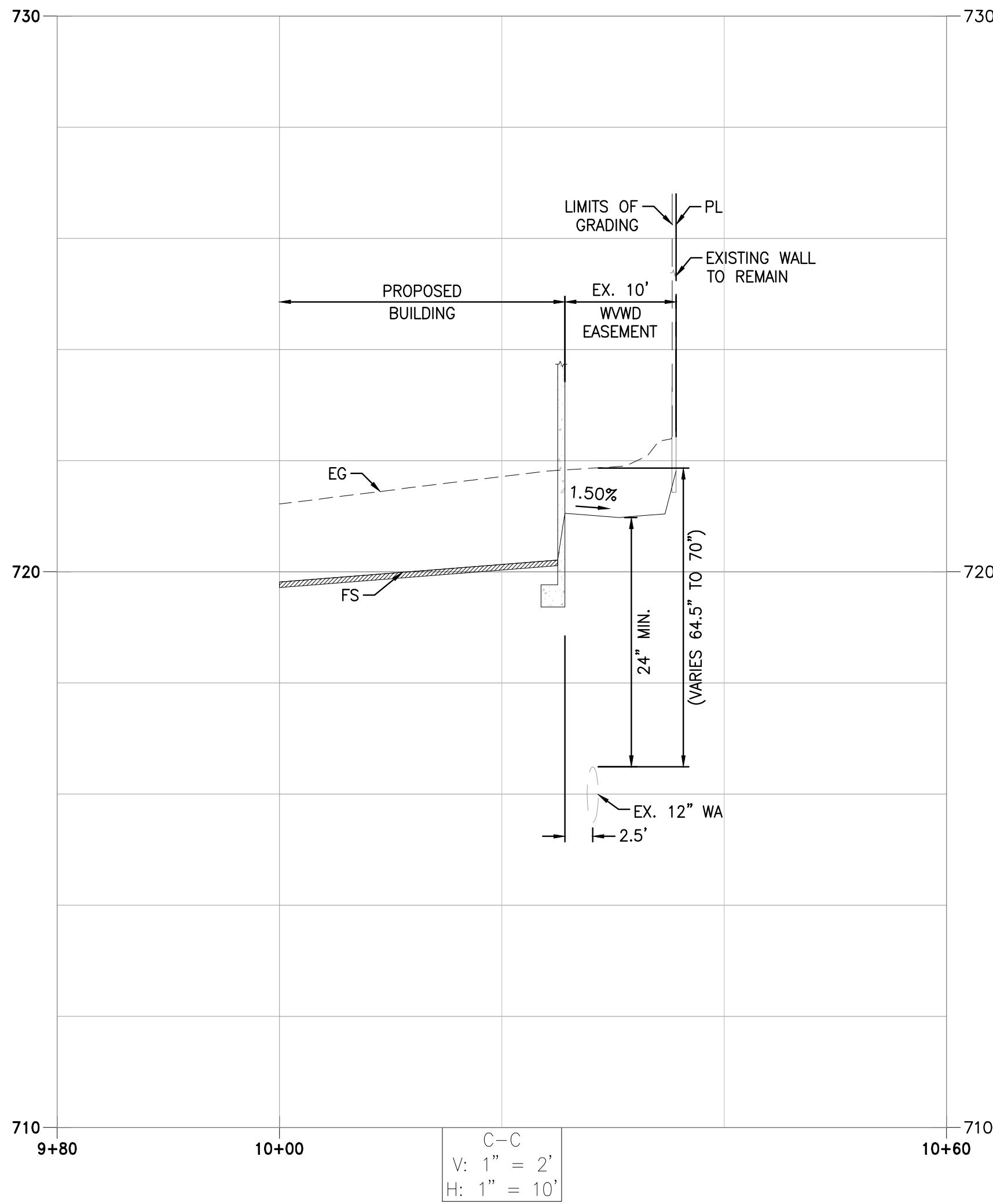
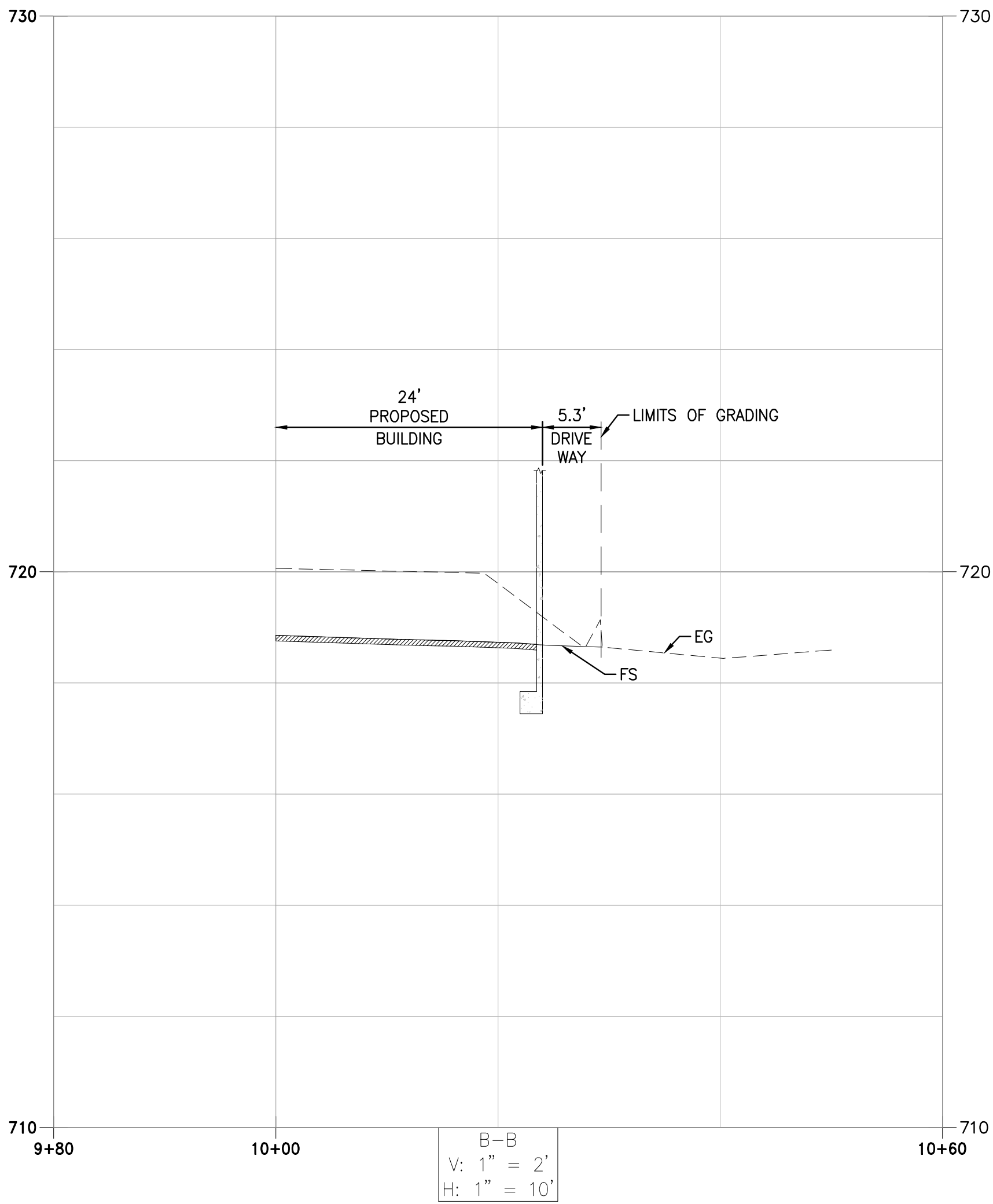
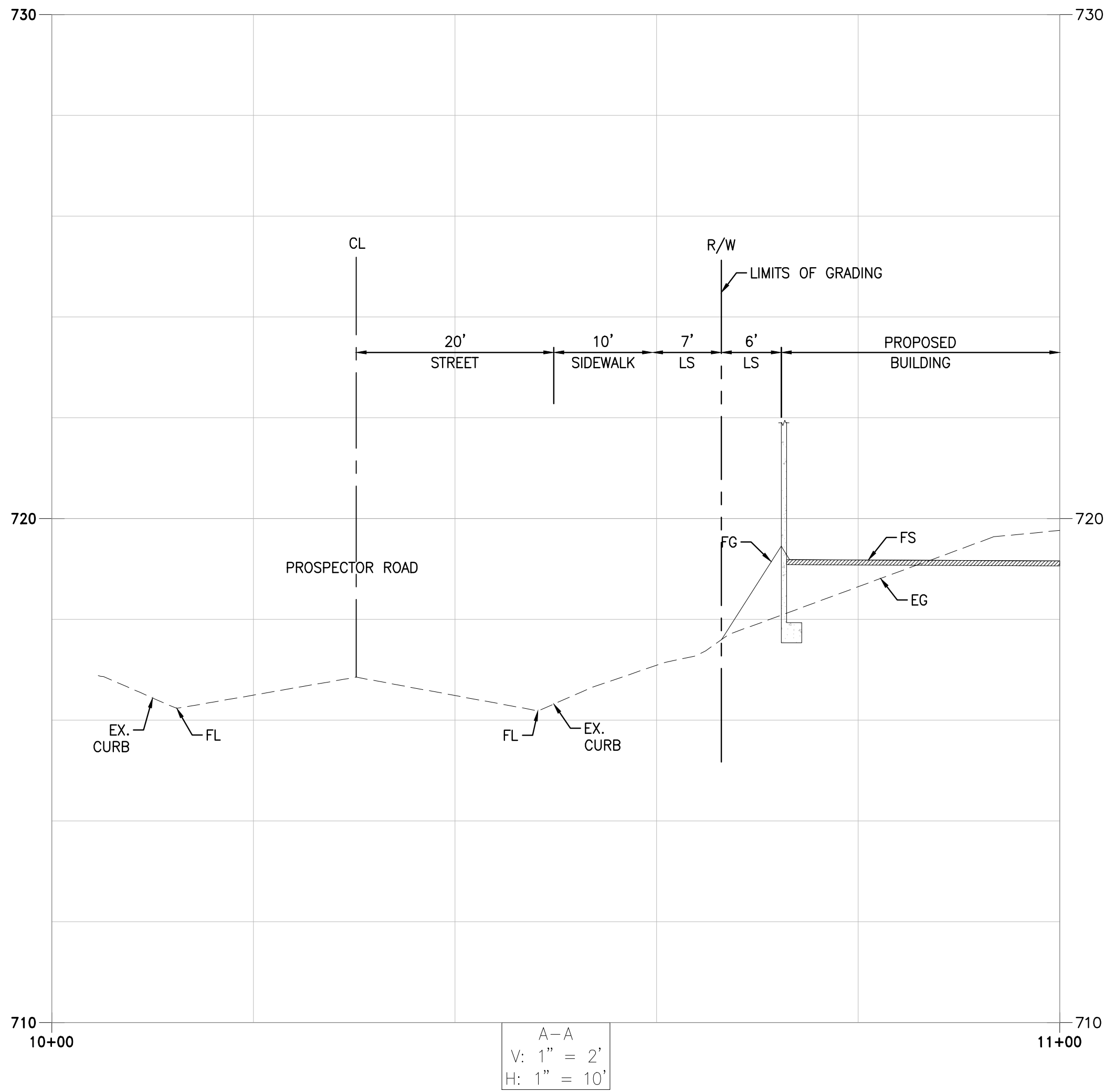
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OWNER: TRANQUIL GARDEN, LLC
16007 RICHVALE DR.
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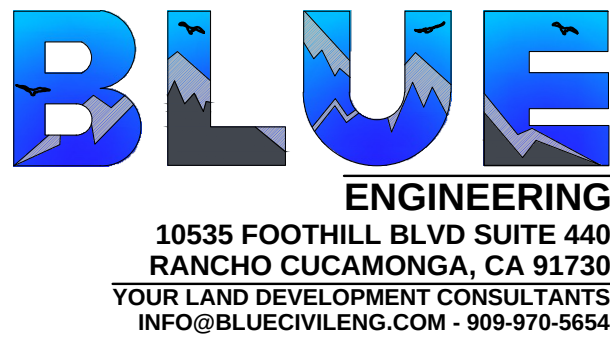
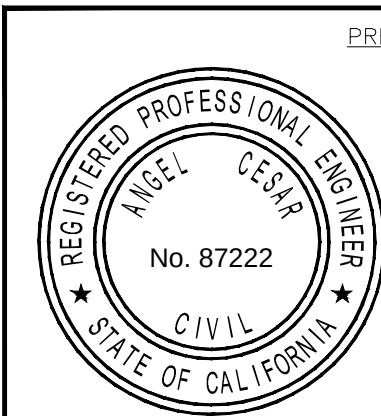
SITE ADDRESS: GENTLE SPRINGS LANE
DIAMOND BAR, CA 91765

DRAWN BY J. CONTRERAS CHECKED BY ANGEL CESAR SCALE: 1"=

DRAWING NO. _____ SHEET 2 OF _____



CONCEPTUAL GRADING PLAN SECTIONS



6/26/2026
ANGEL CESAR, P.E. RCE 87222 DATE

PUBLIC WORKS DEPARTMENT
CITY OF DIAMOND BAR
STATE OF CALIFORNIA

DAVID G. LIU, P.E. CITY ENGINEER RCE 44053 DATE

PLANS REVIEWED FOR THE CITY OF DIAMOND BAR BY:

VIVIAN CHEN
VCHEN@DIAMONDBARCA.GOV
TEL: (909) 839-7038

NAME RCE DATE

LEGAL DESCRIPTION

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SITE ADDRESS: GENTLE SPRINGS LANE
DIAMOND BAR, CA 91765

DRAWN BY J. CONTRERAS CHECKED BY ANGEL CESAR SCALE: 1"=20'

DRAWING NO. SHEET 3 OF 6

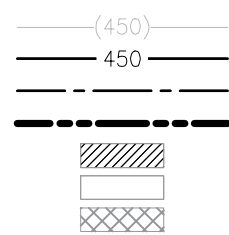
TENTATIVE TRACT MAP NO. 83259

PROSPECTOR ROAD

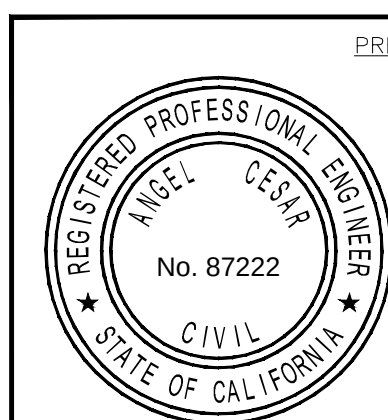
GENTLE SPRINGS LANE

LEGEND:

EXISTING CONTOUR
PROPOSED CONTOUR
CENTER LINE
PROPERTY LINE
CONCRETE PAVING
LANDSCAPE
OUTDOOR PATIO AREA



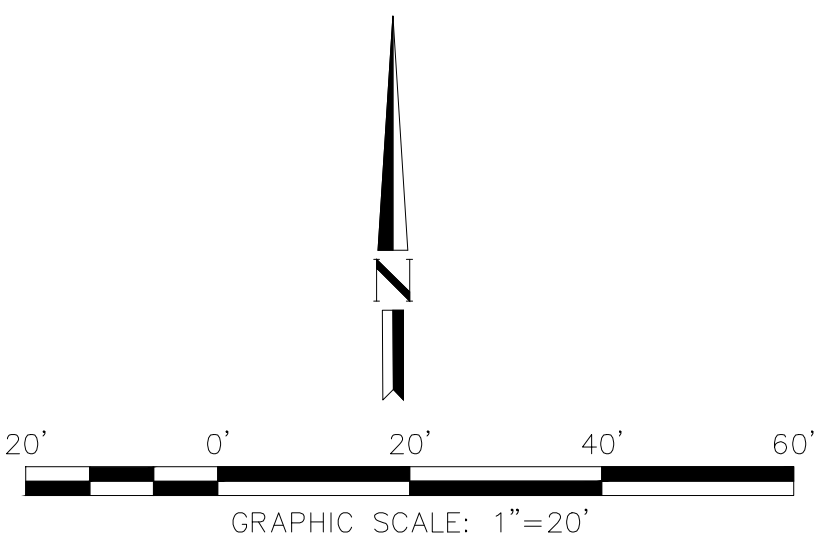
CONCEPTUAL PAVING PLAN



BLUE
ENGINEERING
10535 FOOTHILL BLVD SUITE 440
RANCHO CUCAMONGA, CA 91730
YOUR LAND DEVELOPMENT CONSULTANTS
INFO@BLUECIVILENG.COM · 909-970-9654

6/26/2026
DATE

GRUND FLOOR PLAN
25 35 50'

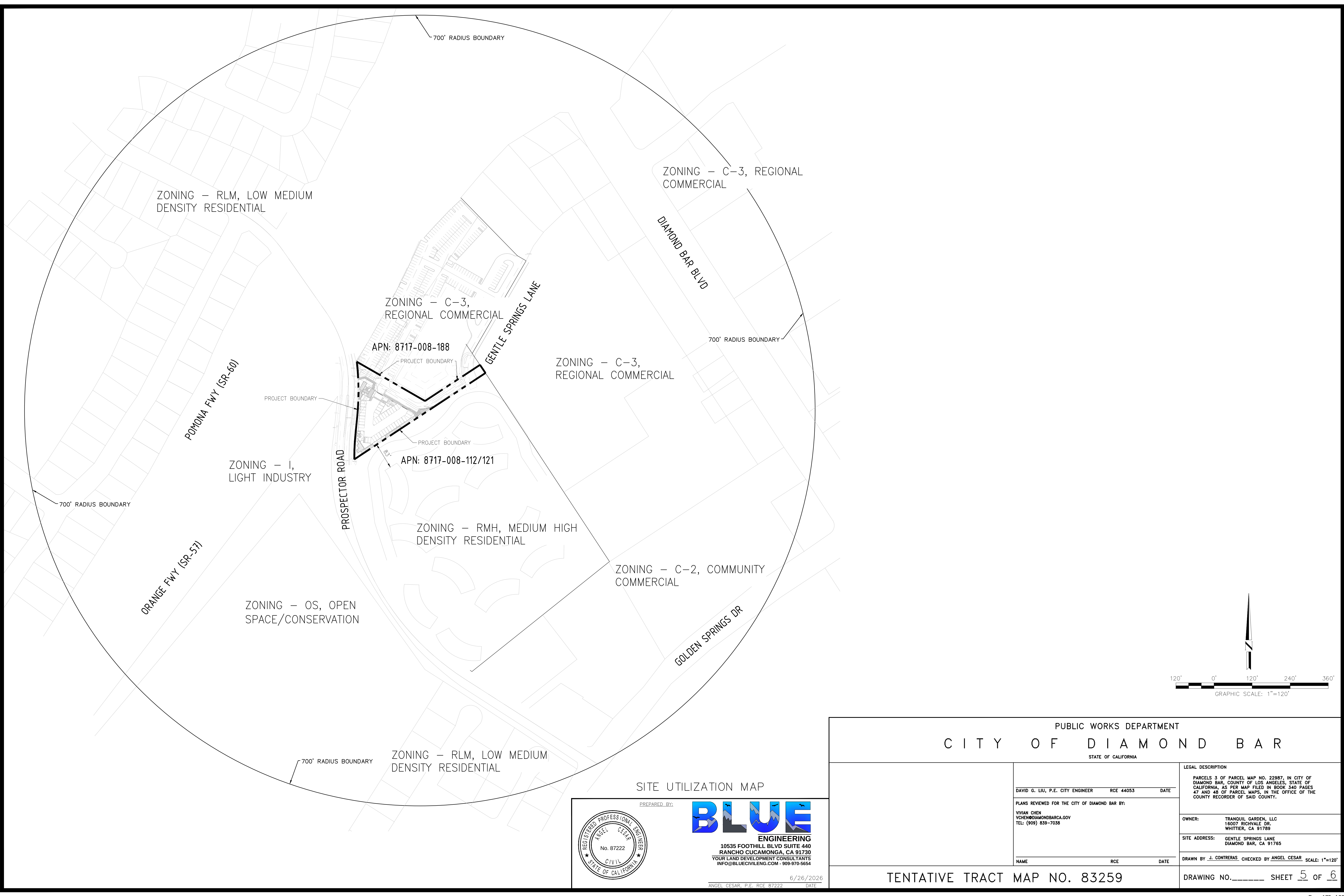


PUBLIC WORKS DEPARTMENT
CITY OF DIAMOND BAR
STATE OF CALIFORNIA

DAVID G. LIU, P.E. CITY ENGINEER RCE 44053 DATE		LEGAL DESCRIPTION PARCELS 3 OF PARCEL MAP NO. 22987, IN CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 340 PAGES 47 AND 48 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PLANS REVIEWED FOR THE CITY OF DIAMOND BAR BY: VIVIAN CHEN VCHEN@DIAMONDBARCA.GOV TEL: (909) 839-7038		OWNER: TRANQUIL GARDEN, LLC 16007 RICHVALE DR. WHITTIER, CA 91789
NAME RCE DATE		SITE ADDRESS: GENTLE SPRINGS LANE DIAMOND BAR, CA 91765
		DRAWN BY J. CONTRERAS CHECKED BY ANGEL CESAR SCALE: 1"=20'

TENTATIVE TRACT MAP NO. 83259

DRAWING NO. _____ SHEET 4 OF 6



SITE UTILIZATION MAP

PREPARED BY:

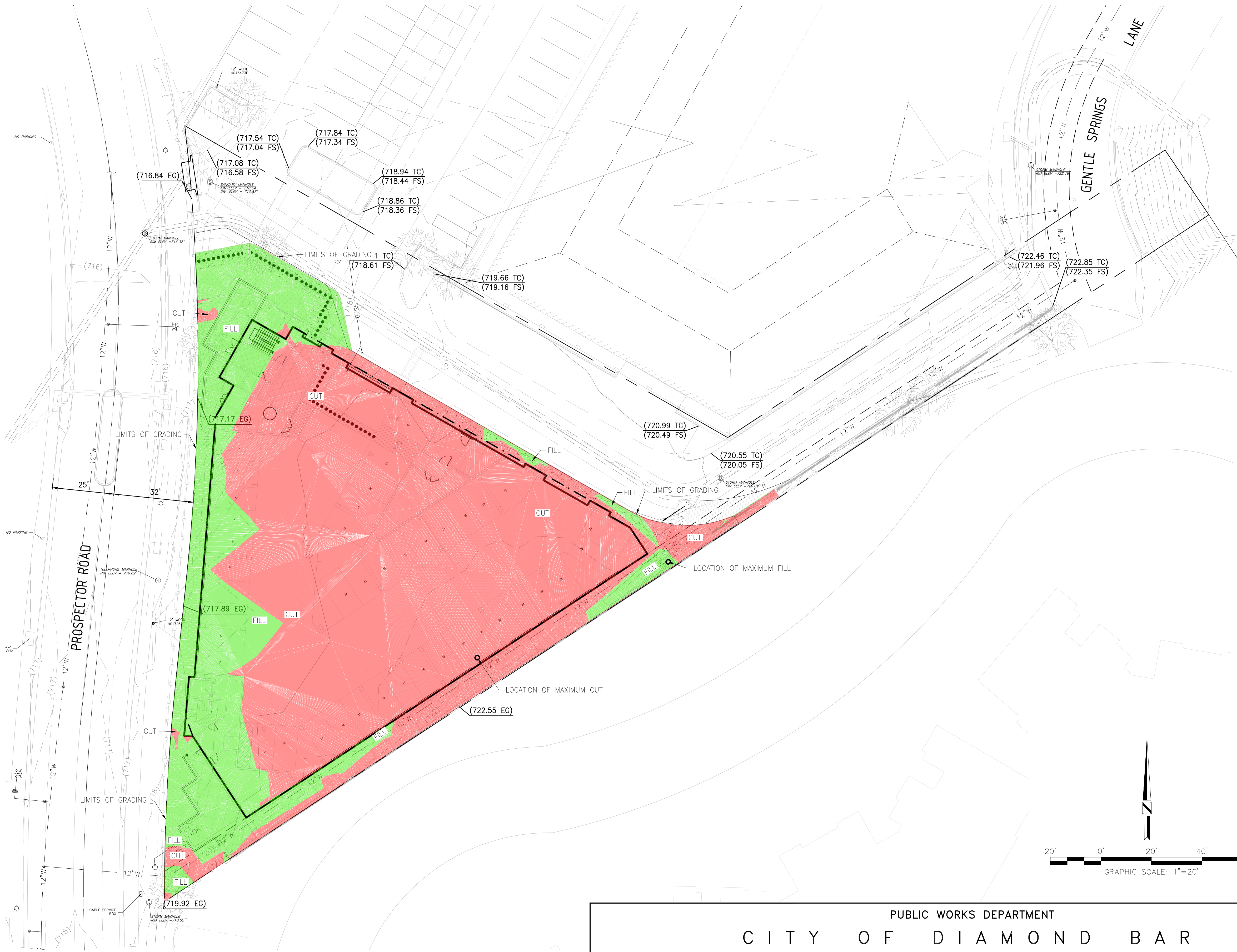
BLUE
ENGINEERING
10535 FOOTHILL BLVD SUITE 440
RANCHO CUCAMONGA, CA 91730
YOUR LAND DEVELOPMENT CONSULTANTS
INFO@BLUECIVILENG.COM · 909-970-9654

6/26/2026
ANGEL CESAR, P.E. RCE 87222 DATE

PUBLIC WORKS DEPARTMENT CITY OF DIAMOND BAR STATE OF CALIFORNIA		
DAVID G. LIU, P.E. CITY ENGINEER RCE 44053 DATE	PLANS REVIEWED FOR THE CITY OF DIAMOND BAR BY: VIVIAN CHEN VCHEN@DIAMONDBARCA.GOV TEL: (909) 839-7038	LEGAL DESCRIPTION PARCELS 3 OF PARCEL MAP NO. 22987, IN CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 340 PAGES 47 AND 48 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
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DRAWN BY J. CONTRERAS CHECKED BY ANGEL CESAR SCALE: 1"=120'		DRAWING NO. _____ SHEET <u>5</u> OF <u>6</u>
TENTATIVE TRACT MAP NO. 83259		

LEGEND:

	Color	Area [SF]	Total Site Percentage [%]
Cut		18932.41	43.9%
Fill		7886.27	18.3%



CUT AND FILL MAP

PREPARED BY:

ANGEL CESAR

REGISTERED PROFESSIONAL ENGINEER

No. 87222

CIVIL

STATE OF CALIFORNIA

BLUE

ENGINEERING

10535 FOOTHILL BLVD SUITE 440

RANCHO CUCAMONGA, CA 91730

YOUR LAND DEVELOPMENT CONSULTANTS

INFO@BLUECIVILENG.COM · 909-970-9654

6/26/2026

ANGEL CESAR, P.E. RCE 87222

DATE

PUBLIC WORKS DEPARTMENT		
CITY OF DIAMOND BAR		
STATE OF CALIFORNIA		
DAVID G. LIU, P.E. CITY ENGINEER	RCE 44053	DATE
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VIVIAN CHEN VCHEN@DIAMONDBARCA.GOV TEL: (909) 839-7038		
NAME	RCE	DATE
LEGAL DESCRIPTION		
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SITE ADDRESS:	GENTLE SPRINGS LANE DIAMOND BAR, CA 91765	
DRAWN BY	J. CONTRERAS	CHECKED BY ANGEL CESAR
SCALE: 1"=20'		
DRAWING NO. _____ SHEET <u>6</u> OF <u>6</u>		
TENTATIVE TRACT MAP NO. 83259		

Tranquil Garden Residential

Diamond Bar, California

SHEET INDEX:

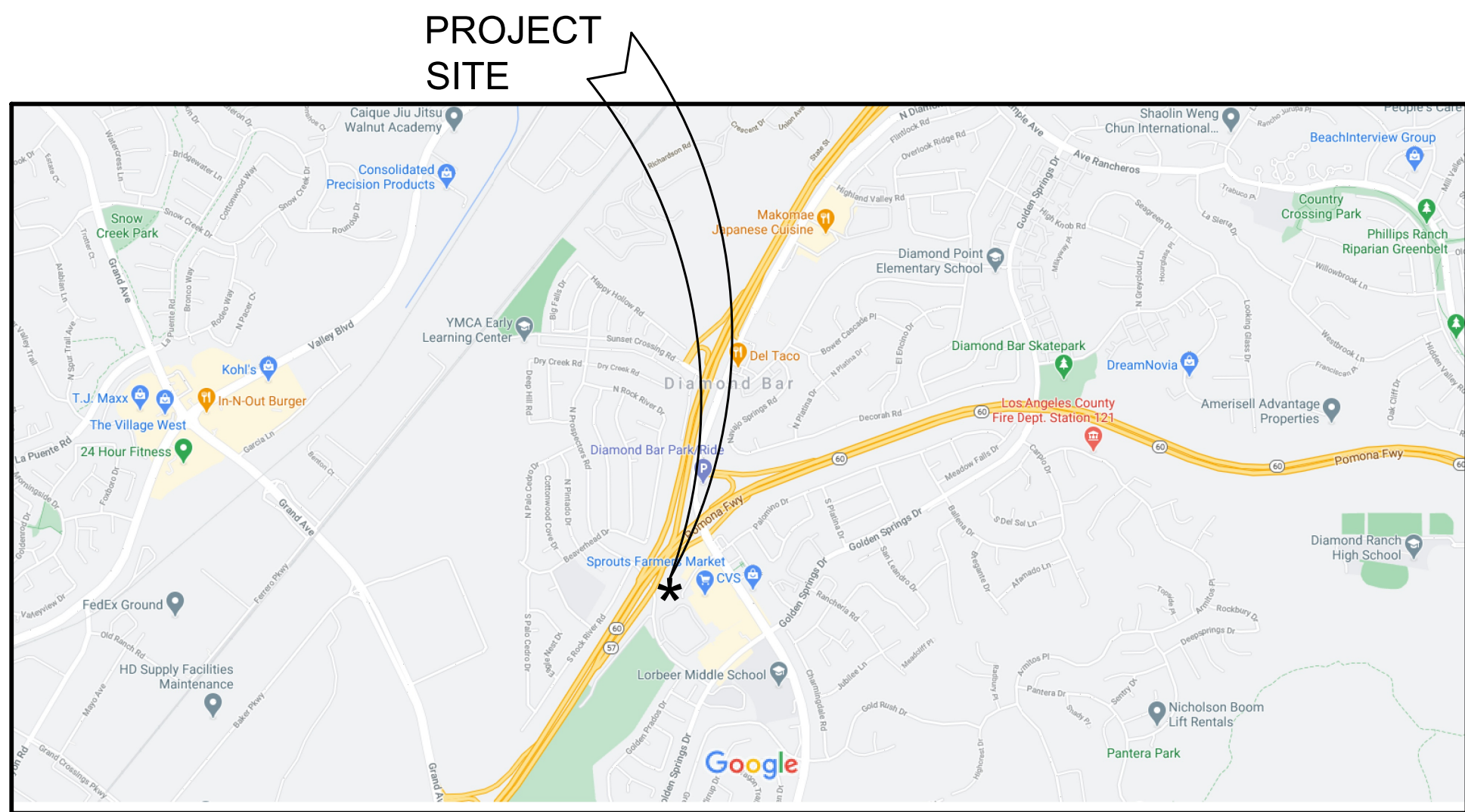
G1 - LANDSCAPE CONCEPT - COVER SHEET
LD1 - LANDSCAPE CONCEPT - DEMOLITION PLAN
LC1 - LANDSCAPE CONCEPT - FIRST FLOOR
LC2 - LANDSCAPE CONCEPT - SECOND FLOOR
LC3 - LANDSCAPE CONCEPT - THIRD FLOOR
LC4 - LANDSCAPE CONCEPT - FOURTH FLOOR
LC5 - LANDSCAPE CONCEPT - ROOF

REQUIRED MIX OF PLANT MATERIALS:		
PLANT MATERIAL	REQUIRED PERCENTAGE OF MIX	QUANTITY
TREES*		
24-INCH BOX	30%	20
15-GALLON	70%	48
SHRUBS		
5-GALLON	100%	609
1-GALLON(HERBACEOUS ONLY)	0%	0
GROUND COVER		
COVERAGE WITHIN 2 YEARS	100%	

THESE QUANTITIES AND SIZES ARE IN ADDITION TO THOSE REQUIRED FOR COMPLIANCE WITH CHAPTER 22.38 (TREE PRESERVATION AND PROTECTION) FOR COMPLIANCE WITH CHAPTER 22.38 (TREE PRESERVATION AND PROTECTION).

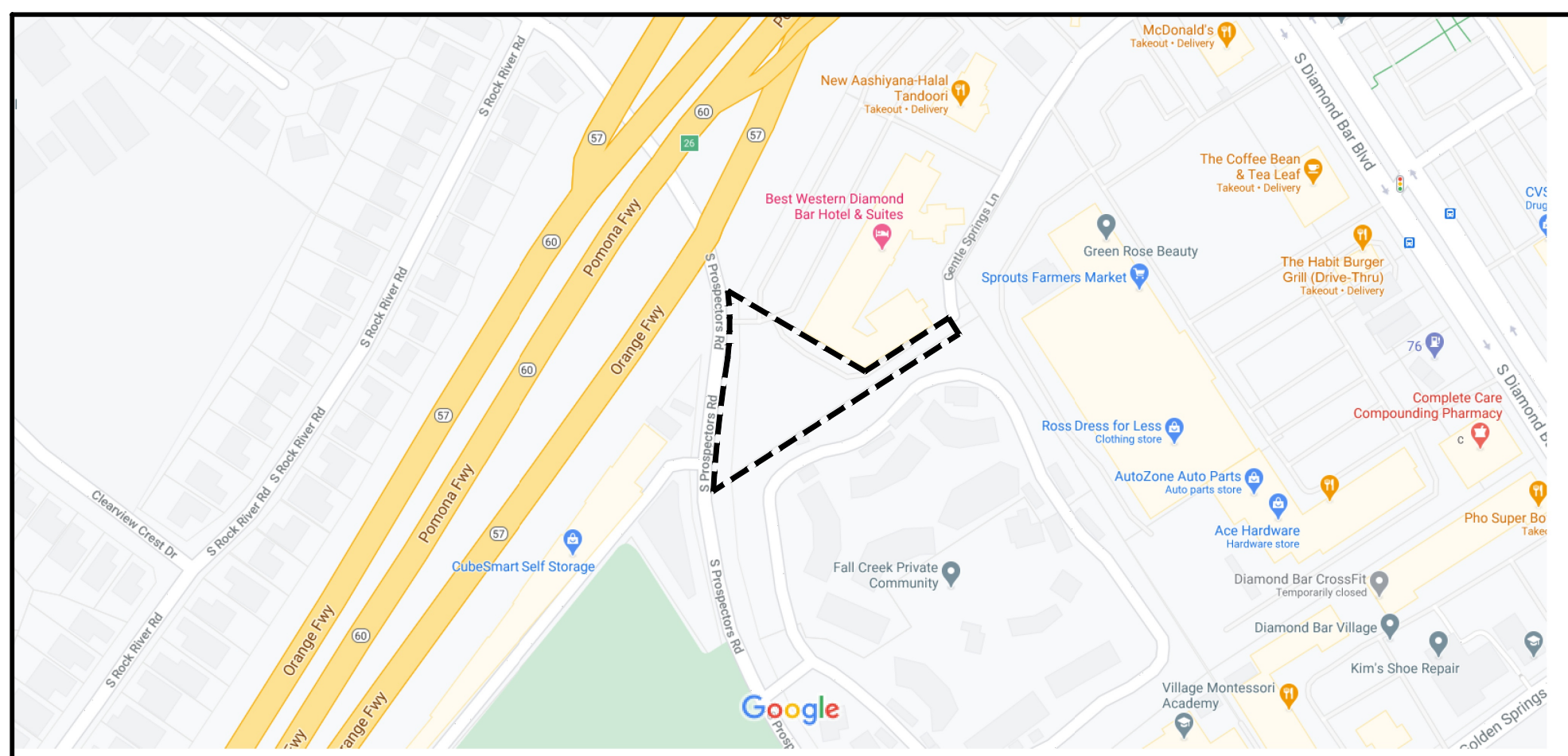
LANDSCAPE NOTES

- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
- ALL TREES WITHIN 5' OF HARDSCAPE TO HAVE A 12" DEEP LINEAR ROOT BARRIER.
- ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED ORGANIC MULCH.
- SOIL COMPACTION TO BE NO GREATER THAN 85% ON LANDSCAPE AREAS.
- ALL FINISH GRADES TO BE 1-1/2" BELOW FINISH SURFACE PAVING.
- AGRONOMICAL SOIL TESTING REPORT TO BE PROVIDED BY CONTRACTOR.
- USE ONLY APPROVED PLANTING MEDIA AT DESIGNATED UNDERGROUND PLANTER LOCATIONS.
- DEFER TO ARCHITECTS PLAN FOR WALLS AND FENCES PLAN.
- THE LANDSCAPE PLANS SHALL COMPLY WITH THE WATER CONSERVATION LANDSCAPING REQUIREMENT PURSUANT TO DBCC CHAPTER 8.14.



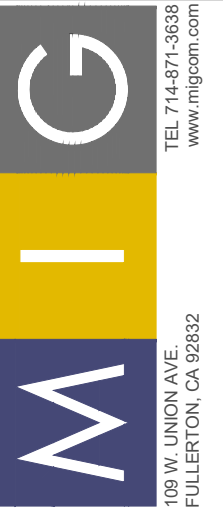
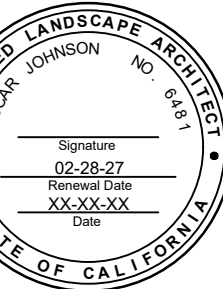
VICINITY MAP

NTS



SITE MAP

NTS

[illegible]

CORPORATE HQ
150 EL CAMINO REAL, STE. 112
TUSTIN, CA 92780
714-832-5100

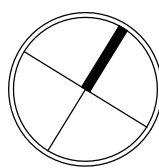
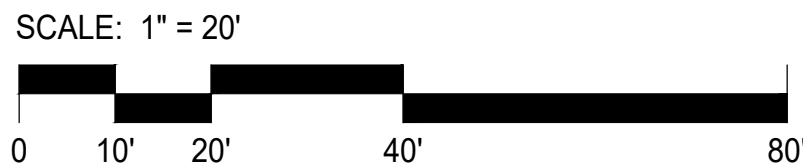
BRANCH OFFICE
17528 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
626-913-8101

CDA + PDG

PROJECT:
TRANQUIL GARDEN
36 UNIT MULTI-FAMILY PROJECT
DIAMOND BAR, CA 91789
APN: 8717-008-189

G1 - LANDSCAPE CONCEPT - COVER SHEET

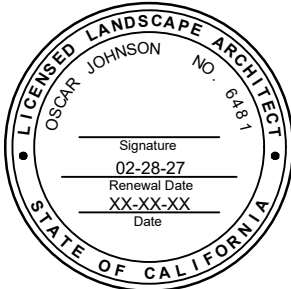
drawn by:	MIG
plot date:	May 11, 2026
issue date:	May 11, 2026
job#:	2002
cad file:	
drawing no:	LC0



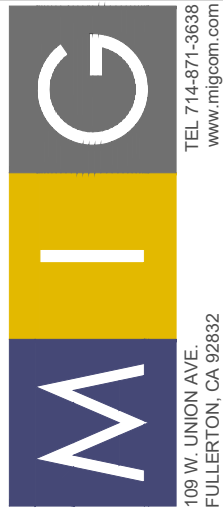
CDA
+
PDG

CORPORATE HQ
130 EL CAMINO REAL, STE. 112
TUSTIN, CA 92780
714-832-5100

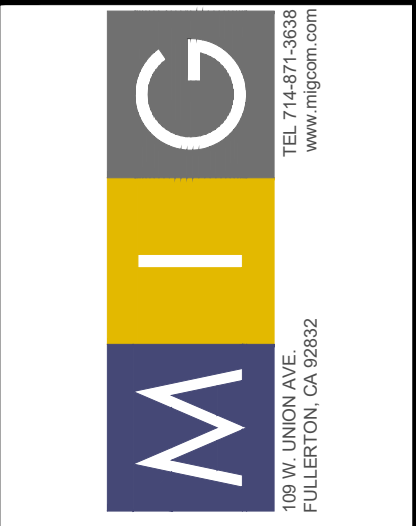
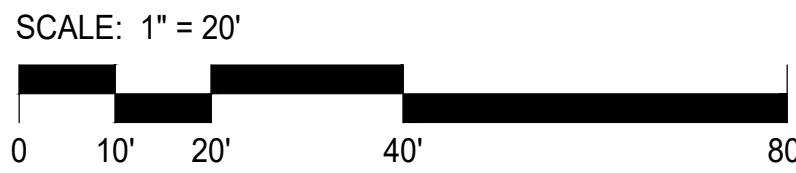
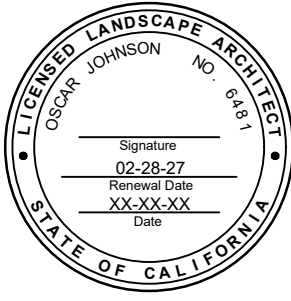
BRANCH OFFICE
17528 E. ROWLAND ST.,
CITY OF INDUSTRY, CA 91748
626-913-8101



#	DATE	REVISION
△	5/8/26	CITY COMMENTS
△		

[illegible]

SHRUB LEGEND (* = EDIBLE OR MEDICINAL USE)					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	AGAVE ATTENUATA	FOX TAIL AGAVE	5 GAL	26	LOW
	* ALOE ARBORESCENS	TORCH ALOE	5 GAL	25	LOW
	ASPIDISTRA ELATION	CAST IRON PLANT	5 GAL	20	MOD
	BOUGAINVILLEA 'LA JOLLA'	BOUGAINVILLEA	5 GAL	21	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GAL	79	LOW
	CLIVIA MINIATA	CLIVIA	5 GAL	112	MOD
	DIANELLA VARIEGATA	VARIEGATED FLAX LILY	5 GAL	62	LOW
	* LAVANDULA 'MEERLO'	MEERLO LAVENDER	5 GAL	48	LOW
	OLEA E. 'MONTRA'	DWARF OLIVE	15 GAL	14	LOW
	PENNISETUM SPATHULATUM	SLENDER VELD'T GRASS	5 GAL	159	LOW
	RHAMNUS 'EVE CASE'	COFFEEBERRY	5 GAL	26	LOW
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	17	LOW

[illegible]

CORPORATE HQ
150 EL CAMINO REAL, STE. 112
TUSTIN, CA 92780
714-832-5100

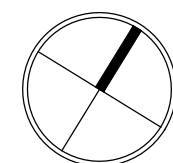
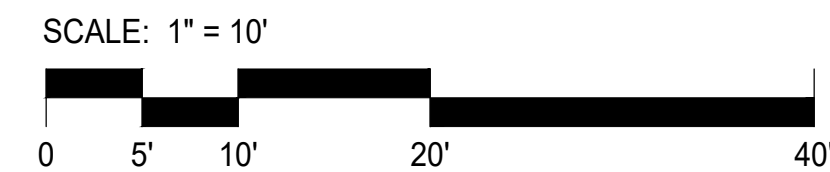
BRANCH OFFICE
17528 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748

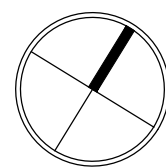
CDA + PDG

PROJECT:
TRANQUIL GARDEN
386 UNIT MULTI-FAMILY PROJECT
DIAMOND BAR, CA 91789
APN: 8717-008-189

SHEET TITLE:
C1 - LANDSCAPE CONCEPT - FIRST FLOOR

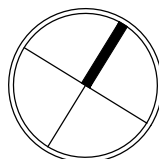
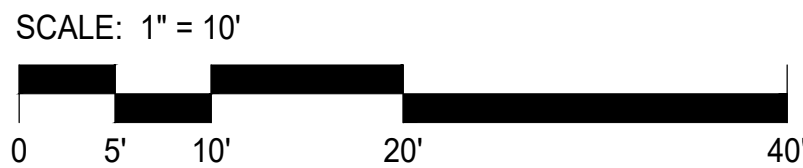
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plot date:	May 11, 2026
issue date:	May 11, 2026
job#:	2002
cad file:	
drawing no:	LC1



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PLOTTED: May 11, 2026
XREFS INCLUDED: Layout

SEE SHEET LC1 FOR PLANT LEGEND



PROJECT:

TRANQUIL GARDEN

36 UNIT MULTI-FAMILY PROJECT

DIAMOND BAR, CA 91789

APN: 8717-008-189

SHEET TITLE:

LC4 - LANDSCAPE CONCEPT - FOURTH FLOOR

CDA + PDG

CORPORATE HQ

150 EL CAMINO REAL, STE. 112

TUSTIN, CA 92780

714-332-5100

BRANCH OFFICE

10000 WILSHIRE BLVD, SUITE 100

CITY OF INDUSTRY, CA 91748

626-913-8101

LICENSED LANDSCAPE ARCHITECT

Signature

02-28-27

XXXX-XXXX

Date

JOHANN JOHNSON

NO. 1011

STATE OF CALIFORNIA

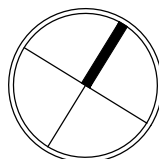
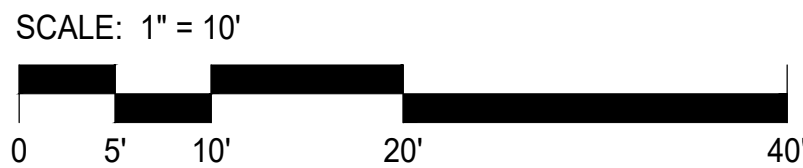
#	DATE	REVISION	#	DATE	REVISION
1	5/8/26	CITY COMMENTS			

MIG

1000 W. LINCOLN AVE.
FULLERTON, CA 92832
TEL: 714-877-3600
www.migson.com

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PLOTTED: May 11, 2026
XREFS INCLUDED:

SEE SHEET LC1 FOR PLANT LEGEND



PROJECT:
TRANQUIL GARDEN
36 UNIT MULTI-FAMILY PROJECT
DIAMOND BAR, CA 91789
APN: 8717-008-189

SHEET TITLE:
LC5 - LANDSCAPE CONCEPT - ROOF

drawn by:
MIG

plot date:
May 11, 2026

issue date:
May 11, 2026

job#:
2002

cad file:

drawing no:
LC5

CDA
+
PDG

CORPORATE HQ
150 EL CAMINO REAL, STE. 112
TUSTIN, CA 92780
714-832-5100

BRANCH OFFICE
1000 S. GATEWAY BLVD., SUITE 100
CITY OF INDUSTRY, CA 91748
626-913-8101

#	DATE	REVISION	REVISION	DATE	REVISION
1	5/8/26	CITY COMMENTS			

M

I

G

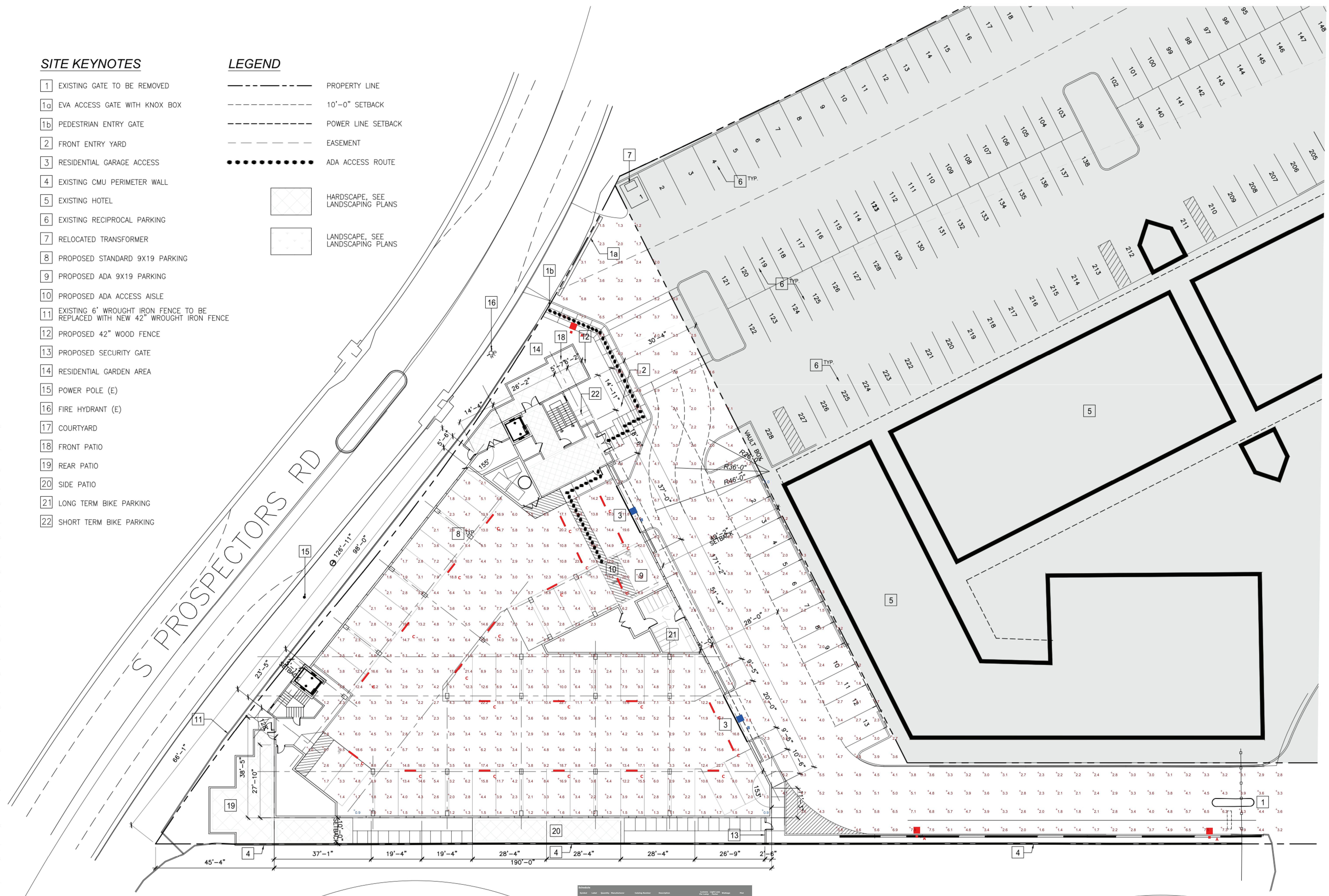
100 W. LINCOLN AVE.
FULLERTON, CA 92832
TEL: 714-877-3600
www.migpm.com

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Page 183 of 203

- 1 EXISTING GATE TO BE REMOVED
- 1a EVA ACCESS GATE WITH KNOX BOX
- 1b PEDESTRIAN ENTRY GATE
- 2 FRONT ENTRY YARD
- 3 RESIDENTIAL GARAGE ACCESS
- 4 EXISTING CMU PERIMETER WALL
- 5 EXISTING HOTEL
- 6 EXISTING RECIPROCAL PARKING
- 7 RELOCATED TRANSFORMER
- 8 PROPOSED STANDARD 9X19 PARKING
- 9 PROPOSED ADA 9X19 PARKING
- 10 PROPOSED ADA ACCESS AISLE
- 11 EXISTING 6" WROUGHT IRON FENCE TO BE REPLACED WITH NEW 42" WROUGHT IRON FENCE
- 12 PROPOSED 42" WOOD FENCE
- 13 PROPOSED SECURITY GATE
- 14 RESIDENTIAL GARDEN AREA
- 15 POWER POLE (E)
- 16 FIRE HYDRANT (E)
- 17 COURTYARD
- 18 FRONT PATIO
- 19 REAR PATIO
- 20 SIDE PATIO
- 21 LONG TERM BIKE PARKING
- 22 SHORT TERM BIKE PARKING

	PROPERTY LINE
	10'-0" SETBACK
	POWER LINE SETBACK
	EASEMENT
	ADA ACCESS ROUTE
	HARDSCAPE, SEE LANDSCAPING PLANS
	LANDSCAPE, SEE LANDSCAPING PLANS



Plan View
Scale - 1" = 16ft

Schedule	Label	Quantity	Material	Catalog Number	Description	Volume Per Unit	Unit Cost	Weight	Part
A	1	1	Luminaire lighting	8562 (LED 1W 30K 30)	(2 FT 10W LED) - 20 FT 10W L	2.075	8.00	189.34	
		2	Luminaire lighting	8562 (LED 1W 30K 30)	(2 FT 10W LED) - 20 FT 10W L	2.075	8.00	189.34	
B	1	1	Luminaire lighting	8562 (LED 1W 30K 30)	(2 FT 10W LED) - 20 FT 10W L	2.075	8.00	189.34	
		2	Luminaire lighting	8562 (LED 1W 30K 30)	(2 FT 10W LED) - 20 FT 10W L	2.075	8.00	189.34	
C	1	1	Luminaire lighting	8562 (LED 1W 30K 30)	(2 FT 10W LED) - 20 FT 10W L	2.075	8.00	189.34	
		2	Luminaire lighting	8562 (LED 1W 30K 30)	(2 FT 10W LED) - 20 FT 10W L	2.075	8.00	189.34	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
GARAGE	+	6.6 fc	26.4 fc	0.9 fc	29.3:1	7.3:1
PARKING DRIVEWAY	+	3.6 fc	8.2 fc	1.0 fc	8.2:1	3.6:1

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DRAWING FILE:
PLOTTED:
XREFS INCLUDED

CORPORATE HQ
150 EL CAMINO REAL, STE. 112
TUSTIN, CA 92780
714-832-5100

BRANCH OFFICE
17528 E. ROWLAND ST.,
CITY OF INDUSTRY, CA 91748
626-913-8101

CDA₊PDG

PROJECT: **TRANQUIL GARDEN**
36 UNIT MULTI-FAMILY PROJECT
DIAMOND BAR, CA 91789
APN: 8717-008-189

SHEET TITLE:
PHOTOMETRICS PLAN

drawn by: CDA+PDG, IN
plot date: Jul 22, 2025
issue date: Jul 22, 2025
job#: 2002
cad file: AS-101.dwg
drawing no: AS-0

no: **AS-001**

2. (E) EXISTING

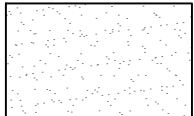


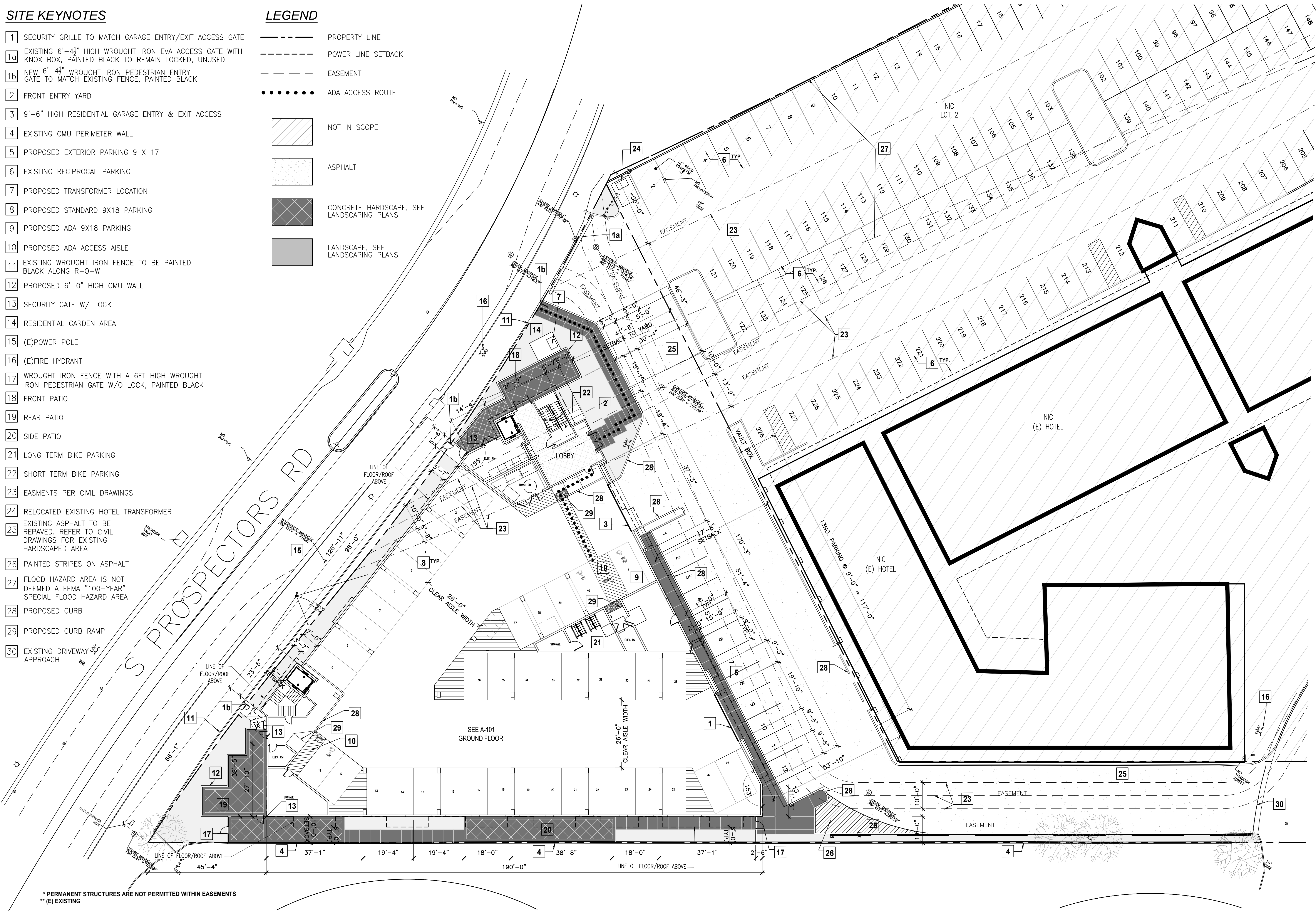
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plot date:	Jul 01, 2026
issue date:	Jul 01, 2026
job#:	2002
cad file:	AS-101.dwg
drawing no:	AS-100

SITE KEYNOTES

- 1 SECURITY GRILLE TO MATCH GARAGE ENTRY/EXIT ACCESS GATE
- 1a EXISTING 6'-4 1/2" HIGH WROUGHT IRON EVA ACCESS GATE WITH KNOX BOX, PAINTED BLACK TO REMAIN LOCKED, UNUSED
- 1b NEW 6'-4 1/2" WROUGHT IRON PEDESTRIAN ENTRY GATE TO MATCH EXISTING FENCE, PAINTED BLACK
- 2 FRONT ENTRY YARD
- 3 9'-6" HIGH RESIDENTIAL GARAGE ENTRY & EXIT ACCESS
- 4 EXISTING CMU PERIMETER WALL
- 5 PROPOSED EXTERIOR PARKING 9 X 17
- 6 EXISTING RECIPROCAL PARKING
- 7 PROPOSED TRANSFORMER LOCATION
- 8 PROPOSED STANDARD 9X18 PARKING
- 9 PROPOSED ADA 9X18 PARKING
- 10 PROPOSED ADA ACCESS AISLE
- 11 EXISTING WROUGHT IRON FENCE TO BE PAINTED BLACK ALONG R-O-W
- 12 PROPOSED 6'-0" HIGH CMU WALL
- 13 SECURITY GATE W/ LOCK
- 14 RESIDENTIAL GARDEN AREA
- 15 (E)POWER POLE
- 16 (E)FIRE HYDRANT
- 17 WROUGHT IRON FENCE WITH A 6FT HIGH WROUGHT IRON PEDESTRIAN GATE W/O LOCK, PAINTED BLACK
- 18 FRONT PATIO
- 19 REAR PATIO
- 20 SIDE PATIO
- 21 LONG TERM BIKE PARKING
- 22 SHORT TERM BIKE PARKING
- 23 EASEMENTS PER CIVIL DRAWINGS
- 24 RELOCATED EXISTING HOTEL TRANSFORMER
- 25 EXISTING ASPHALT TO BE REPAVED. REFER TO CIVIL DRAWINGS FOR EXISTING HARDCAPED AREA
- 26 PAINTED STRIPES ON ASPHALT
- 27 FLOOD HAZARD AREA IS NOT DEEMED A FEMA "100-YEAR" SPECIAL FLOOD HAZARD AREA
- 28 PROPOSED CURB
- 29 PROPOSED CURB RAMP
- 30 EXISTING DRIVEWAY APPROACH

LEGEND

- | | |
|---|---|
|  | PROPERTY LINE |
|  | POWER LINE SETBACK |
|  | EASEMENT |
|  | ADA ACCESS ROUTE |
|  | NOT IN SCOPE |
|  | ASPHALT |
|  | CONCRETE HARDSCAPE, SEE LANDSCAPING PLANS |
|  | LANDSCAPE, SEE LANDSCAPING PLANS |



* PERMANENT STRUCTURES ARE NOT PERMITTED WITHIN EASEMENTS
 ** (E) EXISTING

1 *ENLARGED SITE PLAN*
SCALE: 1/16" = 1'-0"

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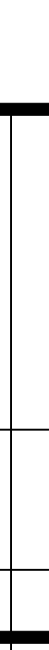
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drawn by:		CDA+PDG, INC.	
plot date:		Jul 01, 2026	
issue date:		Jul 01, 2026	
job#:		2002	
cad file:		AS-101.dwg	
drawing no:		AS-101	
TRANQUIL GARDEN 36 UNIT MULTI-FAMILY PROJECT DIAMOND BAR, CA 91789 APN: 8717-008-189		ENLARGED SITE PLAN	

CDA

+ PDG

CORPORATE HQ
 39 EL CAMINO REAL, STE. 112
 TUSTIN, CA 92680
 714-832-5100

BRANCH OFFICE
 17528 E. ROWLAND ST.
 CITY OF INDUSTRY, CA 91748
 626-913-9101



#	DATE	REVISION	#	DATE	REVISION
△	10/17/25	FIRST SUBMITTAL			
△	01/29/26	SECOND SUBMITTAL			
△	02/27/26	THIRD SUBMITTAL			
△	06/12/26	2nd File Submittal			
△	07/01/26	FOURTH SUBMITTAL			

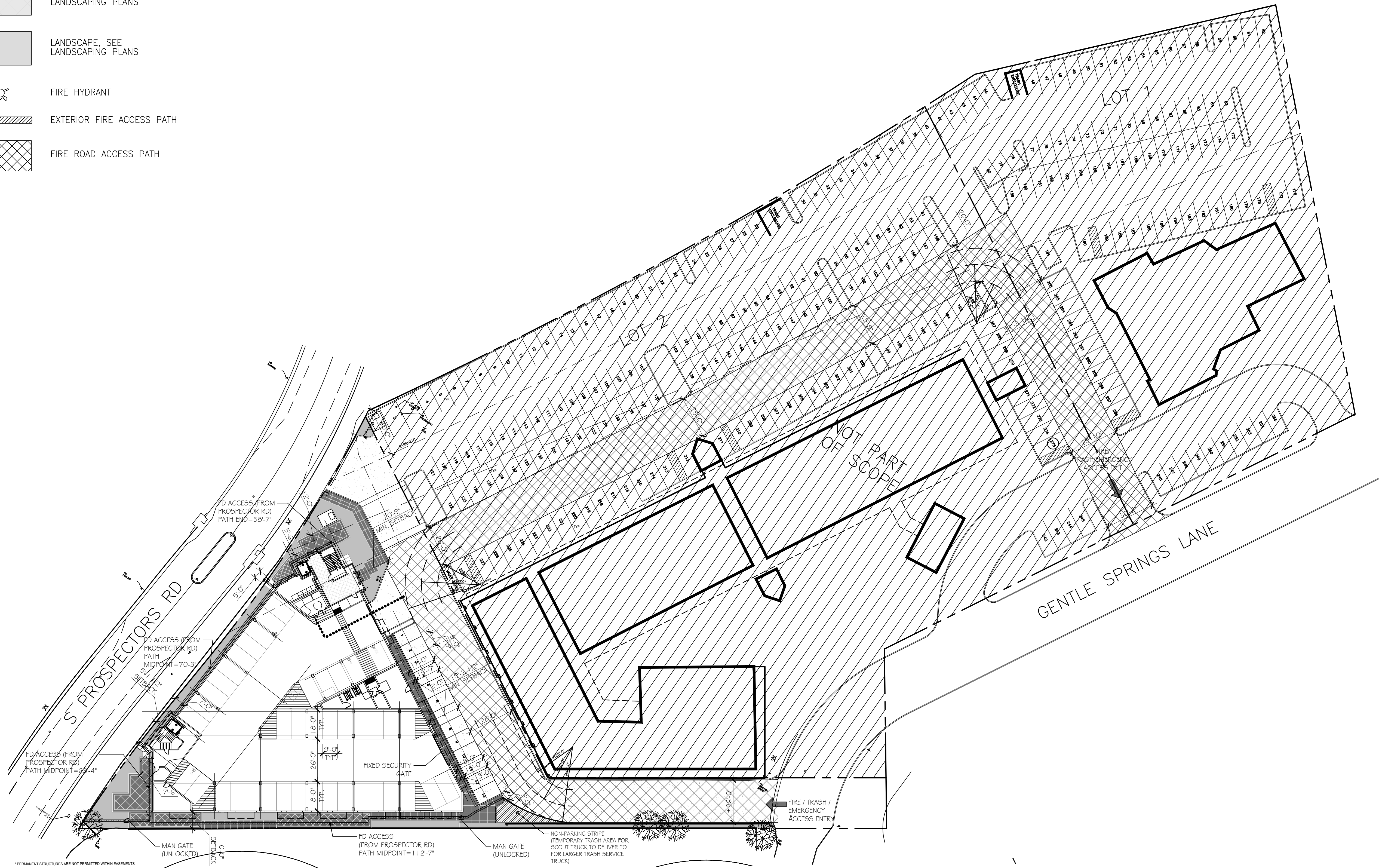
 PROPERTY LINE
 POWER LINE SETBACK
 EASEMENT
 SCOUT TRUCK ACCESS ROUTE



10/10



FIRE ROAD ACCESS PATH



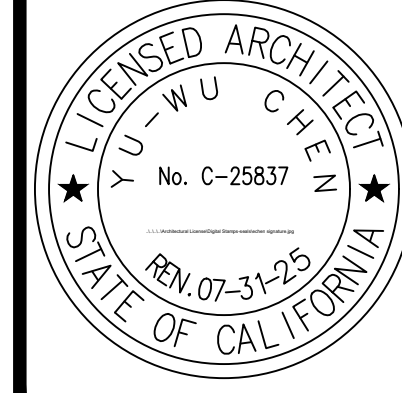
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DRAWING FILE:
PLOTTED:
XREFS INCLUDED

(1)

SCALE: 1/32" = 1'-0"



CORPORATE HQ
150 EL CAMINO REAL, STE. 112
TUSTIN, CA 92780
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17528 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
626-913-8101

CDA + PDG

PROJECT: **TRANQUIL GARDEN**
36 UNIT MULTI-FAMILY PROJECT
 DIAMOND BAR, CA 91789
 APN: 8717-008-189

SHEET TITLE: **LACFD / TRASH SERV. / EMERGENCY ACCESS SITE PLAN**

drawn by: CDA+PDG, INC.

Jul 01, 2026

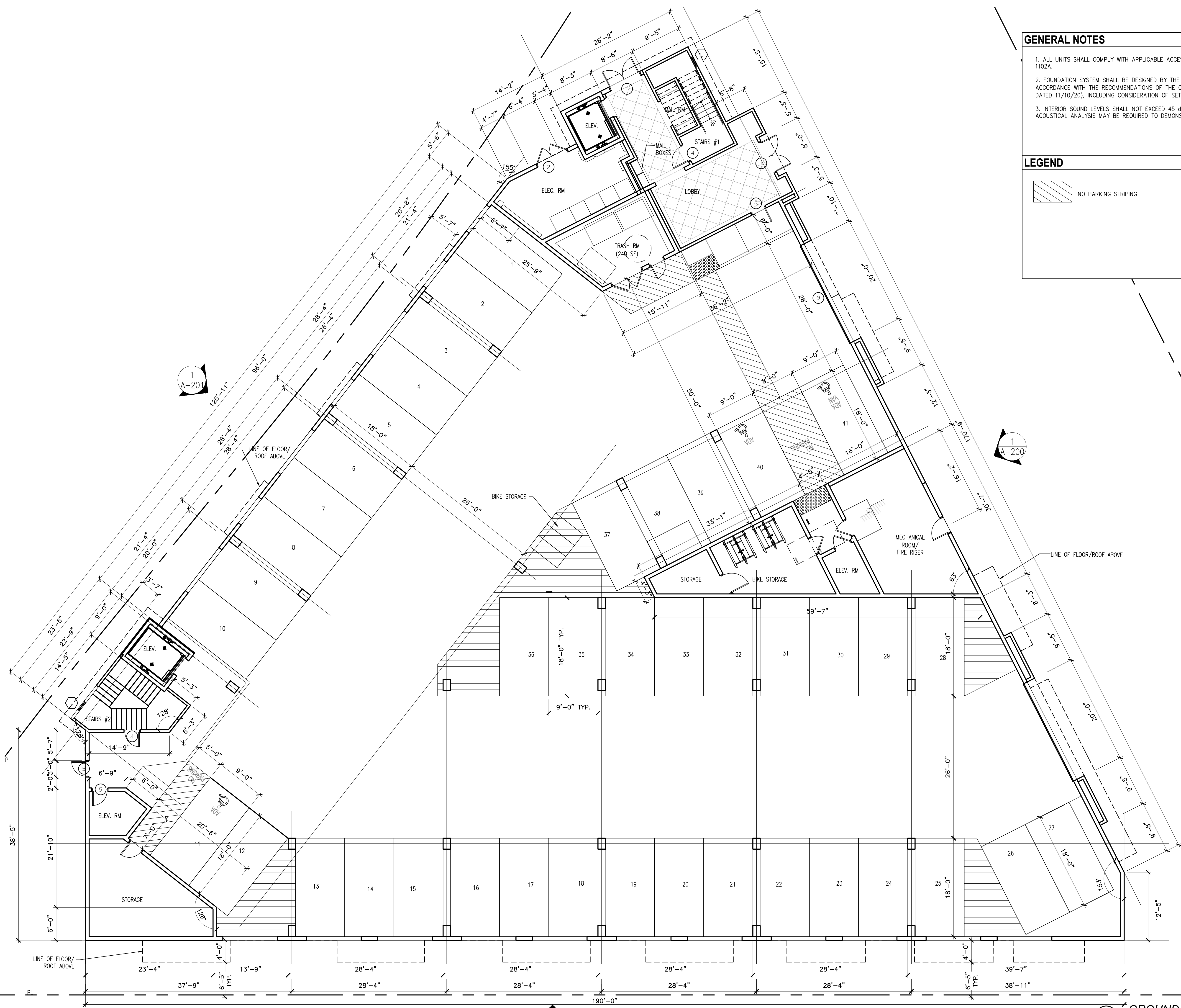
Jul 01, 2026

JOB#: 2002

drawing no: **A001**

no: **AS-102**

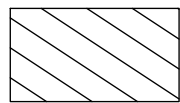
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GENERAL NOTES

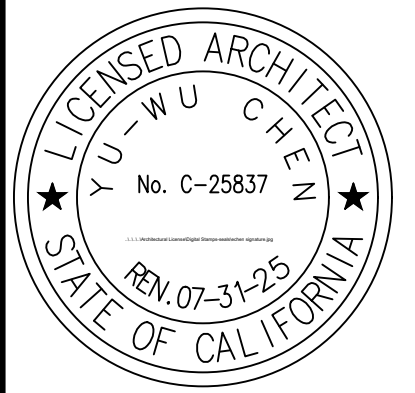
1. ALL UNITS SHALL COMPLY WITH APPLICABLE ACCESSIBILITY REQUIREMENTS PER CBC 1102A.
2. FOUNDATION SYSTEM SHALL BE DESIGNED BY THE STRUCTURAL ENGINEER IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT (QC) REPORT DATED 11/10/20, INCLUDING CONSIDERATION OF SETTLEMENT.
3. INTERIOR SOUND LEVELS SHALL NOT EXCEED 45 dB AS REQUIRED BY CBC 1206.4. ACOUSTICAL ANALYSIS MAY BE REQUIRED TO DEMONSTRATE COMPLIANCE.

LEGEND



NO PARKING STRIPING

#	DATE	REVISION	#	DATE	REVISION
1	10/17/25	FIRST SUBMITTAL			
2	01/12/26	SECOND SUBMITTAL			
3	02/27/26	THIRD SUBMITTAL			
4	06/12/26	2nd Fwd Submittal			
5	07/01/26	FOURTH SUBMITTAL			



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CITY OF INDUSTRY, CA 91748
626-913-8101

CDA + PDG

PROJECT:
TRANQUIL GARDEN
36 UNIT MULTI-FAMILY PROJECT
DIAMOND BAR, CA 91789
APN: 8717-008-189

SHEET TITLE:
GROUND FLOOR PLAN

drawn by:	CDA+PDG, INC.
plot date:	Jul 01, 2026
issue date:	Jul 01, 2026
job#:	2002
cad file:	A-100 Floor Plans.dwg
drawing no:	A 101

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PLOTTED: July 1, 2026
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GENERAL NOTES

1. ALL UNITS SHALL COMPLY WITH APPLICABLE ACCESSIBILITY REQUIREMENTS PER CBC 1102A.
2. FOUNDATION SYSTEM SHALL BE DESIGNED BY THE STRUCTURAL ENGINEER IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT (QCI REPORT DATED 11/10/20), INCLUDING CONSIDERATION OF SETTLEMENT.
3. INTERIOR SOUND LEVELS SHALL NOT EXCEED 45 dB AS REQUIRED BY CBC 1206.4. ACOUSTICAL ANALYSIS MAY BE REQUIRED TO DEMONSTRATE COMPLIANCE.

- PRIVATE OPEN SPACE
SEE ENLARGED UNIT PLANS
- PLANTER, SEE
LANDSCAPING PLANS
- LANDSCAPE, SEE
LANDSCAPING PLANS

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



CORPORATE HQ
150 EL CAMINO REAL, STE. 112
SAN CARLOS, CA 95060
708.333.5400
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1738 E. ROWLAND ST.
CITY OF INDUSTRY, CA 91748
626.813.8101

CDA
+
PDC

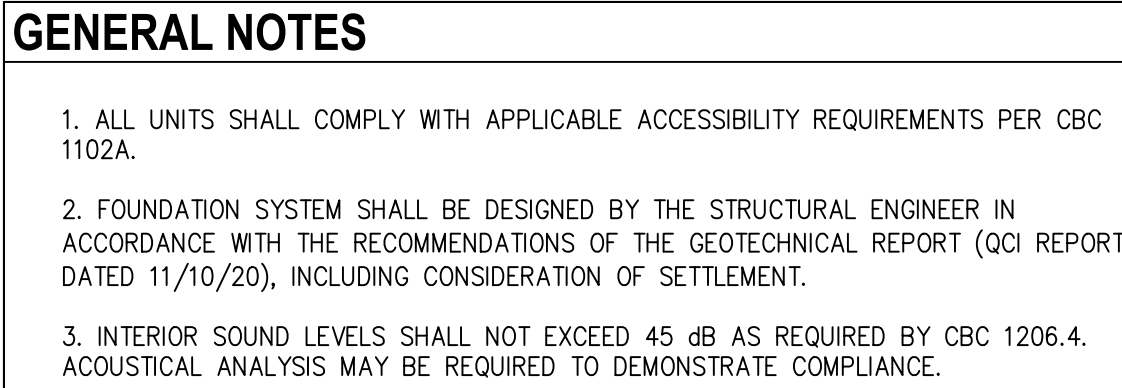
PROJECT:
TRANQUIL GARDEN
36 UNIT MULTI-FAMILY PROJECT
DIAMOND BAR, CA 91789
APN: 8777-008-189

SHEET TITLE:
SECOND FLOOR PLAN

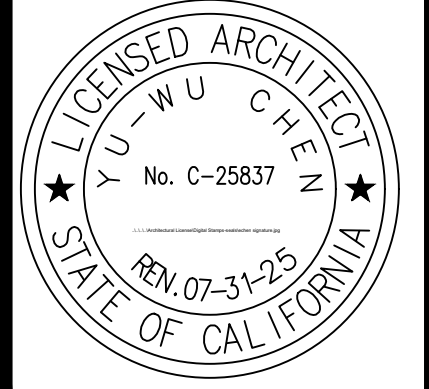
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plot date: Jul 01, 2026
issue date: Jul 01, 2026
job#: 2002
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XREFS INCLUDE



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A	01/19/26	SECOND SUBMITTAL			
B	02/27/26	THIRD SUBMITTAL			
A	06/12/26	2nd Pre Submittal			
A	07/01/26	FOURTH SUBMITTAL			



CORPORATE HQ
150 EL CAMINO REAL, STE. 112
TUSTIN, CA 92780
714-832-5100

BRANCH OFFICE
17528 E. ROWLAND ST.,
CITY OF INDUSTRY, CA 91748
626-913-8101

CDA
+ PDG

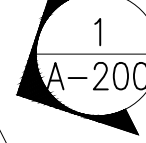
PROJECT: **TRANQUIL GARDEN**
36 UNIT MULTI-FAMILY PROJECT
DIAMOND BAR, CA 91789
APN: 8717-008-189

THIRD FLOOR PLAN

drawn by:	CDA+PDG, INC.
plot date:	Jul 01, 2026
issue date:	Jul 01, 2026
job#:	2002
cad file:	A-100 Floor Plans.dwg
drawing no:	A-103


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1. ALL UNITS SHALL COMPLY WITH APPLICABLE ACCESSIBILITY REQUIREMENTS PER CBC 1102A.
2. FOUNDATION SYSTEM SHALL BE DESIGNED BY THE STRUCTURAL ENGINEER IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT (QCI REPORT DATED 11/10/20), INCLUDING CONSIDERATION OF SETTLEMENT.
3. INTERIOR SOUND LEVELS SHALL NOT EXCEED 45 dB AS REQUIRED BY CBC 1206.4. ACOUSTICAL ANALYSIS MAY BE REQUIRED TO DEMONSTRATE COMPLIANCE.

YU-WU CHEN
No. C-25837
RENEW 07-31-25
STATE OF CALIFORNIA

CDA₊PDG

SHEET TITLE:
FOURTH FLOOR PLAN

drawn by:	CDA+PDG, INC.
plot date:	Jul 01, 2026
issue date:	Jul 01, 2026
job#:	2002
cad file:	A-100 Floor Plans.dwg
drawing no:	A-104

DRAWING F
PLOTTED:



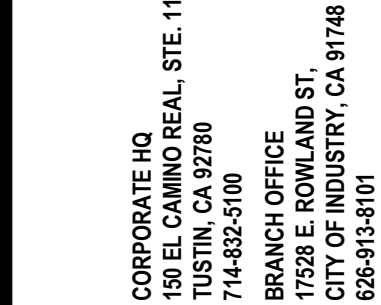
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A

05

CDA + PDG



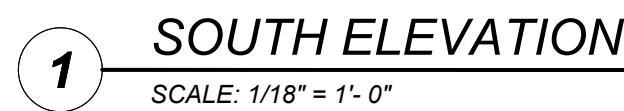
YU-WU CHEN
No. C-25837
REV. 07-31-25
STATE OF CALIFORNIA

#	DATE	REVISION
1	10/17/25	FIRST SUBMITTAL
2	01/29/26	SECOND SUBMITTAL
3	02/27/26	THIRD SUBMITTAL
4	06/12/26	2nd Pre Submittal
5	07/01/26	FOURTH SUBMITTAL



PROJECT: TRANQUIL GARDEN 36 UNIT MULTI-FAMILY PROJECT DIAMOND BAR, CA 91789 APN: 8717-008-183		SHEET TITLE: COLORLED ELEVATION	
drawn by:	CDA+PDG, INC.		
plot date:	Jul 01, 2026		
issue date:	Jul 01, 2026		
job#:	2002		
cad file:	A-201 Elevations.dwg		
drawing no:	A-201		

DRAWING FILE: N:\2020_PROJ\2002_RES_TRANQUIL GARDEN\5000DRAWINGS\A-201 ELEVATIONS.DWG
 PLOTTED: July 1, 2026 Layout
 XREFS INCLUDED: AP_elev [AP_elev.dwg] 2002_24x36_TBS [2002_24x36_TBS.dwg] _kn_elev [_kn_elev.dwg]



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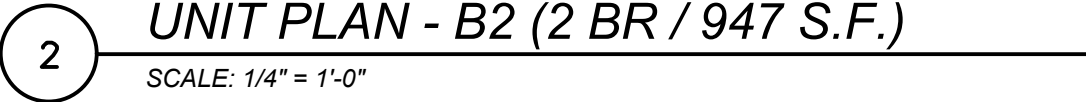
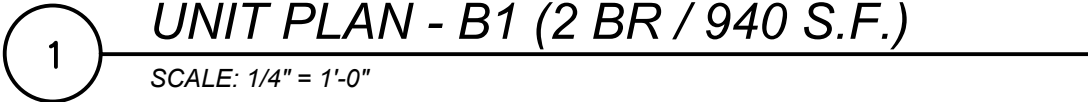
CDA₊PDG

PROJECT:
TRANQUIL GARDEN
36 UNIT MULTI-FAMILY PROJECT
DIAMOND BAR, CA 91789
APN: 8717-008-189

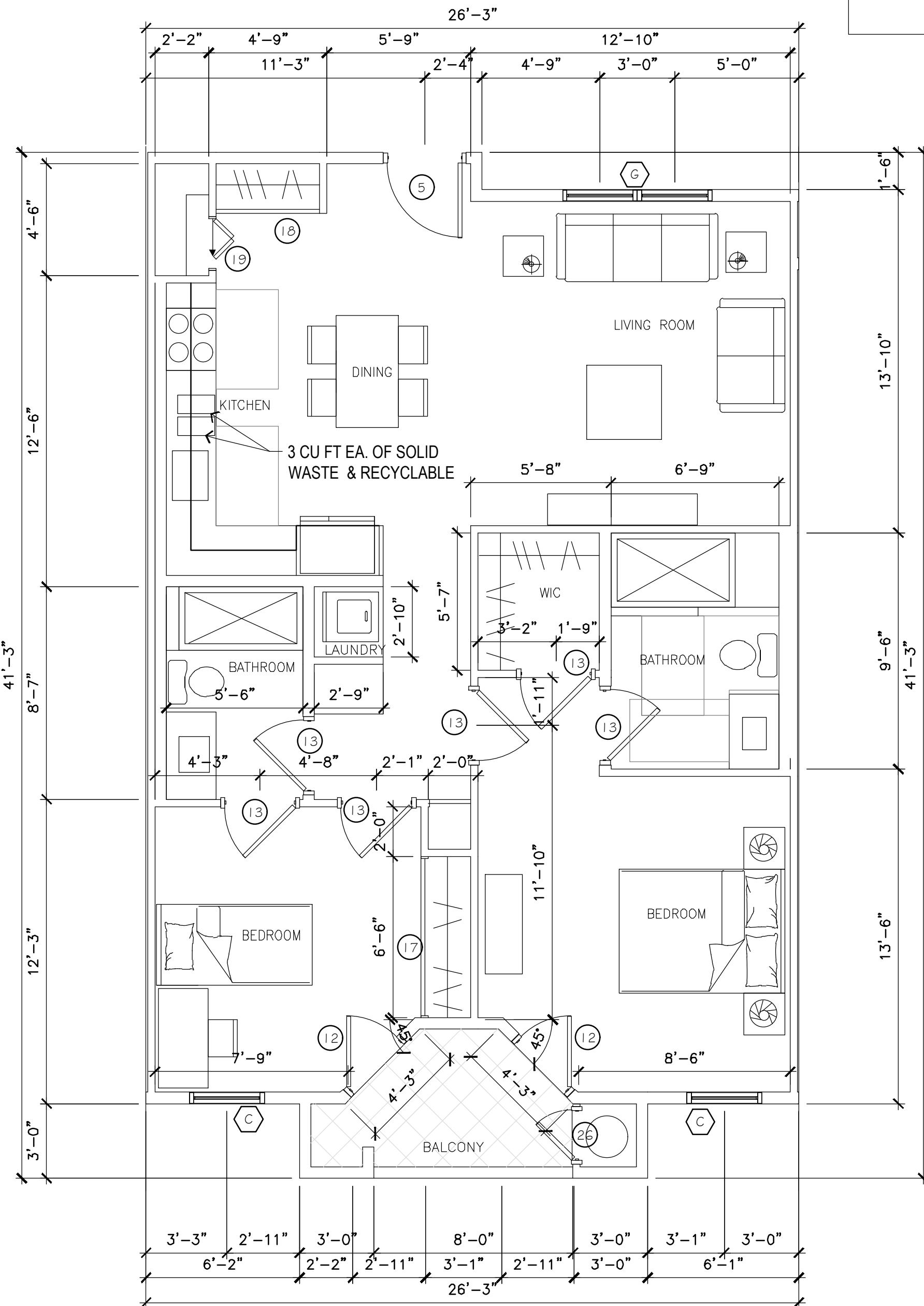
SHEET TITLE:
COLOR ELEVATION

drawn by:	CDA+PDG, INC.
plot date:	Jul 01, 2026
issue date:	Jul 01, 2026
job#:	2002
cad file:	_A-201 Elevations.dwg
drawing no:	A-202

NOTES	ELEVATION KEYNOTES		
1. ARCHITECTURAL STYLE: MODERN MEDITERRANEAN	FL1 SECURITY GATE SPEC: COOKSON DOOR EXTREME® 300 SERIES OR APPROVED EQUAL COLOR MATCH: DEA 002	FL8 FABRIC AWNING COLOR: BROWN	FL14 3 PART STUCCO SPEC: OMEGA OR APPROVED EQUAL FINISH: FINE SAND COLOR MATCH : DE 6255 "WISHING WELL"
	FL2 ALUMINIUM STOREFRONT DOOR W/ GLAZING SPEC: CDF DOORS OR APPROVED EQ. COLOR MATCH: DEA 002	FL9 STUCCO REVEAL SPEC: FRY REGLET	FL15 3 PART STUCCO SPEC: OMEGA OR APPROVED EQUAL FINISH: FINE SAND COLOR MATCH : DE 6219 "CRYSTAL HAZE"
	FL3 METAL DOOR SPEC: CDF DOORS OR APPROVED EQ. COLOR MATCH: DEA 002	FL10 METAL GUARDRAIL SPEC: AMERICAN RAILWORKS OR APPROVED EQ. COLOR MATCH: DEA 002	FL16 3 PART STUCCO SPEC: OMEGA OR APPROVED EQUAL FINISH: FINE SAND COLOR MATCH : DET 691 "SPICED HOT CHOCOLATE"
	FL4 VINYL SWING DOOR SPEC: VPI QUALITY OR APPROVED EQ. COLOR MATCH: DEA 002	FL11 ROOF TRELLIS COLOR MATCH: DET 691 OR APPROVED EQUAL	FL17 FOAM MOULDING COLOR MATCH : DE 6269 "PARTICULAR MINT"
	FL5 VINYL FIXED WINDOW SPEC: VPI QUALITY OR APPROVED EQ. COLOR MATCH: DEA 002	FL12 3 PART STUCCO SPEC: OMEGA OR APPROVED EQUAL FINISH: FINE SAND COLOR MATCH : DEW 380 "WARM WHITE"	FL18 SECURITY GRILLE COLOR MATCH: DEA 002
	FL6 VINYL SINGLE HUNG WINDOW SPEC: VPI QUALITY OR APPROVED EQ. COLOR MATCH: DEA 002	FL13 3 PART STUCCO SPEC: OMEGA OR APPROVED EQUAL FINISH: FINE SAND COLOR MATCH : DE 6375 "CASTLEROCK"	FL19 WROUGHT IRON FENCE COLOR MATCH: DEA 002
	FL7 HOLLOW METAL DOOR WITH LOUVERS SPEC: TRUDOOR COLOR MATCH: DEA 002		FL20 DECORATIVE GRILLE OVER SECURITY GRILLE COLOR MATCH: DEA 002



1. ALL UNITS SHALL COMPLY WITH APPLICABLE ACCESSIBILITY REQUIREMENTS PER CBC 1102A.
2. INTERIOR SOUND LEVELS SHALL NOT EXCEED 45 dB AS REQUIRED BY CBC 1206.4. ACOUSTICAL ANALYSIS MAY BE REQUIRED TO DEMONSTRATE COMPLIANCE.

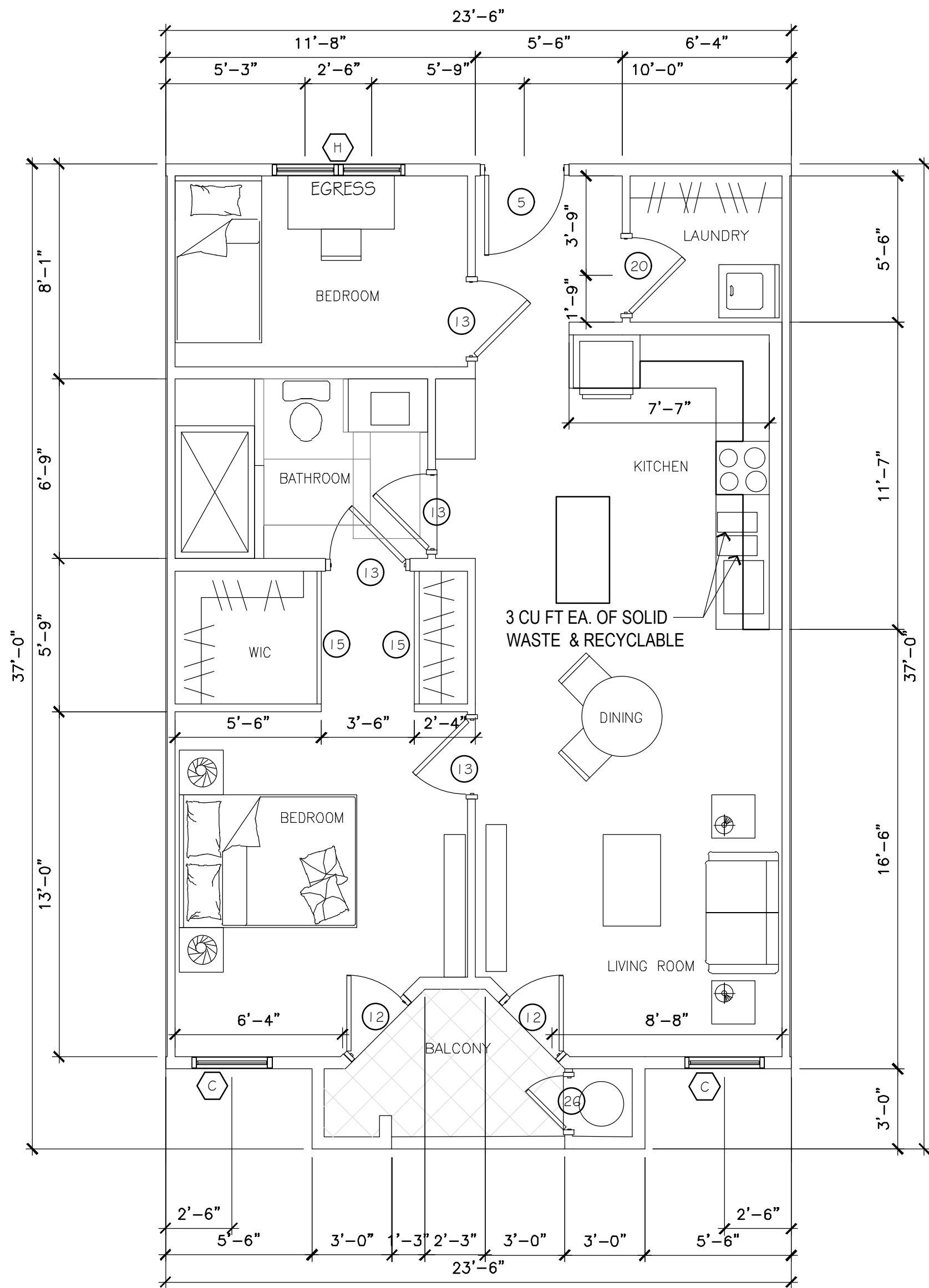


2 UNIT PLAN - B3 (2 BR / 968 S.F.)
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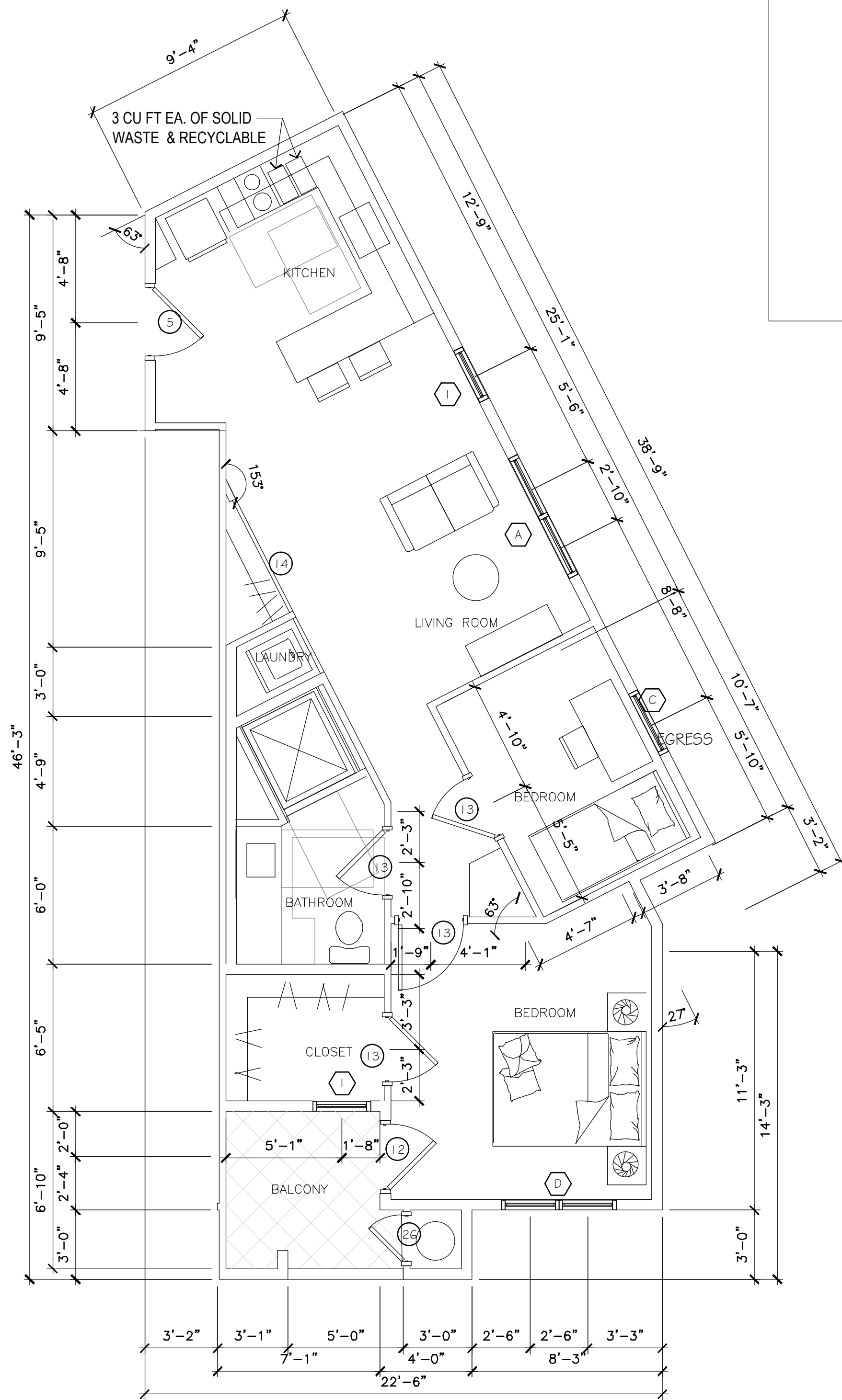
1. ALL UNITS SHALL COMPLY WITH APPLICABLE ACCESSIBILITY REQUIREMENTS PER CBC 1102A.
2. INTERIOR SOUND LEVELS SHALL NOT EXCEED 45 dB AS REQUIRED BY CBC 1206.4. ACOUSTICAL ANALYSIS MAY BE REQUIRED TO DEMONSTRATE COMPLIANCE.

CDA + PDG		PROJECT:		TRANQUIL GARDEN	
		plot date:		CDA + PDG, INC.	
		issue date:		Jun 30, 2026	
		job#:		2002	
		drawing no:		A-602	
SHEET TITLE:		ENLARGED UNIT PLANS			
APN: 8717-008-189		DIAMOND BAR, CA 91789		36 UNIT MULTI-FAMILY PROJECT	
17528 E. ROWLAND ST.		CITY OF INDUSTRY, CA 91748		BRANCH OFFICE	
626-413-8101		714-832-5100		TUSTIN, CA 92780	
159 EL CAMINO REAL, STE. 112		CORPORATE HQ			
No. C-25837		RENEWED 07-31-25		Y U - W U C H E N	
STATE OF CALIFORNIA		★		★	
FOURTH SUBMITTAL		07/01/26		REVISION	
2nd Fire Submittal		06/10/26		DATE	
THIRD SUBMITTAL		02/27/26		#	
SECOND SUBMITTAL		01/29/26		REVISION	
FIRST SUBMITTAL		10/17/25		DATE	
				REVISION	
				DATE	
				#	

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 PLOTTED: June 30, 2026 Layout:
 XREFS INCLUDED: 2002_24-36_TBS [N:\2020_PROJ\2002_Res_Tranquil Garden\5000drawings\2002_24-36_TBS.dwg] U_B1 [U_B1.dwg]



1 UNIT PLAN - B4 (2 BR / 786 S.F.)
SCALE: 1/4" = 1'-0"



2 UNIT PLAN - B5 (2 BR / 717 S.F.)
SCALE: 1/4" = 1'-0"

GENERAL NOTES

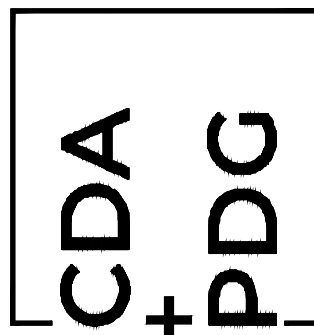
1. ALL UNITS SHALL COMPLY WITH APPLICABLE ACCESSIBILITY REQUIREMENTS PER CBC 1102A.
2. INTERIOR SOUND LEVELS SHALL NOT EXCEED 45 dB AS REQUIRED BY CBC 1206.4. ACOUSTICAL ANALYSIS MAY BE REQUIRED TO DEMONSTRATE COMPLIANCE.

#	DATE	REVISION	#	DATE	REVISION
①	10/17/25	FIRST SUBMITTAL			
②	01/23/26	SECOND SUBMITTAL			
③	02/27/26	THIRD SUBMITTAL			
④	06/12/26	2nd File Submittal			
⑤	07/01/26	FOURTH SUBMITTAL			



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TUSTIN, CA 92780
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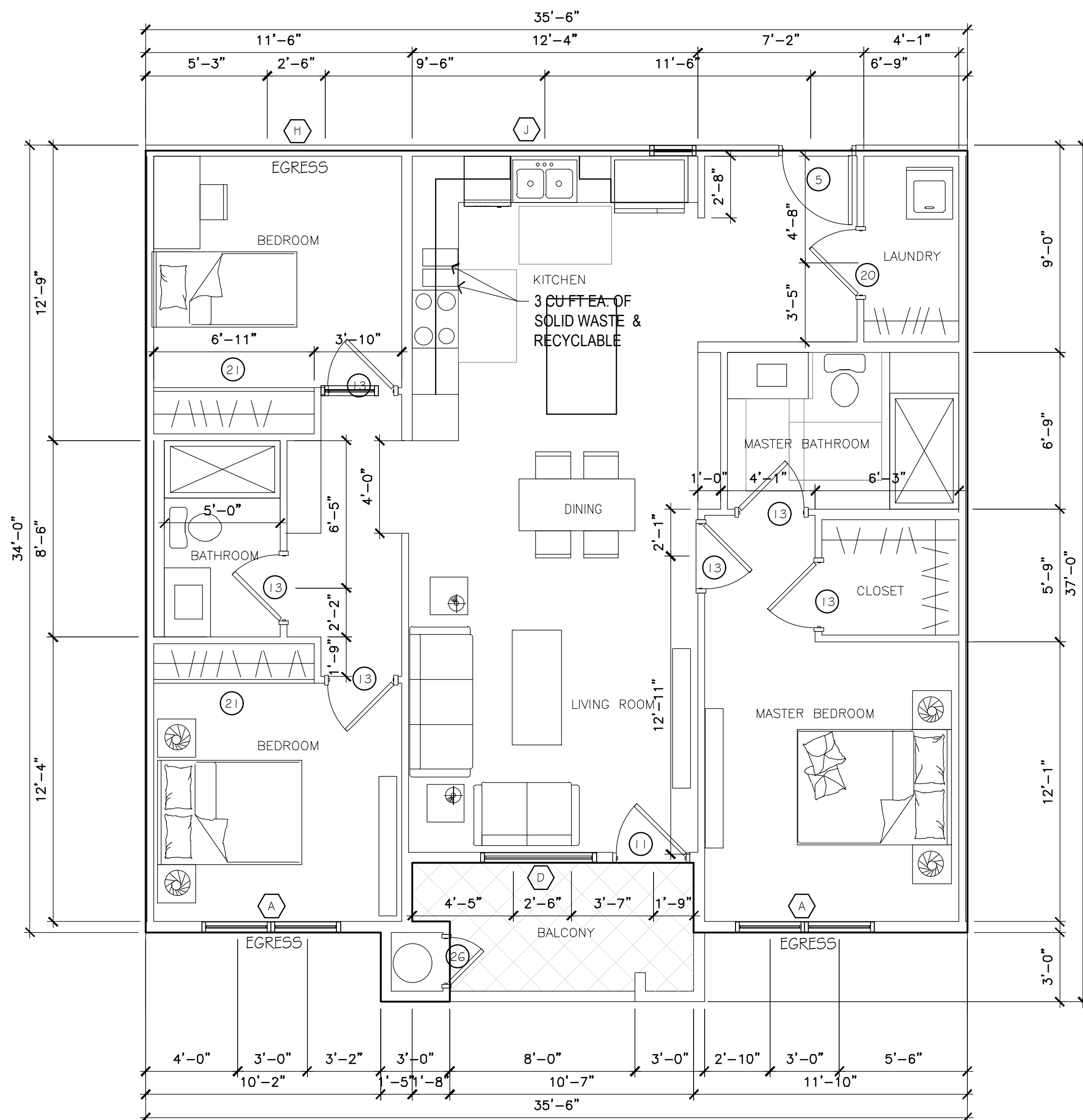
BRANCH OFFICE
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CITY OF INDUSTRY, CA 91748
626-913-8101



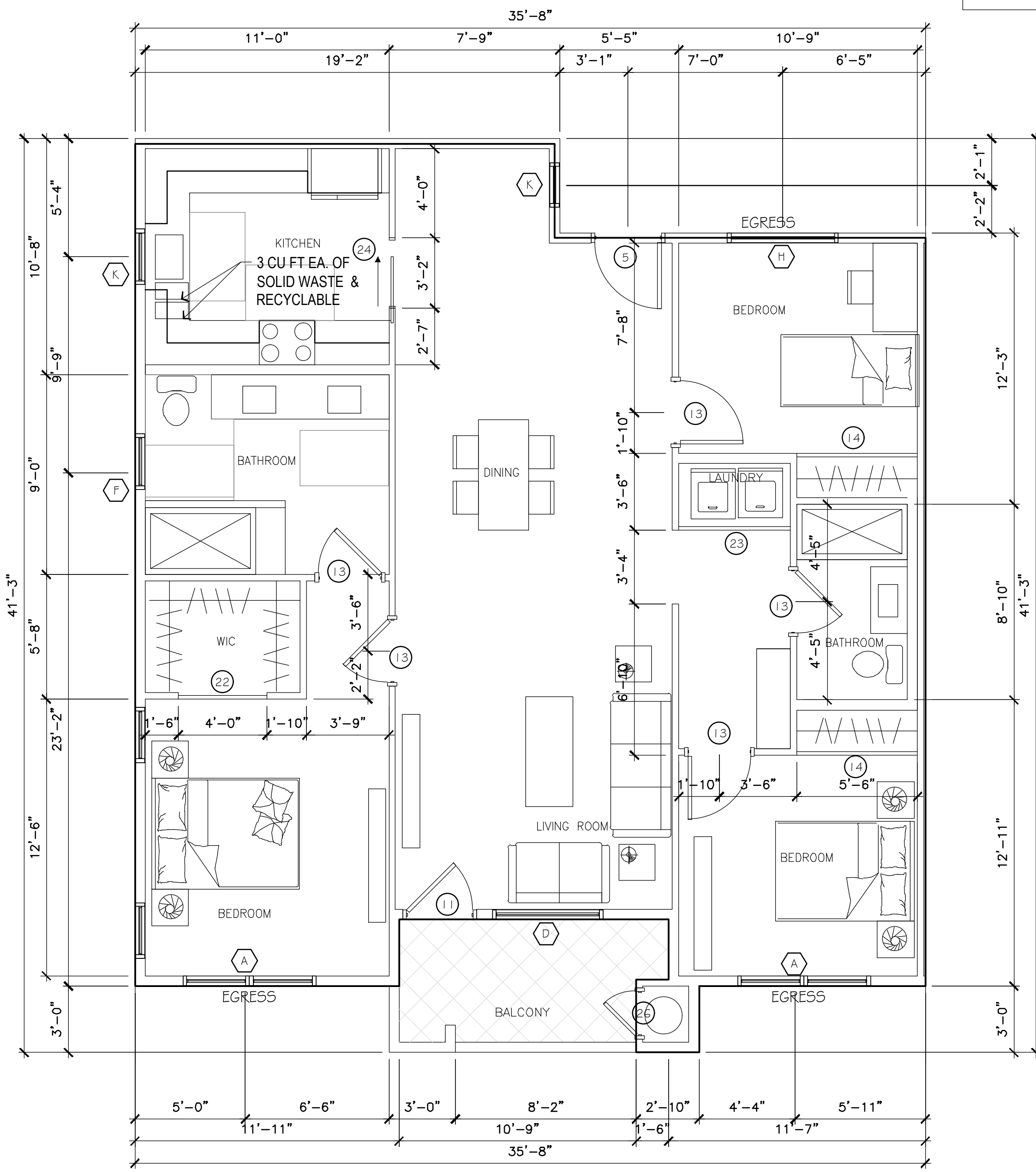
PROJECT:
TRANQUIL GARDEN
36 UNIT MULTI-FAMILY PROJECT
DIAMOND BAR, CA 91789
APN: 8717-008-189

SHEET TITLE:
ENLARGED UNIT PLANS

drawn by:	CDA+PDG, INC.
plot date:	Jun 30, 2026
issue date:	Jun 30, 2026
job#:	2002
cad file:	A-600 UNIT PLANS.dwg
drawing no:	A 603



1 UNIT PLAN - C1 (3 BR / 1,172 S.F.)
SCALE: 1/4" = 1'-0"



2 UNIT PLAN - C2 (3BR / 1,259 S.F.)
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. ALL UNITS SHALL COMPLY WITH APPLICABLE ACCESSIBILITY REQUIREMENTS PER CBC 1102A.
2. INTERIOR SOUND LEVELS SHALL NOT EXCEED 45 dB AS REQUIRED BY CBC 1206.4. ACOUSTICAL ANALYSIS MAY BE REQUIRED TO DEMONSTRATE COMPLIANCE.

#	DATE	REVISION	#	DATE	REVISION
1	01/17/25	FIRST SUBMITTAL			
2	01/29/26	SECOND SUBMITTAL			
3	02/27/26	THIRD SUBMITTAL			
4	06/12/26	2nd File Submitted			
5	07/01/26	FOURTH SUBMITTAL			



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CITY OF INDUSTRY, CA 91748
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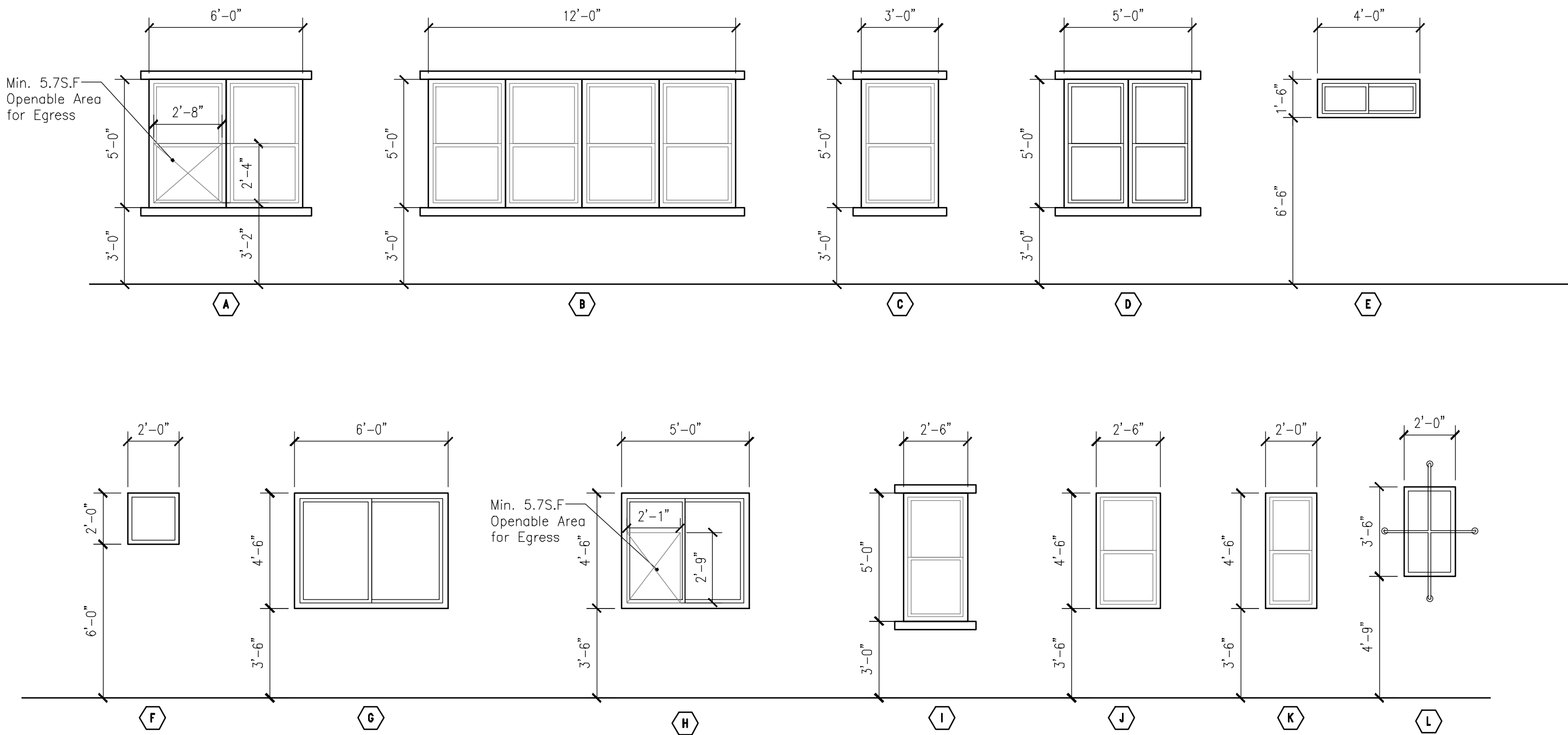
CDA + PDG

PROJECT: **TRANQUIL GARDEN**
36 UNIT MULTI-FAMILY PROJECT
DIAMOND BAR, CA 91789
APN: 8717-008-189

SHEET TITLE:
ENLARGED UNIT PLANS

drawn by:	CDA+PDG, INC.
plot date:	Jun 30, 2026
issue date:	Jun 30, 2026
job#:	2002
cad file:	A-600 UNIT PLANS.dwg
drawing no:	A 604

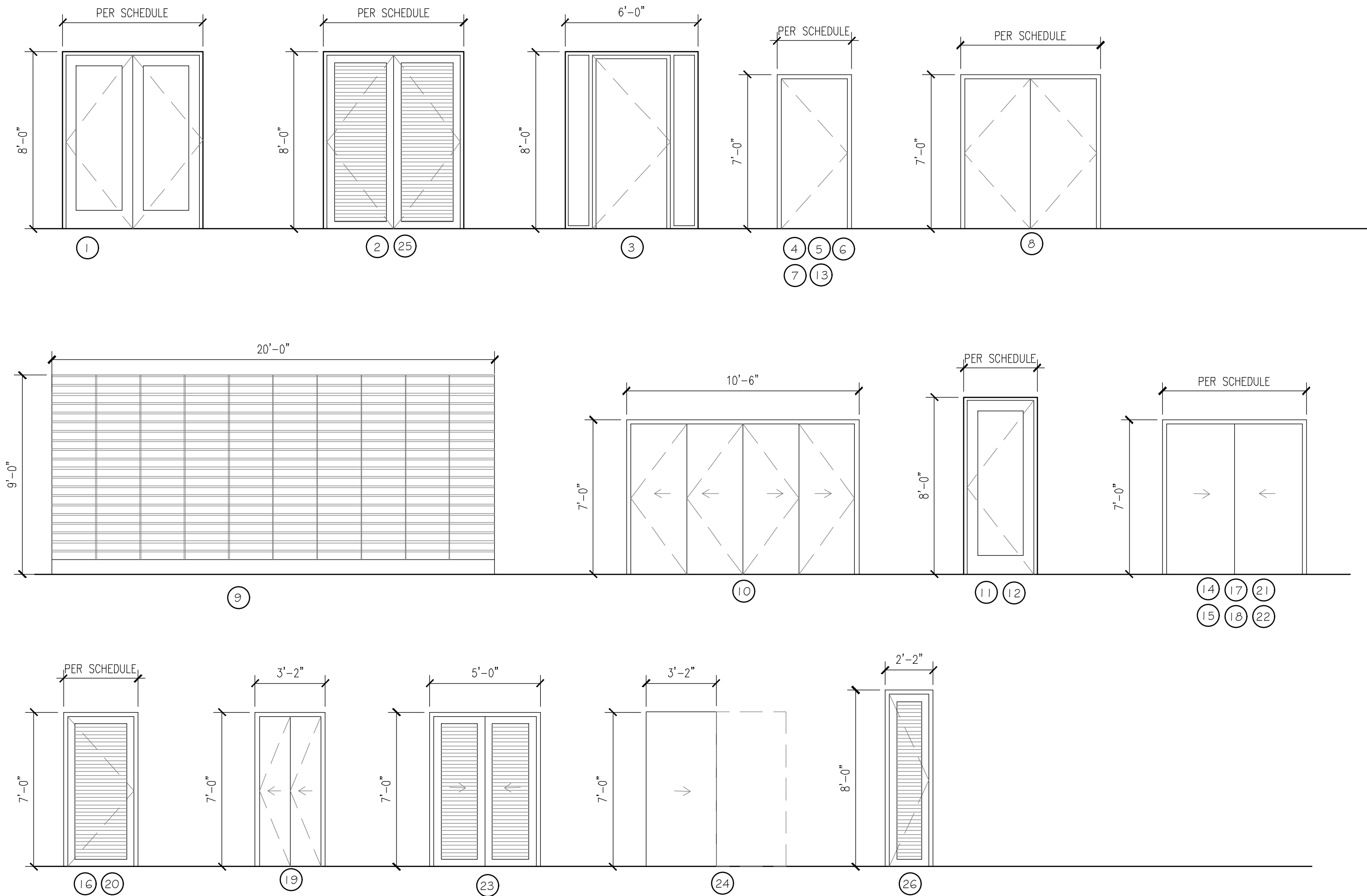
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2 WINDOW SCHEDULE

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE													
MARK	TYPE	WINDOW			FRAME		GLAZING				TYPE	THK.	NOTES
		SILL	SIZE		FINISH	COLOR	MATERIAL	U VALUE	SHGC				
			WIDTH	HEIGHT									
A	SINGLE HUNG	3'-0"	6'-0"	5'-0"	VINYL	BLACK	GLASS	0.30 (PER SHEET 1, 2)	0.21 (PER SHEET 1, 2)	DUAL PANE	-	EMERGENCY EGRESS WHERE INDICATED ON UNIT PLANS A-600 - A-603	
B	SINGLE HUNG	3'-0"	12'-0"	5'-0"	VINYL	BLACK	GLASS	0.30 (PER SHEET 1, 2)	0.21 (PER SHEET 1, 2)	DUAL PANE	-		
C	SINGLE HUNG	3'-0"	3'-0"	5'-0"	VINYL	BLACK	GLASS	0.30 (PER SHEET 1, 2)	0.21 (PER SHEET 1, 2)	DUAL PANE	-		
D	SINGLE HUNG	3'-0"	5'-0"	5'-0"	VINYL	BLACK	GLASS	0.30 (PER SHEET 1, 2)	0.21 (PER SHEET 1, 2)	DUAL PANE	-		
E	SLIDING	6'-6"	4'-0"	1'-6"	VINYL	BLACK	GLASS	0.30 (PER SHEET 1, 2)	0.21 (PER SHEET 1, 2)	DUAL PANE	-		
F	FIXED	6'-0"	2'-0"	2'-0"	VINYL	BLACK	GLASS	0.30 (PER SHEET 1, 2)	0.21 (PER SHEET 1, 2)	DUAL PANE	-		
G	SLIDING	3'-0"	6'-0"	5'-0"	VINYL	BLACK	GLASS	0.30 (PER SHEET 1, 2)	0.21 (PER SHEET 1, 2)	DUAL PANE	-		
H	SLIDING	3'-0"	5'-0"	5'-0"	VINYL	BLACK	GLASS	0.30 (PER SHEET 1, 2)	0.21 (PER SHEET 1, 2)	DUAL PANE	-	EMERGENCY EGRESS WHERE INDICATED ON UNIT PLANS A-600 - A-603	
I	SINGLE HUNG	3'-0"	2'-6"	5'-0"	VINYL	BLACK	GLASS	0.30 (PER SHEET 1, 2)	0.21 (PER SHEET 1, 2)	DUAL PANE	-		
J	SINGLE HUNG	3'-6"	2'-6"	4'-6"	VINYL	BLACK	GLASS	0.30 (PER SHEET 1, 2)	0.21 (PER SHEET 1, 2)	DUAL PANE	-		
K	SINGLE HUNG	3'-6"	2'-0"	4'-6"	VINYL	BLACK	GLASS	0.30 (PER SHEET 1, 2)	0.21 (PER SHEET 1, 2)	DUAL PANE	-		
L	FIXED	4'-9"	2'-0"	3'-6"	VINYL	BLACK	GLASS	0.30 (PER SHEET 1, 2)	0.21 (PER SHEET 1, 2)	DUAL PANE	-		



2 DOOR SCHEDULE

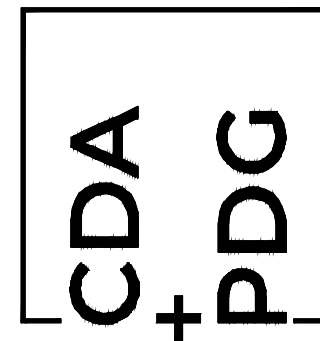
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DOOR SCHEDULE

MARK	TYPE	MATERIAL	DOOR		GLASS	FRAME			REMARKS
			SIZE			MATERIAL	FINISH	FIRE RATING	
			WIDTH	HEIGHT					
①	DOUBLE	ALUM/GL	6' - 4"	8' - 0"	TEMPERED	ALUM			
②	DOUBLE LOUVERED	HC MTL	6' - 4"	8' - 0"		MTL			
③	SWING W/ SIDELIGHTS	ALUM/GL	6' - 0"	8' - 0"	TEMPERED	ALUM			
④	SWING	HC MTL	3' - 4"	7' - 0"		MTL		1.5 HR	SELF-CLOSING, SELF-LATCHING
⑤	SWING	HC MTL	3' - 4"	7' - 0"		MTL			
⑥	SWING	HC MTL	3' - 0"	7' - 0"		MTL			
⑦	SWING	HC MTL	3' - 10"	7' - 0"		MTL			
⑧	DOUBLE	HC MTL	6' - 4"	7' - 0"		MTL			
⑨	ROLL-UP	MTL GRILLE	20' - 0"	9' - 0"		MTL			CUSTOM OVERHEAD GARAGE DOOR
⑩	FOLDING	HC WOOD	10' - 6"	7' - 0"		WOOD			
⑪	SWING	VINYL/GL	3' - 4"	8' - 0"	TEMPERED	VINYL			
⑫	SWING	VINYL/GL	3' - 2"	8' - 0"	TEMPERED	VINYL			
⑬	SWING	HC WOOD	3' - 2"	7' - 0"		WOOD			
⑭	SLIDING	HC WOOD	5' - 6"	7' - 0"		WOOD			
⑮	SLIDING	HC WOOD	5' - 0"	7' - 0"		WOOD			
⑯	LOUVERED	HC WOOD	2' - 10"	7' - 0"		WOOD			
⑰	SLIDING	HC WOOD	6' - 5"	7' - 0"		WOOD			
⑱	SLIDING	HC WOOD	4' - 2"	7' - 0"		WOOD			
⑲	FOLDING	HC WOOD	2' - 2"	7' - 0"		WOOD			
⑳	LOUVERED	HC WOOD	3' - 2"	7' - 0"		WOOD			
㉑	SLIDING	HC WOOD	6' - 11"	7' - 0"		WOOD			
㉒	SLIDING	HC WOOD	4' - 0"	7' - 0"		WOOD			
㉓	SLIDING LOUVERED	HC WOOD	5' - 0"	7' - 0"		WOOD			
㉔	POCKET	HC WOOD	3' - 2"	7' - 0"		WOOD			
㉕	DOUBLE LOUVERED	HC WOOD	4' - 4"	8' - 0"		WOOD			
㉖	LOUVERED	HC WOOD	2' - 4"	8' - 0"		WOOD			



CORPORATE HQ
150 EL CAMINO REAL, STE. 112
DUBLIN, CA 94568
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CITY OF INDUSTRY, CA 91748
626-913-8101



PROJECT:
TRANQUIL GARDEN
36 UNIT MULTI-FAMILY PROJECT
DIAMOND BAR, CA 91789
APN: 8717-008-189

SHEET TITLE:
DOOR & WINDOW SCHEDULES

drawn by: CDA+PDG, INC.
plot date: Jun 30, 2026
issue date: Jun 30, 2026
job#: 2002
cad file: A-801.dwg
drawing no: **A-800**



PLANNING COMMISSION AGENDA REPORT

TO: Chair and Members of the Planning Commission

FROM: Greg Gubman, Community Development Director

SUBJECT: Project Status Report

RECOMMENDATION:

Staff recommends the Planning Commission receive and file the Project Status Report dated July 28, 2026.

BACKGROUND/DISCUSSION:

The Project Status Report has been prepared and is being processed for receipt and filing.

PREPARED BY:

Arlene Laviera, Administrative Coordinator, Community Development

ATTACHMENTS:

1. 07-28-26 Project Status Report

CITY OF DIAMOND BAR
COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY LOCATION									
PLANNING COMMISSION REVIEW	File #	AP	Applicant	PC/AR 07/28/26	CC 08/04/26	PC 08/11/26	CC 08/18/26	PC 08/25/26	CC 09/01/26
Gentle Springs Ln. and S. Prospectors Rd. (36-unit residential condominium with Affordable Units)	SB 330, AB 130, VTTM & DR PL2025-77	GL/RL	Tranquil Garden LLC	PH					
ADMINISTRATIVE REVIEW									
1134 Hedgewood Place (Addition and remodel to an existing single-family residence)	MCUP & PP PL2026-15	RL	Dennis Pagoulatos	PH					
PENDING ITEMS									
Property Location	File #	AP	Applicant	Status					
667 Brea Canyon (Skill development programs for adults)	CUP PL2026-31	MN	Mosaic Support Center	First incomplete letter sent 7/8/26 – waiting for additional information					
701 Brea Canyon Suite 12 (Fitness studio)	CUP PL2026-37	RL	Ashley Vierra Fitness	First incomplete letter sent 7/14/26 – waiting for additional information					
721 & 725 Brea Canyon (Skill development programs for children)	CUP PL2026-30	MN	Lifetastic Learning	First incomplete letter sent 7/8/26 – waiting for additional information					
2720 Broken Feather (New Single-Family Residence)	DR PL2025-34	MN	Yao Pan	Second incomplete letter sent 6/12/26 – waiting for additional information					
1200 Chisolm Trail (New single-family residence)	DR PL2026-12	RL	Bo Sundius	Second incomplete letter sent 7/24/26 – waiting for additional information					
1741 Derringer Lane (New Single-Family Residence)	DR PL2025-62	MN	Ralph Poon	First incomplete letter sent 9/11/25 – waiting for additional information					
2001 Derringer Lane (2-lot subdivision)	TPM 83036 PL2021-46	MN	Gurbachan S. Juneja	Under review					
2845 S. Diamond Bar (Car wash)	DR, CUP, CSP PL2026-36	MN	PM Design, Inc.	Under review					

LEGEND

PH = PUBLIC HEARING
AP = ASSIGNED PLANNER
PC = PLANNING COMMISSION
CC = CITY COUNCIL
D = DISCUSSION ITEM

PENDING ITEMS (continued)				
Property Location	File #	AP	Applicant	Status
2583 Indian Creek (New single-family residence)	DR PL2025-67	MN	Mike Lou	Third incomplete letter sent 5/5/26 – waiting for additional information
2595 Indian Creek (New single-family residence)	DR PL2025-66	RL	Mike Lou	Third incomplete letter sent 5/6/26 – waiting for additional information
1400 Montefino Ave (49-unit for-sale development)	GPA, ZC, TTM, DR, & CUP PL2025-29	MN	Sarah Klaustermeier	Under review
23901 Ridge Line (2-lot Subdivision)	TPM PL2022-119	DT/MN	Pete Volbeda	Under review
SB9 & Reasonable Accommodations Ordinance	DCA PL2019-43	MN	City of Diamond Bar	Under Review