

PLANNING COMMISSION AGENDA

Tuesday, July 8, 2025

6:30 PM

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

PUBLIC ADVISORY:

Members of the public are encouraged to participate and address the Planning Commission during the public comment portion of the meeting either in person or via teleconference.

CHAIR	NAILA BARLAS
VICE CHAIR	BRIAN WORTHINGTON
COMMISSIONER	SURENDRA MEHTA
COMMISSIONER	WILLIAM RAWLINGS
COMMISSIONER	RUBEN TORRES

How to Observe the Meeting From Home:

Members of the public can listen to the meeting by dialing +1 (631) 992-3221, enter [Access Code: 595-725-103](#). Please note by dialing in, the public does not have the ability to provide public comment. To participate in the meeting and provide public comment please join the webinar by visiting <https://attendee.gotowebinar.com/register/8727911654597296470>.

How to Submit Public Comment:

The public may provide comments by attending the meeting in person, by sending an email, or by logging into the webinar using the link provided above. Please email public comments to Planning@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 read into the record at the meeting, up to a maximum of five minutes.

Members of the public will be called upon one at a time during the Public Comment portion of the agenda. Speakers are limited to five minutes per agenda item, unless the Chairperson determines otherwise.

Please note, that in the event that comments by teleconferencing become infeasible due to an Internet or power outage or technical problems outside the City's control, the meeting at Diamond Bar City Hall – Windmill Community Room, 21810 Copley Drive, Diamond Bar, CA 91765 will proceed without interruption. If you wish to make certain that your comments are heard, please attend the meeting in person or send an email by 4:00 p.m. on the day of the meeting/hearing

American Disability Act Accommodations:

Pursuant to the Executive Order, and in compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Planning Commission Meeting, please contact the Community Development Office (909) 839-7030 within 72 hours of the meeting. Commission recordings will be available upon request the day following the Planning Commission Meeting.

City of Diamond Bar
Planning Commission

MEETING RULES

PUBLIC INPUT

Members of the public may address the Planning Commission on any item of business on the agenda during the time the item is taken up by the Planning Commission. In addition, members of the public may, during the Public Comment period address the Planning Commission on any Consent Calendar item or any matter not on the agenda and within the Planning Commission's subject matter jurisdiction. Any material to be submitted to the Planning Commission at the meeting should be submitted through the Minutes Secretary.

Speakers are limited to five 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.

Public comments must be directed to the Planning Commission. Behavior that disrupts the orderly conduct of the meeting may result in the speaker being removed from the meeting.

INFORMATION RELATING TO AGENDAS AND ACTIONS OF THE PLANNING COMMISSION

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 at www.diamondbarca.gov. The Planning Commission may take action on any item listed on the agenda.

Copies of staff reports or other written documentation relating to agenda items are on file in the Planning Division of the Community Development Department, located at 21810 Copley Drive, and are available for public inspection upon request. If you have questions regarding an agenda item, please call (909) 839-7030 during regular business hours.

HELPFUL CONTACT INFORMATION

Copies of Agenda, Rules of the Planning Commission, Recordings of Meetings (909) 839-7030

Email: info@diamondbarca.gov
Website: www.diamondbarca.gov

**CITY OF DIAMOND BAR
PLANNING COMMISSION
July 8, 2025**

AGENDA

CALL TO ORDER: 6:30 p.m.

PLEDGE OF ALLEGIANCE:

- 1. ROLL CALL:** COMMISSIONERS: Rawlings, Mehta, Torres, V/C Worthington, C/Barlas
- 2. APPROVAL OF AGENDA:** Chair
- 3. 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 or staff may briefly respond to public comments, if necessary, but no extended discussion and no action on such matters may take place. There is a five-minute maximum time limit when addressing the Planning Commission. Please complete a speaker card and hand it to the Minutes Secretary (completion of this form is voluntary). The Planning Commission will call on in-person speakers first and then teleconference callers, one at a time to give their name and if there is an agenda item number they wish to speak on before providing their comment. If you wish to speak on a public hearing item or Planning Commission consideration item, you will then be called upon to speak at that point in the agenda.

4. CONSENT CALENDAR:

The following items listed on the consent calendar are considered routine and are approved by a single motion. Consent calendar items may be removed from the agenda by request of the Planning Commission only:

- 4.1 Minutes Of The Planning Commission Regular Meeting – May 13, 2025.

5. OLD BUSINESS:

6. NEW BUSINESS:

7. PUBLIC HEARINGS:

- 7.1 Development Review and Minor Conditional Use Permit No. PL2021-05): Under the authority of DBCC Sections 22.48, 22.56 and 22.68, the

property owner, Dr. Ankur Hitendra Shah, and applicant, Walt Patroske, are requesting Development Review approval to remodel the exterior and construct a 149 square-foot lower-level addition, 450 square-foot first floor addition, 874 square-foot second floor addition, and 484 square feet of balcony areas to an existing 4,035 square-foot two-story single-family residence on a 1.12 gross-acre lot. A Minor Conditional Use Permit is requested to allow the continuation of an existing nonconforming structure with a 21' front setback (where 30 feet is required) and 0' rear setback where the flat pad transitions to the descending slope (where 25 feet is required). The subject property is zoned Rural Residential (RR) with an underlying General Plan land use designation of Rural Residential.

PROJECT ADDRESS: 22909 Lazy Trail Road, Diamond Bar, CA 91765
(APN:713-029-009)

APPLICANT: Walt Patroske, 2132 S. Grove Avenue #F, Ontario, CA 91761

PROPERTY OWNER: Dr. Ankur Hitendra Shah, 22909 Lazy Trail Road, Diamond Bar, CA 91765

ENVIRONMENTAL DETERMINATION: The 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 Categorically 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.

- 7.2 Development Review and Tree Permit No. PL2024-65: Under the authority of DBCC Sections 22.38 and 22.48, the property owner, LHL 688 LLC, and applicant, Philip K. Chan, are requesting Development Review approval for the construction of a new 14,028 square-foot single-family residence with a 2,042 square-foot garage, 1,456 square feet of balcony area, 2,903 square feet of porch area, indoor swimming pool and rear yard improvements on a 51,836 gross square-foot (1.19 gross acre) undeveloped lot. A Tree Permit (TP) is also requested to remove eight protected California sycamore trees and one California black walnut tree and replace with 27 coast live oak trees on site. The subject property is zoned Rural Residential (RR) with an underlying General Plan land use designation of Rural Residential.

PROJECT ADDRESS: 2521 Indian Creek Road, Diamond Bar, CA 91765 (APN: 8713-035-016)

APPLICANT: Philip K. Chan, 711 S. First Avenue, Arcadia, CA 91006

PROPERTY OWNER: LHL 688 LLC, 14328 Lomitas Avenue, City of Industry, CA 91746

ENVIRONMENTAL DETERMINATION: The 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 Categorically Exempt from the provisions of CEQA pursuant to the provisions of Article 19 Section 15301(e) (construction of a new single-family residence) of the CEQA Guidelines. No further environmental review is required.

8. PLANNING COMMISSION COMMENTS / INFORMATIONAL ITEMS:

As presented by the Planning Commissioners.

9. STAFF COMMENTS / INFORMATIONAL ITEMS:

9.1 Project Status Report

10. SCHEDULE OF FUTURE EVENTS:

CITY COUNCIL MEETING: Tuesday, July 15, 2025, 6:30 p.m.
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA

PLANNING COMMISSION MEETING: Tuesday, July 22, 2025, 6:30 p.m.
Diamond Bar City Hall
The Windmill Community Room
21810 Copley Drive
Diamond Bar, CA

CITY COUNCIL MEETING: Tuesday, August 5, 2025, 6:30 p.m.
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA

PLANNING COMMISSION MEETING: Tuesday, August 12, 2025, 6:30 p.m.
Diamond Bar City Hall
The Windmill Community Room
21810 Copley Drive
Diamond Bar, CA

11. ADJOURNMENT

**MINUTES OF THE CITY OF DIAMOND BAR
REGULAR MEETING OF THE PLANNING COMMISSION
May 13, 2025**

CALL TO ORDER:

C/Barlas 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: Commissioner Rawlings led the Pledge of Allegiance.

1. ROLL CALL: Mehta, Rawlings, Torres, V/C Worthington, C/Barlas

ABSENT: None.

STAFF PRESENT: Grace Lee, Planning Manager; Arlene Laviera, Administrative Coordinator; Hal Ghafari, Public Works Manager and James H. Eggart, City Attorney (telephonically)

3. PUBLIC COMMENTS: Bill Sipple, business owner, commented on Conditional Use Permit Planning Case No. 2024-76, previously approved at the April 22, 2025 Planning Commission meeting. Mr. Sipple is concerned that his property at the north east corner of Diamond Bar Boulevard and Golden Springs Drive will be impacted by the approved banquet hall in a negative manner. His concerns encompass loitering, alcohol consumption on his property and vandalism.

4. CONSENT CALENDAR:

4.1 CONTINUED MINUTES OF THE PLANNING COMMISSION REGULAR MEETING – April 22, 2025.

Worthington moved, and Torres seconded to approve consent calendar. Motion carried 5-0 by the following Roll Call vote:

AYES: 5 COMMISSIONERS: Mehta, Rawlings, Torres, V/C Worthington, C/Barlas
NOES: 0 COMMISSIONERS: None
ABSTAIN: 0 COMMISSIONERS: None
ABSENT: 0 COMMISSIONERS: None

5. OLD BUSINESS:

6. NEW BUSINESS:

6.1 Review of Fiscal Year 2025/26 Capital Improvement Program (CIP) for Conformity with the General Plan.

MAY 15, 2025

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PLANNING COMMISSION

Recommendation: That the Planning Commission adopt a Resolution recommending finding the proposed FY 2025/26 CIP to be in conformance with the General Plan.

PM/Lee presented staff report for Fiscal Year 2025-26 Capital Improvement Program.

Worthington moved, C/Barlas seconded to adopt a Resolution, finding the proposed FY 2025/26 CIP to be in conformance with the General Plan. Motion carried 5-0 by the following roll call vote:

AYES:	5	COMMISSIONERS: Mehta, Rawlings, Torres, V/C Worthington, C/Barlas
NOES:	0	COMMISSIONERS: None
ABSTAIN:	0	COMMISSIONERS: None
ABSENT:	0	COMMISSIONERS: None

7. PUBLIC HEARING:

8. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

9. STAFF COMMENTS/INFORMATIONAL ITEMS:

10. SCHEDULE OF FUTURE EVENTS:

As noted in the agenda.

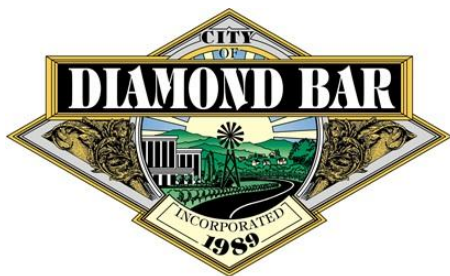
ADJOURNMENT: With no further business before the Planning Commission, C/Barlas adjourned the Regular Planning Commission meeting at 7:05 p.m. to the regularly scheduled meeting on Tuesday, July 8, 2025.

The foregoing minutes are hereby approved this 8th day of July, 2025.

Attest:
Respectfully Submitted,

Greg Gubman, Community Development Director

Naila Barlas, Chair



PLANNING COMMISSION AGENDA REPORT

CITY OF DIAMOND BAR ~ 21810 COPLEY DRIVE ~ DIAMOND BAR, CA 91765 ~ TEL. (909) 839-7030 ~ FAX (909) 861-3117

AGENDA ITEM NUMBER: **7.1**

MEETING DATE: July 8, 2025

CASE/FILE NUMBER: Development Review and Minor Conditional Use
Permit No. PL2021-05

PROJECT LOCATION: 22909 Lazy Trail Road
Diamond Bar, CA 91765 (APN 8713-029-009)

GENERAL PLAN DESIGNATION: Rural Residential (RR)

ZONING DISTRICT: Rural Residential (RR)

PROPERTY OWNER: Dr. Ankur Hitendra Shah
22909 Lazy Trail Road
Diamond Bar, CA 91765

APPLICANT: Walt Patroske
2132 S. Grove Avenue #F
Ontario, CA 91761

SUMMARY:

The applicant is requesting Development Review approval to remodel the exterior and construct a 149 square-foot lower-level addition, 450 square-foot first floor addition, 874 square-foot second floor addition, and 484 square feet of balcony areas to an existing 4,035 square-foot two-story single-family residence on a 1.12 gross-acre lot. A Minor Conditional Use Permit is requested to allow the continuation of an existing nonconforming structure with a 21' front setback (where 30 feet is required) and 0' rear setback where the flat pad transitions to the descending slope (where 25 feet is required).

RECOMMENDATION:

Adopt the attached Resolution (Attachment 1) approving Development Review and Minor Conditional Use Permit No. PL2021-05, based on the findings of Diamond Bar City Code (DBCC) Sections 22.48, 22.56 and 22.68, subject to conditions.

BACKGROUND:

The project site is located in the Diamond Bar Country Estates (The Country), on the west side of Lazy Trail Road, at the intersection of Feather Rock Road. The property was developed in 1987 with a 4,035 square-foot, two-story home and an attached 570 square-foot three-car garage. There are four protected trees on the property.

The property is legally described as Lot 153 of Tract No. 30091, and the Assessor's Parcel Number (APN) is 8713-029-009.

Site and Surrounding General Plan, Zoning and Land Uses

The image below highlights the subject property:



Site Plan View (Aerial)



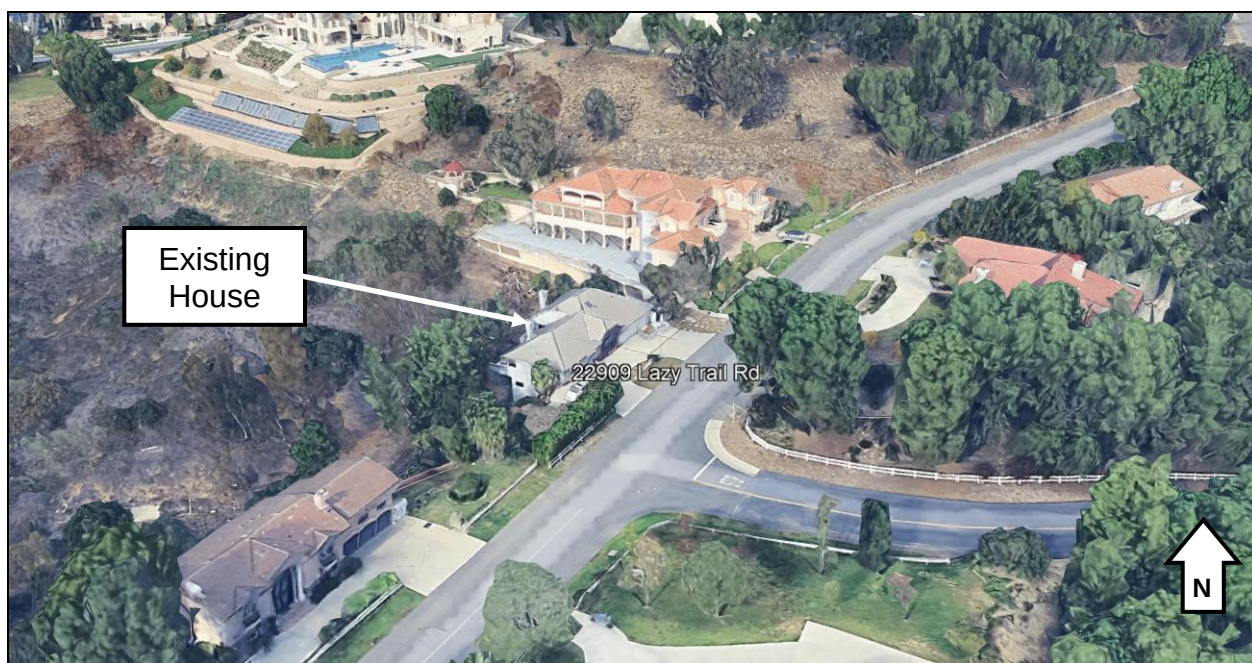
Project Site (Existing Residence)



Adjacent Property to the North (22927 Lazy Trail Road)



Adjacent Property to the South (22847 Lazy Trail Road)



Aerial View Looking North

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

	General Plan Designation	Zoning District	Land Use
Site	Rural Residential	RR	Single-Family Residential
North	Rural Residential	RR	Single-Family Residential
South	Rural Residential	RR	Single-Family Residential
East	Rural Residential	RR	Single-Family Residential
West	Rural Residential	RR	Single-Family Residential

Project Description

Site Plan

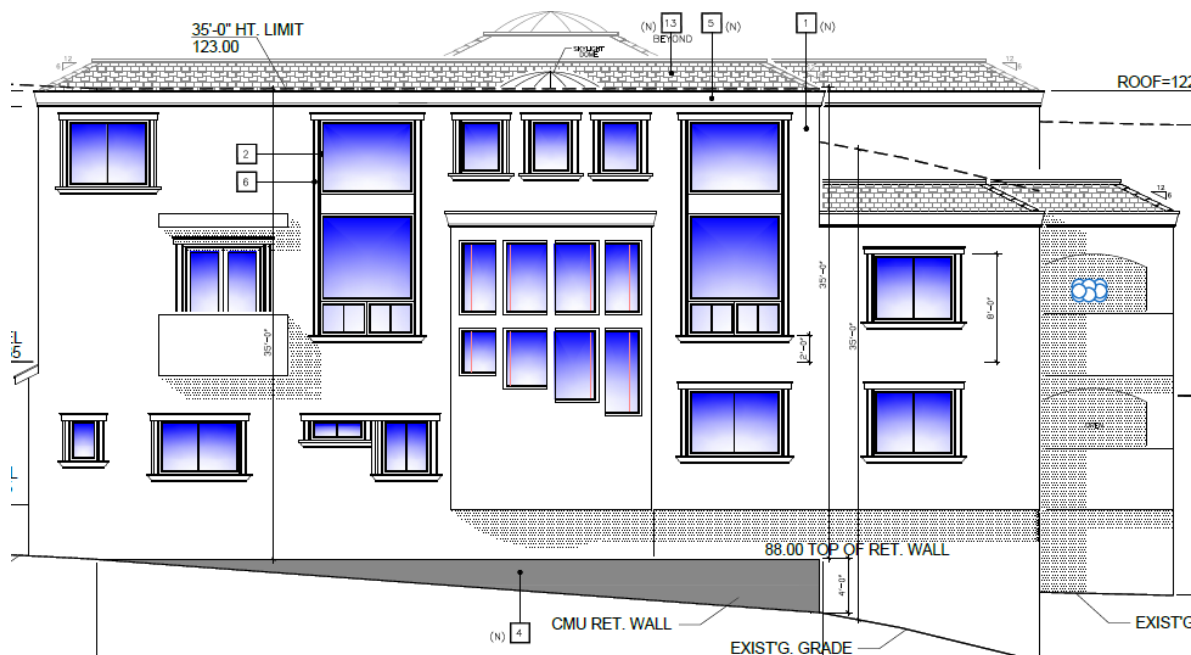
The property's gross lot area is 48,787 square feet (1.12 acres), and includes a 30-foot-wide private street easement for Lazy Trail Road along its frontage. The property's net buildable area (i.e., minus the private street easement) is 44,867 square feet (1.03 acres). The property is a hillside property with a steep descending average slope at 30 percent that starts from the private street easement to the rear property line.

The existing house is situated toward the front of the lot, 21 feet from the edge of the private street easement line along Rocky Trail Road. The entrance to the residence faces Rocky Trail Road and a circular driveway provides access to a three-car garage.

The remodel and addition are proposed within the existing footprint of the house, with the exception of new balcony areas located in the south side yard. The existing residence has a nonconforming front setback of 21 feet (30 feet is required) and a nonconforming rear setback of 0' (25 feet from edge of descending slope is required). An existing interior staircase at the rear of the residence will be extended, but will maintain the same setback as the existing rear balcony. Because the front and rear setbacks do not fully conform to current development standards, the residence is classified as a "nonconforming structure" pursuant to DBCC Section 22.68.030.

Grading Plan

The project site is located on an irregular shaped property with a descending 30 percent average slope to the rear property line. The applicant is proposing to fill 236 cubic yards of soil to create a 2:1 slope adjacent to the new four-foot-high retaining wall proposed at the rear of the property. The proposed addition is concentrated above the existing footprint of the house and the new balcony areas will not require any grading or excavation. The proposed grading activities associated with proposed retaining walls



West (Rear) Elevation

The proposed remodel and addition consist of the following components:

- Lower level: Extension of the existing living room, bathroom and staircase and new balcony (four bedrooms, four bathrooms, living room, storage and laundry room are existing);
- First Floor (Street Level): Extension of the kitchen, new nook, powder room, front entry and covered balcony (foyer, dining room, living room, family room, office, balcony, powder room, three-car garage are existing); and
- Second Floor: New game room with powder room.

The floor area distribution is summarized below:

PROJECT SUMMARY (square footage)

Living Area		5,508
○ Lower Level (Existing)	2,220	
○ Lower Level (Proposed)	149	
○ First Floor (Existing)	1,815	
○ First Floor (Proposed)	450	
○ Second Floor (Proposed)	874	
Non-Livable Area		1,093
○ Garage (Existing)	570	
○ Balcony (Existing)	39	
○ Balcony (Proposed)	168+316	
TOTAL FLOOR AREA		6,601

Landscape Plan

There are four protected coast live oak trees in the south side yard and various existing unprotected trees in the rear yard which will be preserved in place. Existing hedges and three unprotected trees in the front yard will be removed as part of the project to accommodate a renovated landscape area. The applicant is proposing to plant three 24-inch box orange trees and two 24-inch box lemon trees in the front yard. Additionally, various 15-gallon, 5-gallon and 1-gallon shrubs that have a variety of color, texture, and form are proposed throughout the front and side yards. Overall, landscaping consists of drought tolerant and non-invasive species to minimize irrigation and reduce the area of turf. The project is required to comply with the City's Water Efficient Landscaping Ordinance, and compliance will be verified during building plan check and final inspections.

The subject property is located within the Los Angeles County Fire Department "Very High Fire Hazard Severity Zone." Therefore, the proposed landscaping must comply with the Fire Department's Fuel Modification Plan requirements. The landscape plans will be submitted for review and approval by the Fire Department during building plan check.

ANALYSIS:

Review Authority (Diamond Bar City Code (DBCC) Sections 22.48 and 22.56)

The proposed project requires Planning Commission review and approval of two entitlement applications: Development Review (DR) and Minor Conditional Use Permit (MCUP). The analysis that follows provides the basis for staff's recommendation to approve the DR and MCUP applications.

Development Review (DBCC Chapter 22.48)

Additions which are equal to or greater than 50 percent of the existing habitable floor area of all existing structures on site, or substantially change the appearance of an existing residence require Planning Commission approval of a DR application. Development Review approval is required to ensure compliance with the City's General Plan policies and design guidelines, and to minimize adverse effects of the proposed project upon the surrounding properties and the City in general.

As stated in Section 22.48.010 of the Development Code, the Development Review process was established to ensure that new development and additions to existing development are consistent with the General Plan "through the promotion of high functional and aesthetic standards to complement and add to the economic, physical, and social character" of Diamond Bar.

Development Standards: The following table compares the proposed project with the City's development standards for residential development in the RR zone:

Development Feature	Residential Development Standards	Existing	Proposed	Meets Requirements
Front Setback	30 feet	21 feet	21 feet	*No
Side Setbacks	15 feet on one side, 10 feet on the other	north side – 13 feet south side – 51'-3"	north side – 13 feet south side – 41'-3"	Yes
Side Yard Minimum Between Adjoining Structures	25 feet	45'-6" – north side 112'-3" – south side	45'-6" – north side 102'-3" – south side	Yes
Rear Setback	25 feet	0 feet	0 feet	*No
Lot Coverage	Maximum of 30%	6.2%	7.9%	Yes
Max. Building Height	35 feet	30 feet	35 feet	Yes
Parking	2-car garage	3-car garage	3-car garage	Yes
Retaining Wall Height	4-foot exposed (supporting fill)	None	4-foot exposed (supporting fill)	Yes

*Minor Conditional Use Permit is requested to allow the expansion of a nonconforming structure. See MCUP discussion below.

Minor Conditional Use Permit (DBCC Chapter 22.56)

An MCUP is required if a change or expansion of a nonconforming structure is greater than 50 percent of the existing square footage of all structures on site, or if the addition is not limited to the ground floor. As stated, the existing residence has the following nonconforming setbacks:

- 21' front setback (where 30 feet is required); and
- 0' rear setback (where 25 feet from edge of descending slope is required).

The proposed addition is located throughout the existing footprint of the house and does not further encroach into the front or rear setbacks.

The City supports homeowners' efforts to make appropriate improvements to their properties, and recognizes that reasonable accommodations should be made to permit additions and alterations to nonconforming structures. The MCUP process is the tool used to consider such accommodations, subject to the findings set forth in the Development Code.

MCUPs are normally subject to approval of the City's Hearing Officer (typically the Community Development Director). However, because this MCUP is being reviewed as

part of a DR application, both land use entitlements are subject to review and approval of the Planning Commission.

Staff believes that approving the MCUP as described above is appropriate and compatible with other residences in the neighborhood, based on the following facts and observations:

- The existing dwelling was built in 1987, prior to the incorporation of the City of Diamond Bar;
- The proposed addition complies with the required side setbacks and distances to the adjacent properties, and does not further encroach into the existing nonconforming front and rear setbacks;
- The proposed addition is located throughout the existing footprint of the house; and
- Neighboring properties have similar nonconforming front and rear setbacks, so the proposed project will remain consistent with other homes within the neighborhood.

Compliance with Hillside Management Ordinance (DBCC Section 22.22)

The proposed project was reviewed for compliance with the City's Hillside Management Design Guidelines and regulations. The project complies with all of the regulations and guidelines to ensure that development will complement the character and topography of hillside areas set forth in the Development Code, and incorporates the following features:

- The maximum building height is 35 feet, where 35 feet is allowed;
- Architectural treatment is provided on all sides of the building with varying setbacks and projections; and
- All proposed retaining walls associated with the building pads are at a maximum exposed height of four feet.

The project complies with all of the regulations and guidelines to ensure that development will complement the character and topography of hillside areas set forth in the Development Code.

Compatibility with Neighborhood

The existing house is located on an existing flat pad and the remodel and addition are proposed within the existing footprint of the house, except for new balcony areas located in the south side yard. The project is located between two, multi-level homes. The proposed addition will not be intrusive to neighboring homes since the proposed addition will not block existing views from adjacent properties. The adjacent property to the north will continue to have views to the west and south and the adjacent property to the south will continue to have views to the west.

The proposed house is comparable in mass and scale to existing homes on similar lots in The Country. The architecture in The Country is eclectic, and includes a variety of architectural designs. The scale and proportions of the proposed home are well balanced and appropriate for the site. In sum, the proposed project fits the character of the neighborhood on which it is proposed.

Based on the foregoing, staff finds that the project follows the principles of the City's Residential Design Guidelines as follows:

- The proposed addition will conform to all development standards, including building height, lot coverage and setbacks (with the exception of the existing nonconforming front setback of 21' and nonconforming rear setback of 0', which is consistent with other homes in The Country;
- A gradual transition between the project and adjacent uses is achieved through appropriate setbacks, building height, landscaping, and window and door placement;
- The proposed remodel and addition are appropriate in mass and scale to the site;
- The exterior finish materials and colors blend with the natural environment; and
- Effective landscape design should serve the dual purpose of intrinsically enhancing a project setting, as well as integrating the landscaping into the overall architectural design. Staff finds the proposed plant palette to be diverse, and the plant selections are compatible with Southern California native landscapes.

Additional Review

The Public Works Department and Building and Safety Division reviewed this project, and their comments are included in the attached resolution as conditions of approval.

NOTICE OF PUBLIC HEARING:

On June 27, 2025, public hearing notices were mailed to property owners within a 1,000-foot radius of the project site, and the notice was published in the *San Gabriel Valley Tribune* newspaper for publication on June 27, 2025. 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

No comments have been received as of the publication date of this report.

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 Categorically 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.

PREPARED BY:

Mayuko Nakajima

Mayuko Nakajima, Senior Planner

7/8/2025

REVIEWED BY:

Grace Lee

Grace Lee, Planning Manager

6/17/2025

Greg Gubman

Greg Gubman, Community Development Director

6/24/2025

Attachments:

- A. Draft Resolution No. 2025-XX, Standard Conditions of Approval
- B. Site Plan, Floor Plan, Elevation, Roof Plan, Conceptual Landscape Plan, Grading Plan

**PLANNING COMMISSION
RESOLUTION NO. 2025-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, APPROVING DEVELOPMENT REVIEW NO. PL2021-05 TO REMODEL THE EXTERIOR AND CONSTRUCT A 149 SQUARE-FOOT LOWER-LEVEL ADDITION, 450 SQUARE-FOOT FIRST FLOOR ADDITION, 874 SQUARE-FOOT SECOND FLOOR ADDITION, AND 484 SQUARE FEET OF BALCONY AREAS TO AN EXISTING 4,035 SQUARE-FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE ON A 1.12 GROSS-ACRE LOT LOCATED AT 22909 LAZY TRAIL ROAD, DIAMOND BAR, CA 91765 (APN 8713-029-009). A MINOR CONDITIONAL USE PERMIT IS REQUESTED TO ALLOW THE CONTINUATION OF AN EXISTING NONCONFORMING STRUCTURE WITH A 21' FRONT SETBACK (WHERE 30 FEET IS REQUIRED) AND 0' REAR SETBACK (WHERE 25 FEET IS REQUIRED).

A. RECITALS

1. The property owner, Dr. Ankur Hitendra Shah and applicant, Walt Patroske, have filed an application for Development Review and Minor Conditional Use Permit No. PL2021-05 for a property located at 22909 Lazy Trail Road, Diamond Bar, County of Los Angeles, California.
2. The following approvals are requested from the Planning Commission:
 - (a) Development Review to remodel the exterior and construct a 149 square-foot lower-level addition, 450 square-foot first floor addition, 874 square-foot second floor addition, and 484 square feet of balcony areas to an existing 4,035 square-foot, two-story single-family residence on a 1.12 gross-acre lot.
 - (b) Minor Conditional Use Permit to allow the continuation of an existing nonconforming structure with a 21' front setback (where 30 feet is required) and 0' rear setback (where 25 feet is required).

Hereinafter in this Resolution, the subject Development Review and Minor Conditional Use Permit shall be referred to as the "Proposed Project."

3. The subject property is made up of one parcel totaling 1.12 gross-acre (48,787 gross square-feet). It is located in the Rural Residential (RR) zone with an underlying General Plan land use designation of Rural Residential.
4. The legal description of the subject property is Lot 153 of Tract No. 30091, and the Assessor's Parcel Number (APN) is 8713-029-009.
5. On June 27, 2025, public hearing notices were mailed to property owners within a 1,000-foot radius of the project site. The notice was submitted to the *San Gabriel Valley Tribune* newspaper for publication on June 27, 2025. 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.

6. On July 8, 2025, 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.

B. RESOLUTION

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

1. The Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct; and
2. The Planning Commission hereby determines the Project to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the provisions of Article 19, Section 15301(e) (additions to existing structures) of the CEQA Guidelines. Therefore, no further environmental review is required.

C. FINDINGS OF FACT

Based on the findings and conclusions set forth herein and as prescribed under Diamond Bar City Code (DBCC) Sections 22.48, 22.56 and 22.68, this Planning Commission hereby finds as follows:

Development Review Findings (DBCC Section 22.48.040)

1. The design and layout of the proposed development is consistent with the applicable elements of the City's General Plan, City Design Guidelines, and development standards of the applicable district, design guidelines, and architectural criteria for special areas (e.g., theme areas, specific plans, community plans, boulevards or planned developments).

The design of the Project is consistent with the applicable elements of the City's General Plan, City Design Guidelines and development standards. The City's General Plan Policy LU-P-56 requires that development on privately-owned, residentially designated land in hillside areas shall be compatible with the surrounding natural areas promoting design principles such as minimizing grading, preserving existing vistas, incorporate site and architectural design that is sensitive to the hillsides, and require fuel modification. The proposed addition is concentrated above the existing footprint of the house and the new balcony areas will not require any grading or excavation. The proposed grading activities associated with proposed retaining walls are limited to areas in proximity to the residence, preserving the majority of the site's unimproved natural slope. All exposed portions of retaining walls will have a decorative finish, with the use of stucco to match the house as to not detract from the hillside. The Project will also be required to implement fuel modification.

A gradual transition between the project and adjacent uses is achieved through appropriate setbacks, building height, landscaping and window and door placement. Additionally, the design includes balcony areas along the side of the home, which further contributes to articulation, and the exterior finish materials

and colors blend with the natural environment [City's Design Guidelines B. Architecture (3)].

The Project complies with all development standards of the Rural Residential zoning district by complying with all development standards such as required setbacks (with the exception of the existing nonconforming front setback of 21' and 0' rear setback), building height, and lot coverage. The project site is not part of any theme area, specific plan, community plan, boulevard or planned development.

2. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments, and will not create traffic or pedestrian hazards.

The proposed addition will not interfere with the use and enjoyment of neighboring existing or future developments because the use of the project site is designed for a single-family home and the surrounding uses are also single-family homes. The proposed addition will not be intrusive to neighboring homes since the proposed addition will not block existing views from adjacent properties. The adjacent property to the north will continue to have views to the west and south and the adjacent property to the south will continue to have views to the west.

The proposed addition will not interfere with vehicular or pedestrian movements, such as access or other functional requirements of a single-family home because it complies with the requirements for driveway widths and exceeds the minimum number of required off-street parking spaces.

3. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood and will maintain and enhance the harmonious, orderly and attractive development contemplated by Chapter 22.48: Development Review Standards, the City's Design Guidelines, the City's General Plan, or any applicable specific plan.

The City's General Plan Policy LU-P-56 requires that residential development be compatible with the prevailing character of the surrounding neighborhood in terms of building scale, density, massing, and design. The City's General Plan Goal CC-G-4 also requires the preservation of the scale and character of existing residential neighborhoods and ensure sensitive transitions between densities and uses. The City's Design Guidelines Architecture (1) requires compatibility with the surrounding character including harmonious building style, form, size, color, material and roofline.

The scale and proportions of the proposed addition are well balanced and appropriate for the 1.12 gross-acre site. The French Eclectic architectural style is compatible with other homes in the neighborhood since the architecture in The Country is eclectic, and includes a variety of architectural designs. The Project minimizes negative impacts on surrounding uses since the house will not block existing views from adjacent properties. In sum, the Project fits the character of the neighborhood on which it is proposed.

4. The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, color, and will remain aesthetically appealing.

The applicant is proposing to remodel the entire house and add throughout the three levels of the house. The architectural style of the existing home is French Eclectic with a mansard roof with flat slate roof tiles, smooth stucco exterior walls, windows and doors with trim, decorative glass door with metal details, prefabricated metal domes; and natural colors used to highlight architectural details and integrate with the landscape.

Through the use of quality materials with texture and color, the proposed residence will not be intrusive to neighboring homes. Additionally, landscaping is integrated into the site to complement the streetscape and maintain a desirable environment. The scale and proportions of the proposed remodel and addition are well-balanced and appropriate for the site.

5. The proposed development will not be detrimental to public health, safety or welfare or materially injurious (e.g., negative effect on property values or resale(s) of property) to the properties or improvements in the vicinity.

Before the issuance of any City permits, the proposed project is required to comply with all conditions within the approved resolution, and the Building and Safety Division and Public Works Departments requirements.

Through the permit and inspection process, the referenced agencies will ensure that the proposed project is not detrimental to the public health, safety or welfare or materially injurious to the properties or improvements in the vicinity.

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

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as set forth under Article 19 Section 15301(e) (additions to existing structures) of the CEQA Guidelines.

Minor Conditional Use Permit Findings (DBCC Section 22.56.040)

1. The proposed use is allowed within the subject zoning district with the approval of a Minor Conditional Use Permit and complies with all other applicable provisions of this Development Code and the City Code.

The existing single-family dwelling is a permitted use in the RR zone. A Minor Conditional Use Permit (MCUP) is requested to allow the continuation of an existing nonconforming structure with a preexisting nonconforming 21' front setback (where 30 feet is required) and 0' rear setback (where 25 feet is required).

The pre-existing substandard front and rear setbacks renders the project nonconforming. The addition to a nonconforming structure requires approval of a Minor Conditional Use Permit because the addition is not limited to the ground floor. The 149 square-foot lower-level addition, 450 square-foot first floor addition,

874 square-foot second floor addition, and 484 square feet of balcony areas complies with the development standards of the RR zone and will not further encroach into the nonconforming front and rear setbacks.

2. The proposed use is consistent with the general plan and any applicable specific plan.

The proposed addition to an existing single-family dwelling unit is consistent with the City's adopted General Plan. The site is not subject to the provisions of any specific plan.

3. The design, location, size and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

The exterior remodel and the construction of a 149 square-foot lower-level addition, 450 square-foot first floor addition, 874 square-foot second floor addition, and 484 square feet of balcony areas will not further encroach into the existing nonconforming 21' front setback and 0' rear setback. The French Eclectic architectural design of the remodeled home is compatible with other homes in the neighborhood, as the architecture in The Country is eclectic and includes a variety of architectural styles. The Project also minimizes negative impacts on surrounding uses, as the house will not block existing views from adjacent properties. Therefore, the Project is compatible with the existing and future land uses in the vicinity.

4. The subject site is physically suitable for the type and density/intensity of use being proposed including access, provision of utilities, compatibility with adjoining land uses, and the absence of physical constraints.

The subject site is physically suitable for the existing single-family residential dwelling and the proposed addition. The existing and proposed use of land is consistent with the surrounding land uses. The proposed addition is consistent with the development standards for the RR zone and will not further encroach into the existing nonconforming front and rear setbacks.

5. Granting the Minor Conditional Use Permit will not be detrimental to the public interest, health, safety, convenience or welfare, or materially injurious to persons, property or improvements in the vicinity and zoning district in which the property is located.

The granting of the Minor Conditional Use Permit will allow the addition of the existing single-family dwelling unit in a manner similar with existing dwelling units located in the surrounding neighborhood. The proposed expansion of the dwelling unit will not negatively impact the public interest, health, safety, convenience or welfare.

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

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as set forth under Article 19 Section 15301 (e) (additions to existing structure) of the CEQA Guidelines.

Non-Conforming Structures Findings (DBCC Section 22.68.030)

The addition, enlargement, extension, reconstruction, relocation or structural alteration of the nonconforming structure would not result in the structure becoming:

1. Incompatible with other structures in the neighborhood.

The proposed addition of floor area is consistent with the development standards for the RR zone. The Project will comply with current development standards and not further encroach into the existing nonconforming 21' front setback and 0' rear setback. The existing and proposed land use is consistent with the surrounding land uses and structures in the neighborhood. Additionally, the neighboring properties also have nonconforming front and rear setbacks, so the proposed project will remain consistent with other homes within the neighborhood.

2. Inconsistent with the general plan or any applicable specific plan.

The proposed addition to a single-family dwelling unit is consistent with the City's adopted General Plan. The site is not subject to the provisions of any specific plan.

3. A restriction to the eventual/future compliance with the applicable regulations of this Development Code.

The existing and proposed land use is consistent with the surrounding land uses with similar front and rear setbacks. The proposed addition of floor area is consistent with the development standards for the RR zone and will not encroach into the existing nonconforming front and rear setbacks.

4. Detrimental to the health, safety and general welfare of persons residing in the neighborhood.

Before the issuance of any City permits, the proposed project is required to comply with all conditions within the approved resolution, and the Building and Safety Division and Public Works/Engineering Departments requirements.

Through the permit and inspection process, the referenced agencies will ensure that the proposed project is not detrimental to the public health, safety or welfare or materially injurious to the properties or improvements in the vicinity.

5. Detrimental and/or injurious to property and improvements in the neighborhood.

The addition to the existing single-family dwelling unit will be constructed in a manner similar with existing dwelling units located in the surrounding community and will not be detrimental and/or injurious to property and improvements in the neighborhood.

Based upon the findings and conclusion set forth above, the Planning Commission hereby approves this Application, subject to the following conditions:

1. Development shall substantially comply with the plans and documents presented to the Planning Commission at the public hearing.

2. Standard Conditions. The applicant shall comply with the standard development conditions attached hereto.
3. Prior to building permit issuance, a Certification of Design, together with landscape and irrigation plans prepared by a licensed landscape architect, shall be submitted to the Planning Division for review and approval by the City's Consulting Landscape Architect. Landscape and irrigation plans shall comply with the updated Water Efficient Landscaping Ordinance.
4. Prior to building permit issuance, the required landscape plan shall be designed to meet the requirements of the Los Angeles County Fire Department's Fuel Modification Plan Guidelines in terms of plant selection, placement and maintenance. The final landscape and fuel modification plans shall be submitted to the Los Angeles Fire Department for review and approval.

The Planning Commission shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail to the property owner, Dr. Ankur Hitendra Shah, 22909 Lazy Trail Road, Diamond Bar, CA 91765 and applicant, Walt Patroske, 2132 S. Grove Avenue #F, Ontario, CA 91761.

APPROVED AND ADOPTED THIS 8TH DAY OF JULY 2025, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

By: _____
Naila Barlas, Chairperson

I, Greg Gubman, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly introduced, passed, and adopted, at a regular meeting of the Planning Commission held on the 8th day of July 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Greg Gubman, Secretary



COMMUNITY DEVELOPMENT DEPARTMENT

STANDARD CONDITIONS

USE PERMITS, COMMERCIAL AND RESIDENTIAL NEW AND REMODELED STRUCTURES

PROJECT #: Development Review and Minor Conditional Use Permit Planning Case No. PL2021-05

SUBJECT: To remodel the exterior and construct a 149 square-foot lower-level addition, 450 square-foot first floor addition, 874 square-foot second floor addition, and 484 square feet of balcony areas to an existing 4,035 square-foot two-story single-family residence on a 1.12 gross-acre lot. A Minor Conditional Use Permit is requested to allow the continuation of an existing nonconforming structure with a 21' front setback (where 30 feet is required) and 0' rear setback (where 25 feet is required).

PROPERTY OWNER: Dr. Ankur Hitendra Shah, 22909 Lazy Trail Road, Diamond Bar, CA 91765

APPLICANT: Walt Patroske, 2132 S. Grove Avenue #F, Ontario, CA 91761

LOCATION: 22909 Lazy Trail Road, Diamond Bar, CA 91765

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT.

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

A. GENERAL REQUIREMENTS

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 Development Review and Minor Conditional Use Permit No. PL2021-05 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 attorneys' fees, incurred in defense of such claims.
 - (b) Applicant shall promptly pay any final judgment rendered against the City defendants. 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 Development Review and Minor Conditional Use Permit No. PL2021-05, 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 a zoning approval for those businesses located in Diamond Bar.
- 4. Signed copies of Planning Commission Resolution No. 2025-____, Standard Conditions, and all conditions of approval 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. 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.
- 6. Prior to any use of the project site or business activity being commenced thereon, all conditions of approval shall be completed.
- 7. The project site shall be maintained and operated in full compliance with the conditions of approval and all laws, or other applicable regulations.
- 8. Approval of this request shall not waive compliance with all sections of the Development Code, all other applicable City Ordinances, and any applicable Specific Plan in effect at the time of building permit issuance.
- 9. All site, grading, landscape/irrigation, and roof plans, and elevation plans shall be coordinated for consistency prior to issuance of City permits (such as grading, tree removal, encroachment, building, etc.) or approved use has commenced, whichever comes first.
- 10. The hours during which construction activities causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work are limited to Monday through Saturday, between the

hours of 7:00 a.m. and 7:00 p.m., and are not allowed at any time on Saturdays, Sundays or holidays.

11. The property owner/applicant shall remove the public hearing notice board within three days of this project's approval.
12. The applicant shall comply with the requirements of City Planning, Building and Safety Divisions, Public Works Department, and the Fire Department.
13. Prior to issuance of building permits, the applicant shall record, and provide the City with a conformed recorded copy of, a Covenant and Agreement or similar document in a form approved by the City Attorney, which restricts the rental of rooms or other portions of the property under two or more separate agreements and prohibits use of the property as a boarding or rooming house, except to the extent otherwise permitted by the Diamond Bar City Code or applicable state or federal law.

B. FEES/DEPOSITS

1. Applicant shall pay development fees (including but not limited to Planning, Building and Safety Divisions, and the Public Works Department) at the established rates, prior to issuance of building or grading permit (whichever comes first), as required by the City. School fees as required shall be paid prior to the issuance of building permit. 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 Development Review and Minor Conditional Use Permit No. PL2021-05 expires within two years from the date of approval if the use has not been exercised as defined per Diamond Bar City Code (DBCC) Section 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. This approval is to remodel the exterior and construct a 149 square-foot lower-level addition, 450 square-foot first floor addition, 874 square-foot second floor addition, and 484 square feet of balcony areas to an existing 4,035 square-foot, two-story single-family residence located at 22909 Lazy Trail Road, as described in the staff report and depicted on the

approved plans on file with the Planning Division, subject to the conditions listed below.

2. The construction documents submitted for plan check shall be in substantial compliance with the architectural plans approved by the Planning Commission, as modified pursuant to the conditions below. If the plan check submittal is not in substantial compliance with the approved Development Review submittal, the plans may require further staff review and re-notification of the surrounding property owners, which may delay the project and entail additional fees.
3. To ensure compliance with the provisions of the Planning Commission approval, a final inspection is required from the Planning Division when work for any phase of the project has been completed. The applicant shall inform the Planning Division and schedule an appointment for such an inspection.
4. The above conditions shall run with the land and shall be binding upon all future owners, operators, or successors thereto of the property. Non-compliance with any condition of approval or mitigation measure imposed as a condition of the approval shall constitute a violation of the City's Development Code. Violations may be enforced in accordance with the provisions of the Development Code.
5. Failure to comply with any of the conditions set forth above or as subsequently amended in writing by the City, may result in failure to obtain a building final and/or a certificate of occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/or complete demolition of a non-compliant improvement, regardless of costs incurred where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.
6. 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, the conditions contained herein, and the Development Code regulations.
7. 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.
8. All roof-mounted equipment shall be screened from public view.
9. 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.

10. All landscaping, structures, architectural features and public improvements damaged during construction shall be repaired or replaced upon project completion.

E. 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 entitlement approved herein. 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.
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.

F. FIRE PROTECTION STANDARDS

1. Development shall be constructed to reduce the potential for spread of brushfire.
 - (i) In the case of a conflict, where more restrictive provisions are contained in the current State and Local Building Code or in the Fire Code, the more restrictive provisions shall prevail.
 - (ii) Roofs shall be covered with noncombustible materials as defined in the building code. Open eave ends shall be stopped in order to prevent bird nests or other combustible material lodging within the roof and to preclude entry of flames.
 - (iii) Exterior walls shall be surfaced with noncombustible or fire-resistant materials.
 - (iv) Balconies, patio roofs, eaves and other similar overhangs shall be of noncombustible construction or shall be protected by fire-resistant material in compliance with the building code.
2. A permanent fuel modification area shall be required around development projects or portions thereof that are adjacent or exposed to hazardous fire areas for the purpose of fire protection. The required width of the fuel modification area shall be based on applicable building and fire codes and a fire hazard analysis study developed by the fire marshal.

II. APPLICANT SHALL CONTACT THE PUBLIC WORKS DEPARTMENT, (909) 839-7038, 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.

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.
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. Grading of the subject property shall be in accordance with the California Building Code, City Grading Ordinance, Hillside Management Ordinance and acceptable grading practices.
7. 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.

8. 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.
9. 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.
10. 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.

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

General Conditions:

1. At the time of plan check submittal, plans and construction shall conform to current State and Local Building Code (i.e. 2022 California Building Code series will apply) requirements and all other applicable construction codes, ordinances and regulations in effect.
2. Provisions for CAL Green shall be implemented onto plans and certification shall be provided 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.

Plan Check – Items to be addressed prior to plan approval:

3. 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.
4. 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 119 and 150(k).
5. Indoor air quality shall be provided consistent with ASHRAE 62.2 as required per California Energy Code 150(o).
6. 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.
7. “Separate permits are required for retaining walls” and shall be noted on plans.

8. 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.
9. All easements shall be shown on the site plan.
10. Fire Department approval shall be required. Contact the Fire Department to check the fire zone for the location of your property. If this project is located in High Hazard Fire Zone, it shall meet requirements of the fire zone per CBC Chapter 7A.
 - a. All unenclosed under-floor areas shall be constructed as exterior wall.
 - b. All openings into the attic, floor and/or other enclosed areas shall be covered with corrosion-resistant wire mesh not less than 1/4 inch or more than 1/2 inch in any dimension except where such openings are equipped with sash or door.
 - c. Eaves shall be protected.
 - d. Exterior construction shall be one-hour or non-combustible.
 - e. Fuel modification plans shall be approved through LA County Fire Fuel Modification Unit.
 - f. LA County Fire shall approve plans for fire flow availability due to home being over 3600 sf as required per CFC Appendix B105.1.
11. All retaining walls shall be separately submitted to the Building & Safety and Public Works/Engineering Departments for review and approval.
12. A soils report is required per CBC 1803 and all recommendations of the soils report shall be adhered to.
13. 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.
14. Light and ventilation shall comply with CBC 1203 and 1205.

Permit – Items required prior to building permit issuance:

15. 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.
16. 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.
17. 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.
18. AQMD notification is required at least 10 days prior to any demolition. Proof of notification is required at permit issuance.

19. All workers on the job shall be covered by workman's compensation insurance under a licensed general contractor. Any changes to the contractor shall be updated on the building permit.
20. Site retaining walls that create the pad for the addition are required to be completed prior to the start of the addition permit.

Construction – Conditions required during construction:

21. 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.
22. 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.
23. Existing fencing shall remain in-place during construction including pool barrier fencing. Any alteration of the fencing may result in a discontinuation of construction until the fences are returned to its original state.
24. All equipment staging areas shall be maintained in an orderly manner and screened behind a minimum 6' high fence.
25. 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.
26. 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.
27. 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.
28. All glazing in hazardous locations shall be labeled as safety glass. The labeling shall be visible for inspection.
29. Pursuant to California Residential Code (CRC) Section R315, carbon monoxide detectors are required in halls leading to sleeping rooms.
30. 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.

31. 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.
32. Special inspections and structural observation will be required in conformance with CBC 1704 to 1709.
33. All plumbing fixtures, including those in existing areas, shall be low-flow models consistent with California Civil Code Section 1101.1 to 1101.8.

IV. COUNTY OF LOS ANGELES FIRE DEPARTMENT (909) 620-2402:

1. Comments will be provided upon acceptance of fees invoiced by the County.
2. Development shall be constructed to reduce the potential for spread of brushfire.
 - a. In the case of a conflict, where more restrictive provisions are contained in the Uniform Building Code or in the fire code, the more restrictive provisions shall prevail.
 - b. Roofs shall be covered with noncombustible materials as defined in the building code. Open eave ends shall be stopped in order to prevent bird nests or other combustible material lodging within the roof and to preclude entry of flames.
 - c. Exterior walls shall be surfaced with noncombustible or fire-resistant materials.
 - d. Balconies, patio roofs, eaves and other similar overhangs shall be of noncombustible construction or shall be protected by fire-resistant material in compliance with the building code.
3. All development shall be constructed with adequate water supply and pressure for all proposed development in compliance with standards established by the fire marshal.
4. A permanent fuel modification area shall be required around development projects or portions thereof that are adjacent or exposed to hazardous fire areas for the purpose of fire protection. The required width of the fuel modification area shall be based on applicable building and fire codes and a fire hazard analysis study developed by the fire marshal. In the event abatement is not performed, the council may instruct the fire marshal to give notice to the owner of the property upon which the condition exists to correct the prohibited condition. If the owner fails to correct the condition, the council may cause the abatement to be performed and make the expense of the correction a lien on the property upon which the conditions exist.
5. Fuel modification areas shall incorporate soil erosion and sediment control measures to alleviate permanent scarring and accelerated erosion.

6. If the fire marshal determines in any specific case that difficult terrain, danger of erosion, or other unusual circumstances make strict compliance with the clearance of vegetation undesirable or impractical, the fire marshal may suspend enforcement and require reasonable alternative measures designed to advance the purposes of this chapter.
7. Special construction features may be required in the design of structures where site investigations confirm potential geologic hazards.

END

DR. & MRS. HITENDRA SHAH
RESIDENTIAL ADDITION / REMODEL
22909 Lazy Trail Rd., Diamond Bar, CA 91765

CODE COMPLIANCE 2023 BUILDING STANDARDS ADMINISTRATIVE CODE, 2023 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.; (STRUCTURAL ONLY) 2023 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.; 2023 CALIFORNIA RESIDENTIAL CODE 2023 CALIFORNIA MECHANICAL CODE 2023 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24C.C.R.; 2023 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.; 2023 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R 2023 CALIFORNIA GREEN BUILDINGS STANDARDS CODE WITH CITY AMMENDMENTS	SCOPE OF WORK: LOWER LEVEL & STREET LEVEL ADDITION AND 2ND FLOOR ADDITION W/ STREET LEVEL FACADE REMODEL W/ NEW COVERED DECKS STREET LEVEL EXISTING STREET LEVEL FLOOR ADDITION STREET LEVEL FLOOR (E) COV. PORCH TO HABITABLE SPACE TOTAL STREET LEVEL FLOOR EXISTING DECK STREET LEVEL ADDITION DECK STREET LEVEL EXISTING GARAGE STREET LEVEL 1,815 sf 388 sf 62 sf 2,265 sf 39 sf 316 sf 570 sf 450 sf LOWER LEVEL EXISTING LOWER LEVEL FLOOR ADDITION LOWER LEVEL FLOOR TOTAL LOWER LEVEL FLOOR ADDITION DECK LOWER LEVEL PROPOSED UPPER LEVEL ADDITION UPPER LEVEL FLOOR TOTAL EXISTING RESIDENCE TOTAL ADDITION RESIDENCE TOTAL EXISTING & ADDITION RESIDENCE TOTAL DECK ADDITION 2,220 sf 149 sf 2,369 sf 168 sf 874 sf 4,035 sf 1,473 sf 5,508 sf 484 sf LOT AREA 44,867 sf NET 48,787 sf GROSS EXISTING EXISTING UPPER LEVEL EXISTING GARAGE 2,203+570= 2,773 sf 6.2% PROPOSED EXISTING UPPER LEVEL LOWER LEVEL ADDITION LOWER LEVEL DECK EXISTING GARAGE 2,203+450+316+570= 3,539 sf 7.9%
---	---

FIRE ZONE DEPT. NOTES

1. FIRE ZONE MEASURES INCLUDE PROTECTED EAVES AND OPEN EXTERIOR AREAS TO MEET FIRE ZONE MEASURES FOR PROTECTEDHEAVY-TIMBERSTUCCO CONSTRUCTION. ONE-HOURHEAVY TIMBER PATIO, AND VENTS R327.4 CRC 2023.

2. IGNITION RESISTANT CONSTRUCTION REQUIREMENTS FOR FIRE VERY HIGH FIRE ZONE ON COVER SHEET. SECTION R327.4 CRC 2023.

3. EAVES ARE TO BE CLOSED IN FOR OR FIRE RESISANT MATERIAL OR NON COMBUSTIBLE CONSTRUCTION ON THE EXPOSED SIDE R327.6 CRC 2023.

REQUIREMENTS OF ROOFING R327.5

CLASS "A" - OR NON COMBUSTIBLE ROOF COVERINGS, INCLUDING TRANSLUSCENT SLOPED PLASTIC, ARE REQUIRED IN VERY HIGH FIRE HAZARD ZONES.

CLASS "B" - IS ALLOWED IN AREAS OTHER THAN VERY HIGH FIRE HAZARD.

VICINITY MAP

PROJECT INFORMATION

OWNER'S NAME:

DR. & MRS.HITENDA SHAH

OWNER'S ADDRESS:

22909 LAZY TRAIL ROAD

DIAMOND BAR, CA 91765

LEGAL DESCRIPTION:

TRACT NO.

30091

LOT NO.

153

ACCESSOR'S PARCEL NO,;

8713-029-009

OCCUPANCY GROUP:

R3/U

TYPE OF CONSTRUCTION:

TYPE V-B (NON SPRINKLERED)

NUMBER OF STORIES:

2, STREET & ABOVE

1 BELOW

ZONING DISTRICT:

RURAL RESIDENTIAL (RR)

LOT AREA:

44,867 sq. ft. NET

LOT AREA:

48,787 sq. ft. GROSS

SHEET INDEX

ARCHITECTURAL DRAWINGS

- A0 PROJECT INFORMATION
- A1 PARTIAL SITE PLAN
- A1.1 OVERALL SITE PLAN
- A1.2 CONDITIONS OF APPROVAL
- A1.3 DEMOLITION FLOOR PLANS
- A2 STREET LEVEL FLOOR PLAN
- A3 UPPER LEVEL FLOOR PLAN
- A4 LOWER LEVEL FLOOR PLAN
- A5 ROOF PLAN
- A6 EXTERIOR ELEVATION
- A7 EXTERIOR ELEVATION
- A8 WINDOW SCHEDULE
- A9 DOOR SCHEDULE
- A10 EXTERIOR MATERIALS SPECIFICATIONS
- A11 SECTION A
- A12 SECTION B
- A13 SECTION C
- A14 SECTION D

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WALT PATROSKE
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PROPOSED
ADDITION / REMODEL
RESIDENCE
for Dr. Shah
22909 Lazy Trail Rd., Diamond Bar, Ca 91765

PROJECT
INFORMATION

DRAWN
WP

CHECKED

DATE
APRIL 12, 2025

SCALE
—

JOB NO.

SHEET
A0

OF SHEETS

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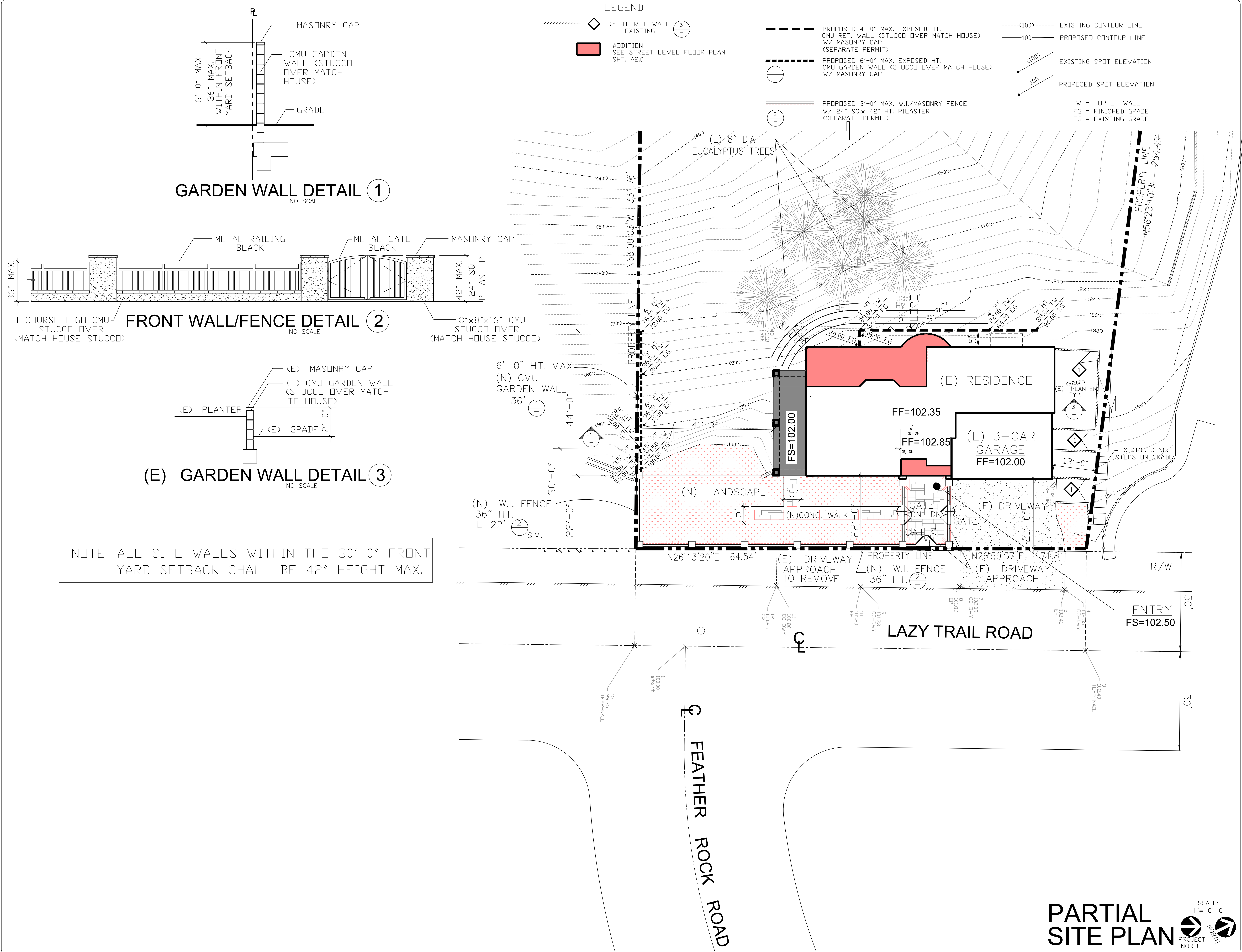
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Page 10 of 10



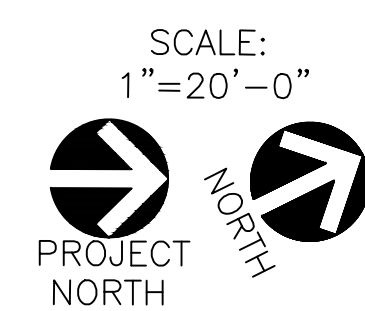
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OVERALL
SITE PLAN

Reel

OVERALL SITE PLAN





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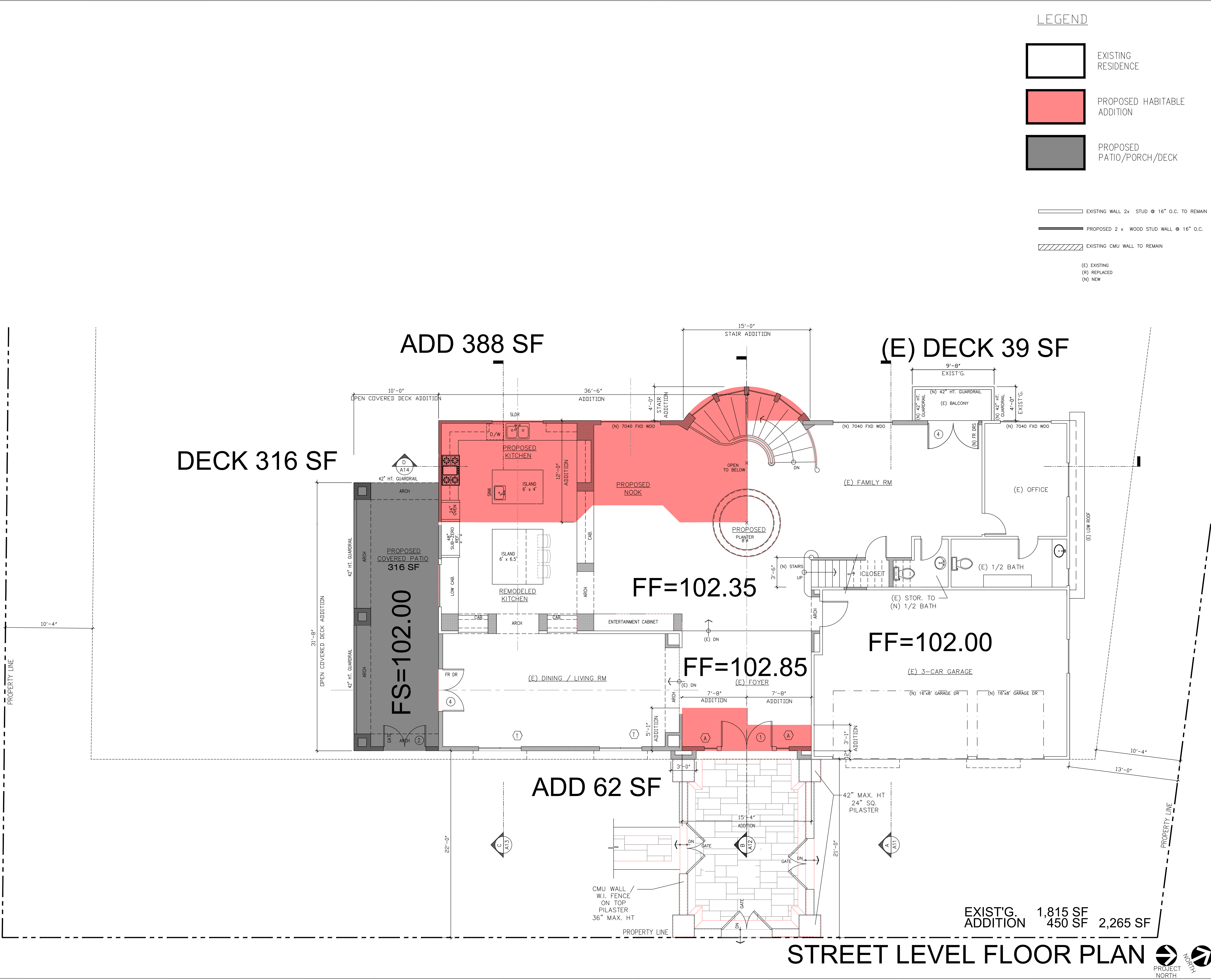
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PROPOSED
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22909 Lazy Trail Rd., Diamond Bar, Ca 91765

STREET LEVEL
FLOOR PLAN

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SECOND
FLOOR PLAN

Reel

PROPOSED
ADDITION / REMODEL
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for Dr. Shah
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PROJECT
NORTH

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ROOF PLAN

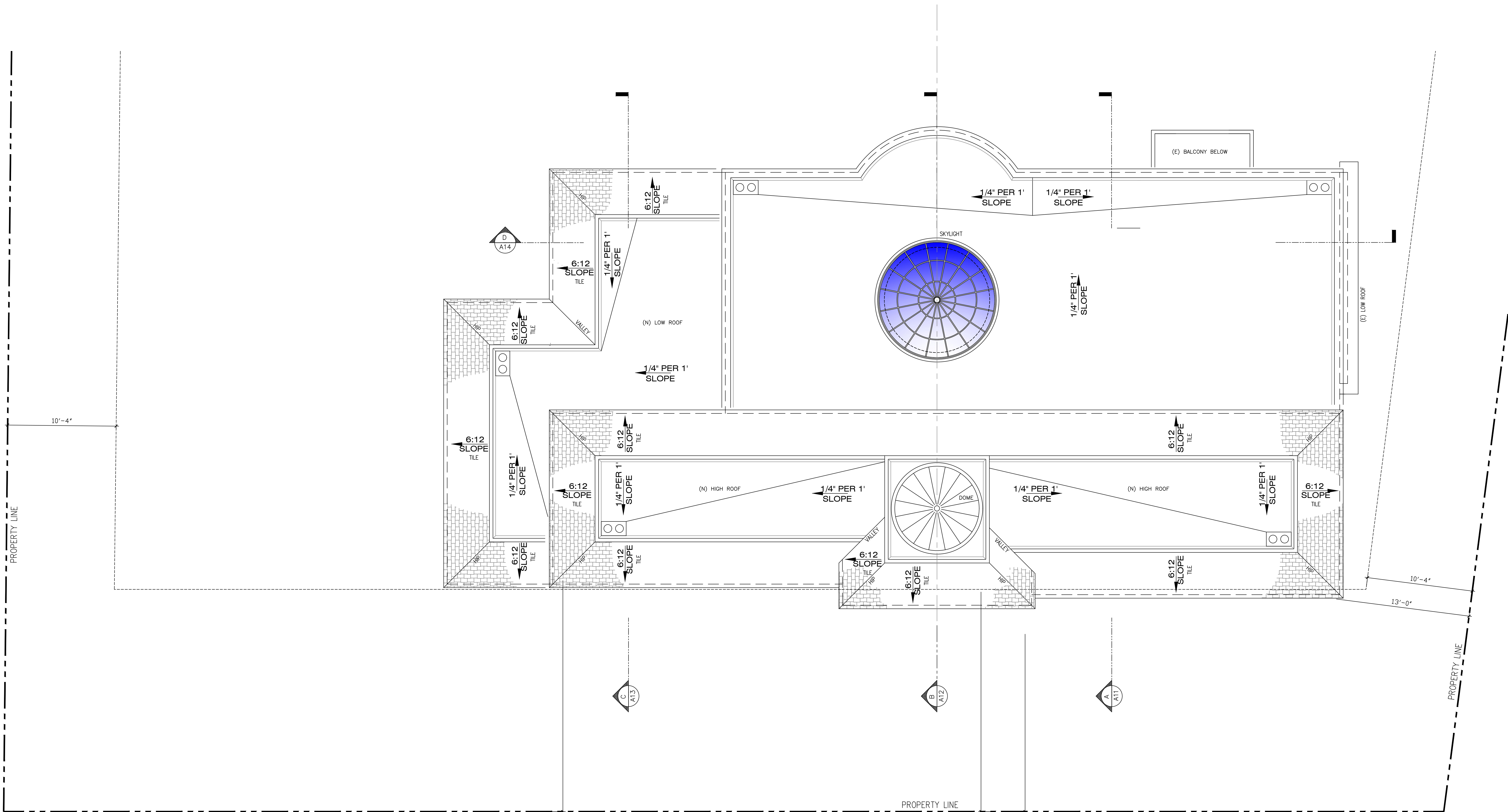
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JOB NO.
SHEET A5
OF SHEETS

ROOF PLAN NOTES

1. FLAT ROOF COVERING SHALL BE: FLINTLASTIC MODIFIED BITUMEN ROOFING SYSTEM OR EQUAL, CLASS 'A' TYPICAL MANUF.: CERTAINTED LOC INSTALLATION OF ROOFING SHALL BE IN ICC-ESR-1388, ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. 6:12 PITCH ROOF COVERING SHALL BE SLATE TILE, CLASS 'A' OR APPROVED EQUAL, I.C.C.-ESR-1389 MANUF. BY DAVINCI ROOFSAPES OR EQUAL.
3. ALL ROOF FASTENERS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS, FASTENERS TO RESIST WIND LOAD OF NOT LESS THAN 85 M.P.H.
4. UNDERLAYMENT SHALL BE 30 POUND FELT.
5. PROVIDE RADIANT BARRIER TO UNDERSIDE OF ROOF SHTG. TYP. THROUGHOUT
6. PROVIDE A MIN. OF 1" AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.
7. ROOF COVERING ASSEMBLIES SHALL BE AN ICC-ES OR UL LISTED CLASS 'A' FIRE-RESISTIVE ROOF ASSEMBLY COMPLYING WITH ASTM E108 OR UL 790 AND ATTACHMENT SHALL BE ADEQUATE FOR 85 MPH WIND LOADS.
15. VENT OPENINGS TO HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL COVERING WITH 1/16 IN. MIN. AND 1/4 IN. MAXIMUM OPENING.

LEGEND

- (E) = EXISTING
(N) = NEW
(R) = REPLACED

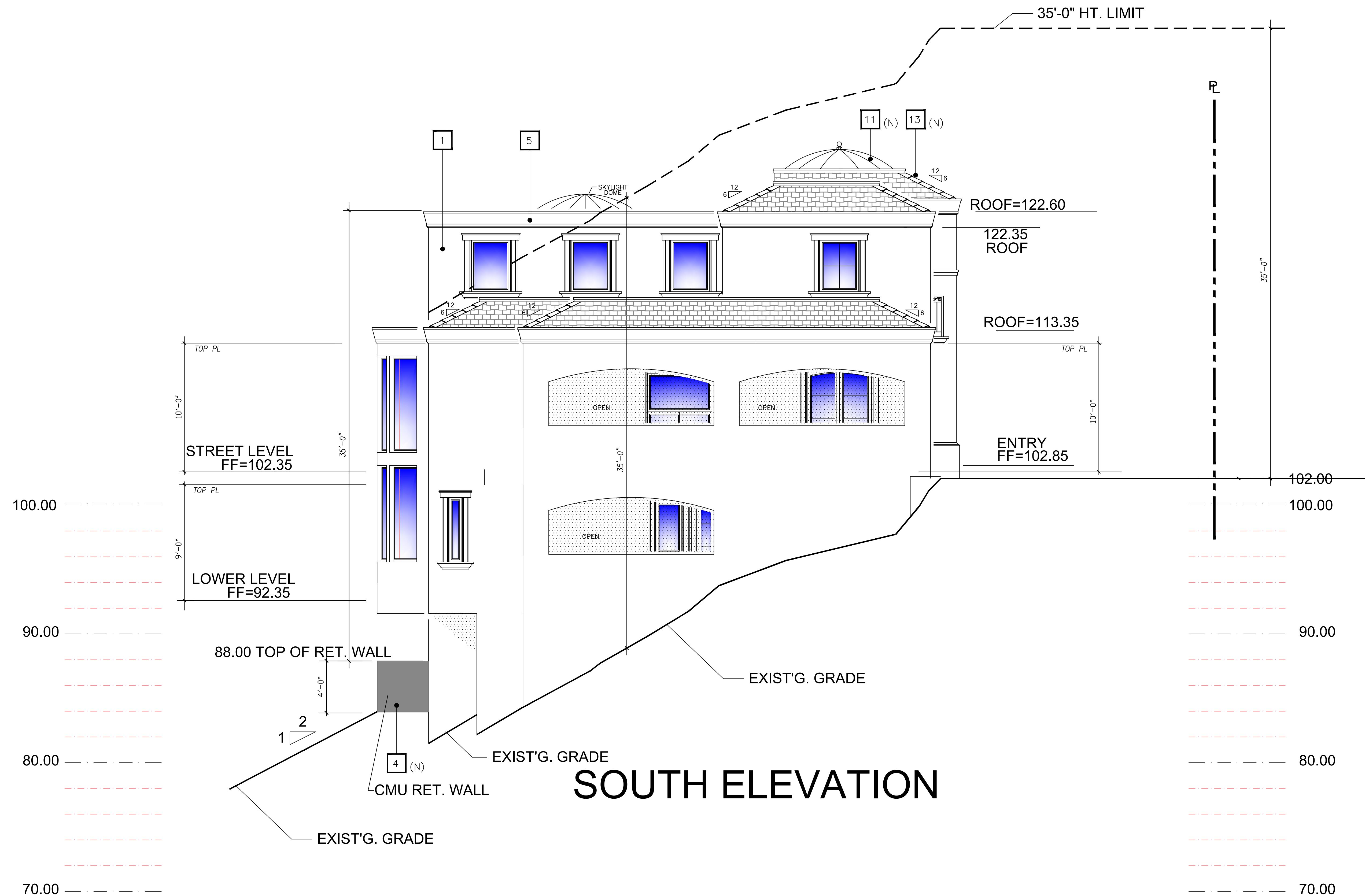


ROOF PLAN





EAST ELEVATION



SOUTH ELEVATION

(E) EXISTING
(R) REPLACED
(N) NEW

ELEVATION NOTES

ITEM	MATERIAL	COLOR
1	EXTREIOR STUCCO LA HABRA STUCCO	MEADOWBROOK 48 (73) BASE 100
2	WINDOW VINYL FRAME	WHITE
3	METAL GUARDRAIL WROUGHT IRON	BLACK
4	CMU RET. WALL STUCCO OVER TO MATCH HOUSE W/ MASONRY CAP	97 PACIFIC SAND (57) BASE 200
5	14" SHAPED FOAM FASCIA LA HABRA STUCCO	97 PACIFIC SAND (57) BASE 200
6	WINDOW / DOOR TRIM 6" SHAPED FOAM STUCCO OVER LA HABRA STUCCO	97 PACIFIC SAND (57) BASE 200
7	FRENCH DOOR VINYL FRAME	WHITE
8	GARAGE DOORS SIMULATION WOOD GRAIN STEEL	BROWN
9	ENTRY DOOR METAL/GLASS	BLACK
10	EXTERIOR LIGHT FIXTURE METAL/GLASS	BLACK
11	DOME PRE-FAB METAL	GREY
12	GATE WROUGHT IRON	BLACK
13	ROOF DAVINCI ROOFSAPES SLATE	SMOKE GRAY

REVISIONS	BY

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WALT PATROSKE
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SIGNED 
WALT PATROSKE
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PROPOSED
ADDITION / REMODEL
RESIDENCE
for Dr. Shah

22909 Lazy Trail Rd., Diamond Bar, Ca 91765

EXTERIOR
ELEVATIONS

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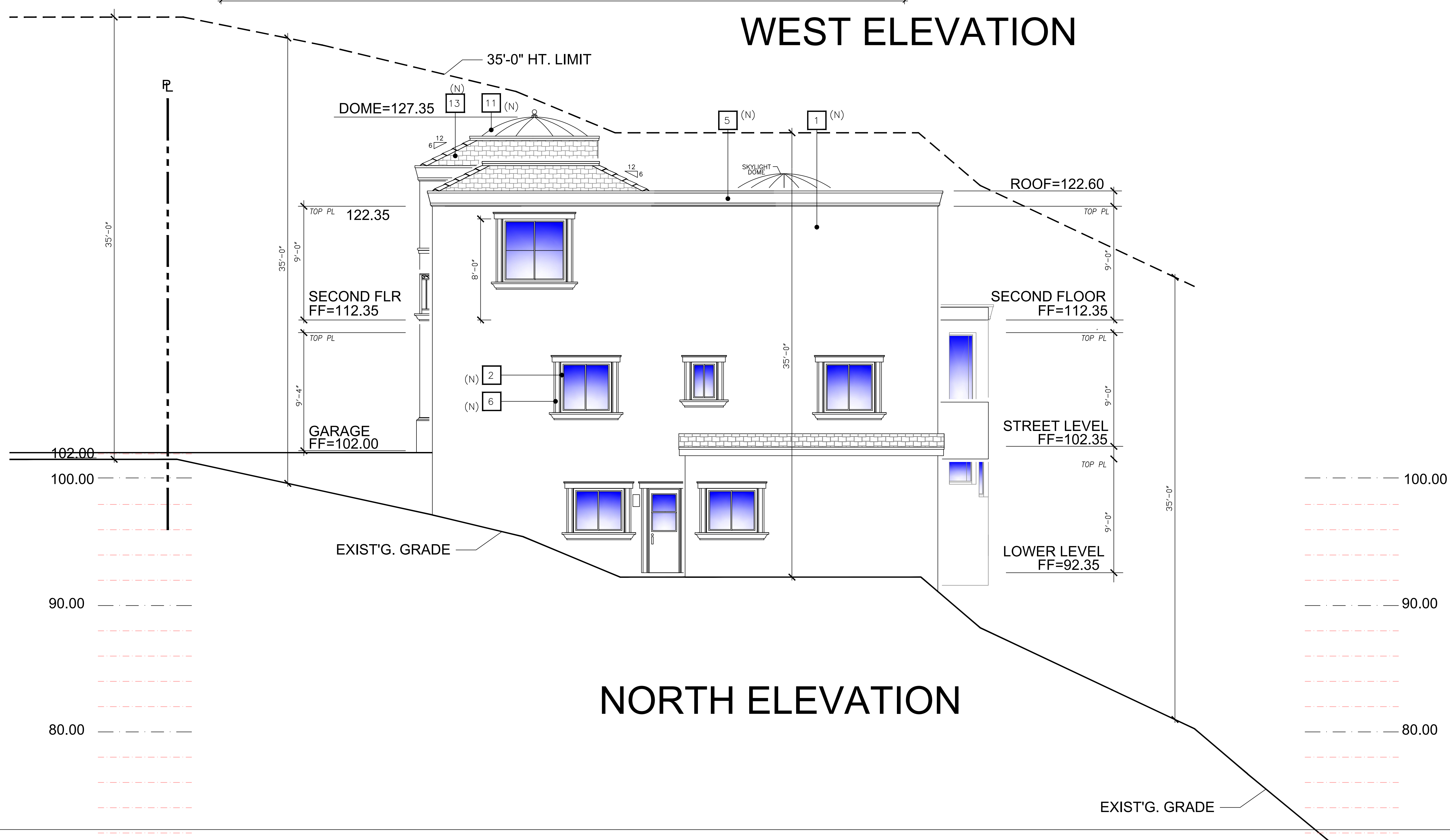
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RESIDENCE
for Dr. Shah
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EXTERIOR
ELEVATIONS

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OF SHEETS



WEST ELEVATION



NORTH ELEVATION

(E) EXISTING
(R) REPLACED
(N) NEW

ELEVATION NOTES

ITEM	MATERIAL	COLOR
1	EXTERIOR STUCCO LA HABRA STUCCO	MEADOWBROOK 48 (73) BASE 100
2	WINDOW VINYL FRAME	WHITE
3	METAL GUARDRAIL WROUGHT IRON	BLACK
4	CMU RET. WALL STUCCO OVER TO MATCH HOUSE W/ MASONRY CAP	97 PACIFIC SAND (57) BASE 200
5	14" SHAPED FOAM FASCIA LA HABRA STUCCO	97 PACIFIC SAND (57) BASE 200
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9	ENTRY DOOR METAL/GLASS	BLACK
10	EXTERIOR LIGHT FIXTURE METAL/GLASS	BLACK
11	DOME PRE-FAB METAL	GREY
12	GATE WROUGHT IRON	BLACK
13	ROOF DAVINCI ROOFSAPES SLATE	SMOKE GRAY

NOTE: SEE FLOOR PLAN FOR EGRESS LOCATIONS

GENERAL NOTES:
SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (6x DUPONT CONTRACTOR TAPE)
FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (6x DUPONT WRAPCAPS)
LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.
INSTALL STUCCO ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS

WINDOW WITH INTEGRAL MOUNTING FLANGE

MINIMALLY EXPANDING POLYURETHANE FOAM OR APPROVED CAULK (AROUND WINDOW RSO)

WRAP TYVEK® INTO OPENING & TAPE TO SILL (ESP. @ CORNERS) USING TYVEK® FLEXWRAP™

LAP & TAPE TYVEK® AT JOINTS (UPPER SHEET OVER LOWER SHEET)

FASTEN TYVEK® FLEXWRAP™ CORNER USING MECHANICAL FASTENER

INSTALL TYVEK® FLEXWRAP™ AROUND PERIMETER OF OPENING

CAULKING TYPICAL WALL FINISH COAT BROWN COAT SCRATCH COAT WIRE LATH WEATHER RESISTIVE BARRIER (TYVEK® HOMEWRAP® RECOMMENDED) TYVEK® STUCCOWRAP SHEATHING 2 x WOOD STUDS w/ BATT INSULATION GYPSUM BOARD

CAULKING TYPICAL WALL FINISH COAT BROWN COAT SCRATCH COAT WIRE LATH WEATHER RESISTIVE BARRIER (TYVEK® HOMEWRAP® RECOMMENDED) TYVEK® STUCCOWRAP SHEATHING 2 x WOOD STUDS w/ BATT INSULATION GYPSUM BOARD

INSTALL TYVEK® FLEXWRAP™ OVER MOUNTING FLANGE. LAP TYVEK® & TAPE JOINTS.

FLASHING SEQUENCE ELEVATION VIEW

WINDOW SILL / JAMB DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO

WINDOW HEAD DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ STUCCO

MEANS OF EGRESS

1. Openable escape opening shall meeting all of the following: R310

a. A net clear opening area of not less than 5.7 sq. ft. (5.0 sq. ft. escape for grade - floor window).

b. Minimum clear opening height of 24 inches.

c. Minimum clear opening width of 20 inches.

d. The bottom of window opening shall not be more than 44 inches from the floor.

e. Window control opening device shall not reduce the required net clear opening area of the window R 312.2.2.

LIGHT & VENTILATION

2. Exterior glazed openings of habitable rooms for natural light shall be minimum 8% of the room floor area.

3. Openable ventilation area of habitable rooms must be 4% or more of the room floor area. R303.

WINDOW OPENING CONTROL DEVICES

4. Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section R310.1.1 CRC.

WINDOW LETTER	SIZE		QUANTITY WDOOS NOTED AS EXISTING SHALL BE REPLACED W/ NEW	WINDOW MATERIAL	FRAME MATERIAL	FRAME FINISH	REMARKS
	WIDTH	HEIGHT					
A	12'-0"	18'-0"	1	DUAL GLAZE	VINYL	FACTORY FINISH	
B	5'-0"	6'-0"	4				TEMPERED
C	7'-0"	2'-6"	2				
C.1	7'-0"	12'-0"	2				
D	3'-0"	4'-0"	2				
E	3'-2"	5'-6"	4				TEMPERED
E.1	3'-2"	3'-6"	1				TEMPERED
E.2	3'-2"	4'-6"	1				TEMPERED
E.3	3'-2"	5'-6"	1				TEMPERED
E.4	3'-2"	6'-6"	1				TEMPERED
F	7'-0"	5'-0"	2				TEMPERED
G	5'-0"	8'-0"	1				TEMPERED
H	5'-0"	8'-0"	1				TEMPERED
I	1'-0"	5'-0"	1				TEMPERED
J	2'-0"	5'-0"	1				TEMPERED
K	5'-0"	3'-0"	1				TEMPERED
K.1	3'-0"	5'-0"	1				TEMPERED
L	2'-0"	3'-0"	1				TEMPERED
M	4'-0"	6'-0"	1				TEMPERED
N	1'-6"	4'-0"	1				TEMPERED
N.1	4'-3"	6'-0"	1				TEMPERED
O	5'-0"	5'-0"	1				TEMPERED
P	4'-0"	3'-6"	1				TEMPERED
Q	6'-0"	5'-0"	2				TEMPERED
R	4'-0"	4'-0"	1				TEMPERED
S	2'-0"	3'-0"	2				TEMPERED
T	5'-0"	6'-0"	1				TEMPERED

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PROPOSED
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WINDOW
SCHEDULE

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Packet Pg. 48

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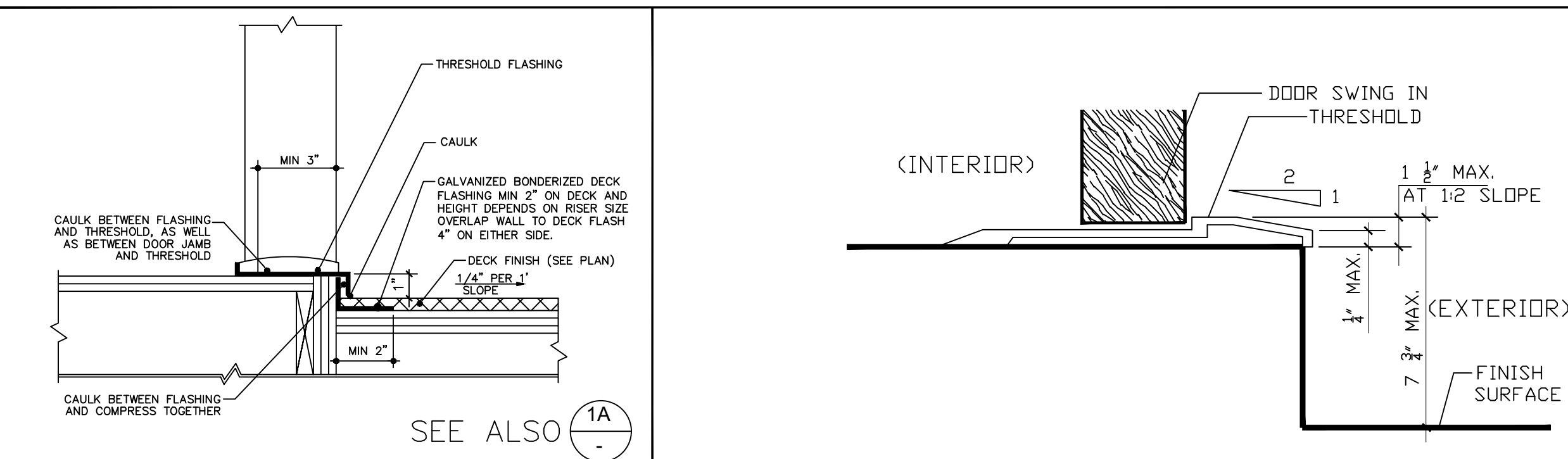
DOOR & WINDOW SCHEDULE	
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DATE APRIL 12, 2025	
SCALE NONE	
JOB NO.	
SHEET A9	
OF	SHEETS

THRESHOLDS SHALL COMPLY WITH THE FOLLOWING (R311.3.1)

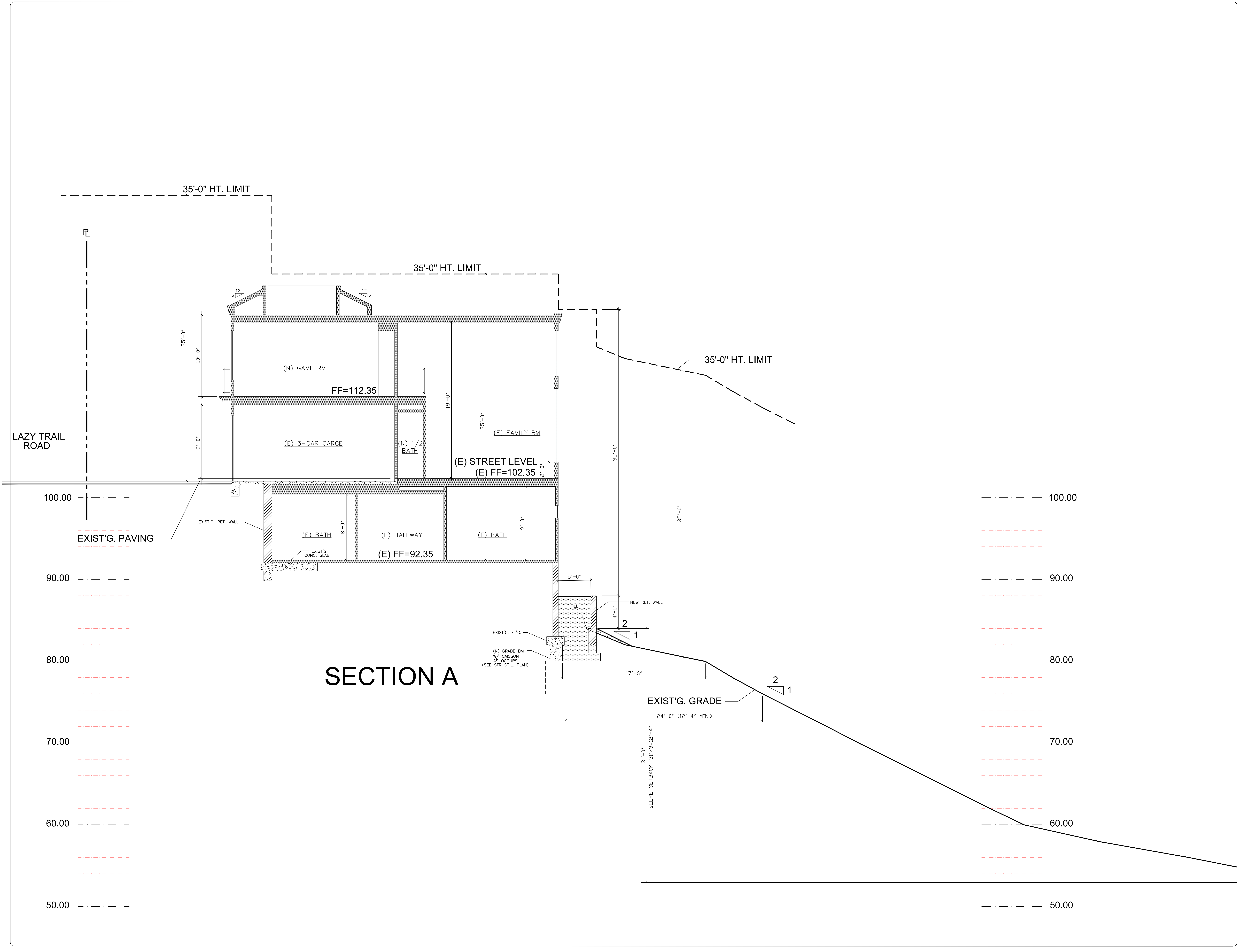
1. 3/4 INCHES MAX. AT SLIDING DOORS
2. 1/2 INCHES MAX. AT ALL OTHER DOORS
3. THRESHOLDS > 1/4 INCHES SHALL BE BEVELED AT 1:2
4. 7/4 INCHES MAX. THRESHOLD DROP EXTERIOR DOORS THAT ARE NOT A COMPONENT OF A MEANS OF EGRESS AND DO NOT SWING OVER LANDING OR STEP

(NOTE: SEE PLAN FOR DOOR HINGE LOCATION) U-VALUE: 0.32 SHGC: 0.25

DOOR TYPES NOTE: SEE PLAN FOR HINGE LOCATION



1A TYPICAL THRESHOLD
@ EXTERIOR SWINGING DOORS



REVISIONS	BY

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WALT PATROSKE
DESIGN



SIGNED: [Signature]
2132 S. GROVE AVENUE SUITE F
ONTARIO, CA 91761
CELL: 951-200-1788
E-MAIL: WPD@WPDESIGN.COM

PROPOSED
ADDITION / REMODEL
RESIDENCE
for Dr. Shah
22909 Lazy Trail Rd., Diamond Bar, Ca 91765

SECTION A

DRAWN
WP

CHECKED

DATE
APRIL 12, 2025

SCALE
1/4"=1'-0" (U.N.Q.)

JOB NO.

SHEET

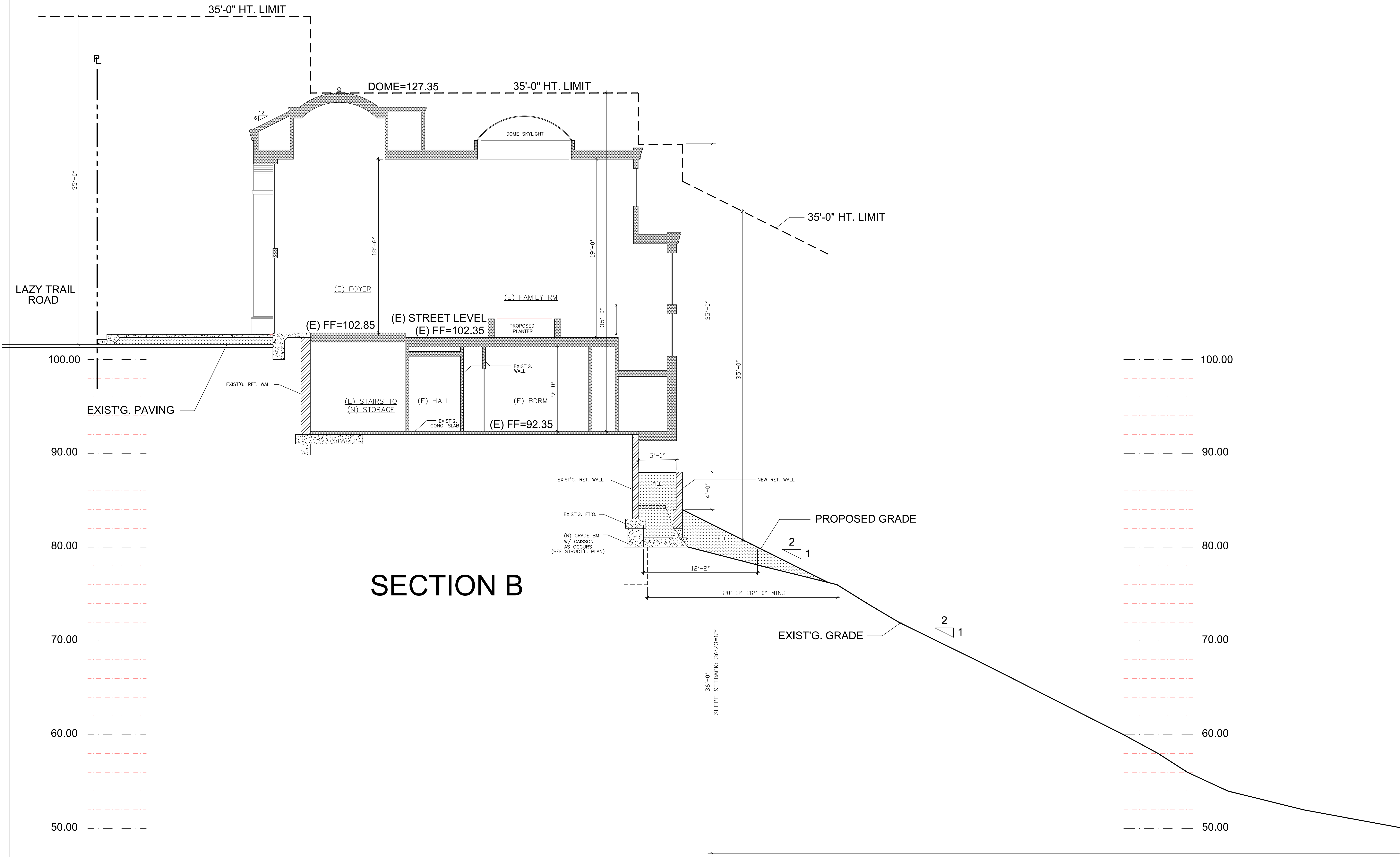
A11

OF

SHEETS

REVISIONS	BY

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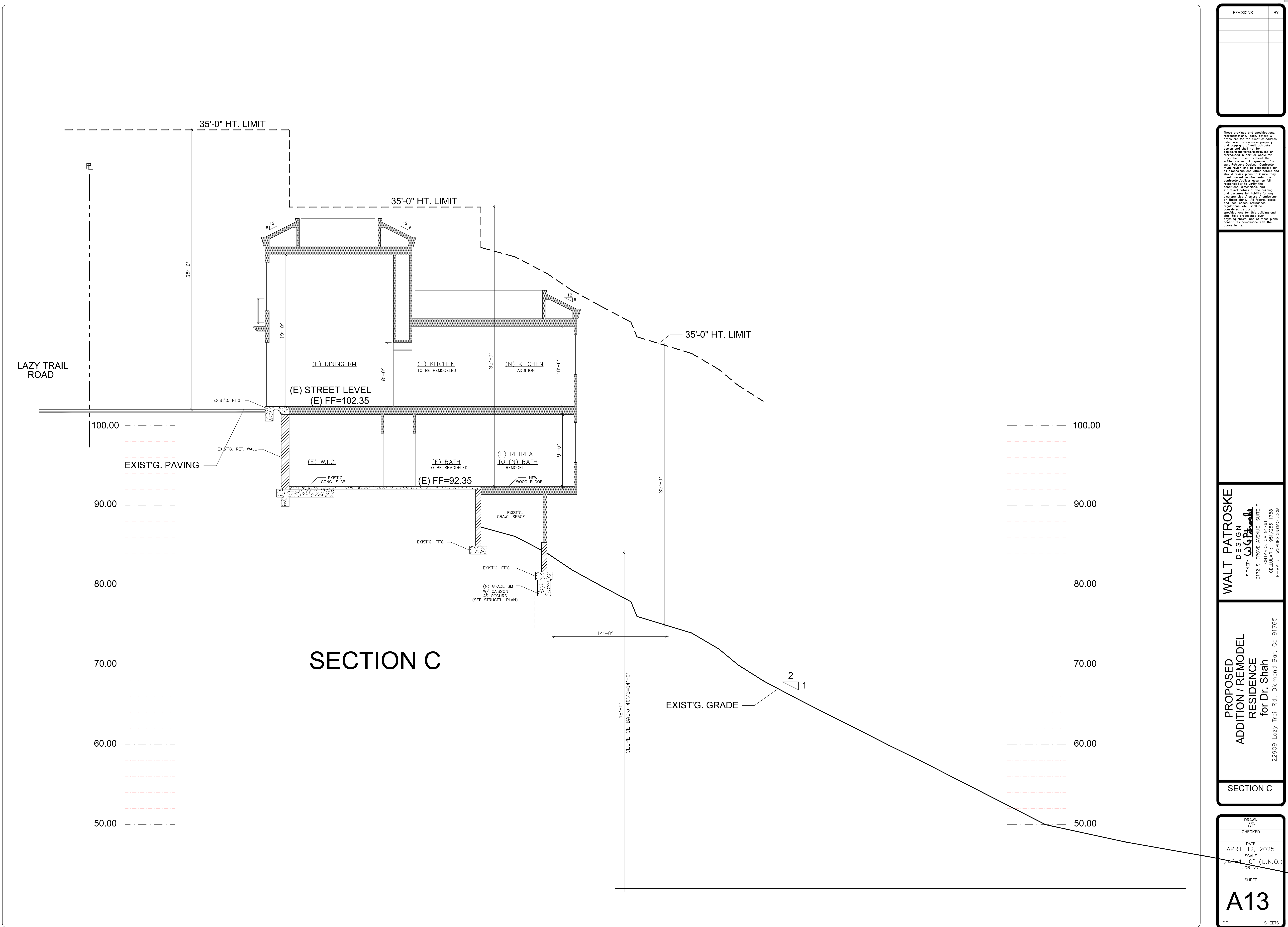


WALT PATROSKE
DESIGN
SIGNED:
2132 S. GROVE AVENUE, SUITE F
ONTARIO, CA 91761
CELLULAR: 951-255-1788
E-MAIL: WPDDESIGN@AOL.COM

PROPOSED
ADDITION / REMODEL
RESIDENCE
for Dr. Shah
22909 Lazy Trail Rd., Diamond Bar, Ca 91765

SECTION B

DRAWN WP
CHECKED
DATE APRIL 12, 2025
SCALE 1/4"=1'-0" (U.N.O.)
JOB NO.
SHEET
A12
OF SHEETS



REVISIONS	BY

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WALT PATROSKE DESIGN

SIGNED: [Signature]

2132 S. GROVE AVENUE, SUITE F
MILWAUKEE, WI 53211-1788
CELL: 414.351.1788
E-MAIL: WPD@GMAIL.COM

PROPOSED ADDITION / REMODEL RESIDENCE for Dr. Shah

22909 Lazy Trail Rd., Diamond Bar, Ca 91765

SECTION C

DRAWN WP
CHECKED
DATE APRIL 12, 2025
SCALE 1/4" = 1'-0" (U.N.O.)
JOB NO.
SHEET
A13
OF SHEETS

REVISIONS	BY

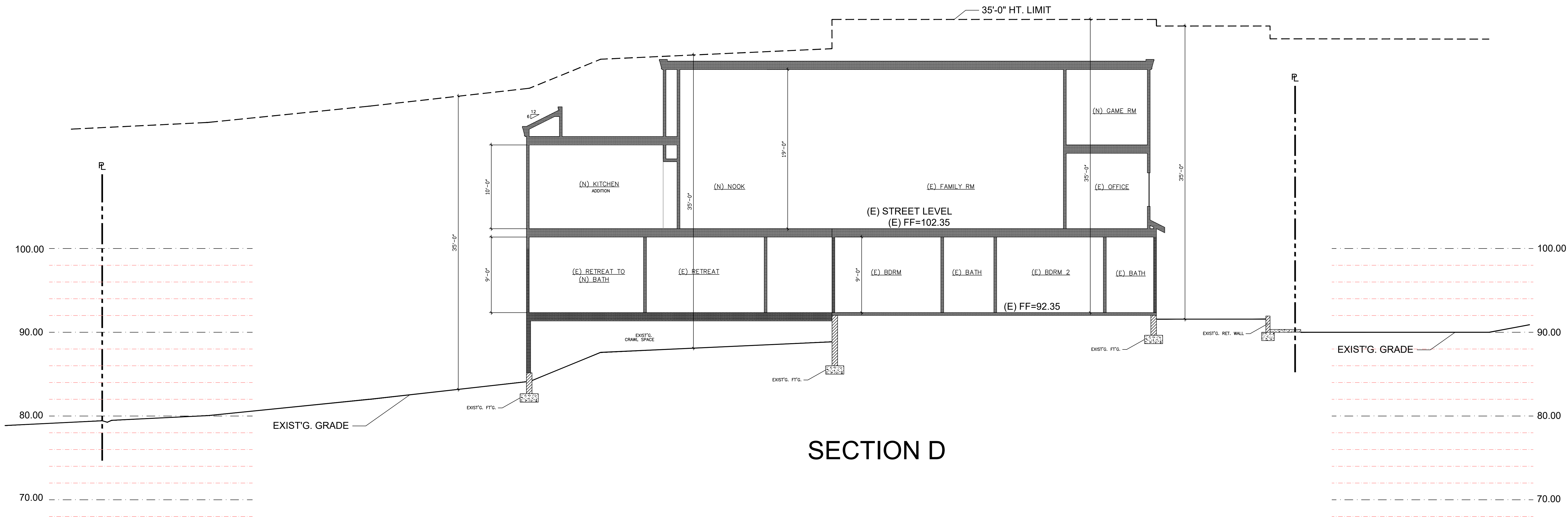
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WALT PATROSKE
DESIGN
SIGNED: *Walt Patroske*
2132 S. GROVE AVENUE SUITE F
ONTARIO, CA 91761
CELLULAR: 951/235-1788
E-MAIL: WPD@WALTDESIGN.COM

PROPOSED
ADDITION / REMODEL
RESIDENCE
for Dr. Shah
22909 Lazy Trail Rd., Diamond Bar, Ca 91765

SECTION D

DRAWN W/P
CHECKED
DATE APRIL 12, 2025
SCALE 3/16"=1'-0" (U.N.O.)
JOB NO.
SHEET A14
OF SHEETS



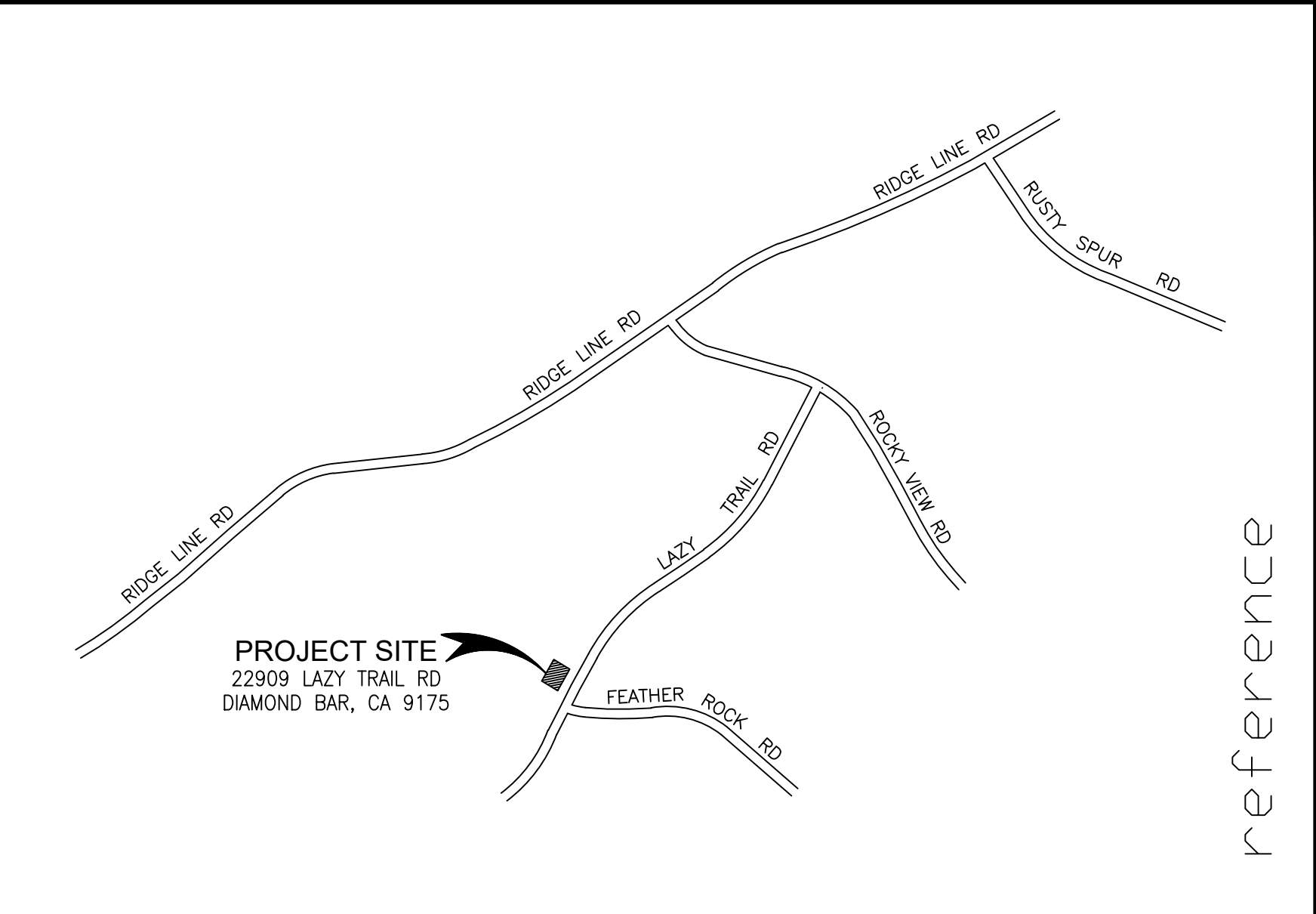
GRADING PLAN FOR 22909 LAZY TRAIL ROAD DIAMOND BAR, CALIFORNIA 91765

GRADING GENERAL NOTES:

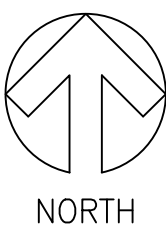
- ALL GRADING SHALL COMPLY WITH THE PROVISIONS OF SECTION 1803 AND APPENDIX J OF THE CALIFORNIA BUILDING CODE (2022) AND ALL AMENDMENTS ADOPTED BY THE CITY.
- ALL HILLSIDE GRADING WITH SLOPES IN EXCESS OF 10% SHALL COMPLY WITH THE HILLSIDE MANAGEMENT ORDINANCE AND SHALL TYPICALLY NOT EXCEED 2:1.
- NO GRADING SHALL COMMENCE UNTIL A GRADING PERMIT HAS BEEN ISSUED BY THE CITY OF DIAMOND BAR.
- ALL FILL SLOPES SHALL BE COMPACTED TO NOT LESS THAN 90 PERCENT OF THE MAXIMUM DENSITY.
- 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:
 - ONE TEST FOR EACH TWO-FOOT VERTICAL LIFT.
 - ONE TEST FOR 1000 CUBIC YARDS OF MATERIAL PLACED.
 - A SUFFICIENT NUMBER OF FINISH SLOPE TESTS TO VERIFY COMPACTION OF THE SLOPE SURFACE.
- NO FILL SHALL BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAINS (IF NEEDED) IS ACCEPTED BY THE SOILS ENGINEERING GEOLOGIST.
- NO FILL SHALL BE PLACED UNTIL THE PLACEMENT OF EROSION CONTROL MEASURE FOR THE PROJECT IS ACCEPTED BY THE CITY.
- THE UNDERSIGNED CIVIL ENGINEER HEREBY STATES THAT THESE PLANS WERE PREPARED BY HIM OF UNDER HIS SUPERVISION AND THAT THE PLANS CONFORM TO ALL PERTINENT PROVISIONS OF SECTION 1803, EXCAVATION, GRADING AND FILL AND APPENDIX J, GRADING REQUIREMENTS OF THE CALIFORNIA BUILDING CODE (2022).


JAVAIID M. ASLAM R.C.E. 32779 DATE: MARCH 20, 2025

- APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE PROVIDED TO PROTECT ADJOINING PROPERTIES FROM DEPOSITION OF MATERIAL OF DIVERTED FLOWS BOTH DURING AND AFTER ALL PHASES OF CONSTRUCTION.
- ALL OFFSITE IMPROVEMENTS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER.
- 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.
- ALL CUTS SHALL BE OBSERVED BY THE ENGINEERING GEOLOGIST OF RECORD DURING GRADING SO THAT ANY ADVERSE CONDITIONS CAN BE RECOGNIZED AND CORRECTED.
- ANY MODIFICATIONS OF, OR CHANGES IN, THE APPROVED GRADING PLANS MUST BE APPROVED BY THE CITY.
- ALL GRADING SITES MUST HAVE DRAINAGE SWALES BERMS, AND OTHER DRAINAGE DEVICES APPROVED AT THE ROUGH GRADING STAGE.
- 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.
- GRADING OPERATIONS MUST BE CONDUCTED UNDER THE CONTINUOUS OBSERVATION OF THE SOILS ENGINEER AND/OR THE ENGINEER GEOLOGIST OF RECORD.
- 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.
- THE SOILS ENGINEER AND/OR ENGINEERING GEOLOGIST OF RECORD MUST DOCUMENT AND ACCEPT ROUGH GRADING BY FINAL REPORT PRIOR TO APPROVAL BY THE CITY. THE FINAL REPORT MUST INCLUDE AND AS-GRADED GEOTECHNICAL MAP.
- 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.
- FOUNDATION AND/OR WALL EXCAVATIONS MUST BE OBSERVED AND ACCEPTED IN WRITING BY THE SOILS ENGINEER OR ENGINEERING GEOLOGIST OF RECORD PRIOR TO PLACING STEEL OR CONCRETE.



VICINITY MAP
N.T.S.



GRADING GENERAL NOTES: (CONTINUED)

- 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.
- THE SOILS AND GEOLOGY REPORT PREPARED BY GLOBAL GEO-ENGINEERING INC., AND DATED NOV. 04, 2015 SHALL BECOME A PART OF THIS GRADING PLAN AND ALL RECOMMENDATIONS CONTAINED THEREIN SHALL BE STRICTLY ADHERED TO.
- 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.
- FINAL GRADING MUST BE APPROVED PRIOR TO OCCUPANCY OF BUILDINGS WILL BE ALLOWED.
- THESE PLANS HAVE BEEN CHECKED BY THE CITY OF DIAMOND BAR ONLY FOR CONFORMANCE WITH THE 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 OF THE EXISTING OR PROPOSED DIMENSIONS, LINES, OR GRADE SHOWN INCLUDING ALL EXISTING UTILITIES SHOWN OR NOT SHOWN.
- CONTRACTOR SHALL NOTIFY THE CITY ENGINEER'S OFFICE AT (909)839-7040 FORTY-EIGHT (48) HOURS IN ADVANCE OF INTENTION TO BEGIN GRADING.
- CONTRACTOR SHALL COMPLY WITH THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOKS AND THE PROJECT'S STANDARD URBAN STORM WATER MITIGATION PLAN (SUSMP) REQUIREMENTS AS NECESSARY.
- DIRECT ALL ROOFTOP RUNOFF TO PERVIOUS AREAS.
- SUFFICIENT TEST OF FILL SOILS SHALL BE MADE DURING THE GRADING TO VERIFY THAT THE SOIL PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS, AS DETERMINED BY THE ENGINEERING GEOLOGIST/GEOTECHNICAL ENGINEER INCLUDING SOIL TYPES, SHEAR STRENGTH PARAMETERS AND CORRESPONDING UNIT WEIGHTS.
- 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.
- 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.

SHEET INDEX:

1. GENERAL NOTES	C-1
2. GRADING PLAN AND DETAILS	C-2
3. SECTIONS	C-3
4. SECTIONS	C-4
5. EROSION CONTROL NOTES	C-5
6. EROSION CONTROL PLAN	C-6

EARTHWORK QUANTITIES

CUT: 0 CU YDS
FILL: 236 CU YDS
EXPORT: 0 CU YDS
IMPORT: 236 CU YDS

ESTIMATED START DATE -- GRADING : AUG. 15, 2025
ESTIMATED COMPLETION DATE: DEC. 15, 2025

LOT AREA: 44,867 sq. ft.

AVERAGE SLOPE:

FORMULA: $S = \frac{0.002296 \times l \times L}{A}$

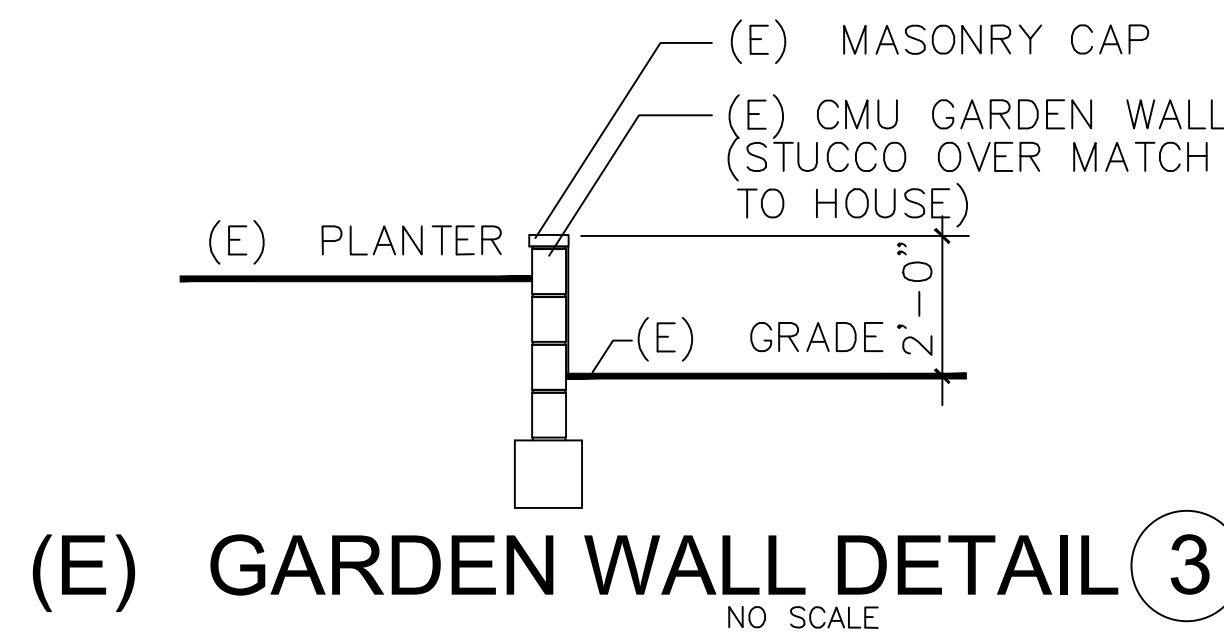
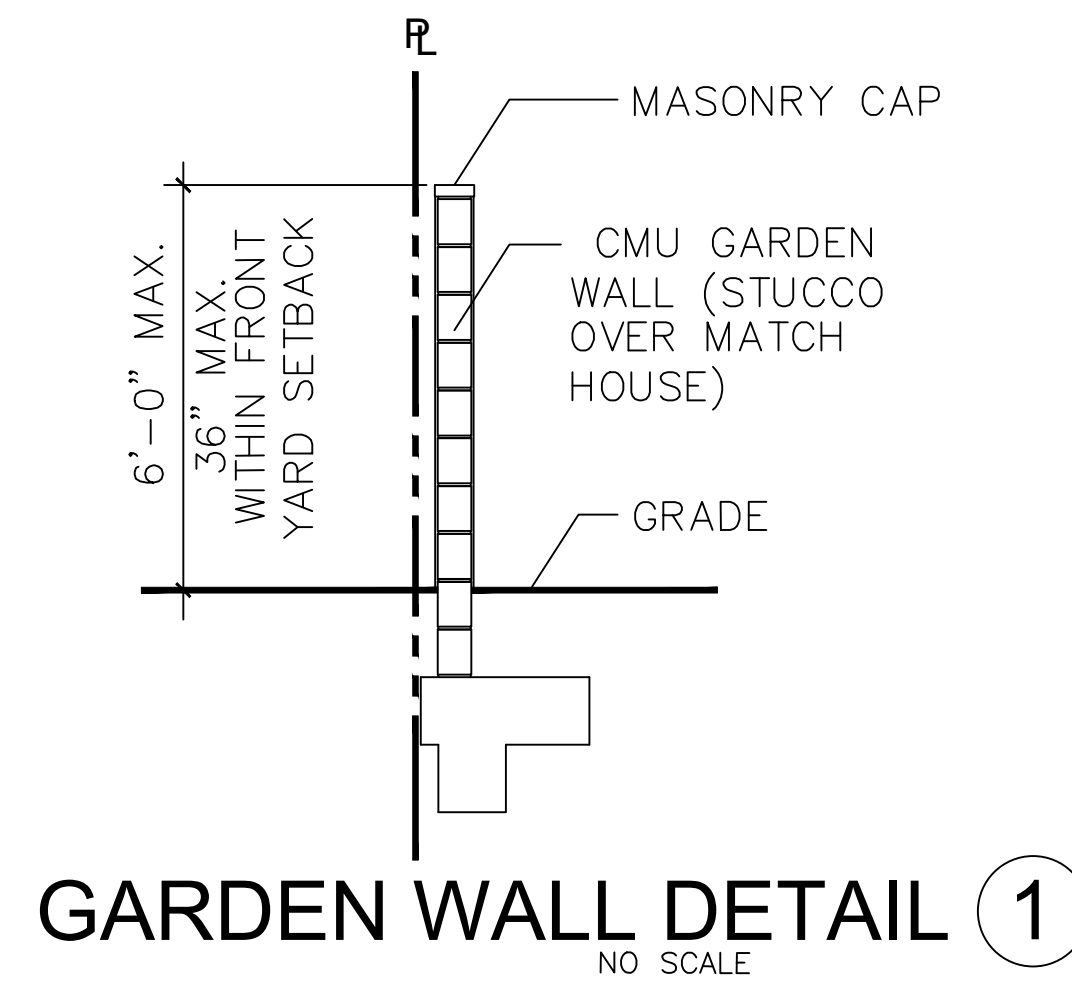
l = CONTOUR INTERVAL = 2 FEET (TOPO SURVEY)
L = SUMMATION OF LENGTH OF ALL CONTOUR LINES = 6,792.5 FEET
A = GROSS AREA OF ENTIRE PARCEL IN ACRES = 1.03 AC

$$S = \frac{0.002296 \times 2 \times 6792.5}{1.03} = \frac{31.19116}{1.03} = 30.3$$

AVERAGE SLOPE = S = 30.3%



PLANS REVIEWED FOR THE CITY OF DIAMOND BAR BY: DAVID EVANS AND ASSOCIATES 17782 17TH ST., SUITE 200 TUSTIN, CA 92780-1947 TEL: (714) 665-4500 DAVID A. STUETZEL RCE NO. 47886 DATE:	PLANS APPROVED BY: CITY OF DIAMOND BAR DAVID G. LIU RCE NO. 44053 DATE: CITY ENGINEER	LEGAL DESCRIPTION: LOT 153 TRACT NO. 30091 M.B. 789/51-75, APN: 8713-029-009 OWNER: DR. HITENDRA H. SHAH 22909 LAZY TRAIL ROAD DIAMOND BAR, CA. 91765 (951) 818-7095 CONTACT PERSON: DR. SHAH								
GEOTECHNICAL ENGINEER'S STATEMENT OF COMPLIANCE: THIS PLAN HAS BEEN REVIEWED BY GLOBAL GEO-ENGINEERING INC. AND DEEMED TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT DATED NOV. 04, 2015 PROJECT NO. 6547-04. REVIEW WAS LIMITED TO THE GEOTECHNICAL ASPECTS OF THE PLAN ONLY. GLOBAL GEO-ENGINEERING INC. 3 CORPORATE WORK, SUITE 270 IRVINE, CA 92606 TEL: (949)221-0900	PLANS PREPARED BY:  CIVIL TRANS INC ENGINEERING, PLANNING, SURVEYING 732 NO. Diamond Bar Blvd., Suite 128 Diamond Bar, California 91765 (909) 396-1131   JAVAIID M. ASLAM RCE NO. 32779 04/12/2025	SITE ADDRESS: 22909 LAZY TRAIL ROAD DIAMOND BAR, CA. 91765 GENERAL NOTES IN THE CITY OF DIAMOND BAR <table><tr><td>DRN BY: WP</td><td>CHK: BY: JMA</td><td>SCALE: AS SHOWN</td><td>DRAWING NUMBER</td></tr><tr><td>DATE: 04/12/2025</td><td>REVISED:</td><td>JOB NO. 450-251-P3</td><td>C-1</td></tr></table>	DRN BY: WP	CHK: BY: JMA	SCALE: AS SHOWN	DRAWING NUMBER	DATE: 04/12/2025	REVISED:	JOB NO. 450-251-P3	C-1
DRN BY: WP	CHK: BY: JMA	SCALE: AS SHOWN	DRAWING NUMBER							
DATE: 04/12/2025	REVISED:	JOB NO. 450-251-P3	C-1							



NOTE: ALL SITE WALLS WITHIN THE 30'-0" FRONT YARD SETBACK SHALL BE 42" HEIGHT MAX.



REVISION



PLANS REVIEWED FOR THE CITY OF DIAMOND BAR BY:

DAVID EVANS AND ASSOCIATES
17782 17TH ST., SUITE 200
TUSTIN, CA 92780-1947
TEL: (714) 665-4500

DAVID A. STUETZEL RCE NO. 47886 DATE:

GEOTECHNICAL ENGINEER'S STATEMENT OF COMPLIANCE:

THIS PLAN HAS BEEN REVIEWED BY GLOBAL GEO-ENGINEERING INC. AND DEEMED TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT DATED NOV. 04, 2015 PROJECT NO. 6547-04. REVIEW WAS LIMITED TO THE GEOTECHNICAL ASPECTS OF THE PLAN ONLY.

GLOBAL GEO-ENGINEERING INC.
3 CORPORATE WORK, SUITE 270
IRVINE, CA 92606
TEL: (949) 221-0900

REVIEWED BY: GE NO. DATE:

PLANS APPROVED BY:

CITY OF DIAMOND BAR

DAVID G. LIU RCE NO. 44053 DATE:

PLANS PREPARED BY:

CIVIL TRANS INC
ENGINEERING, PLANNING, SURVEYING
732 NO. Diamond Bar Blvd., Suite 128
Diamond Bar, California 91765
(909) 396-1131

JAVAD M. ASLAM RCE NO. 32779 DATE: 04/12/2025

LEGAL DESCRIPTION:

LOT 153 TRACT NO. 30091 M.B. 789/51-75, APN: 8713-029-009

OWNER:

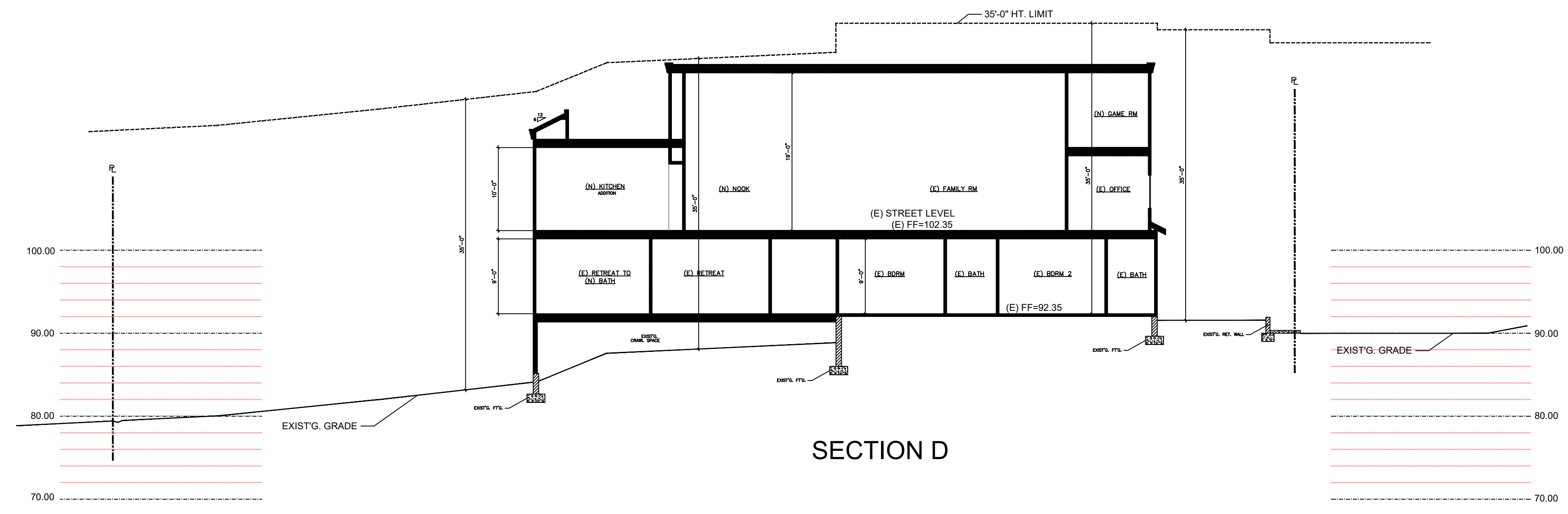
DR. HITENDRA H. SHAH
22909 LAZY TRAIL ROAD
DIAMOND BAR, CA. 91765
(951) 818-7095
CONTACT PERSON: DR. SHAH

SITE ADDRESS: 22909 LAZY TRAIL ROAD
DIAMOND BAR, CA. 91765

GRADING PLAN

IN THE CITY OF DIAMOND BAR

DRN BY: WP	CHK: BY: JMA	SCALE: AS SHOWN	DRAWING NUMBER
DATE: 04/12/2025	REVISED:	JOB NO. 450-251-P3	C-2

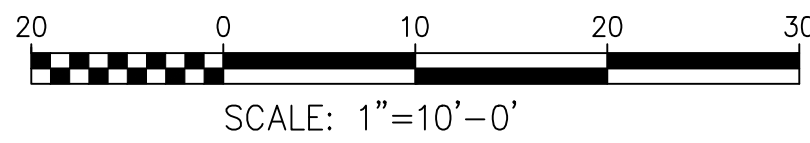


REVISION

PLANS REVIEWED FOR THE CITY OF DIAMOND BAR BY: DAVID EVANS AND ASSOCIATES 17782 17TH ST., SUITE 200 TUSTIN, CA 92780-1947 TEL: (714) 665-4500 DAVID A. STUETZEL RCE NO. 47886 DATE: GEOTECHNICAL ENGINEER'S STATEMENT OF COMPLIANCE: THIS PLAN HAS BEEN REVIEWED BY GLOBAL GEO-ENGINEERING INC. AND DEEMED TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT DATED NOV. 04, 2015 PROJECT NO. 6547-04. REVIEW WAS LIMITED TO THE GEOTECHNICAL ASPECTS OF THE PLAN ONLY. GLOBAL GEO-ENGINEERING INC. 3 CORPORATE WORK, SUITE 270 IRVINE, CA 92606 TEL: (949)221-0900	PLANS APPROVED BY: CITY OF DIAMOND BAR DAVID G. LIU RCE NO. 44053 DATE: CITY ENGINEER PLANS PREPARED BY:  CIVIL TRANS INC ENGINEERING, PLANNING, SURVEYING 732 NO. Diamond Bar Blvd., Suite 128 Diamond Bar, California 91765 (909) 396-1131  JAVAI M. ASLAM RCE NO. 32779 DATE: 04/12/2025	LEGAL DESCRIPTION: LOT 153 TRACT NO. 30091 M.B. 789/51-75, APN: 8713-029-009 OWNER: DR. HITENDRA H. SHAH 22909 LAZY TRAIL ROAD DIAMOND BAR, CA. 91765 (951) 818-7095 CONTACT PERSON: DR. SHAH SITE ADDRESS: 22909 LAZY TRAIL ROAD DIAMOND BAR, CA. 91765 GRADING PLAN SECTIONS IN THE CITY OF DIAMOND BAR <table><tr><td>DRN BY: WP</td><td>CHK: BY: JMA</td><td>SCALE: AS SHOWN</td><td>DRAWING NUMBER</td></tr><tr><td>DATE: 04/12/2025</td><td>REVISED:</td><td>JOB NO. 450-251-P3</td><td>C-4</td></tr></table>	DRN BY: WP	CHK: BY: JMA	SCALE: AS SHOWN	DRAWING NUMBER	DATE: 04/12/2025	REVISED:	JOB NO. 450-251-P3	C-4
DRN BY: WP	CHK: BY: JMA	SCALE: AS SHOWN	DRAWING NUMBER							
DATE: 04/12/2025	REVISED:	JOB NO. 450-251-P3	C-4							



Underground Service Alert
Call: TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG



EROSION CONTROL PLAN NOTES:

1. IN CASE OF EMERGENCY, CALL HITENDRA SHAH AT (951) 818-7095.
2. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE GRADING INSPECTOR IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FORM THE TOP OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
6. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH APPROPRIATE BMP PRACTICES FOR DEWATERING OPERATIONS.
7. EXCEPT AS OTHERWISE APPROVED BY THE GRADING INSPECTOR, ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
8. ALL LOOSE SOIL AND DEBRIS WHICH MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE GRADING INSPECTOR.
9. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
10. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR, WITHOUT THE APPROVAL OF THE GRADING INSPECTOR.
11. EROSION CONTROL DEVICES ARE TO BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES AND PLANS OF THESE CHANGES MUST BE SUBMITTED FOR APPROVAL AS REQUIRED.
12. ADD THE FOLLOWING NOTE (OR SIMILAR) TO THE PLANS TO DEFINE THE CURRENT STATE OF CONSTRUCTION.
 - A. STORM DRAINS AND CATCH BASINS ARE (NOT) CONSTRUCTED.
 - B. STREETS ARE PAVED, EXCEPT AS NOTED ON THE EROSION CONTROL PLANS.
 - C. DRAINAGE DEVICES ARE NOT CONSTRUCTED, EXCEPT AS NOTED ON PLANS.
13. STORM WATER POLLUTION CONTROL REQUIREMENTS MUST BE INTEGRATED INTO THE EROSION CONTROL PLANS PER TITLE 26, SECTION 7010 OF THE COUNTY CODE FOR ANY CONSTRUCTION BETWEEN OCTOBER 15 APRIL 15.
14. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITE AT ALL TIMES
15. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND MAKE SURE BMP'S ARE INSTALLED AND FUNCTIONING PROPERTY AT ALL TIMES.

ATTACHMENTS "A" NOTES:

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
5. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
7. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
8. CATCH BASINS MUST BE PROTECTED WITH FILTER FABRIC AND BAGS.

ATTACHMENTS "B" BMP'S

THE FOLLOWING BMP'S AS OUTLINED PER SECTION 3 AND SECTION 4, THE FROM THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION PROJECTS, NOV. 2009 AND AUG. 2011, AMENDED MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR BUILDING OFFICIAL.)

EROSION CONTROL
EC1- SCHEDULING
EC2- PRESERVATION OF EXISTING VEGETATION
EC3- HYDRAULIC MULCH
EC4- HYDROSEEDING
EC5- SOIL BINDERS
EC6- STRAW MULCH
EC7- GEOTEXTILES & MATS
EC8- WOOD MULCHING
EC10- VELOCITY DISSIPATION DEVICES
EC11- SLOPE DRAINS
EC12- STREAM BANK STABILIZATION
EC13- POLYACRYLAMIDE
EC14- COMPOST BLANKETS
EC15- SOIL PREPARATION
EC16- NON-VEGETATIVE STABILIZATION

TEMPORARY SEDIMENT CONTROL
SE1- SILT FENCE
SE2- SEDIMENT BASIN
SE3- SEDIMENT TRAP
SE4- CHECK DAM
SE5- FIBER ROLLS
SE6- GRAVEL BAG BERM
SE7- STREET SWEEPING AND VACUUMING
SE10- STORM DRAIN INLET PROTECTION

WIND EROSION CONTROL
WE1- WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL
TC1- STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2- STABILIZED CONSTRUCTION ROADWAY
TC3- ENTRANCE\OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT
NS1- WATER CONSERVATION PRACTICES
NS2- DEWATERING OPERATIONS
NS3- PAVING AND GRINDING OPERATIONS
NS4- TEMPORARY STREAM CROSSING
NS5- CLEAR WATER DIVERSION
NS6- ILLICIT CONNECTION\DISCHARGE
NS7- POTABLE WATER\IRRIGATION
NS8- VEHICLE AND EQUIPMENT CLEANING
NS10- VEHICLE AND EQUIPMENT MAINTENANCE
NS11- PILE DRIVING OPERATIONS
NS12- CONCRETE CURING
NS13- CONCRETE FINISHING
NS14- MATERIAL AND EQUIPMENT USE
NS15- DEMOLITION ADJACENT TO WATER
NS16- TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL
WM1- MATERIAL DELIVERY AND STORAGE
WM2- MATERIAL USE
WM3- STOCKPILE MANAGEMENT
WM4- SPILL PREVENTION AND CONTROL
WM5- SOLID WASTE MANAGEMENT
WM7- CONTAMINATION SOIL MANAGEMENT
WM8- CONCRETE WASTE MANAGEMENT
WM9- SANITARY\SEPTIC WASTE MANAGEMENT
WM10- LIQUID WASTE MANAGEMENT

ATTACHMENT "C" NOTES:

AS THE CIVIL ENGINEER, OF THE PROJECT, I HAVE REVIEWED THE BEST MANAGEMENT PRACTICE HANDBOOKS, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CA. AND HAVE PROPOSED THE IMPLEMENTATION OF THE BEST MANAGEMENT PRACTICES (BMP'S) APPLICABLE, TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON THE SURROUNDING WATER QUALITY. THE SELECTED BMP'S WILL BE INSTALLED, MONITORED AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMP'S THAT I HAVE NOT CHOSEN FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITIES. IF AT ANY TIME, SITE CONDITIONS AND / OR THE CITY OFFICIAL WARRANT REEVALUATION AND REVISIONS OF THE CHOSEN BMP'S, THE APPROPRIATE CHANGES WILL BE MADE WITHOUT UNNECESSARY DELAY. I AM AWARE THAT FAILURE TO PROPERLY IMPLEMENT AND MAINTAIN, WHILE UNDER CONSTRUCTION, THE BMP'S NECESSARY TO PREVENT THE DISCHARGE OF POLLUTANTS FORM THIS PROJECT COULD RESULT IN SIGNIFICANT PENALTIES AND / OR DELAYS.

SIGNATURE: 

PRINT NAME: JAVOID M. ASLAM

DATE: 4-12-2025

PROJECT DESCRIPTION: GRADING PLAN

SFR IMPROVEMENTS

PROJECT ADDRESS: 22909 LAZY TRAIL ROAD

REVISION



Underground Service Alert
Call: TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG

PLANS APPROVED BY:

CITY OF DIAMOND BAR

DAVID G. LIU

RCE NO. 44053

DATE:

CITY ENGINEER



CIVIL TRANS INC
ENGINEERING, PLANNING, SURVEYING
732 NO. Diamond Bar Blvd., Suite 128
Diamond Bar, California 91765
(909) 396-1131



REGISTERED PROFESSIONAL ENGINEER
NO. 32779
EXP. 06/30/2026
CIVIL
STATE OF CALIFORNIA



04/12/2025

JAVOID M. ASLAM

RCE NO. 32779

DATE:

LEGAL DESCRIPTION:

LOT 153 TRACT NO. 30091 M.B. 789/51-75, APN: 8713-029-009

OWNER:

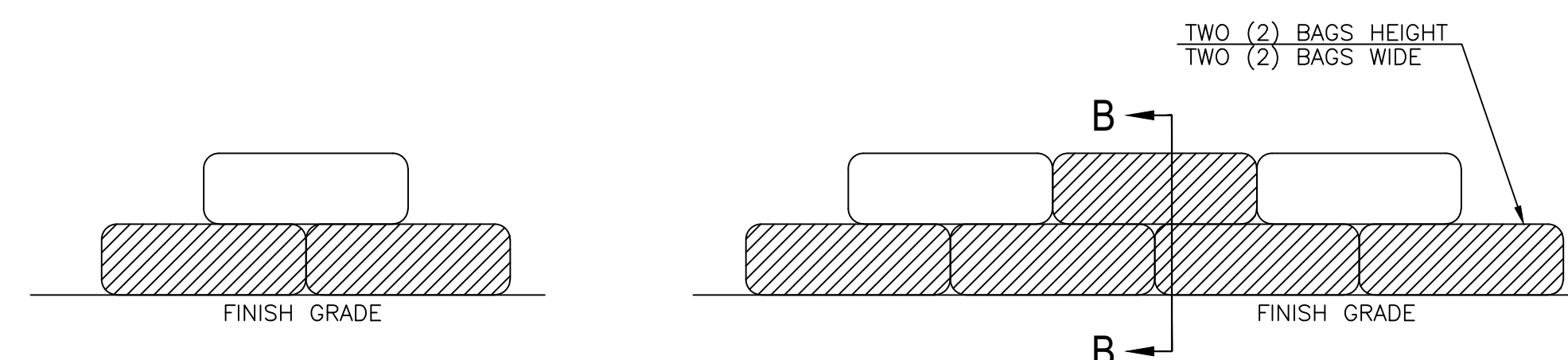
DR. HITENDRA H. SHAH
22909 LAZY TRAIL ROAD
DIAMOND BAR, CA. 91765
(951) 818-7095
CONTACT PERSON: DR. SHAH

SITE ADDRESS: 22909 LAZY TRAIL ROAD
DIAMOND BAR, CA. 91765

EROSION CONTROL NOTES
IN THE CITY OF DIAMOND BAR

DRN BY: WP	CHK: BY: JMA	SCALE: AS SHOWN	DRAWING NUMBER
DATE: 04/12/2025	REVISED:	JOB NO. 450-251-P3	C-5

1. IN CASE OF EMERGENCY, CALL DR. HITENDRA SHAH AT (951)818-7095
2. THE CITY AND OR INSPECTOR RESERVES THE RIGHT TO CHANGE/ADD TO THE APPROVED EROSION CONTROL PLAN AT ANY TIME AS NEEDED.
3. PROTECT THE NEAREST DOWNSTREAM STREET CURB INLET WITH GRAVEL BAGS AND HARDWARE/FILTER CLOTH.
4. GRATE TYPE YARD CATCH BASINS MUST BE ENCIRCLED WITH GRAVEL BAGS. HAVING (1) ONE LAYER FOR EACH FOOT OF CATCH BASIN.
5. EROSION CONTROL MEASURES SHALL BE IN PLACE AT ALL TIMES DURING CONSTRUCTION.



SECTION B-B

TYPICAL SECTION - GRAVEL BAGS

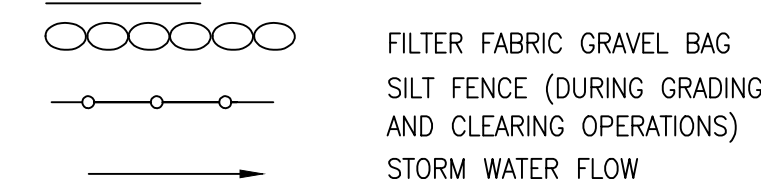
STORM WATER POLLUTION PREVENTION NOTES:
(CONSTRUCTION PHASE)

- 1 PROVIDE SINGLE ROW OF GRAVEL BAGS - 2 BAGS HIGH. PER BMP SE8 REQUIREMENT.
- 2 PROVIDE SILT FENCE AT LOCATION SHOWN AND AT PERIMETER OF CONSTRUCTION FENCE WHERE APPLICABLE PER BMP SE1 REQUIREMENTS
- 3 PROVIDE 10' X 10' CONCRETE WASTE CONTAINMENT AREA BELOW GRADE TYPE, PER BMP WM8.
- 4 PROVIDE SANITARY/SEPTIC FACILITY PER BMP WM9.

NOTE:

THERE IS NO NON-STORM WATER DISCHARGE ON THIS SITE DURING CONSTRUCTION EXCEPT TO WET DOWN GROUNDS FOR DUST CONTROL

LEGEND



REVISION

PLANS REVIEWED FOR THE CITY OF DIAMOND BAR BY:

DAVID EVANS AND ASSOCIATES
17782 17TH ST., SUITE 200
TUSTIN, CA 92780-1947
TEL: (714) 665-4500

DAVID A. STUETZEL RCE NO. 47886 DATE:

GEOTECHNICAL ENGINEER'S STATEMENT OF COMPLIANCE:

THIS PLAN HAS BEEN REVIEWED BY GLOBAL GEO-ENGINEERING INC. AND DEEMED TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT DATED NOV. 04, 2015 PROJECT NO. 6547-04. REVIEW WAS LIMITED TO THE GEOTECHNICAL ASPECTS OF THE PLAN ONLY.

GLOBAL GEO-ENGINEERING INC.
3 CORPORATE WORK, SUITE 270
IRVINE, CA 92606
TEL: (949)221-0900

REVIEWED BY: GE NO. DATE:

PLANS APPROVED BY:
CITY OF DIAMOND BAR

DAVID G. LIU RCE NO. 44053 DATE:
CITY ENGINEER

PLANS PREPARED BY:



CIVIL TRANS INC
ENGINEERING, PLANNING, SURVEYING
732 NO. Diamond Bar Blvd., Suite 128
Diamond Bar, California 91765
(909) 396-1131

 04/12/2025
JAVAID M. ASLAM RCE NO. 32779 DATE:

LEGAL DESCRIPTION:

LOT 153 TRACT NO. 30091 M.B. 789/51-75, APN: 8713-029-009

OWNER:

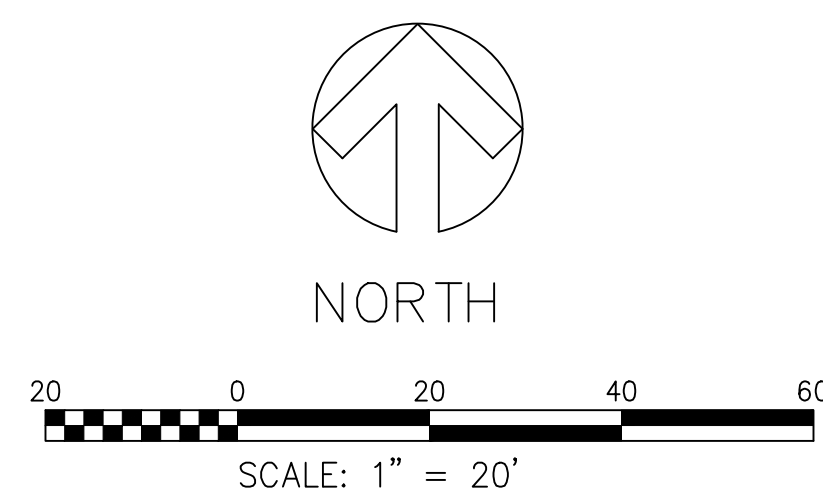
DR. HITENDRA H. SHAH
22909 LAZY TRAIL ROAD
DIAMOND BAR, CA. 91765
(951) 818-7095
CONTACT PERSON: DR. SHAH

SITE ADDRESS: 22909 LAZY TRAIL ROAD
DIAMOND BAR, CA. 91765

EROSION CONTROL PLAN

IN THE CITY OF DIAMOND BAR

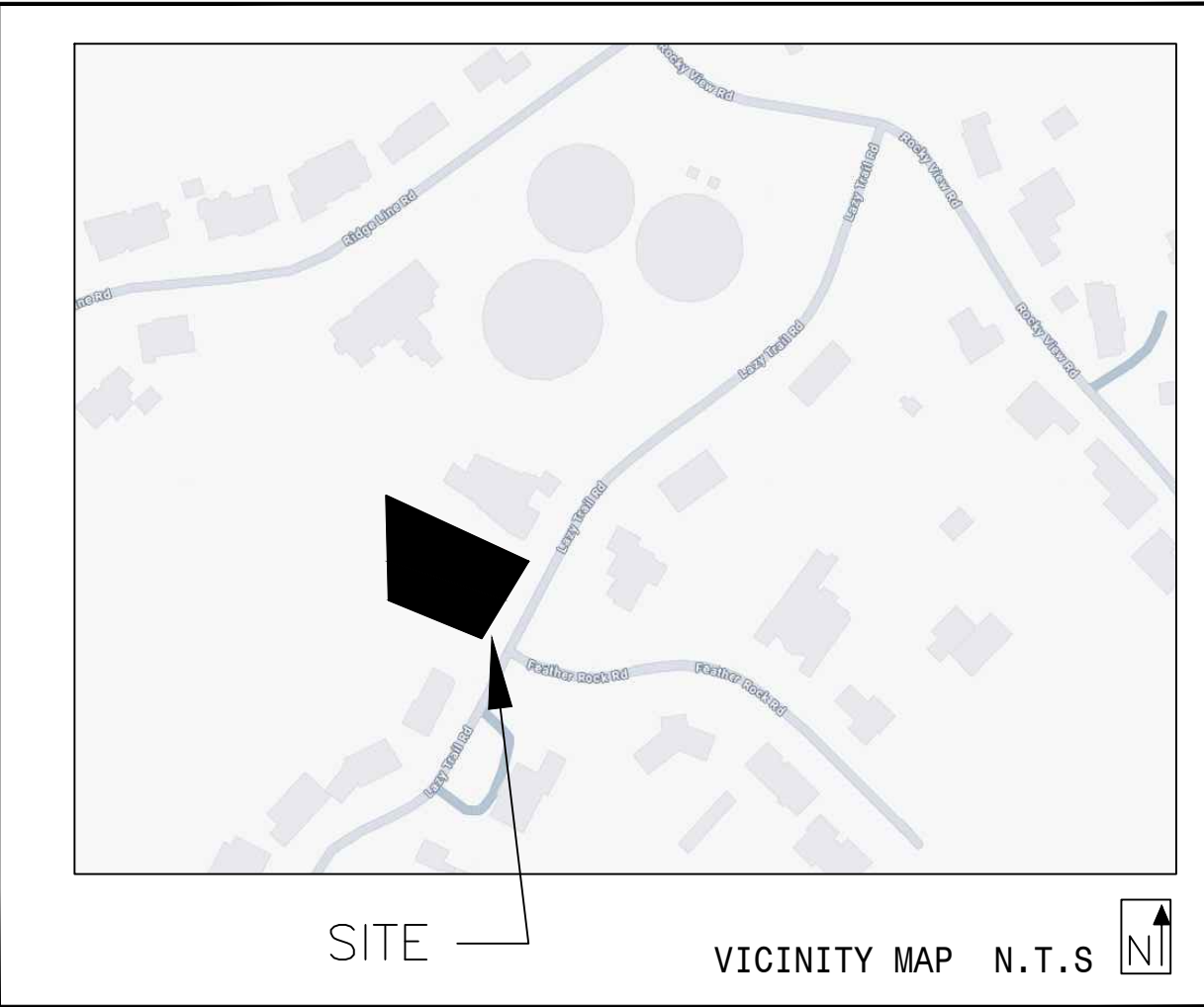
DRN BY: WP	CHK: BY: JMA	SCALE: AS SHOWN	DRAWING NUMBER C-6
DATE: 04/12/2025	REVISED:	JOB NO. 450-251-P3	



LANDSCAPE ARCHITECTURAL PLANS

SHAH RESIDENCE

22909 LAZY TRAIL RD.
DIAMOND BAR, CA



SHEET INDEX	
L-1	TITLE SHEET
L-2	TREE INVENTORY PLAN
L-3	PLANTING PLAN
L-4	IRRIGATION PLAN
L-5	IRRIGATION DETAILS PLAN

OWNER / DEVELOPER

DR. SHAH
22909 LAZY TRAIL RD.
DIAMOND BAR, CA

LANDSCAPE ARCHITECT

Phil May Landscape Architecture
2532 Wallace Ave.
Fullerton, CA 92831
909-373-1959

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

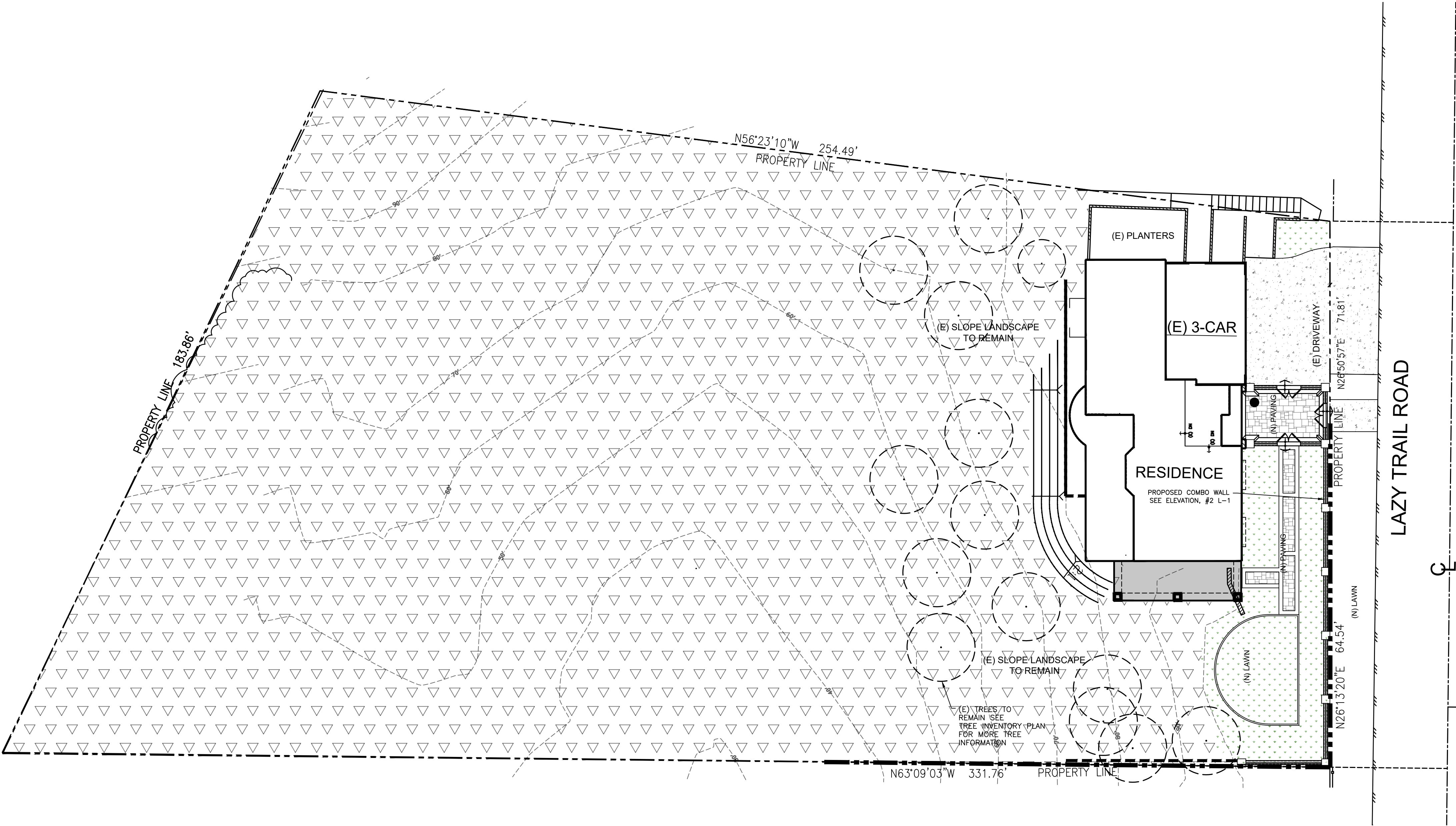
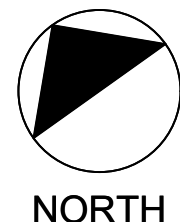
- I am a professional appropriately licensed in the State of California to provide professional landscape design services.
- The landscape design and water use calculations for the property located at 22909 LAZY TRAIL RD.
- (provide street address or parcel number(s)) were prepared by me or under my supervision.
- The landscape design and water use calculations for the identified property comply with the requirements of the City of Diamond Bar Water Efficient Landscape Ordinance (Municipal Code Chapter 13.18) and the City of City of Diamond Bar Water Efficient Landscape Guidelines.
- The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of City of Diamond Bar Water Efficient Landscape Guidelines.

PHIL MAY
Print Name
Date 06-23-2025

Phil May
Signature
3104
License Number

2532 Wallace Ave., Fullerton, CA 92831
Address

(909) 373-1959
Telephone
pmay@philmaydesign.com
E-mail Address



	NEW LANDSCAPE AREA = 2,390 s.f.
	EXISTING NATIVE LANDSCAPE =36,540 s.f.

TOTAL LANDSCAPE AREA = 38,930 s.f.

7.1.b

REVISIONS	BY

PHIL MAY
LANDSCAPE
ARCHITECTURE

2532 Wallace Ave.
Fullerton, CA 92831

Phone: 909 373 1959

pmay@philmaydesign.com
www.philmaydesign.com

TITLE SHEET

APN# 8713029009
SHAH RESIDENCE
22909 LAZY TRAIL RD.
DIAMOND BAR, CA

DRAWN F.G.
CHECKED R.S.
DATE 04-01-2025
SHEET
L-1
OF 5 SHEETS
JOB NO. 21049

Packet Pg. 61

Sec. 22.38.140. – Tree protection requirements.

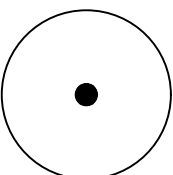
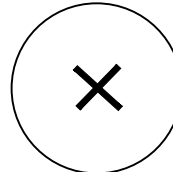
The director shall determine during project review whether and to what extent measures will be required to protect the existing trees during construction. This decision shall be based upon the proximity of the area of construction activity to existing protected trees. The protective measures shall include but are not limited to the following:

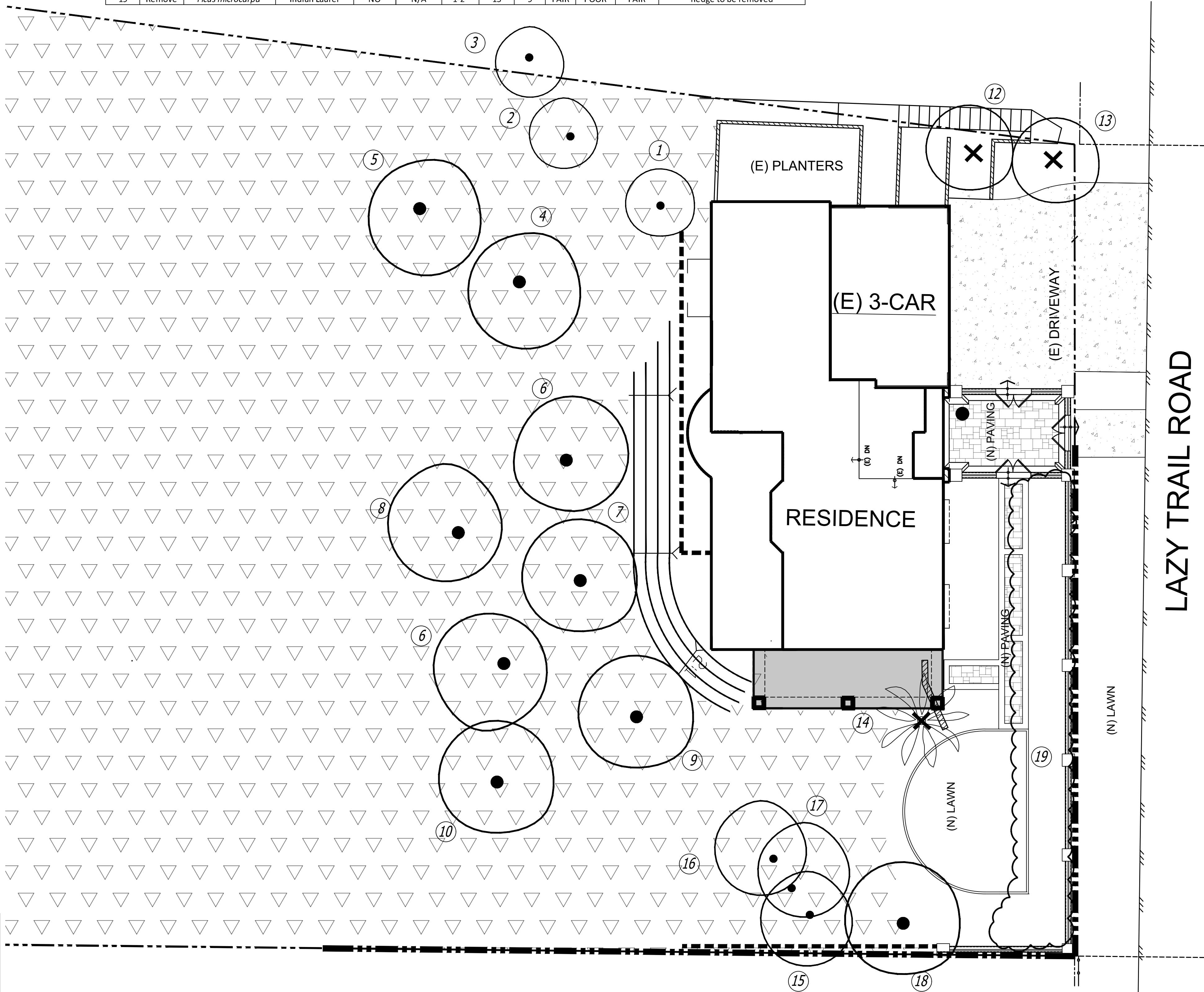
- (1)The existing trees to be retained shall be enclosed by chain link fencing with a minimum height of five feet or by another protective barrier approved by the director prior to the issuance of a grading or building permit and prior to commencement of work.
- (2)Barriers shall be placed at least five feet outside the drip line of trees to be protected. A lesser distance may be approved by the director if appropriate to the species and the adjacent construction activity.
- (3)No grade changes shall be made within the protective barriers without prior approval by the director. Where roots greater than one inch in diameter are damaged or exposed, the roots shall be cleanly saw cut and covered with soil in conformance with industry standards.
- (4)Excavation or landscape preparation within the protective barriers shall be limited to the use of hand tools and small hand-held power tools and shall not be of a depth that could cause root damage.
- (5)No attachments or wires other than those of a protective or nondamaging nature shall be attached to a protected tree.
- (6)No equipment or debris of any kind shall be placed within the protective barriers. No fuel, paint, solvent, oil, thinner, asphalt, cement, grout or any other construction chemical shall be stored or allowed in any manner to enter within the protected barrier.
- (7)If access within the protection zone of a protected tree is required during the construction process, the route shall be covered in a six-inch mulch bed in the drip line area and the area shall be aerated and fertilized at the conclusion of the construction.
- (8)When the existing grade around a protected tree is to be raised, drain tiles shall be laid over the soil to drain liquids away from the trunk. The number of drains shall depend upon the soil material. Lighter sandy soils and porous gravelly material require fewer drains than heavy nonporous soils like clay. Dry wells shall be large enough to allow for maximum growth of the tree trunk. Dry well walls shall be constructed of materials that permit passage of air and water.
- (9)When the existing grade around a tree is to be lowered, either by terracing or a retaining wall, a combination may be used to lower grade. With either method, the area within the drip line shall be left at the original grade. The retaining wall shall be porous to allow for aeration.
- (10)Trees that have been destroyed or that have received major damage during construction shall be replaced prior to final inspection.

EXISTING TREE LEGEND

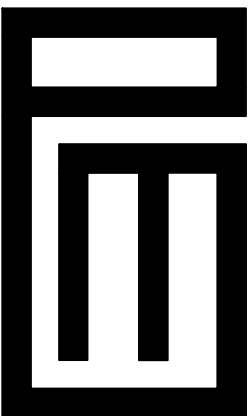
Tree #	Save/ remove	Botanical Name	Common Name	Protected	Native or Specimen	DBH	Height (Feet)	Width (Feet)	Health	Structure	Condition	Comments
1	Remain	<i>Juglans californica</i>	Ca. Black Walnut	NO	Native	3,3,3	12	15	FAIR	FAIR	FAIR	to remain
2	Remain	<i>Eucalyptus cam.</i>	Red Gum	NO	N/A	14	24	19	POOR	POOR	POOR	to remain
3	Remain	<i>Eucalyptus cam.</i>	Red Gum	NO	N/A	39	39	30	FAIR	POOR	POOR	to remain
4	Remain	<i>Eucalyptus cam.</i>	Red Gum	NO	N/A	29	33	27	FAIR	FAIR	FAIR	to remain
5	Remain	<i>Eucalyptus cam.</i>	Red Gum	NO	N/A	30	35	31	FAIR	POOR	FAIR	to remain
6	Remain	<i>Pinus canariensis</i>	Canary Island Pine	NO	N/A	26	46	22	FAIR	FAIR	FAIR	to remain
7	Remain	<i>Eucalyptus cam.</i>	Red Gum	NO	N/A	30	42	21	FAIR	POOR	POOR	to remain
8	Remain	<i>Eucalyptus cam.</i>	Red Gum	NO	N/A	31	47	29	FAIR	FAIR	FAIR	to remain
9	Remain	<i>Pinus canariensis</i>	Canary Island Pine	NO	N/A	32	58	22	GOOD	FAIR	GOOD	to remain
10	Remain	<i>Pinus canariensis</i>	Canary Island Pine	NO	N/A	31	49	23	FAIR	FAIR	FAIR	to remain
11	Remain	<i>Pinus canariensis</i>	Canary Island Pine	NO	N/A	22	46	22	FAIR	FAIR	FAIR	to remain
12	Remove	<i>Eucalyptus cinerea</i>	Silver Dollar	NO	N/A	30	39	21	POOR	POOR	POOR	to be removed, to close to structure
13	Remove	<i>Eucalyptus cinerea</i>	Silver Dollar	NO	N/A	30	39	21	POOR	POOR	POOR	to be removed, to close to structure
14	Remove	<i>Washingtonia robusta</i> ,	Mex. Fan Palm	NO	N/A	20	17	11	FAIR	GOOD	FAIR	to be removed, to close to structure
15	Remain	<i>Quercus agrifolia</i>	Coast live oak	YES	Native	10	28	24	FAIR	FAIR	FAIR	to remain protect in place
16	Remain	<i>Quercus agrifolia</i>	Coast live oak	YES	Native	8,5,3	28	21	FAIR	FAIR	FAIR	to remain protect in place
17	Remain	<i>Quercus agrifolia</i>	Coast live oak	YES	Native	8,9,9	21	26	FAIR	POOR	FAIR	to remain protect in place
18	Remain	<i>Quercus agrifolia</i>	Coast live oak	YES	Native	6,5,7,8,4	33	27	FAIR	FAIR	FAIR	to remain protect in place
19	Remove	<i>Ficus microcarpa</i>	Indian Laurel	NO	N/A	1-2"	15	9	FAIR	POOR	FAIR	hedge to be removed

SYMBOL LEGEND

- Existing trees to Remain in place
- Existing trees to be Removed



REVISIONS	BY



PHIL MAY
LANDSCAPE
ARCHITECTURE

2532 Wallace Ave.
Fullerton, CA 92831

Phone: 909 373 1959

pmay@philmaydesign.com
www.philmaydesign.com



TREE
INVENTORY PLAN

APN# 8713029009
SHAH RESIDENCE
22909 LAZY TRAIL RD.
DIAMOND BAR, CA

DRAWN
F.G.

CHECKED
R.S.

DATE
04-01-2025

SHEET

L-2

OF 5 SHEETS

JOB NO.
21049

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE PROPERTY OF PHIL MAY LANDSCAPE ARCHITECTURE. ALL DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESS WRITTEN PERMISSION OF PHIL MAY LANDSCAPE ARCHITECTURE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DRAWINGS. COPYRIGHTED ©

PLANTING NOTES

1. Contractor is to review plans, verify site conditions and plant quantities prior to installation. Contractor shall take sole responsibility for any cost incurred due to damage of existing utilities. Plant material quantities are listed for the convenience of the Contractor. Actual number of symbols shall have priority over quantity designated. Conflicts between the Owner and these plans or within these plans shall be brought to the attention of the Landscape Architect prior to landscape installation. Any deviation(s) from the plans or specifications will require written approval from the Owner and/or Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
2. The Contractor shall maintain a qualified supervisor on the site at all times during construction through completion of pick-up work.
3. The Contractor shall receive site graded within 0.10 foot of finish grade. Commencement of work indicates Contractor's acceptance of existing grades and conditions. Final grades shall be adjusted by Contractor as directed by Owner's representative. All grading shall be completed prior to commencement of planting operation.
4. The Contractor shall furnish and pay for all container grown trees, shrubs, vines, seeded/sodded turf, hydromulches, and flattened groundcovers. The Contractor shall also be responsible for and pay for planting, staking, and guarantee of all plant materials. See planting details for planting and staking/guying requirements.
5. The Landscape Architect and/or Owner shall approve plant material placement by Contractor prior to installation.
6. Contractor shall follow the soil's report recommendations, notes and shall uniformly broadcast amendments over planting areas only. See Report on Sheet L-1.
7. The planting pits for trees shall be dug twice the diameter of the root ball and two inches shallower than the rootball. Planting pits for shrubs and perennials shall be dug twice the original root ball width, and one-and-a-half times as deep as the rootball. Planting pits for groundcovers shall be dug one-and-a-half times the original root ball size in all directions.
8. Provide root barriers to all new trees planted within five(5) feet of paved areas. The root barrier shall be installed per manufacture specifications. For trees planted in square or circular tree wells; the root barrier shall be install around entire perimeter edge of the well planter.
9. Provide jute netting on all slopes 4:1 or greater.
10. The Landscape Contractor shall maintain all planted areas shown on the plans, including (but not limited to) watering, pruning, edging, and moving, for a period of thirty (30) days after completion of project and acceptance by Owner.
11. The Landscape Contractor shall warranty and replace any plant material that shows signs of lack of vigor or other unhealthful appearance within ninety (90) days of completion of contract. Trees that have been topped or otherwise improperly pruned by the Contractor shall be removed and replaced by the Contractor at no cost to the Owner.

Phil May, pmay@philmaydesign.com
Phil May Landscape Architect
1937 West 9th Street
Upland, CA 91786

RE: 22909 Lazy Trail, Diamond Bar, 12", Our ID No. 17-194-10
Received July 12, 2017

Dear Phil,

The soil is has moderate alkalinity with a pH of 7.56. Limestone is present. It induces iron deficiency in acid-loving plants. Salinity is modest at 0.71 millimho/cm.

Nitrogen is low. Boron and sulfur are moderate. Phosphorus, potassium, iron, manganese, zinc, copper and magnesium are high. Sodium is moderate. SAR (sodium adsorption ratio) is 2.1. Plant available lead is modest.

The rate of water percolation is moderate at 2.62 inches per hour.

Recommendations

General soil preparation on a square foot basis. Broadcast the following uniformly; rates are per 1,000 square feet for a 6-inch lift. Incorporate them homogeneously 6" deep.

Ammonium sulfate (21-0-0) - 5 pounds
agricultural gypsum - 20 pounds
Organic soil amendment - about 3 cubic yards, sufficient for 3% to 5% soil organic matter on a dry weight basis

For the preparation on a volume basis, homogeneously blend the following materials into the soil. Rates are expressed per cubic yard:

Ammonium sulfate (21-0-0) - 1/4 pound
agricultural gypsum - 1 pound
Organic soil amendment - about 15% by volume, sufficient for 3% to 5% soil organic matter on a dry weight basis

Organic soil amendment:

- Humus material shall have an acid-soluble ash content of no less than 6% and no more than 20%. Organic matter shall be at least 50% on a dry weight basis.
- The pH of the material shall be between 6 and 7.5.
- The salt content shall be less than 10 millimho/cm @ 25° C. on a saturated paste extract.
- Boron content of the saturated extract shall be less than 1.0 part per million.
- Silicon content (acid-insoluble ash) shall be less than 50%.
- Calcium carbonate shall not be present if to be applied on alkaline soils.
- Types of acceptable products are composts, manures, mushroom composts, straw, alfalfa, peat mosses etc. low in salts, low in heavy metals, free from weed seeds, free of pathogens and other deleterious materials.
- Composted wood products are conditionally acceptable [stable humus must be present]. Wood based products are not acceptable which are based on red wood or cedar.
- Sludge-based materials are not acceptable.
- Carbon:nitrogen ratio is less than 25:1.
- The compost shall be aerobic without malodorous presence of decomposition products.
- The maximum particle size shall be 0.5 inch, 80% or more shall pass a No. 4 screen for soil amending.

Maximum total permissible pollutant concentrations in amendment in parts per million on a dry weight basis:

arsenic	12	copper	100	selenium	20
cadmium	15	lead	200	silver	10
chromium	300	mercury	10	vanadium	50
cobalt	50	molybdenum	20	zinc	300
		nickel	100		

Higher amounts of salinity or boron may be present if the soils are to be preleached to reduce the excess or if the plant species will tolerate the salinity and/or boron.

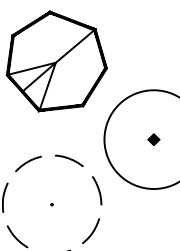
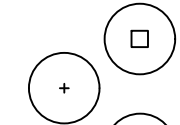
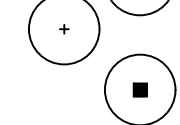
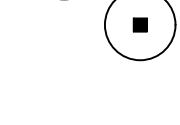
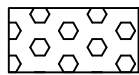
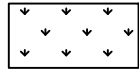
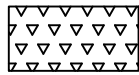
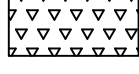
For site maintenance, apply ammonium sulfate (21-0-0) at 5 pounds per 1,000 square feet about once per quarter. Correct iron deficiency as needed with BASF Sprint 138 Fe or other FeEDDHA chelated iron.

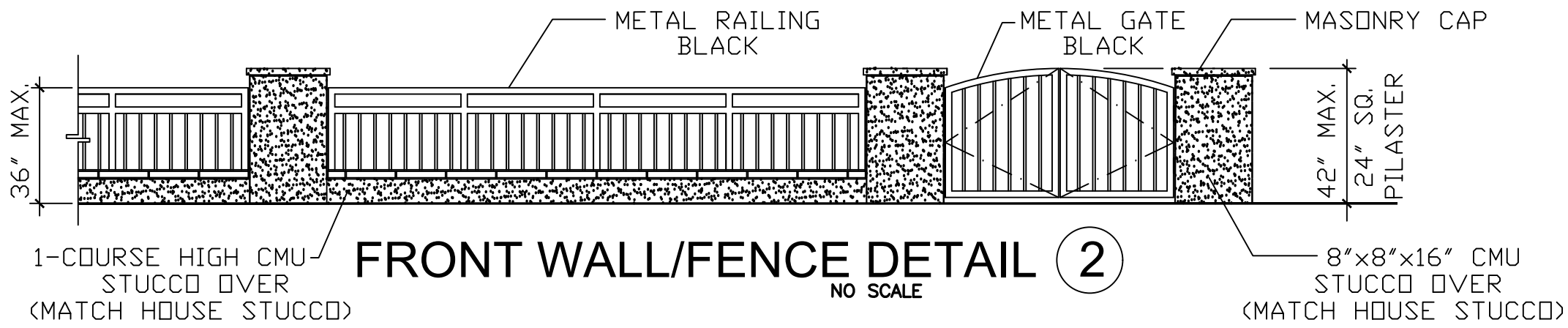
Monitor the site with periodic soil testing. Adjust the maintenance program as needed.

Sincerely,

Garn A. Wallace, Ph. D.
GAW:n

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS	REMARKS
TREES						
	Citrus spp.	Lemon Tree	24" box	1	M	multi trunk
	Citrus spp.	Orange Tree	24" box	3	M	multi trunk
Existing Eucalyptus trees to remain in place (8-12" DBH).						
SHRUBS						
	Agave attenuata	Foxtail Agave	5 gal	3	L	
	Ligustrum j. 'Texanum'	Texas Privet	5 gal	20	M	
	Buxus microphylla japonica	Japanese Boxwood	5 gal	43	M	
	Rosa f. 'Iceberg'	Dwarf Heavenly Bamboo	5 gal	5	L	
PERENNIALS						
	Agapanthus africanus	Lily of the Nile	1 gal	54	M	
	Hemerocallis hybrids	Daylily	1 gal	25	M	mixed colors
	Dianella tasmanica 'Variegata'	Variegated Flax Lily	1 gal	46	L	
GROUNDCOVER						
	Rosmarinus o. 'Prostratus'	Prostrate Rosemary	1 gal	57	L	plant @ 36" o.c.
	Existing landscape & irrigation to remain in place.					
	Synthetic turf installed per manufacturers standards.					
	Undisturbed native vegetation to remain in place.					
	Owner to remove all dead or dying landscaping to meet minimum brush clearance requirements.					



NOTE: (PER 22.24.050 2F) 13) ANY EXISTING LANDSCAPING INDICATED ON THE APPROVED LANDSCAPE PLAN FOR RETENTION THAT IS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED SUBJECT TO THE APPROVAL OF DIRECTOR.

NOTE: THE LANDSCAPE PLANS SHALL COMPLY WITH THE WATER EFFICIENT LANDSCAPING REQUIREMENT PURSUANT TO DBMC CHAPTER 8.14

NOTE: "I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape design plan."

Phil May
Phil May, Landscape Architect Date 06-23-2025

PLANT MATERIAL	REQUIRED PERCENTAGE OF MIX	PROPOSED %
TREES		
24-inch	20%	100%
15-gallon	80%	0%
SHRUBS		
5-gallon	70%	72%
1-gallon (herbaceous only)	30%	28%
GROUNDCOVER		
Coverage within 2 years	100%	100%

LANDSCAPE CALCULATIONS (FRONT YARD)

HARDSCAPE SQ. FT. / %	LANDSCAPE SQ. FT. / %
1,265 = 33%	2,390 = 67%

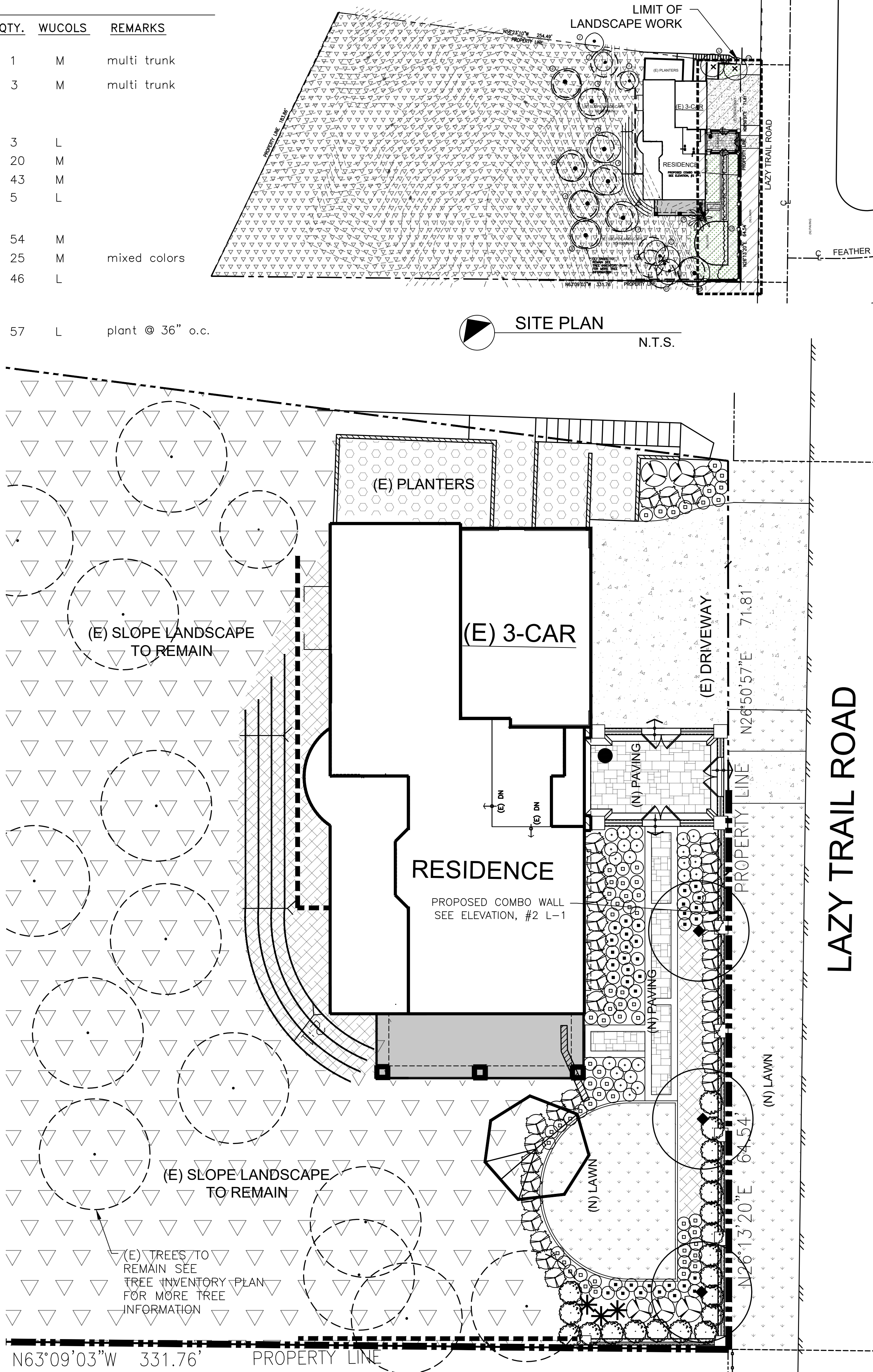
FRONT YARD AREA = 3,582 sq.ft.

NOTE: ALL SITE WALLS WITHIN THE 30'-0" FRONT YARD SETBACK SHALL BE 42" HEIGHT MAX.

NOTE: SEE SHEET L-3 FOR PLANTING DETAILS

ALL IMPROVEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.

MULCH INSTALLATION
After all planting and irrigation operations are complete, cover all exposed landscape areas with 3" layer of SPEC Mulch as made by Recycled Wood Products (877-476-9797), or equal



REVISIONS	BY

PHIL MAY LANDSCAPE ARCHITECTURE

2532 Wallace Ave.
Fullerton, CA 92831

Phone: 909 373 1959

pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY 3109
16-31-2007
RENEWAL DATE 06-23-2025
DATE
STATE OF CALIFORNIA

PLANTING PLAN

APN# 8713029009
SHAH RESIDENCE
22909 LAZY TRAIL RD.
DIAMOND BAR, CA

DRAWN F.G.
CHECKED R.S.
DATE 04-01-2025
SHEET

L-3

OF 5 SHEETS
JOB NO. 21049

GENERAL IRRIGATION NOTES

1. It is the responsibility of the irrigation Contractor to familiarize himself with all grade differences, location of wall, retaining walls, structures and utilities. The Contractor shall repair or replace, at no additional cost to the owner, all items damaged by his work. The Contractor shall coordinate his work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.
2. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, or differences in the area dimension exist that might not have been addressed in the design of the irrigation system. Such obstructions or differences shall be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the Contractor shall assume full responsibility for any necessary alterations to the work.
3. The Contractor shall obtain, coordinate, and pay for any and all inspections as required.
4. The Contractor shall be responsible and liable for any encroachment into adjacent property, R.O.W.'s easements setbacks or any other legal property restrictions either marked or unmarked.
5. The irrigation system design is based on a minimum operation pressure of 40 PSI and a maximum flow demand of 5.0 GPM. The Contractor shall verify water pressure prior to construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection to the Landscape Architect.
6. This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The Contractor shall locate all valves in shrub or groundcover areas.
7. Trenching within the dripline of large existing trees shall be performed by hand, and with extreme care not to sever roots 1-1/2" in diameter and larger. Where roots 1-1/2" in diameter and larger are encountered, the Contractor shall tunnel under said roots. Exposed roots that have been tunneled under shall be wrapped in wet burlap and kept moist while the trench is open.
8. All Main line piping, lateral line piping, and control wires under all paving shall be installed in Schedule 40 PVC sleeves at a minimum depth of 18". Sleeves shall be installed before paving is in place. All sleeve sized shall be a minimum of twice the diameter of the pipe to be sleeved. Control wire sleeves shall be of sufficient size for the required number of wires under paving.
9. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
10. All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified. Install all heads with double swing joints as per detail. All heads adjacent to parking lots, walks, roads, or other paved areas shall be installed with pop-up bodies.
11. The Contractor shall flush and adjust all sprinkler heads, drip tubing, and valves for optimum coverage with minimal misting and/or over spray onto walks, streets, walls, etc. Substitution of nozzle pattern or radius as required to achieve optimum coverage is responsibility of contractor.
12. Drip tubing shall be installed in parallel rows (wherever possible) 18" apart on top the finish grade (unless stated otherwise on plan OR irrigation legend) and covered with 3" of specify groundcover material- see planting plan. Emitter spacing of adjacent rows staggered. Tubing shall be firmly staked in place with U-staples at 5' on center (24" on center around tight curves). In steeply sloped areas, install tubing rows perpendicular to the direction of the slope. Install flush valves at the circuit's major low points (verify in field). Install flush valves in 6" valve boxes. Drip irrigation tubing shall be connected to Schedule 40 PVC supply line and exhaust manifolds where indicated on the plans.
13. All remote control valves, gate valves, flush valves, and pressure relief valves shall be installed in suitable valve boxes as shown in details, complete with locking covers. All shall be Carson, Amtec, or approved equal, and shall be marked "G.V." for gate valves, "R.C.V." for remote control valves, etc. Provide expansion coils at each wire connection in valve box as per details.
14. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes. Final location of the backflow preventer and automatic controller shall be approved by the Owner.
15. 120 VAC electrical power source at controller location shall be provided by Electrician or General Contractor. The Contractor shall make the final connection from the electrical source to the controller.

RECOMMENDED MINIMUM LANDSCAPE MAINTENANCE SCHEDULE												
WEEKLY TASKS												
- Check all irrigation equipment and adjust/ align as required. - Repair irrigation equipment with originally specified materials as needed. - Inspect all landscape areas for pests/ pathogens. - Weed all shrub/ groundcover areas as needed. - Remove landscape debris. - Aerating and dethatching turf areas. - Repair planting well and/ or grade around plants to eliminate runoff. - Perform corrective pruning to eliminate hazards and damage to plant after 2nd Year of Growth.												
MINIMUM RECOMMENDED YEARLY MAINTENANCE SCHEDULE												
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Adjust Irrigation Schedule	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Inspect Tree Staking	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Flush Drip Valves			✓			✓			✓			✓
Add Mulch (Maintain 3" Layer)			✓			✓			✓			✓
Fertilization: Reference to Agronomical Soil's report on these plans		✓			✓			✓			✓	

ALL IMPROVEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.

PRESSURE LOSS CALCULATIONS	
6	MAXIMUM GPM DEMAND
100 =STATIC PSI@ METER	
0.50 =PSI LOSS - METER(1")	
11.00 =PSI LOSS - BACKFLOW DEVICE(1.25")	
0.00 =PSI LOSS - FLOW SENSOR(1.5")	
2.23 =PSI LOSS - MASTER VALVE(1")	
1.35 =PSI LOSS - MAINLINE(1.25")	
4.00 =PSI LOSS - VALVE(1")	
5.00 =PSI LOSS - LATERAL LINES	
2.00 =8% RESIDUAL PRESSURE	
26.08 =SUBTOTAL	
-4.33 =GAIN PSI (10'-FEET ELEV. CHANGE)	
21.75 =TOTAL PSI LOSS	
78.25 =REMAINING STATIC PRESSURE	
40 =WORKING PRESSURE REQUIRED	

NOTE: ALL FUTURE PLANTING SHALL BE IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT FUEL MODIFICATION GUIDELINES AND APPROVED PRIOR TO INSTALLATION.

NOTE:INSPECTIONS REQUIRED PRIOR TO FINAL FIRE DEPARTMENT APPROVAL.

Irrigation Schedule (Establishment Period)

Water Pressure at meter or at 100 PSI

Irrigation Controller Brand HUNTER

Valve No.	Hydrozone type-high, med., low	Irrigation type (drip, low flow, etc.)	Mfr rated flow GPH	Application time period (minutes/day)	Total gallons =(GPH) x (1hr/60min) x (#minutes)	Days per week Summer	Days per week Winter
1	LOW	DRIP	.60	35	.35	7	4
2	LOW	DRIP	.60	35	.35	7	4
3	MED	BUBBLER	.60	5	5	7	4
4	LOW	DRIP	.60	35	.35	7	4

Irrigation Schedule (Established - Mature Planting)

Water Pressure at meter or at 100 PSI

Irrigation Controller Brand HUNTER

Valve No.	Hydrozone type-high, med., low	Irrigation type (drip, low flow, etc.)	Mfr rated flow GPH	Application time period (minutes/day)	Total gallons =(GPH) x (1hr/60min) x (#minutes)	Days per week Summer	Days per week Winter
1	LOW	DRIP	.60	35	.35	4	2
2	LOW	DRIP	.60	35	.35	4	2
3	MED	BUBBLER	.30	6	3	4	2
4	LOW	DRIP	.60	35	.35	4	2

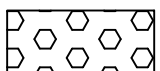
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Phil May, Landscape Architect

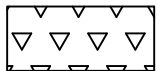
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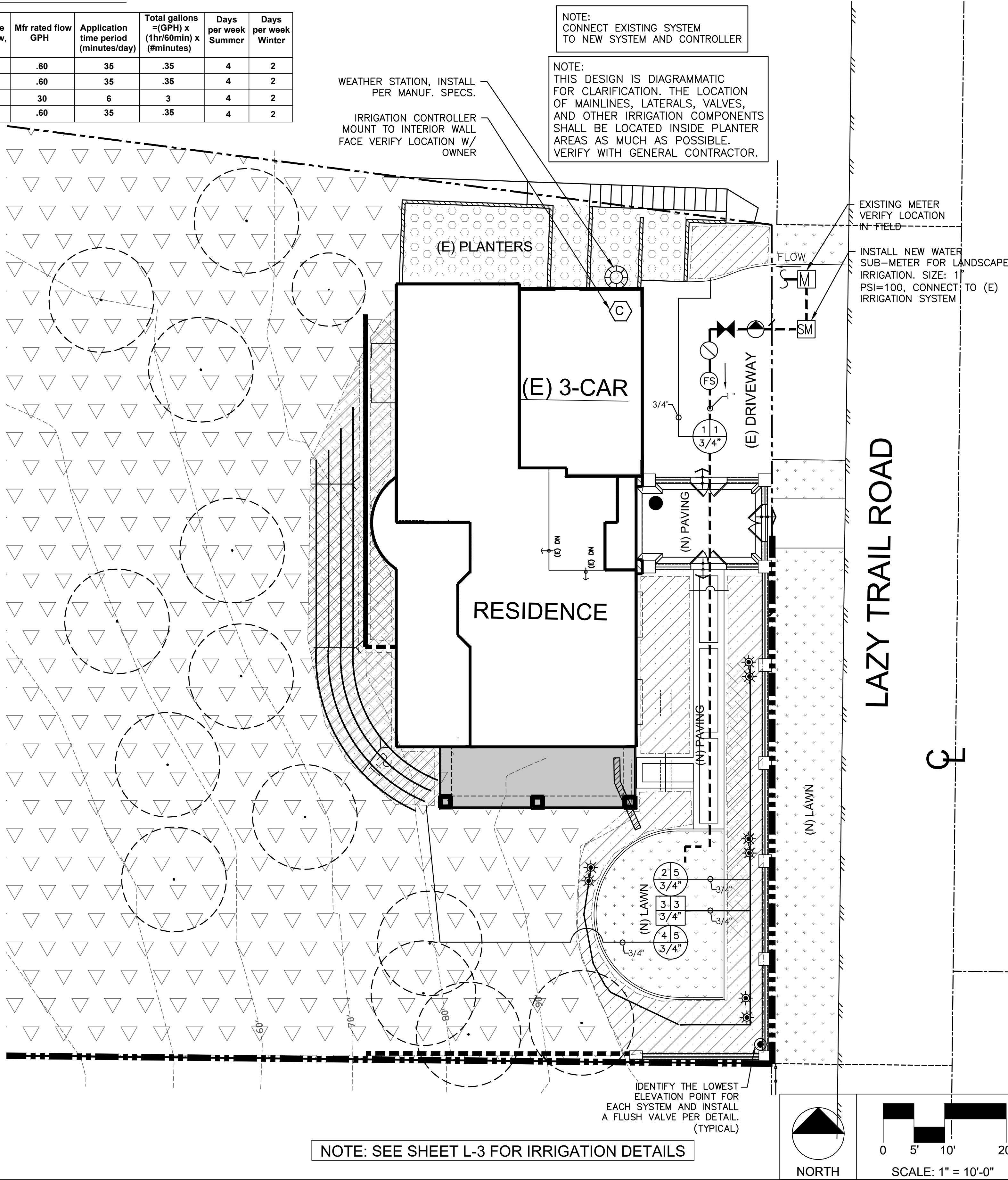
IRRIGATION LEGEND



EXISTING IRRIGATED AREAS



NON-IRRIGATED EXISTING NATIVE VEGETATION



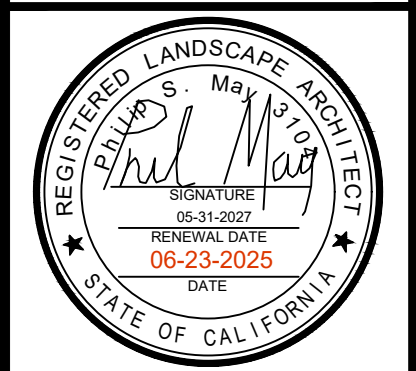
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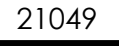
IRRIIGATION PLAN

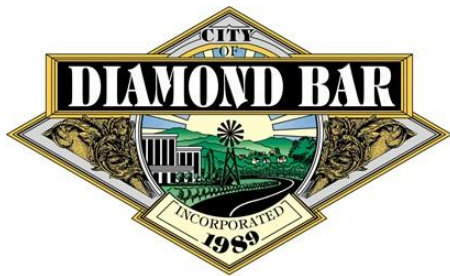
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DRAWN F.G.
CHECKED R.S.
DATE 04-01-2025
SHEET

L-4

OF 5 SHEETS
JOB NO. 21049





PLANNING COMMISSION AGENDA REPORT

CITY OF DIAMOND BAR ~ 21810 COPLEY DRIVE ~ DIAMOND BAR, CA 91765 ~ TEL. (909) 839-7030 ~ FAX (909) 861-3117

AGENDA ITEM NUMBER: 7.2

MEETING DATE: July 8, 2025

CASE/FILE NUMBER: Development Review and Tree Permit No. PL2024-65

PROJECT LOCATION: 2521 Indian Creek Road
Diamond Bar, CA 91765
APN: 8713-035-016

GENERAL PLAN DESIGNATION: Rural Residential (RR)

ZONING DISTRICT: Rural Residential (RR)

PROPERTY OWNER: LHL 688 LLC
14328 Lomitas Avenue
City of Industry CA 91746

APPLICANT: Philip K. Chan
711 S. First Avenue
Arcadia, CA 91006

Summary:

The applicant is requesting Development Review (DR) approval for the construction of a new 14,028 square-foot single-family residence with a 2,042 square-foot garage, 1,456 square feet of balcony area, 2,903 square feet of porch area, indoor swimming pool and rear yard improvements on a 51,836 gross square-foot (1.19 gross acre) undeveloped lot. A Tree Permit (TP) is also requested to remove eight protected California sycamore trees and one California black walnut tree and replace with 27 coast live oak trees on site.

RECOMMENDATION:

Adopt the attached Resolution (Attachment A) approving Development Review and Tree Permit No. PL2024-65, based on the findings of Diamond Bar City Code (DBCC) Sections 22.48 and 22.38, subject to conditions.

BACKGROUND:

The project site is located in the Diamond Bar Country Estates (The Country), on the north side of Indian Creek Road, west of Braided Mane Drive. The property is currently undeveloped. An arborist report prepared for this project (Javier Cabral, September 11, 2024) identified 18 protected trees and 46 unprotected trees on the property.

The proposed project has been approved by the Diamond Bar Country Estates Architectural Committee on November 12, 2024.

The property is legally described as Lot 16 of Tract No. 23483, and the Assessor's Parcel Number (APN) is 8713-035-016.

Site and Surrounding General Plan, Zoning and Land Uses

The image below highlights the subject property:



Site (Plan View) Aerial



Project Site



Adjacent Property to the West



Adjacent Property to the East

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

	General Plan Designation	Zoning District	Land Use
Site	Rural Residential	RR	Undeveloped
North	Rural Residential	RR	Single-Family Residential
South	Rural Residential	RR	Single-Family Residential
East	Rural Residential	RR	Single-Family Residential
West	Rural Residential	RR	Undeveloped

Project Description

Site Plan

As stated, the property's gross lot area is 51,836 square feet (1.19 acres), which includes a 32-foot wide private street easement along the frontage of Indian Creek Road. The property is an irregular-shaped lot with a net buildable area (i.e., minus the private street easement) of 44,518 square feet (1.02 acres). The property is a hillside

property with a descending slope at 30.44 percent that starts from the private street easement to the rear property line.

The proposed house is situated towards the south side of the lot, 30 feet from the edge of the private street easement line along Indian Creek Road. The entrance to the residence faces Indian Creek Road and a single driveway provides access to an eight-car garage. 2,903 square feet of porch area and 1,456 square feet of balcony areas are proposed throughout the residence. Amenities such as an indoor pool, gym, sauna and home theater are also proposed on the basement floor.

There are 18 protected trees on the property. Nine are proposed for removal, as further discussed under the “Tree Permit” section below.

Grading Plan

The applicant is proposing to fill 1,767 cubic yards of soil throughout the property to expand the existing building pad, which would have to be imported to the site.

The applicant is proposing three-tiered retaining walls, with a maximum height of four feet, at the rear of the property to support fills below the natural grade to expand the buildable pad for the house. All exposed portions of the proposed retaining walls will have a decorative finish, with the use of split-faced block or painted stucco to match the house.

Architecture

The architectural style is an Italian design with slate roof tiles, smooth stucco walls, precast trim, columns and quoins, arched windows, wrought iron railings and French doors, symmetrically placed chimney shrouds, and decorative eave rafters. The palette of exterior finish materials consists of earth-toned shades to preserve the hillside’s aesthetic.



Conceptual Rendering of Front Elevation

The proposed three-level house's floor plan is comprised of the following components:

- First Floor – Garage with workshop, gym with sauna and a bathroom, indoor pool, theater room, mudroom, and wine cellar.
- Second Floor – Common areas (foyer, dining room, living room, family room, kitchen, wok kitchen with a pantry room, wet bar, library, laundry room, and a powder room) and two bedrooms with a bathroom and walk-in closets.
- Third Floor – Master suite with a bathroom and walk-in closet, three bedrooms with a bathroom and walk-in closets, loft, and a wet bar.
- Porch/balcony areas totaling 4,359 square feet are proposed throughout the three levels of the residence.

The floor area distribution is summarized below:

PROJECT SUMMARY (square footage)		
<u>Living Area</u>		14,028
○ First Floor	3,383	
○ Second Floor	6,401	
○ Third Floor	4,244	
<u>Non-Livable Area</u>		6,383
○ Garage	2,024	
○ Balconies	1,456	
○ Porch	2,903	
TOTAL FLOOR AREA		20,411

The height of the building is 35 feet, measured from the finished grade to the highest point of the roofline.

Landscape Plan

A total of 20 unprotected trees and eight protected California sycamore trees and one California black walnut tree are proposed for removal. The protected trees will be replaced at a 3:1 ratio and a condition of approval is included in the attached Resolution requiring the planting of 27 coast live oak trees. The Tree Permit section below provides further analysis on the removal of trees and appropriate mitigation. The applicant is also proposing one 36-inch box Eastern redbud in the front yard. A total of 28 trees will be planted to replace the 29 trees proposed for removal. At project completion, there will be a total of 63 trees onsite (29 replacement trees and 34 existing trees to be preserved).

Additionally, various 5-gallon and 1-gallon shrubs that have a variety of color, texture, and form are proposed throughout the front, side and rear yards. Overall, landscaping

consists of drought tolerant and non-invasive species to minimize irrigation and reduce the area of turf. The project is required to comply with the City's Water Efficient Landscaping Ordinance, and compliance will be verified during building plan check and final inspections.

The subject property is located within the Los Angeles County Fire Department "High Fire Hazard Severity Zone." Therefore, the proposed landscaping must comply with the Fire Department's Fuel Modification Plan requirements. The landscape plans will be submitted for review and approval by the Fire Department during building plan check.

ANALYSIS:

Review Authority

The proposed project requires Planning Commission review and approval of two entitlement applications: Development Review (DR) and a Tree Permit (TP). The analysis that follows provides the basis for staff's recommendation to approve the DR and TP applications.

Development Review (DBCC Chapter 22.48)

New construction of a single-family home requires Planning Commission approval of a Development Review application. Development Review approval is required to ensure compliance with the City's General Plan policies, development standards, and design guidelines, and to minimize adverse effects of the proposed project upon the surrounding properties and the City in general.

As stated in Section 22.48.010 of the Development Code, the Development Review process was established to ensure that new development and additions to existing development are consistent with the General Plan "through the promotion of high functional and aesthetic standards to complement and add to the economic, physical, and social character" of Diamond Bar.

Development Standards: The following table compares the proposed project with the City's development standards for residential development in the RR zone:

Development Feature	Residential Development Standards	Proposed	Meets Requirements
Front Setback	30 feet	30 feet	Yes
Side Setbacks	15 feet on one side, 10 feet on the other	70 feet – west side 19 feet – east side	Yes
Side Yard Minimum Between Adjoining Structures	25 feet	68'-10" – east side 86'-11" – west side	Yes

Rear Setback	25 feet	25 feet	Yes
Lot Coverage	Maximum of 30%	16%	Yes
Max. Building Height	35 feet	35 feet	Yes
Parking	2-car garage	8-car garage	Yes
Retaining Wall Height	4-foot exposed (supporting fill)	4-foot exposed (supporting fill)	Yes

Tree Permit (DBCC Section 22.38.110)

A Tree Permit is required when the removal or protection of a protected tree is requested. A protected tree is any of the following:

- Native oak, walnut, sycamore and willow trees with a diameter at breast height ("DBH" i.e., 4.5 feet above ground level) of eight inches or greater, and located on parcels larger than one-half acre in area;
- Trees of significant historical or value as designated by the City Council;
- Any tree required to be preserved or relocated as a condition of approval for a discretionary permit;
- Any tree required to be planted as a condition of approval for a discretionary permit; or
- A stand of trees, the nature of which makes each tree dependent upon the others for survival.

Trees that are damaged, diseased or in danger of falling (as verified by an arborist) that cannot be effectively preserved, or its presence is a threat to other protected trees or existing or proposed structures are exempted from being replaced at a three to one (3:1) ratio.

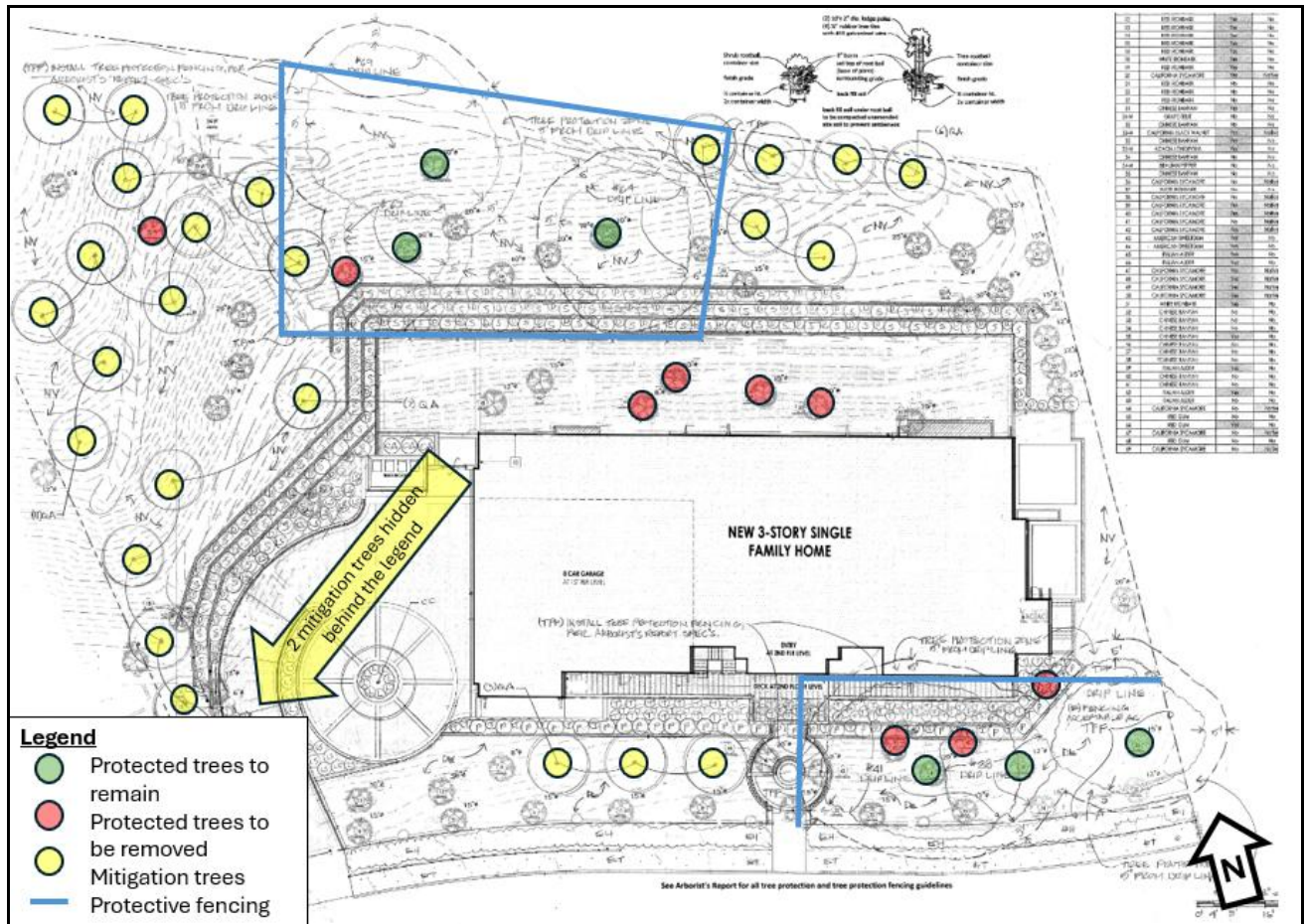
The applicant submitted a tree report prepared by a licensed arborist (Javier Cabral) dated September 11, 2024. There are 14 California sycamore trees that are considered protected with a DBH that ranges between 11 and 24 inches, and one California black walnut coast live oak with a DBH of 39 inches. Six protected trees will remain on the property and nine protected trees (eight California sycamores and one coast live oak) are proposed for removal as it will impact grading activities. Protected trees will be replaced at a 3:1 ratio with 27 coast live oak trees, which is the required amount of mitigation trees to be planted. Due to the scarcity of California sycamores in local inventories, it is recommended that coast live oak trees be used as mitigation trees. Therefore, three 15-gallon coast live oak trees will be planted in the front yard, seven

trees will be planted in the side yard, and 17 trees will be planted on the rear slope of the property (exact location to be determined during plan check to comply with the Fire Department's Fuel Modification Plan requirements).

The six protected trees (six California sycamores) to remain will be retained and protected in place with protective, chain-link fencing to be installed prior to construction activities. For work close to the protected zone, protective measures shall include, but are not limited to the following:

- Tree protection fencing will be a minimum of five feet high and located five feet from the drip line of the trees.
- Fencing will be of a flexible configuration or chain link, supported by vertical posts at a maximum of ten-foot intervals to keep the fencing upright and in place.
- A sign posted on the fencing which states "Warning: Tree Protection Zone" and stating the requirements of all workers in the protection zone.
- Throughout the course of construction, the tree protection fencing shall be maintained and the site shall be maintained and cleaned at all times. No construction staging or disposal of construction materials or byproducts, including but not limited to paint, plaster, or chemical solutions is allowed in the tree protection zone.

These protective measures are included as conditions in the attached resolution.



Location of Protected Trees

Compliance with Hillside Management Ordinance (DBCC Section 22.22)

The proposed project was reviewed for compliance with the City's Hillside Management Design Guidelines and regulations. The project complies with all of the regulations and guidelines to ensure that development will complement the character and topography of hillside areas set forth in the Development Code, and incorporates the following features:

- The maximum building height is 35 feet, where 35 feet is allowed;
- Architectural treatment is provided on all sides of the building with varying setbacks and projections;
- All proposed retaining walls associated with the building pads are at a maximum exposed height of four feet; and

- Earth tone building materials and color schemes are used that blend in with the natural landscape.

The project complies with all of the regulations and guidelines to ensure that development will complement the character and topography of hillside areas set forth in the Development Code.

Compatibility with Neighborhood

The proposed house will be located on an existing flat pad but will be extended for a larger building footprint and rear yard improvements. The new house will not be intrusive to neighboring homes since the proposed house will not block existing views from adjacent properties. The property to the east will continue to have views from the rear yard to the northwest. The property to the west is undeveloped. The property across the street to the south will continue to have views to the south.

The proposed house is comparable in mass and scale to existing homes on similar lots in The Country. The architecture in The Country is eclectic, and includes a variety of architectural designs. The scale and proportions of the proposed home are well balanced and appropriate for the site. In sum, the proposed project fits the character of the neighborhood in which it is proposed.

The project incorporates the principles of the City's Residential Design Guidelines as follows:

- The new single-family residence will conform to all development standards, including building height, lot coverage and setbacks, which is consistent with other homes in The Country;
- A gradual transition between the project and adjacent uses is achieved through appropriate setbacks, building height, landscaping, and window and door placement;
- The proposed new single-family residence is appropriate in mass and scale to the site;
- Elevations are treated with detailed architectural elements;
- The exterior finish materials and colors blend with the natural environment; and
- Effective landscape design should serve the dual purpose of intrinsically enhancing a project setting, as well as integrating the landscaping into the overall architectural design. Staff finds the proposed plant palette to be diverse, and the plant selections are compatible with Southern California native landscapes.

Additional Review

The Public Works Department and Building and Safety Division reviewed this project, and their comments are included in the attached resolution as conditions of approval.

NOTICE OF PUBLIC HEARING:

On June 27, 2025, public hearing notices were mailed to property owners within a 1,000-foot radius of the project site. The notice was submitted to the *San Gabriel Valley Tribune* newspaper for publication on June 27, 2025. 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

No comments have been received as of the publication date of this report.

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 Categorically Exempt from the provisions of CEQA pursuant to the provisions of Article 19 Section 15303(a) (construction of a new single-family residence) of the CEQA Guidelines. No further environmental review is required.

PREPARED BY:



Rudy Lopez, Assistant Planner

7/8/2025

REVIEWED BY:



Grace Lee, Planning Manager

6/24/2025



Greg Gubman, Community Development Director

6/24/2025

Attachments:

- A. Draft Resolution No. 2025-XX
- B. Site, Architectural, Conceptual Grading, and Landscape Plans

**PLANNING COMMISSION
RESOLUTION NO. 2025-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, APPROVING DEVELOPMENT REVIEW NO. PL2024-65 FOR THE CONSTRUCTION OF A NEW 14,028 SQUARE-FOOT, THREE-STORY, SINGLE-FAMILY RESIDENCE WITH A 2,042 SQUARE-FOOT GARAGE, 1,456 SQUARE FEET OF BALCONY AREA, 2,903 SQUARE FEET OF PORCH AREA, INDOOR SWIMMING POOL AND REAR YARD IMPROVEMENTS ON A 1.19 GROSS ACRE (51,836 GROSS SQUARE-FOOT) LOT LOCATED AT 2521 INDIAN CREEK ROAD, DIAMOND BAR, CA 91765 (APN 8713-035-016). A TREE PERMIT IS ALSO REQUESTED TO REMOVE EIGHT PROTECTED CALIFORNIA SYCAMORE TREES AND ONE CALIFORNIA BLACK WALNUT TREE AND REPLACE WITH 27 COAST LIVE OAK TREES ON SITE.

A. RECITALS

1. The property owner, LHL 688 LLC, and applicant, Philip K. Chan, have filed an application for Development Review and Tree Permit No. PL2024-65 for a property located at 2521 Indian Creek Road, Diamond Bar, County of Los Angeles, California.
2. The following approvals are requested from the Planning Commission:
 - (a) Development Review for the construction of a new 14,028 square-foot single-family residence with a 2,042 square-foot garage, 1,456 square feet of balcony area, 2,903 square feet of porch area, indoor swimming pool and rear yard improvements.
 - (b) Tree Permit to remove eight protected California sycamore trees and one California black walnut tree and replace with 27 coast live oak trees on site.

Hereinafter in this Resolution, the subject Development Review and Tree Permit shall be referred to as the "Proposed Project."

3. The subject property is made up of one parcel totaling 51,836 gross square feet (1.19 gross acres). It is located in the Rural Residential (RR) zone with an underlying General Plan land use designation of Rural Residential.
4. The legal description of the subject property is Lot 16 of Tract No. 23483, and the Assessor's Parcel Number (APN) is 8713-035-016.
5. On June 27, 2025, public hearing notices were mailed to property owners within a 1,000-foot radius of the Project site. The notice was submitted to the San Gabriel Valley Tribune newspaper for publication on June 27, 2025. Also, public notices were posted at the project site and the City's designated community posting sites.

6. On July 8, 2025, 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.

B. RESOLUTION

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

1. The Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct; and
2. The Planning Commission hereby determines the Project to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the provisions of Article 19 Section 15303(a) (construction of a new single-family residence) of the CEQA Guidelines. Therefore, no further environmental review is required.

C. FINDINGS OF FACT

Based on the findings and conclusions set forth herein and as prescribed under Diamond Bar City Code (DBCC) Sections 22.48 and 22.38, this Planning Commission hereby finds as follows:

Development Review Findings (DBCC Section 22.48.040)

1. The design and layout of the proposed development is consistent with the applicable elements of the City's General Plan, City Design Guidelines, and development standards of the applicable district, design guidelines, and architectural criteria for special areas (e.g., theme areas, specific plans, community plans, boulevards or planned developments):

The design of the Project is consistent with the applicable elements of the City's General Plan, City Design Guidelines and development standards. The City's General Plan Policy LU-P-56 requires that development on privately-owned, residentially designated land in hillside areas shall be compatible with the surrounding natural areas promoting design principles such as minimizing grading, preserving existing vistas, incorporate site and architectural design that is sensitive to the hillsides, and require fuel modification. To minimize grading, the new residence is proposed on an existing buildable pad which will be expanded to comply with the minimum rear yard setback. All exposed portions of retaining walls will have a decorative finish, with the use of split-faced block or painted stucco to match the house as to not detract from the hillside. The Project will also be required to implement fuel modification.

A gradual transition between the project and adjacent uses is achieved through appropriate setbacks, building height, and window and door placement. Additionally, the design includes balcony/porch areas throughout

the two levels of the home. All elevations are architecturally treated and strongly articulated through projections along the visible façade [City's Design Guidelines B. Architecture (3)].

The Project complies with all development standards of the Rural Residential zoning district by complying with all development standards such as required setbacks, building height, and lot coverage. The project site is not part of any theme area, specific plan, community plan, boulevard or planned development.

2. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments, and will not create traffic or pedestrian hazards;

The proposed single-family house will not interfere with the use and enjoyment of neighboring existing or future developments because the use of the project site is designed for a single-family home and the surrounding uses are also single-family homes. The new house will not be intrusive to neighboring homes since the proposed house will not block existing views from adjacent properties. The property to the east will continue to have views from the rear yard to the northwest. The property to the west is undeveloped. The property across the street to the south will continue to have views to the south.

The proposed single-family house will not interfere with vehicular or pedestrian movements, such as access or other functional requirements of a single-family home because it complies with the requirements for driveway widths and exceeds the minimum number of required off-street parking spaces.

3. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood and will maintain and enhance the harmonious, orderly and attractive development contemplated by Chapter 22.48: Development Review Standards, the City's Design Guidelines, the City's General Plan, or any applicable specific plan;

The City's General Plan Policy LU-P-56 requires that residential development be compatible with the prevailing character of the surrounding neighborhood in terms of building scale, density, massing, and design. The City's General Plan Goal CC-G-4 also requires the preservation of the scale and character of existing residential neighborhoods and ensure sensitive transitions between densities and uses. The City's Design Guidelines Architecture (1) requires compatibility with the surrounding character including harmonious building style, form, size, color, material and roofline.

The scale and proportions of the proposed residence are well balanced and appropriate for the 1.19 gross-acre site. The Italian architectural style is compatible with other homes in the neighborhood since the architecture in The Country is eclectic, and includes a variety of architectural designs. The Project minimizes negative impacts on surrounding uses since the house will not block

existing views from adjacent properties. In sum, the Project fits the character of the neighborhood on which it is proposed.

4. The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, color, and will remain aesthetically appealing;

The proposed residence will be designed in the Italian architectural style. The project is designed to have a variety of elements to reflect the architectural style, including the following design features: slate roof tiles, smooth stucco walls, precast trims, columns and quoins, rectangular windows set in arched openings, wrought iron railings and French doors, symmetrically placed chimneys shrouds, and decorative eave rafters. Through the use of earth-toned shades and quality materials that have texture and color, the proposed residence will not be intrusive to neighboring homes. Also, landscaping is integrated into the site to complement the massing of the house and blend in with neighboring homes and the natural environment of the site in order to maintain a desirable environment. The scale and proportions of the proposed home are well balanced and appropriate for the site.

5. The proposed development will not be detrimental to public health, safety or welfare or materially injurious (e.g., negative effect on property values or resale(s) of property) to the properties or improvements in the vicinity; and

Before the issuance of any City permits, the proposed project is required to comply with all conditions within the approved resolution, and the Building and Safety Division and Public Works Departments requirements.

Through the permit and inspection process, the referenced agencies will ensure that the proposed project is not detrimental to the public health, safety or welfare or materially injurious to the properties or improvements in the vicinity.

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

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as set forth under Article 19 Section 15303(a) (construction of a new single-family residence) of the CEQA Guidelines.

Tree Permit Finding (DBCC Section 22.38.110)

1. Preservation of the tree is not feasible and would compromise the property owner's reasonable use and enjoyment of property or surrounding land and appropriate mitigation measures will be implemented in compliance with DBCC Section 22.38.130 (Tree replacement/relocation standards) below.

The applicant submitted a tree report prepared by a licensed arborist (Javier Cabral) dated September 11, 2024. There are 14 California sycamore trees that are considered protected with a DBH that ranges between 11 and 24 inches, and one California black walnut coast live oak with a DBH of 39 inches. Six protected trees will remain on the property and nine protected trees (eight California sycamores and one coast live oak) are proposed for removal as it will impact grading activities. Protected trees will be replaced at a 3:1 ratio with 27 coast live oak trees, which is the required amount of mitigation trees to be planted. Due to the scarcity of California sycamores in local inventories, it is recommended that coast live oak trees be used as mitigation trees. Therefore, three 15-gallon coast live oak trees will be planted in the front yard, seven trees will be planted in the side yard, and 17 trees will be planted on the rear slope of the property (exact location to be determined during plan check to comply with the Fire Department's Fuel Modification Plan requirements).

Trees to remain will be retained and protected in place with protective, chain-link fencing to be installed prior to construction activities. These protective measures are included as conditions below.

Based upon the findings and conclusion set forth above, the Planning Commission hereby approves this Application, subject to the following conditions:

1. Development shall substantially comply with the plans and documents presented to the Planning Commission at the public hearing.
2. Prior to building permit issuance, the required landscape plan shall be designed to meet the requirements of the Los Angeles County Fire Department's Fuel Modification Plan Guidelines in terms of plant selection, placement and maintenance. The final landscape and fuel modification plans shall be submitted to the Los Angeles Fire Department for review and approval.
3. Prior to building permit issuance, a Certification of Design, together with landscape and irrigation plans prepared by a licensed landscape architect, shall be submitted to the Planning Division for review and approval by the City's Consulting Landscape Architect. Landscape and irrigation plans shall comply with the updated Water Efficient Landscaping Ordinance.
4. Prior to the issuance of a demolition, grading or building permit, the protected trees shall be barricaded by chain link fencing with a minimum height of five feet, or by another protective barrier approved by the Community Development Director or designee. Chain link fencing shall be supported by vertical posts at a maximum of ten-foot intervals to keep the fencing upright and in place. Barriers shall be placed at least five (5) feet from the drip line of the trees. A sign posted on the fencing which states "Warning: Tree Protection Zone" and stating the requirements of all workers in the protection zone. Throughout the course of construction, the tree protection fencing shall be maintained and the site shall be maintained and cleaned at all times. No construction staging or

disposal of construction materials or byproducts, including but not limited to paint, plaster, or chemical solutions is allowed in the tree protection zone. The fencing plan shall be shown on the grading plan and other applicable construction documents and the Applicant, Owner or construction manager shall contact the Planning Division to conduct a site visit prior to commencement of any work to ensure this condition is met.

5. All work conducted close to the protected zone of protected trees shall be performed within the presence of a qualified arborist. A 48-hour notice shall be provided to the arborist and the Planning Division prior to the planned start of work.
6. If protective measures fail to ensure the survival of any protected tree during construction activity or within three years after approval of final inspection, a minimum of three 24-inch box protected species shall be planted on the property for each protected tree that dies.
7. Replacement trees shall be planted on site and shall be subject to a minimum of three years of maintenance and monitoring to ensure their successful establishment. Any trees lost or observed to be in poor or declining health within the three-year establishment period shall be replaced at a minimum ratio of 1:1 (non-protected trees) and 3:1 (protected trees). After all trees have been established, all temporary irrigation systems (i.e., those outside of project landscaping and Fuel Modification Zones) shall be removed.
8. Standard Conditions. The applicant shall comply with the standard development conditions attached hereto.

The Planning Commission shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail to the property owner, LHL 688 LLC, 14328 Lomitas Avenue, City of Industry, CA 91746, and applicant, Philip K. Chan, 711 S. First Avenue, Arcadia, CA 91006.

APPROVED AND ADOPTED THIS 8TH DAY OF JULY, 2025, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

By: _____

Nalia Barlas, Chairperson

I, Greg Gubman, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly introduced, passed, and adopted, at a regular meeting of the Planning Commission held on the 8th day of July, 2025, by the following vote:

AYES:	Commissioners:
NOES:	Commissioners:
ABSENT:	Commissioners:
ABSTAIN:	Commissioners:

ATTEST: _____
Greg Gubman, Secretary



COMMUNITY DEVELOPMENT DEPARTMENT

STANDARD CONDITIONS

USE PERMITS, COMMERCIAL AND RESIDENTIAL NEW AND REMODELED STRUCTURES

PROJECT #: Development Review and Tree Permit No. PL2024-65

SUBJECT: For the construction of a new 14,028 square-foot single-family residence with a 2,042 square-foot garage, 1,456 square feet of balcony area, 2,903 square feet of porch area, indoor swimming pool and rear yard improvements on a 51,836 gross square-foot (1.19 gross acre) undeveloped lot. A Tree Permit (TP) is also requested to remove eight protected California sycamore trees and one California black walnut tree and replace with 27 coast live oak trees on site.

PROPERTY OWNER: LHL 688 LLC, 14328 Lomitas Avenue, City of Industry, CA 91746

APPLICANT: Philip K. Chan, 711 S. First Avenue, Arcadia, CA 91006

LOCATION: 2521 Indian Creek Road, Diamond Bar, CA 91765

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT.

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

A. GENERAL REQUIREMENTS

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 Development Review and Tree Permit No. PL2024-65 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 attorneys' fees, incurred in defense of such claims.
 - (b) Applicant shall promptly pay any final judgment rendered against the City defendants. 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 Development Review and Tree Permit No. PL2024-65, 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 a zoning approval for those businesses located in Diamond Bar.
- 4. Signed copies of Planning Commission Resolution No. 2025-XX, Standard Conditions, and all conditions of approval 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. 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.
- 6. Prior to any use of the project site or business activity being commenced thereon, all conditions of approval shall be completed.
- 7. The project site shall be maintained and operated in full compliance with the conditions of approval and all laws, or other applicable regulations.
- 8. Approval of this request shall not waive compliance with all sections of the Development Code, all other applicable City Ordinances, and any applicable Specific Plan in effect at the time of building permit issuance.

9. All site, grading, landscape/irrigation, and roof plans, and elevation plans shall be coordinated for consistency prior to issuance of City permits (such as grading, tree removal, encroachment, building, etc.,) or approved use has commenced, whichever comes first.
10. The hours during which construction activities causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work are limited to Monday through Saturday, between the hours of 7:00 a.m. and 7:00 p.m., and are not allowed at any time on Sundays or holidays.
11. The property owner/applicant shall remove the public hearing notice board within three days of this project's approval.
12. The applicant shall comply with the requirements of City Planning, Building and Safety Divisions, Public Works Department, and the Fire Department.
13. Prior to issuance of building permits, the applicant shall record, and provide the City with a conformed recorded copy of, a Covenant and Agreement or similar document in a form approved by the City Attorney, which restricts the rental of rooms or other portions of the property under two or more separate agreements and prohibits use of the property as a boarding or rooming house, except to the extent otherwise permitted by the Diamond Bar City Code or applicable state or federal law.
14. Landscape plans prepared by a licensed landscape architect that complies with the City's water conservation landscaping requirement, along with a landscape deposit in the amount of \$2,500 for landscape plan check review fees shall be required during building plan check [DBCC Section 8.14]. The landscape plans will be reviewed by the City's Consultant Landscape Architect to ensure this requirement is met.

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 or grading permit (whichever comes first), as required by the City. School fees as required shall be paid prior to the issuance of building permit. 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 Development Review and Tree Permit No. PL2024-65 expires within two years from the date of approval if the use has not been exercised as defined per Diamond Bar City Code (DBCC) Section 22.66.050 (b)(1). In accordance with DBCC Section 22.60.050(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. This approval is for the construction of a new 14,028 square-foot single-family residence with a 2,042 square-foot garage, 1,456 square feet of balcony area, 2,903 square feet of porch area, indoor swimming pool and rear yard improvements at 2521 Indian Creek Road, as described in the staff report and depicted on the approved plans on file with the Planning Division, subject to the conditions listed below.
2. The construction documents submitted for plan check shall be in substantial compliance with the architectural plans approved by the Planning Commission, as modified pursuant to the conditions below. If the plan check submittal is not in substantial compliance with the approved Development Review submittal, the plans may require further staff review and re-notification of the surrounding property owners, which may delay the project and entail additional fees.
3. To ensure compliance with the provisions of the Planning Commission approval, a final inspection is required from the Planning Division when work for any phase of the project has been completed. The applicant shall inform the Planning Division and schedule an appointment for such an inspection.
4. The above conditions shall run with the land and shall be binding upon all future owners, operators, or successors thereto of the property. Non-compliance with any condition of approval or mitigation measure imposed as a condition of the approval shall constitute a violation of the City's Development Code. Violations may be enforced in accordance with the provisions of the Development

Code.

5. Failure to comply with any of the conditions set forth above or as subsequently amended in writing by the City, may result in failure to obtain a building final and/or a certificate of occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/or complete demolition of a non-compliant improvement, regardless of costs incurred where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.
6. 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, the conditions contained herein, and the Development Code regulations.
7. All roof- or ground-mounted mechanical equipment (e.g., air conditioning, heating, ventilation ducts and exhaust, water heaters, etc.), waste and storage areas, and utility services 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 architecturally compatible with other site development in terms of colors, materials, and architectural style subject to approval by the director. The screening design/construction shall blend with the design of the structure(s) and include appropriately installed and maintained landscaping when on the ground.
8. 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.
9. All landscaping, structures, architectural features and public improvements damaged during construction shall be repaired or replaced upon project completion.

E. 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 entitlement approved herein. 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.

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.

II. APPLICANT SHALL CONTACT THE COUNTY OF LOS ANGELES FIRE DEPARTMENT, (909) 620-2402, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. FIRE PROTECTION STANDARDS

1. Comments will be provided upon acceptance of fees invoiced by the County.
2. Development shall be constructed to reduce the potential for spread of brushfire.
 - (i) In the case of a conflict, where more restrictive provisions are contained in the current State and Local Building Code or in the Fire Code, the more restrictive provisions shall prevail.
 - (ii) Roofs shall be covered with noncombustible materials as defined in the building code. Open eave ends shall be stopped in order to prevent bird nests or other combustible material lodging within the roof and to preclude entry of flames.
 - (iii) Exterior walls shall be surfaced with noncombustible or fire-resistant materials.
 - (iv) Balconies, patio roofs, eaves and other similar overhangs shall be of noncombustible construction or shall be protected by fire-resistant material in compliance with the building code.
3. All development shall be constructed with adequate water supply and pressure for all proposed development in compliance with standards established by the fire marshal.
4. A permanent fuel modification area shall be required around development projects or portions thereof that are adjacent or exposed to hazardous fire areas for the purpose of fire protection. The required width of the fuel modification area shall be based on applicable building and fire codes and a fire hazard analysis study developed by the fire marshal. In the event abatement is not performed, the council may instruct the fire marshal to give

notice to the owner of the property upon which the condition exists to correct the prohibited condition. If the owner fails to correct the condition, the council may cause the abatement to be performed and make the expense of the correction a lien on the property upon which the conditions exist.

5. Fuel modification areas shall incorporate soil erosion and sediment control measures to alleviate permanent scarring and accelerated erosion.
6. If the fire marshal determines in any specific case that difficult terrain, danger of erosion, or other unusual circumstances make strict compliance with the clearance of vegetation undesirable or impractical, the fire marshal may suspend enforcement and require reasonable alternative measures designed to advance the purposes of this chapter.
7. Special construction features may be required in the design of structures where site investigations confirm potential geologic hazards.

III. APPLICANT SHALL CONTACT THE PUBLIC WORKS 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. A Storm Water Pollution Prevention Plan (SWPPP) will be required for construction activity which disturbs one acre or greater of soil.
2. Per NPDES Permit (CAS004004) for MS4 Discharges within the Coastal Watershed of Los Angeles County (Order No. R4-2021-0105), a new single-family hillside home development project shall include mitigation measures to:
 - (i) Conserve natural areas;
 - (ii) Protect slopes and channels;
 - (iii) Provide storm drain system stenciling and signage;
 - (iv) Divert roof runoff to vegetated areas before discharge unless the diversion would result in slope instability; and
 - (v) Direct surface flow to vegetated areas before discharge, unless the diversion would result in slope instability.

These mitigation measures shall be included with the submitted grading plans and implemented during construction.

3. 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.
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 issuance of a grading permit, the applicant shall submit non-interference letters for all interfering on-site easements from affected owner/utility company.
12. Prior to issuance of a grading permit, the applicant shall submit an approval letter from the Homeowner's Association for all proposed work within the private streets of Indian Creek Rd and Clear Creek Ln.
13. 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.
14. 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.
15. 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.

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. 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 dedication to the City or 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. Prior to issuance of any project final inspections/certificate of occupancy, the applicant shall relocate and underground any existing on-site utilities to the satisfaction of the City Engineer and the respective utility owner.
4. Underground utilities shall not be constructed within the drip line of any mature tree except as approved by a registered arborist.

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

General Conditions:

1. Plans and construction shall conform to current State and Local Building Code (i.e. 2022 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.
3. Only one single-family dwelling is allowed on this property unless specifically approved otherwise per CBC 202.

Plan Check – Items to be addressed prior to plan approval:

4. 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.
5. 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 119 and 150(k).
6. Indoor air quality shall be provided consistent with ASHRAE 62.2 as required per California Energy Code 150(o).
7. 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.
8. The following statement shall be included on the plans: “Separate permits are required for pool, spa, and retaining walls”.
9. 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.
10. New gas appliances shall be designed to be electric ready per CA Energy Code 150.0(t) to (v).
11. Design for future energy storage system shall be provided including 225 busbar rating of panel per CA Energy Code 150.0(s).
12. 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.
13. All easements shall be shown on the site plan.
14. Fire Department approval shall be required. Contact the Fire Department to check the fire zone for the location of your property. If this project is located in High Hazard Fire Zone, it shall meet requirements of the fire zone per CBC Chapter 7A.
 - a. All unenclosed under-floor areas shall be constructed as exterior wall.

- b. All openings into the attic, floor and/or other enclosed areas shall be covered with corrosion-resistant wire mesh not less than 1/4 inch or more than 1/2 inch in any dimension except where such openings are equipped with sash or door.
 - c. Eaves shall be protected.
 - d. Exterior construction shall be one-hour or non-combustible.
 - e. Fuel modification plans shall be approved through LA County Fire Fuel Modification Unit.
 - f. LA County Fire shall approve plans for fire flow availability due to home being over 3600 sf as required per CFC Appendix B105.1.
- 15. All retaining walls shall be separately submitted to the Building & Safety and Public Works/Engineering Departments for review and approval.
 - 16. A soils report is required per CBC 1803 and all recommendations of the soils report shall be adhered to.
 - 17. 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. The structures shall be setback from slopes and footings deepened to meet these criteria.
 - 18. Light and ventilation shall comply with CBC 1203 and 1205.
 - 19. Interior pools shall have a ventilation system capable of providing exhaust ventilation. See CMC T-402.1 and T-403.7.
 - 20. Design for future electric vehicle charging shall be provided consistent with CAL Green 4.106.4 or 5.106.5.3.
 - 21. New single-family dwellings shall have solar panels installed in conformance with CA Energy Code 150.1(c)14.

Permit – Items required prior to building permit issuance:

- 22. 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.
- 23. 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.
- 24. 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.

25. Sewer connections require sewer connection fees and approval from the LA County Sanitation District.
26. AQMD notification is required at least 10 days prior to any demolition. Proof of notification is required at permit issuance.
27. 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.

Construction – Conditions required during construction:

28. Fire sprinklers are required for new single-family dwellings (CRC R313.2). Sprinklers shall be approved by LA County Fire Department prior to installation and shall be inspected at framing stage and finalization of construction.
29. 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.
30. 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.
31. 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.
32. All equipment staging areas shall be maintained in an orderly manner and screened behind a minimum 6' high fence.
33. A height and setback survey may be required at completion of framing and foundations construction phases respectively.
34. 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.

35. 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.
36. 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.
37. All glazing in hazardous locations shall be labeled as safety glass. The labeling shall be visible for inspection.
38. Pursuant to California Residential Code (CRC) Section R315, carbon monoxide detectors are required in halls leading to sleeping rooms.
39. 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.
40. 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.
41. Bodies of water that are greater than 18" in depth shall have the required barriers to prevent unintentional access per CBC 3904.4.
42. Special inspections and structural observation will be required in conformance with CBC 1704 to 1709.
43. All plumbing fixtures, including those in existing areas, shall be low-flow models consistent with California Civil Code Section 1101.1 to 1101.8.

END



NEW CUSTOM SINGLE FAMILY HOME
2521 INDIAN CREEK RD, DIAMOND BAR 91765



SHEET INDEX	
Sheet Number	Sheet Name
A-000	COVER SHEET
A-010	PROJECT INFORMATION
A-012	CONDITIONS OF APPROVAL
A-090	TOPOGRAPHIC SURVEY
A-100	SITE PLAN (OVERALL)
A-101	SITE ENLARGED PLAN
A-102	TREE INVENTORY SITE PLAN
A-201	1ST FLOOR PLAN
A-202	2ND FLOOR PLAN
A-203	3RD FLOOR PLAN
A-204	ROOF PLAN
A-301	BUILDING ELEVATIONS
A-302	BUILDING ELEVATIONS
A-401	BUILDING CROSS-SECTION
A-402	BUILDING CROSS-SECTION
A-901	3D VIEW
A-902	3D VIEW



PDS STUDIO

ARCHITECTURE + DESIGN

711 S. FIRST AVE.
ARCADIA, CA 91006

TEL: 626-294-9402
WWW.PDS-STUDIO.COM

ARCHITECT SEAL:



PROJECT:
NEW SINGLE FAMILY HOME

2521 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
5/5/2025 9:24:49 AM

PROJECT NO:
REVISION DATE

NOTES:

CHECKED BY: Checker

SCALE:

SHEET NAME:

COVER SHEET

SHEET NO:

A-000



PDS STUDIO

ARCHITECTURE + DESIGN

711 S. FIRST AVE.
ARCADIA, CA 91006
TEL: 626-294-9402
WWW.PDS-STUDIO.COM

ARCHITECT SEAL:



PROJECT:
NEW SINGLE FAMILY HOME

2521 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
5/5/2025 9:25:01 AM

PROJECT NO:
REVISION DATE

NOTES:

CHECKED BY: Checker

SCALE: N.T.S.

SHEET NAME:

FORMS

SHEET NO:

A-011

Diamond Bar Country Estates Association
Construction Work Agreement

Date: Lot/Tract:

Owner:

Address:

Type of Improvement:

Starting: Estimated Completion Date:

LEGAL OWNER

The person who signs this Construction Agreement must be the legal owner of record of the Diamond Bar Country Estates Association property (or his designee with Power of Attorney).

RESPONSIBILITIES

These construction Rules & Regulations and binding upon the owner, his employees and guest. The responsibility for compliance is to the OWNER of the property. It shall be the responsibility of the OWNER to ensure that all contractors, sub-contractors, and agents admitted on his behalf adhere to these Rules & Regulations.

ARCHITECTURAL APPROVAL

Architectural Committee approval of building plans must be obtained prior to the commencement of any construction or grading activity. Country Architectural Committee approval is required prior to seeking City approval.

CITY APPROVAL

All appropriate City permits must be obtained prior to the commencement of construction and copies submitted to the Associations office

CONSTRUCRTION HOURS

Monday thru Friday 7:00am to 6:00pm, Saturday 8:00am to 12:00 noon. Saturday from 12:00 noon to 3:00pm is light construction (no noise). No construction on Sunday. No construction permitted on NEW YEARS DAY, THANKSGIVING, CHRISTMAS, EASTER SUNDAY, 4th OF JULY, MEMORIAL DAY, & LABOR DAY.

SPEED LIMIT

The speed limit in the Country is 25 miles per hour. Citations will be issued to violators.

INDEMNIFICATION

The owner is fully liable to pay for and assume all liability and hold harmless, the Diamond Bar Country Estates Association, its agents and employees, form and against any and all claims made for personal is injuries (including death) and/or damage arising out of/or incurred in connection with the construction project.

CONTRACTOR INFORMATION

Prior to the start of construction, the owner, shall register at the Association office and provide general contractor(s) name, address, phone, etc. This information will provided to the Securyt Guard at both gates.

In cases where there is no general contractor the name, address, and phone number of the person in charge shall be supplied.

GATE ENTRY

All contractors/subcontractors, supplies, deliveries, and material men are to enter and sign in at that the gate nearest the project. Each person entering shall provide the construction project name together with property address or lot/tract numbers, and such other information as the security office on duty may require.

Under no circumstances are workmen granted permission to enter the Country to visit the community center, or other common or private areas without prior and special permission of the Association. Contractors may only go to the construction site(s) that they are signed into **ONLY**.

EMERGENCY ACTION

If someone condition develops as a result of the construction or related activities that requires emergency action and the owner/builder is not immediately available to remedy the problem, the Association will take appropriate action and bill the property owner.

ENFORCEMENT

All citations, notices of violations, etc., will be directed to the owner of the property. Failure to comply with the Association's governing documents will result in the Association taking appropriate action to remedy the problem. The cost of remedy to be borne by the owner of the property. In addition, a fine will be levied for **each violation**. Continued violations and/or failure to pay fines levied against the property, denial of entry to contractors and subcontractors, suspension or privileges and/or other legal remedies.

ASSOCIATION ADMINISTRATIVE EXPENSES

Administrative costs in the amount in of fifteen percent (15%) of the actual cost involved in correcting a violation will be added to the final bill as administrative expenses.

ASSOCIATION LABOR AND EQUIPMENT COST

Labor and equipment cost accrued in the enforcement of the Rules and Regulations will be determined as follows: Equipment costs (i.e., skip loader, truck) shall be whatever prevailing industry rental fees are with a four hour minimum and travel time to and from the community center to be included. Labor cost will be prevailing wages for equipment operators, foreman and common laborers.

The undersigned, being the legal owner of the property (See Rules and Regulations Power of Attorney) describe above, acknowledges and agrees to the rules, regulations and obligations as started on **BOTH SIDES** of this Construction Agreement. Ant fees/charges/penalties will payable as a special assessment by the undersigned.

Signature of Property Owner

Date

CONSTRUCTION AGREEMENT

N.T.S.

3



CONSTRUCTION SITE RULES

1. All sites must have a chain link fence on the front and sides with a "cloth" screen.
2. All portable restrooms must be hidden from view, if possible.
3. Each site must have a trash bin. They must be completely off the street and covered at night to deter rodent and animals.
4. Parking in the street must be orderly, safe and not blocking traffic.
5. Unloading of equipment using the street requires a "flagman".
6. Streets must be cleaned daily.
7. Sandbags must be placed strategically to protect against water runoff.
8. Contractor is responsible for damage to the streets.
9. Instructions from the Security Force must be obeyed immediately.
10. Note: Architecturally, there must be an approved copy of the building "plans" on site at all times during its construction.

Owner:

Address:

Lot/Track: /

Construction Foreman

Telephone #

22615 Lazy Meadow Drive, Diamond Bar, CA 91765 – Tel: 909-861-4114 / Fax: 909-861-2968
Revised 6/1/15



Hours of Operation

Construction, Moving Vans, Delivery Trucks, Gardener, etc. Allowed Hours of Operation:

Monday thru Friday	7:00am to 6:00pm
Saturday (Regular Construction)	8:00am to 12:00pm
Saturday (No Noise)	12:00pm to 3:00pm
Sunday	No Activity Allowed

No Construction on Sundays and Following Holidays:

Easter Sunday
Memorial Day
4th of July
Labor Day
Thanksgiving Day
Christmas Day
New Years Day

22615 Lazy Meadow Drive, Diamond Bar, CA 91765 – Tel: 909-861-4114 / Fax: 909-861-2968
Revised 11/29/2017

CONSTRUCTION SITE RULES

N.T.S.

2



FORM – EXHIBIT B
Diamond Bar Country Estates Association

() Re-submittal Redline# 1 Correction: () Re-submittal Redline# 2 Corrections:

APPLICATION FEE: See Fee Schedule for more information.

Payment Received on:

Application Fee: Check#:

Deposit: Check#:

Const Vehicle Deposit: Check#:

This box for Architectural Committee Stamp.

Items submitted check list:

- o Architectural Submittal Form /
- o Neighbor Notification Statement /
- o Notice of Completion Notice
- o Solar Panel Installation Agreement
- o Construction Agreement packet /
- o Site Plans /
- o Grading Plans
- o Landscape Plans
- o Material Board /
- o Pictures

FORMS AND SUBMITTAL FORM

N.T.S.

1



PDS STUDIO

ARCHITECTURE + DESIGN

711 S. FIRST AVE,
ARCADIA, CA 91006
TEL: 426-294-9402
WWW.PDS-STUDIO.COM

ARCHITECT SEAL:



PROJECT:

NEW SINGLE FAMILY HOME

2521 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
5/5/2025 9:25:05 AM

PROJECT NO: -
REVISION DATE

NOTES:

CHECKED BY: Checker

SCALE: N.T.S.

SHEET NAME:

CONDITIONS OF APPROVAL

SHEET NO:

A-012

- c. Exterior walls shall be surfaced with noncombustible or fire-resistant materials.
 - d. Balconies, patio roofs, eaves and other similar overhangs shall be of noncombustible construction or shall be protected by fire-resistant material in compliance with the building code.
3. All development shall be constructed with adequate water supply and pressure for all proposed development in compliance with standards established by the fire marshal.
4. A permanent fuel modification area shall be required around development projects or portions thereof that are adjacent or exposed to hazardous fire areas for the purpose of fire protection. The required width of the fuel modification area shall be based on applicable building and fire codes and a fire hazard analysis study developed by the fire marshal. In the event abatement is not performed, the council may instruct the fire marshal to give notice to the owner of the property upon which the condition exists to correct the prohibited condition. If the owner fails to correct the condition, the council may cause the abatement to be performed and make the expense of the correction a lien on the property upon which the conditions exist.
5. Fuel modification areas shall incorporate soil erosion and sediment control measures to alleviate permanent scarring and accelerated erosion.
6. If the fire marshal determines in any specific case that difficult terrain, danger of erosion, or other unusual circumstances make strict compliance with the clearance of vegetation undesirable or impractical, the fire marshal may suspend enforcement and require reasonable alternative measures designed to advance the purposes of this chapter.
7. Special construction features may be required in the design of structures where site investigations confirm potential geologic hazards.

END

27. 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.

28. LA County Health and Industrial Waste approval is required prior to permit issuance.

29. The building pad must be certified by the civil engineer prior to house permit issuance.

Construction – Conditions required during construction:

30. Fire sprinklers are required for new single-family dwellings (CRC R313.2). Sprinklers shall be approved by LA County Fire Department prior to installation and shall be inspected at framing stage and finalization of construction.

31. 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.

32. 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.

33. Existing fencing shall remain in-place during construction including pool barrier fencing. Any alteration of the fencing may result in a discontinuation of construction until the fences are returned to its original state.

34. All equipment staging areas shall be maintained in an orderly manner and screened behind a minimum 6' high fence.

35. 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.

36. 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.

37. 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.

38. All glazing in hazardous locations shall be labeled as safety glass. The labeling shall be visible for inspection.

39. Pursuant to California Residential Code (CRC) Section R315, carbon monoxide detectors are required in halls leading to sleeping rooms.

40. Site stairs within the proximity of the house shall have handrails installed.

41. 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.

42. 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.

43. Bodies of water that are greater than 18" in depth shall have the required barriers to prevent unintentional access per CBC 3904.4.

44. Special inspections and structural observation will be required in conformance with CBC 1704 to 1709.

C. County of Los Angeles Fire Department (909) 620-2402:

- Comments will be provided upon acceptance of fees invoiced by the County.
- Development shall be constructed to reduce the potential for spread of brushfire.
 - In the case of a conflict, where more restrictive provisions are contained in the Uniform Building Code or in the fire code, the more restrictive provisions shall prevail.
 - Roofs shall be covered with noncombustible materials as defined in the building code. Open eave ends shall be stopped in order to prevent bird nests or other combustible material lodging within the roof and to preclude entry of flames.

drawings and calculations prepared by a California State licensed Architect/Engineer with wet stamp and signature.

5. 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 119 and 150(k).

6. Indoor air quality shall be provided consistent with ASHRAE 62.2 as required per California Energy Code 150(o).

7. 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.

8. The following statement shall be included on the plans: "Separate permits are required for pool, spa, and retaining walls".

9. 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.

10. New gas appliances shall be designed to be electric ready per CA Energy Code 150.0(t) to (v).

11. Design for future energy storage system shall be provided including 225 busbar rating of panel per CA Energy Code 150.0(s).

12. 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.

13. All easements shall be shown on the site plan.

14. Fire Department approval shall be required. Contact the Fire Department to check the fire zone for the location of your property. If this project is located in High Hazard Fire Zone, it shall meet requirements of the fire zone per CBC Chapter 7A.

- All unenclosed under-floor areas shall be constructed as exterior wall.
- All openings into the attic, floor and/or other enclosed areas shall be covered with corrosion-resistant wire mesh not less than 1/4 inch or more than 1/2 inch in any dimension except where such openings are equipped with sash or door.
- Eaves shall be protected.
- Exterior construction shall be one-hour or non-combustible.

- Fuel modification plans shall be approved through LA County Fire Fuel Modification Unit.
- LA County Fire shall approve plans for fire flow availability due to home being over 3600 sf as required per CFC Appendix B105.1.

15. All retaining walls shall be separately submitted to the Building & Safety and Public Works/Engineering Departments for review and approval.

16. A soils report is required per CBC 1803 and all recommendations of the soils report shall be adhered to.

17. Glass railing shall be designed with a top rail and a factor of safety of 4.

18. 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.

19. Design for future electric vehicle charging shall be provided consistent with CALGreen 4.106.4 or 5.106.5.3.

20. New single-family dwellings shall have solar panels installed in conformance with CA Energy Code 150.1(c)14.

21. Bicycle parking shall be provided as per CALGreen 5.106.4.1.

Permit – Items required prior to building permit issuance:

22. 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.

23. 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.

24. 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.

25. Sewer connections require sewer connection fees and approval from the LA County Sanitation District.

26. AQMD notification is required at least 10 days prior to any demolition. Proof of notification is required at permit issuance.

III. **Conditions of Approval** – Upon project approval, the following standard requirements shall be incorporated into the conditions of approval:

A. **Planning Division (909) 839-7033:**

- A recorded covenant and agreement to maintain the residence as a single-family residence will be required as a Condition of Approval. A copy to be signed, notarized and recorded will be provided at the time of building plan check.

- Landscape plans prepared by a licensed landscape architect that complies with the City's water conservation landscaping requirement, along with a landscape deposit in the amount of \$2,500 for landscape plan check review fees shall be required during building plan check [DBCC Section 8.14]. The landscape plans will be reviewed by the

City's Consultant Landscape Architect to ensure this requirement is met.

- At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.

- All landscaping, structures, architectural features and public improvements damaged during construction shall be repaired or replaced upon project completion and prior to final inspection.

- All roof- or ground-mounted mechanical equipment (e.g., air conditioning, heating, ventilation ducts and exhaust, water heaters, etc.), waste and storage areas, and utility services 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 architecturally compatible with other site development in terms of colors, materials, and architectural style subject to approval by the director. The screening design/construction shall blend with the design of the structure(s) and include appropriately installed and maintained landscaping when on the ground.

B. **Building and Safety Division (909) 839-7020**

General Conditions:

- Plans and construction shall conform to current State and Local Building Code (i.e. 2022 California Building Code series will apply) requirements and all other applicable construction codes, ordinances and regulations in effect at the time of permit issuance.

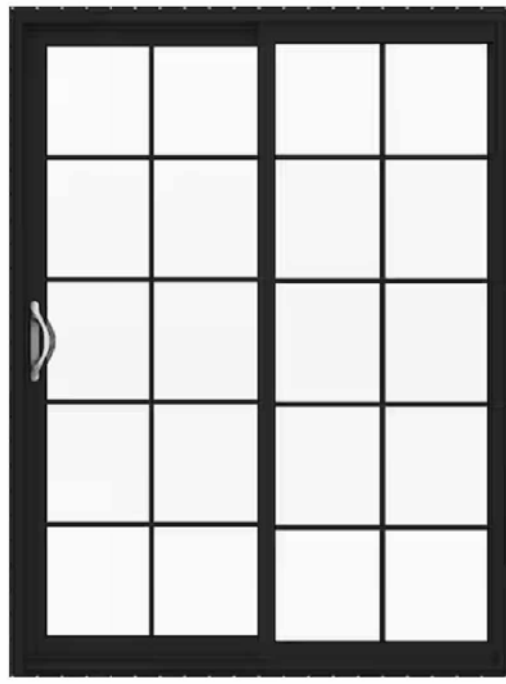
- Implementation of the CAL Green Code shall be reflected on the plans, and certification shall be by a third party as required by the Building Division. Specific water, waste, low VOC, and related conservation measures shall be shown on plans. Construction shall conform to the current CAL Green Code.

- Only one single-family dwelling is allowed on this property unless specifically approved otherwise per CBC 202.

Plan Check – Items to be addressed prior to plan approval:

- 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

2521 INDIAN CREEK RD, DIAMOND BAR | MATERIAL BOARD & RENDERING



16

EXTERIOR PATIO DOORS / FRENCH DOORS

- ALUMINUM CLAD SITELINE EX
- EXTERIOR COLOR: BLACK



15

ENTRY DOOR

- CUSTOM WROUGHT IRON DOOR
- COLOR: DARK BRONZE



14

GARAGE DOOR (AMARR GARAGE DOOR)

- AMARR BY DESIGN CARRIAGE DOOR, STAINED
- COLOR: WEATHERED BROWN (DUNN-EDWARD)



12

HARDIE TRIM BATTEN BOARD (JAMES HARDIE)

- FIBERCEMENT, PAINTED
- COLOR: WEATHERED BROWN



10

EXTERIOR LIGHTING FIXTURES

- METAL W/ CLEAR TEMPERED GLASS SHADE
- COLOR: COPPER BRONZE



8

GUTTER, DOWNSPOUT, LEADER BOX

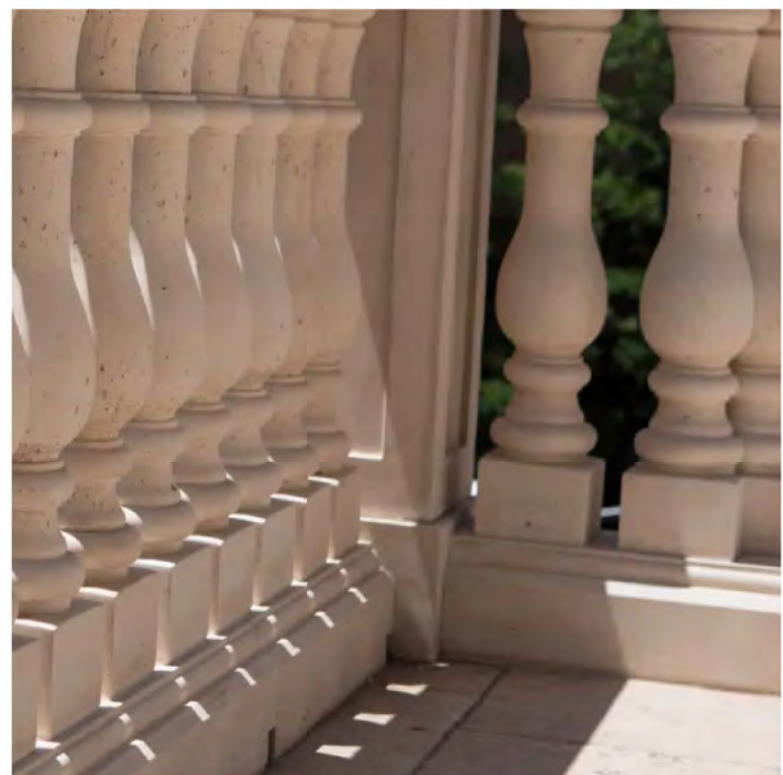
- ALUMINUM
- COLOR: RUSTIC COPPER



6

EXTERIOR WINDOWS / FRENCH DOORS (JELDWEN)

- COLLECTION: ALUMINUM CLAD SITELINE EX
- COLOR: BLACK (EXTERIOR)



4

PRECAST TRIMS, COLUMNS, BALUSTRADES (PRECAST)

- PRECAST
- COLOR TO MATCH X-81586 HIALEAH (LA HABRA)



2

CEMENT PLASTER (MERLEX STUCCO)

- SMOOTH FINISH STUCCO
- COLOR: P-105 OAT GRAIN



13

CHIMNEY SHROUD

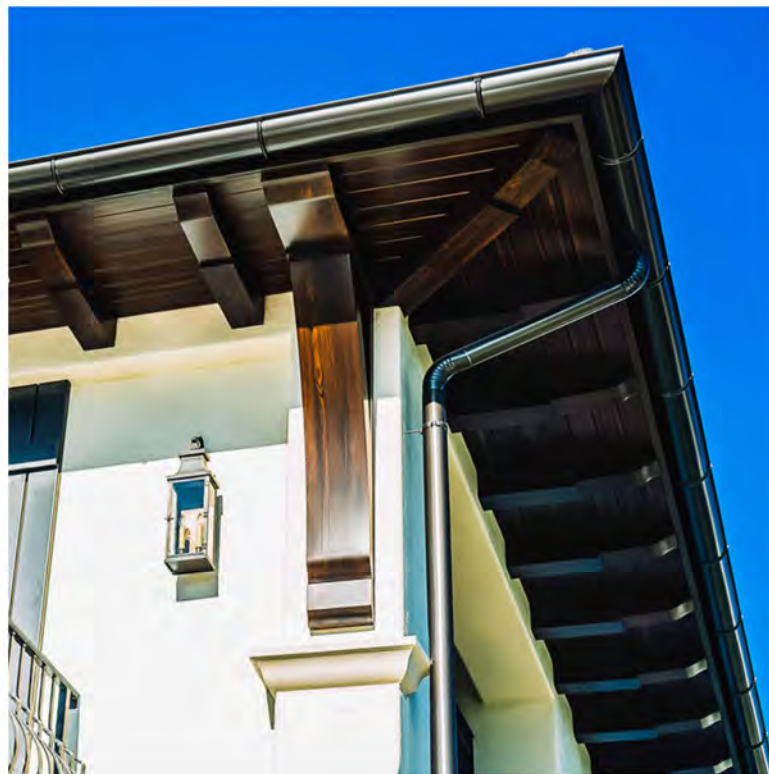
- COPPER
- COLOR: NATURAL SANDED COPPER



11

STONE VENEER (EL DORADO STONE)

- COLLECTION: LEDGECUT33
- COLOR: BIRCH



9

DECORATIVE EAVE RAFTERS

- WOOD, PAINTED
- COLOR: WEATHERED BROWN (DUNN-EDWARD)



7

DECORATIVE EAVE RAFTERS

- WOOD, PAINTED
- COLOR: WEATHERED BROWN (DUNN-EDWARD)



5

RAILING / FENCING

- WROUGHT IRON, PAINTED
- COLOR: BLACK



3

CEMENT PLASTER (MERLEX STUCCO)

- SMOOTH FINISH STUCCO
- COLOR: X-81586 HIALEAH



1

SLATE ROOF TILES (DAVINCI ROOFSCAPES)

- CLASS 'A' COMPOSITE SLATE, SINGLE WIDTH
- COLOR: AUTUMN

ELEVATION KEYNOTES

- SLATE ROOF TILES (DAVINCI ROOFSCAPES)**
 - CLASS 'A' COMPOSITE SLATE, SINGLE WIDTH
 - COLOR: AUTUMN
- CEMENT PLASTER (MERLEX STUCCO)**
 - SMOOTH FINISH STUCCO
 - COLOR: P-105 OAT GRAIN
- CEMENT PLASTER (MERLEX STUCCO)**
 - SMOOTH FINISH STUCCO
 - COLOR: X-81586 HIALEAH
- PRECAST TRIMS, COLUMNS, BALUSTRADES (PRECAST)**
 - PRECAST
 - COLOR TO MATCH X-81586 HIALEAH (LA HABRA)
- RAILING / FENCING**
 - WROUGHT IRON, PAINTED
 - COLOR: BLACK
- EXTERIOR WINDOWS / FRENCH DOORS (JELDWEN)**
 - COLLECTION: ALUMINUM CLAD SITELINE EX
 - COLOR: CHESTNUT BRONZE (EXTERIOR)
- FASCIA BOARD, WOODWORK**
 - MILLWORK, PAINTED
 - COLOR: WEATHERED BROWN
- GUTTER, DOWNSPOUT, LEADER BOX**
 - ALUMINUM
 - COLOR: RUSTIC COPPER
- DECORATIVE EAVE RAFTERS**
 - WOOD, PAINTED
 - COLOR: WEATHERED BROWN (DUNN-EDWARD)
- EXTERIOR LIGHTING FIXTURES**
 - METAL W/ CLEAR TEMPERED GLASS SHADE
 - COLOR: COPPER BRONZE
- STONE VENEER (EL DORADO STONE)**
 - COLLECTION: LEDGECUT33
 - COLOR: BIRCH
- HARDIE TRIM BATTEN BOARD (JAMES HARDIE)**
 - FIBERCEMENT, PAINTED
 - COLOR: WEATHERED BROWN
- CHIMNEY SHROUD**
 - COPPER
 - COLOR: NATURAL SANDED COPPER
- GARAGE DOOR (AMARR GARAGE DOOR)**
 - AMARR BY DESIGN CARRIAGE DOOR, STAINED
 - COLOR: WEATHERED BROWN (DUNN-EDWARD)
- ENTRY DOOR**
 - CUSTOM WROUGHT IRON DOOR
 - COLOR: DARK BRONZE
- EXTERIOR PATIO DOORS / FRENCH DOORS**
 - ALUMINUM CLAD SITELINE EX
 - EXTERIOR COLOR: BLACK



PDS STUDIO

ARCHITECTURE + DESIGN

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ARCADIA, CA 91006

TEL: 626-294-9402
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ARCHITECT SEAL:



PROJECT:

NEW SINGLE FAMILY
HOME

2521 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:

5/5/2025 9:25:10 AM

PROJECT NO:

REVISION DATE

NOTES:

CHECKED BY: Checker

SCALE: 12" = 1'-0"

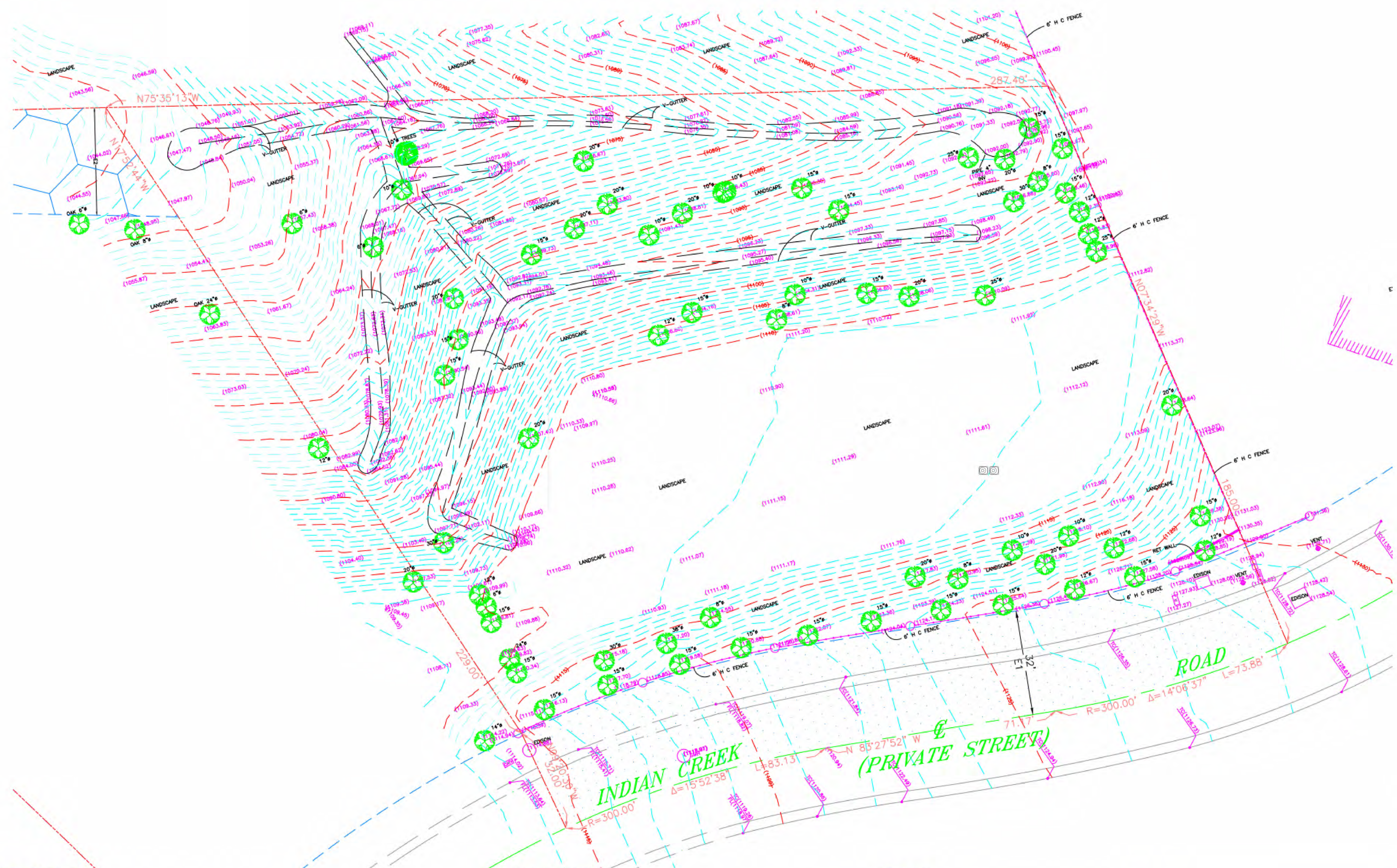
SHEET NAME:

MATERIAL BOARD

SHEET NO:

A-020

SLOPE DENSITY ANALYSIS



SURVEYOR'S NOTES:

1. ALL INFORMATION SHOWN ON THE DRAWINGS IS GIVEN AS THE BEST PRESENT KNOWLEDGE AND PERFORMED WITHIN GENERALLY ACCEPTED ENGINEERING PRACTICE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE.
2. ESTABLISHMENT OF CONTOUR: CONTOURING IS THE GRAPHICAL REPRESENTATION OF CONSTANT ELEVATION LINES THAT ARE INTERPOLATED OR EXTRAPOLATED BETWEEN ACTUAL FIELD MEASURED ELEVATIONS OR MAP ELEVATIONS, AND SHOULD NOT BE INTERPRETED AS PRECISE GROUND CONDITIONS, ONLY AN INFINITE NUMBER OF FIELD MEASUREMENTS WOULD REPRESENT SUCH PRECISE CONDITIONS, WHICH OBVIOUSLY ARE NOT POSSIBLE. THE NUMBER OF SUCH FIELD MEASUREMENTS ARE THEREFORE LIMITED TO THE SCOPE AND INTENT OF THE RESULTING MAP.
3. THE BEARINGS/DIMENSIONS OF THE MAP IS PREPARED BASED ON THE RECORD DATA.
4. THE SURVEY IS PREPARED FOR ARCHITECTURAL/LANDSCAPING PURPOSE.
5. BLUE LINE STREAMS ARE NOT SHOWN ON THIS MAP AND SHALL BE EXAMED BY A RELATED PROFESSIONAL.
6. ARBORIST SHOULD BE CONSULTED TO DOCUMENT ALL PROTECTED TREE SPECIES ON-SITE AS THE SURVEY SHOWN HERE ON MAY NOT REFLECT ALL OF THEM.
7. EASEMENTS MAY NOT BE SHOWN DUE TO UNAVAILABILITY OF AN EFFECTIVE PRELIMINARY TITLE REPORT OR EASEMENT DEEDS AT THE TIME OF DRAWING COMPLETION.

LEGAL DESCRIPTION:

LOT 16 OF TRACT NO. 23483, IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 790 PAGES 5 TO 19, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8713-035-016

PROPERTY SIZE: 51,836.00 S.F. (GROSS)

EASEMENT NOTES:

- E1 EASEMENT FOR PRIVATE ST. PURPOSES PER TRACT NO. 23483, MAP RECORDED IN BOOK 790 PAGES 5 TO 19, INCLUSIVE OF MAPS.
- E2 AREA SUBJECT TO FLOOD HAZARD PER TRACT NO. 23483, MAP RECORDED IN BOOK 790 PAGES 5 TO 19, INCLUSIVE OF MAPS.

BENCHMARK:

COUNTY B.M. NO. FG5265

L&T IN W CB DIAMOND BAR BLVD 2FT S/O BCR @ SW COR SILVER HAWK DR

ELEVATION: 799.673' (NAVD 1988)

BASIS OF BEARING:

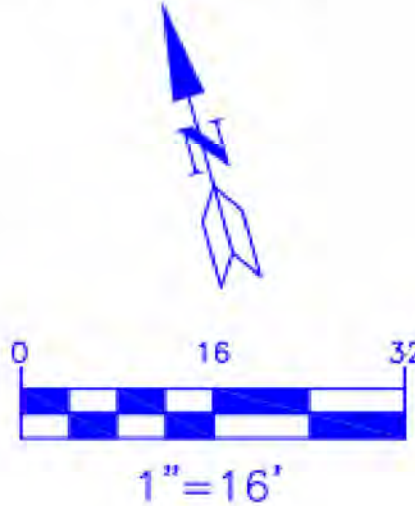
CENTERLINE OF INDIAN CREEK ROAD N83°27'52"W PER TRACT NO. 23483, M.B. 790/5-19.

AVERAGE SLOPE:

AREA (A): 51836.00 S.F. (1.19 ACRES)
CONTOUR INTERVAL (I): 1 FOOT
SUMMATION OF LENGTH OF ALL CONTOURS (L): 15776.73 FEET

AVERAGE SLOPE: 0.002296 (I X L) / A
0.002296 (1 X 15776.73) / 1.19
= 30.44%

ELEVATION OF CONTOUR (FEET)	LENGTH OF CONTOUR (FEET)
1045	8.76
1046	15.56
1047	20.02
1048	27.49
1049	43.49
1050	53.75
1051	57.26
1052	61.88
1053	68.01
1054	72.66
1055	75.09
1056	77.87
1057	80.17
1058	80.88
1059	83.28
1060	86.98
1061	88.72
1062	92.34
1063	95.24
1064	102.97
1065	110.59
1066	119.98
1067	127.00
1068	141.50
1069	143.58
1070	144.43
1071	158.42
1072	174.33
1073	166.90
1074	175.30
1075	184.06
1076	187.57
1077	191.78
1078	196.63
1079	203.23
1080	210.74
1081	222.65
1082	223.32
1083	225.31
1084	227.42
1085	230.66
1086	234.86
1087	236.78
1088	241.76
1089	241.57
1090	246.49
1091	268.11
1092	272.86
1093	357.00
1094	390.34
1095	344.16
1096	354.29
1097	347.42
1098	303.11
1099	272.01
1100	267.63
1101	266.06
1102	259.17
1103	259.56
1104	260.27
1105	259.71
1106	260.31
1107	260.39
1108	259.77
1109	258.43
1110	297.94
1111	277.64
1112	256.41
1113	259.60
1114	241.42
1115	280.08
1116	271.07
1117	257.10
1118	243.06
1119	232.69
1120	216.58
1121	199.06
1122	184.89
1123	166.84
1124	148.62
1125	131.62
1126	121.44
1127	87.31
1128	76.91
1129	32.35
1130	14.26
TOTAL LENGTH	15776.73



TOPOGRAPHIC SURVEY

1/16" = 1'-0" 01



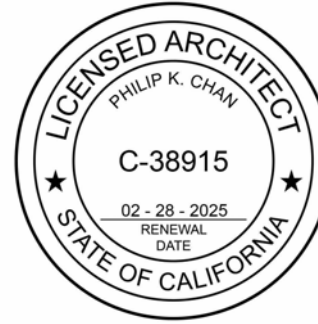
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ARCHITECT SEAL:



PROJECT:

NEW SINGLE FAMILY HOME

2521 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
5/5/2025 9:25:15 AM

PROJECT NO:
REVISION DATE

NOTES:

CHECKED BY: Checker

SCALE: 1/16" = 1'-0"

SHEET NAME:

TOPOGRAPHIC SURVEY

SHEET NO:

A-090

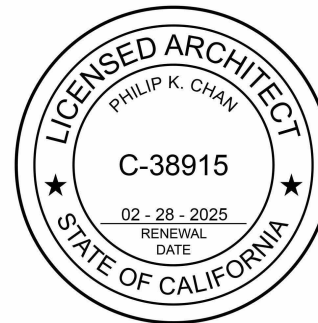


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ARCHITECT SEAL:



PROJECT:
NEW SINGLE FAMILY HOME

2521 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
5/5/2025 9:37:13 AM

PROJECT NO:
REVISION DATE

NOTES:

CHECKED BY: Checker

SCALE: As indicated

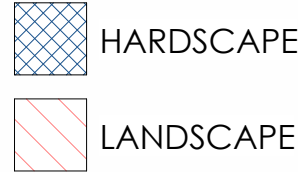
SHEET NAME:

SITE PLAN
(OVERALL)

SHEET NO:

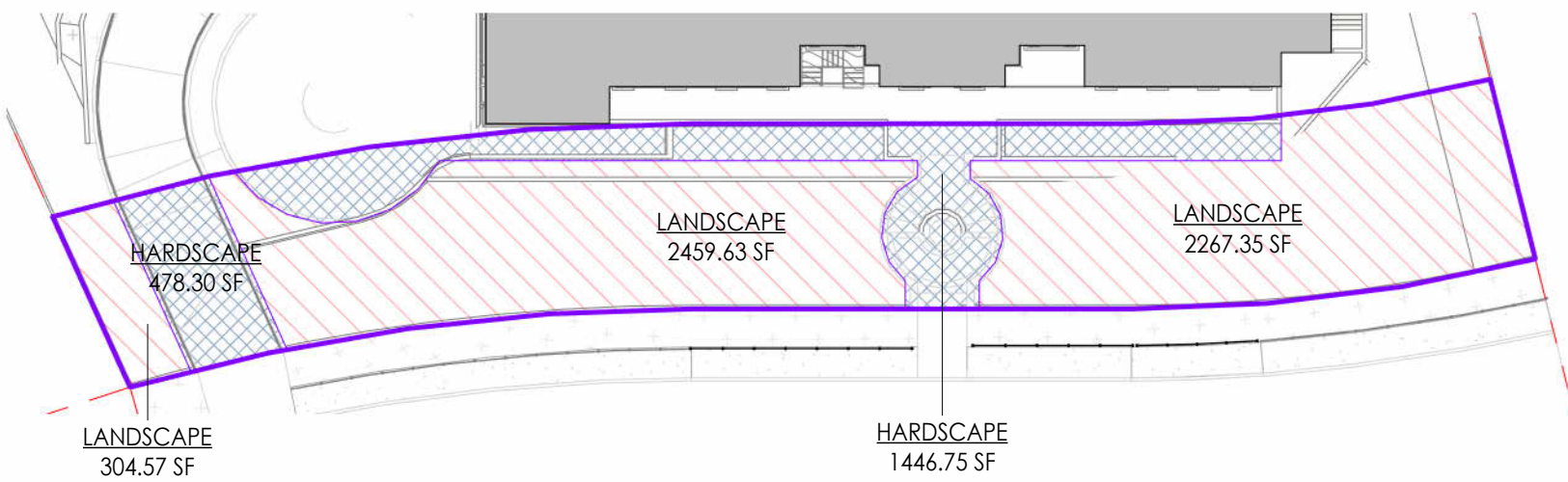
A-100

AREA LEGEND



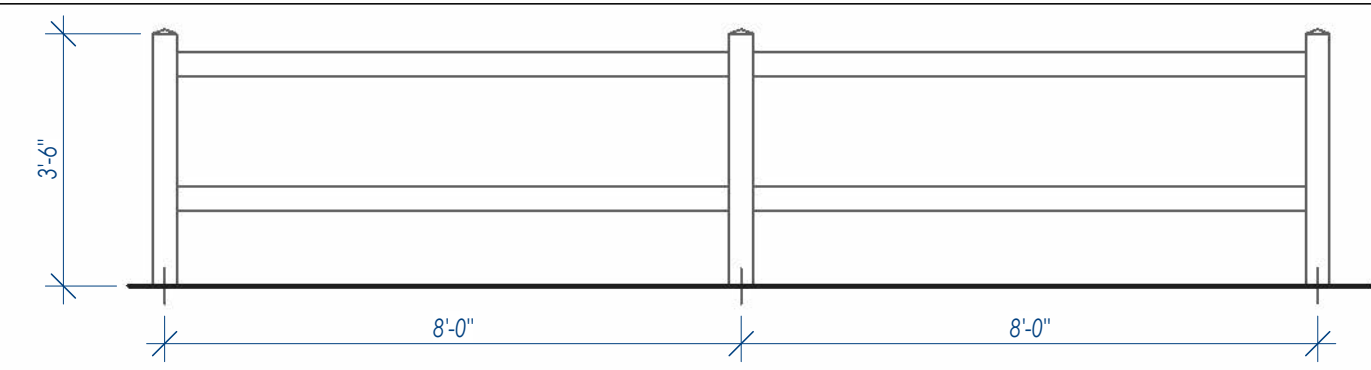
FRONT YARD AREA CALCULATION

Area Name	Area (Rounded)	RATIO
HARDSCAPE	1925 SF	28%
LANDSCAPE	5032 SF	72%
	6957 SF	



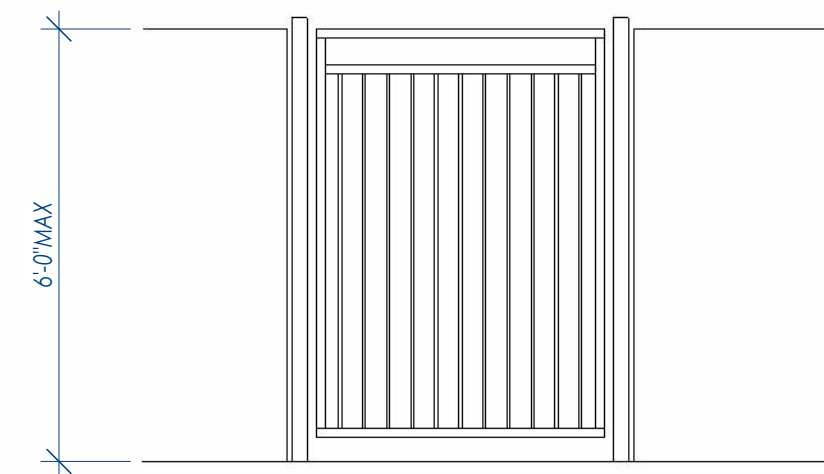
FRONT YARD AREA PLAN

1" = 30'-0" 03



VINYL COUNTRY FENCE DETAIL

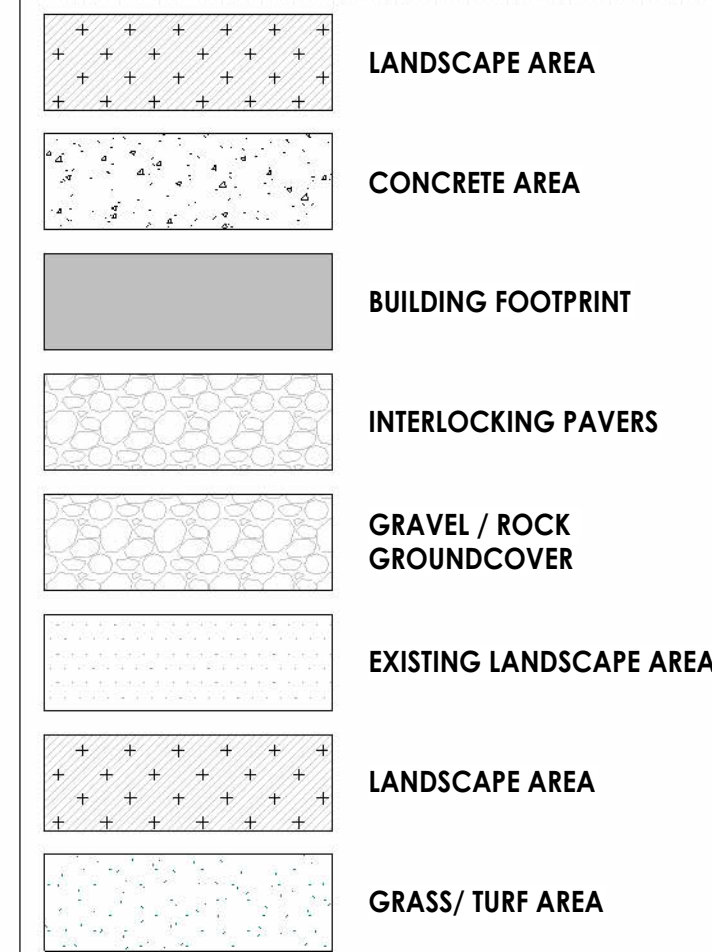
N.T.S. A



WROUGHT IRON GATE DETAIL

N.T.S. B

LEGEND



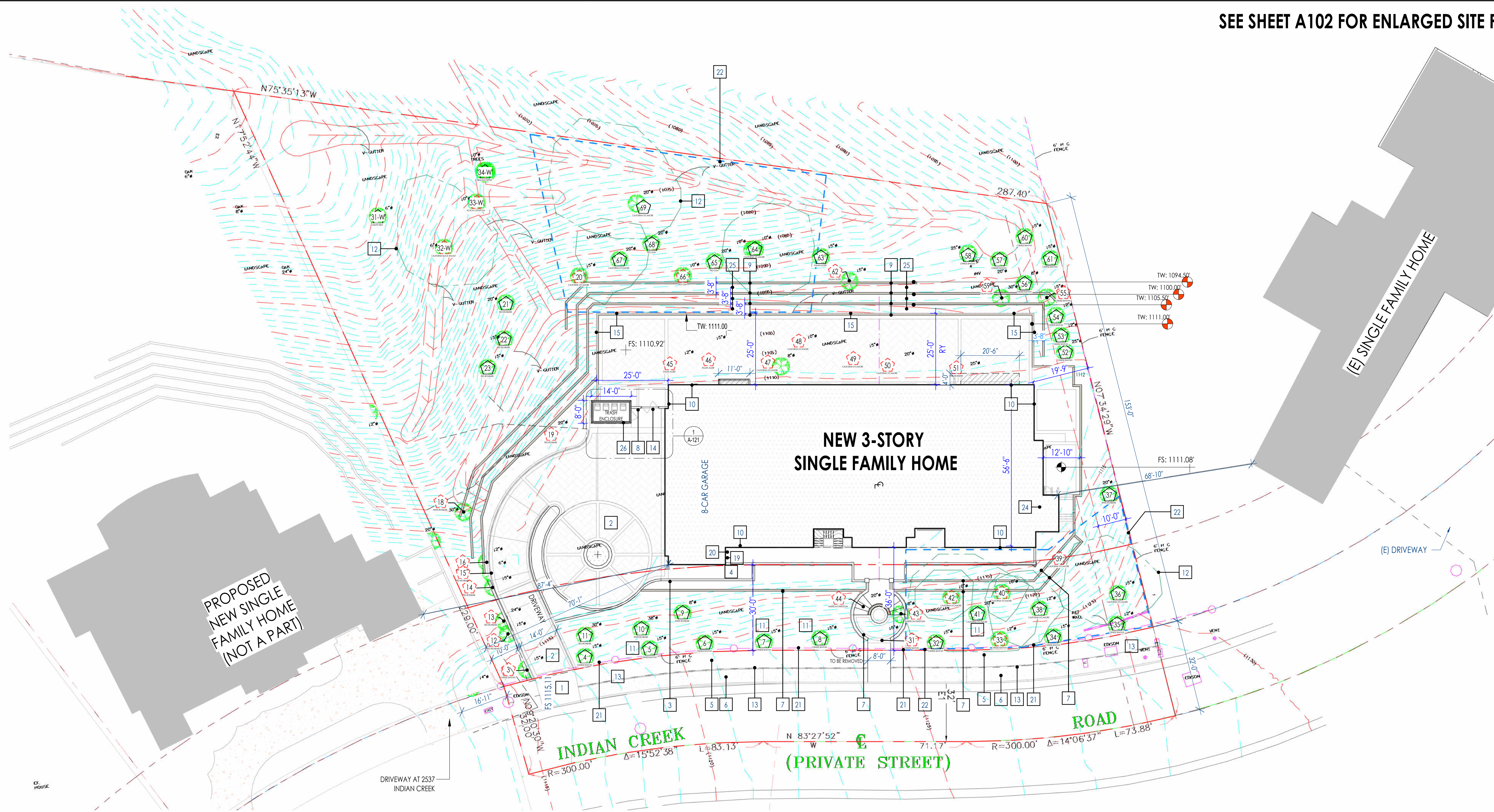
TREE LEGEND

- # TREE TO REMAIN # TREE TO BE REMOVED
REFER TO TREE INVENTORY LIST IN ARBORST REPORT

SITE PLAN KEYNOTES

- NEW DRIVEWAY APPROACH PER CITY STANDARD 14'W MAX
- INTERLOCKING PAVERS W/ BORDER
- 42"HT MAX GARDEN WALL W/ PRECAST CAP ATOP
- CONC. WALKWAY
- LANDSCAPE AREA PER LANDSCAPE PLAN
- (E) PARKWAY TURF TO REMAIN
- RETAINING WALL AT FRONT YARD, NOT TO EXCEED 42 INCHES IN EXPOSED HEIGHT, SHALL HAVE DECORATIVE FINISH OR STUCCOED TO MATCH RESIDENCE
- 6'HT MAX CONC. BLOCK WALL, STUCCOED TAN TO MATCH BUILDING
- RETAINING WALL PER CIVIL PLAN
ALL EXPOSED PORTIONS OF RETAINING WALLS SHALL HAVE DECORATIVE FINISH SUCH AS SPLIT-FACED BLOCK OR STUCCOED TO MATCH RESIDENCE
- BUILDING LINE
- EXISTING TREE TO BE PROTECTED, PROVIDE FENCING PER ARBORIST REPORT
- EXISTING TREE DRIPLINE PER ARBORIST REPORT
- (N) COUNTRY FENCE
- 4'W x 6'H W.I. SELF-CLOSE / LATCH GATE (60" MIN.), COLOR: BLACK
- 42"HT GLASS PANEL RAILING
- MAIN ELEC. SERVICE PANEL W/ METER, MIN 200 AMP, VERIFY LOCATION W/ ELECTRICAL
- AUTOMATIC IRRIGATION CONTROLS, SEE LANDSCAPE DRAWINGS
- PROPOSED LOCATION FOR INVERTER / METERING EQUIPMENT FOR SOLAR ZONE
- WATER METER
- GAS METER
- (E) W.I. FENCE TO BE REMOVED
- TREE PROTECTION FENCING, PER ARBORIST REPORT
-
- AC / MECHANICAL EQUIPMENT
- DECOMPOSED GRANITE WALKS TO SLOPE, FRUIT TREES
- TRASH BIN AREA
-
-
- GROUNDCOVER AT FRONT YARD DECOMPOSED GRANITE, COMPACTED AND MIN 6" THICK

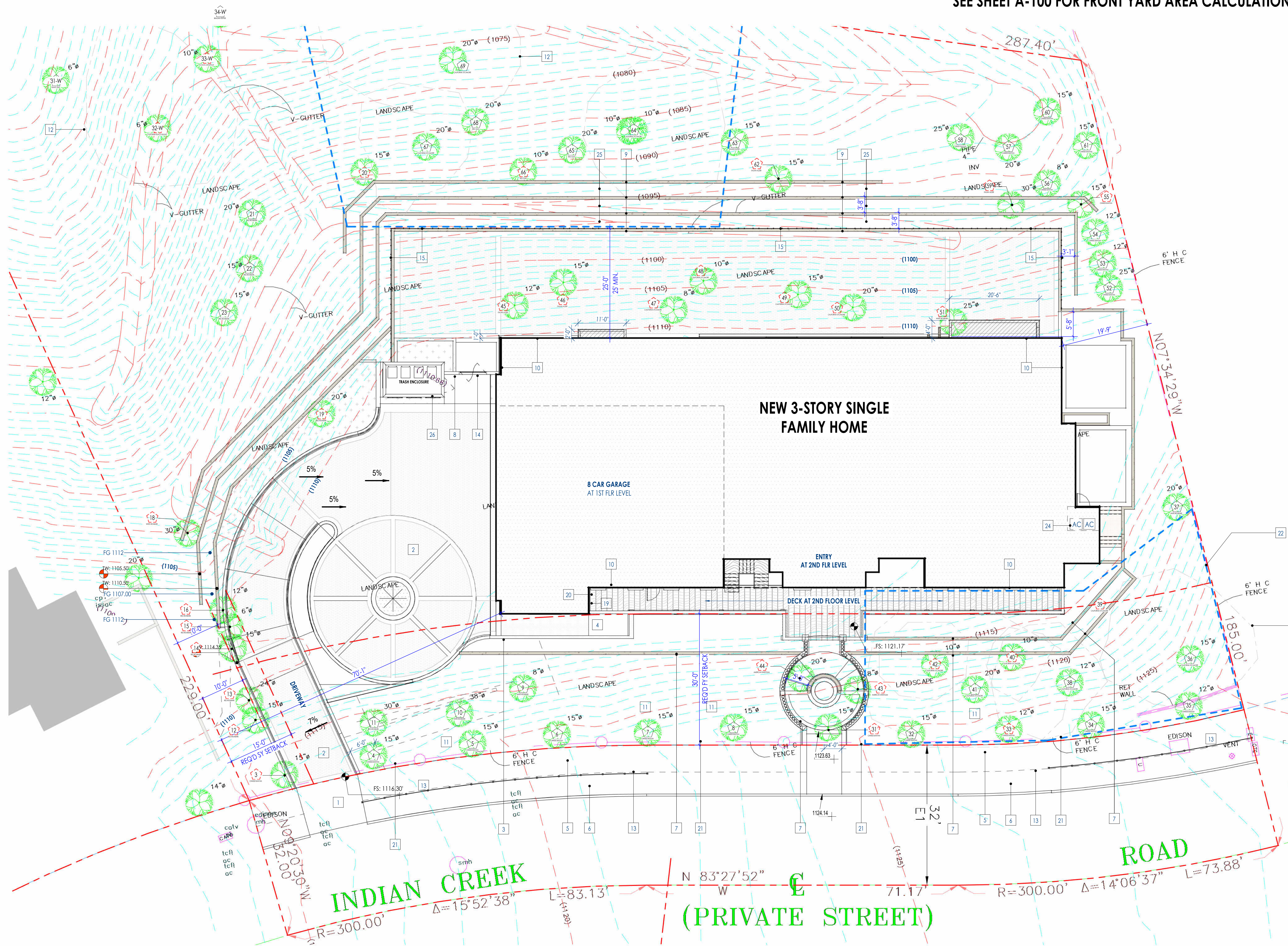
SEE SHEET A102 FOR ENLARGED SITE PLAN



SITE PLAN (OVERALL)

1" = 20'-0" 01

SEE SHEET A-100 FOR FRONT YARD AREA CALCULATION



LEGEND

	LANDSCAPE AREA
	CONCRETE AREA
	BUILDING FOOTPRINT
	INTERLOCKING PAVERS
	GRAVEL / ROCK GROUNDCOVER
	EXISTING LANDSCAPE AREA
	LANDSCAPE AREA
	GRASS/ TURF AREA

TREE LEGEND

- TREE TO REMAIN TREE TO BE REMOVED
- # REFER TO TREE INVENTORY LIST IN ARBORIST REPORT

SITE PLAN KEYNOTES

- NEW DRIVEWAY APPROACH PER CITY STANDARD 14'W MAX
- INTERLOCKING PAVERS W/ BORDER
- 42'HT MAX GARDEN WALL W/ PRECAST CAP ATOP
- CONC. WALKWAY
- LANDSCAPE AREA PER LANDSCAPE PLAN
- (E) PARKWAY TURF TO REMAIN
- RETAINING WALL AT FRONT YARD, NOT TO EXCEED 42 INCHES IN EXPOSED HEIGHT, SHALL HAVE DECORATIVE FINISH OR STUCCOED TO MATCH RESIDENCE
- 6'HT MAX CONC. BLOCK WALL, STUCCOED TAN TO MATCH BUILDING
- RETAINING WALL PER CIVIL PLAN
ALL EXPOSED PORTIONS OF RETAINING WALLS SHALL HAVE DECORATIVE FINISH SUCH AS SPLIT-FACED BLOCK OR STUCCOED TO MATCH RESIDENCE
- BUILDING LINE
- EXISTING TREE TO BE PROTECTED, PROVIDE FENCING PER ARBORIST REPORT
- EXISTING TREE DRIPLINE PER ARBORIST REPORT
- (N) COUNTRY FENCE
- 4'W x 6'H W.J. SELF-CLOSE / LATCH GATE (60" MIN.), COLOR: BLACK
- 42'HT GLASS PANEL RAILING
- MAIN ELEC. SERVICE PANEL W/ METER, MIN 200 AMP, VERIFY LOCATION W/ ELECTRICAL
- AUTOMATIC IRRIGATION CONTROLS, SEE LANDSCAPE DRAWINGS
- PROPOSED LOCATION FOR INVERTER / METERING EQUIPMENT FOR SOLAR ZONE
- WATER METER
- GAS METER
- (E) W.J. FENCE TO BE REMOVED
- TREE PROTECTION FENCING, PER ARBORIST REPORT
-
- AC / MECHANICAL EQUIPMENT
- DECOMPOSED GRANITE WALKS TO SLOPE, FRUIT TREES
- TRASH BIN AREA
-
-
- GROUNDCOVER AT FRONT YARD DECOMPOSED GRANITE, COMPACTED AND MIN 6" THICK

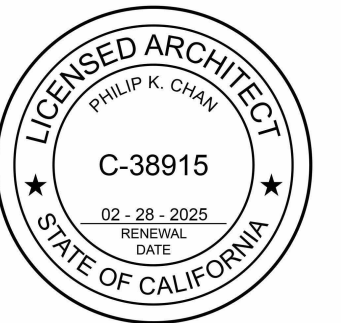


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ARCHITECT SEAL:



PROJECT:

NEW SINGLE FAMILY HOME

2521 Indian Creek Rd
Diamond Bar, CA 91765PLOT DATE:
5/5/2025 9:37:28 AMPROJECT NO:
REVISION DATE

NOTES:

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SCALE: As indicated

SHEET NAME:

SITE ENLARGED PLAN

SHEET NO:

A-101



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2521 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
5/5/2025 9:25:40 AM

PROJECT NO:
REVISION DATE

NOTES:

CHECKED BY: Checker

SCALE: As indicated

SHEET NAME:

**TREE INVENTORY
SITE PLAN**

SHEET NO:

A-102

TREE LEGEND

TREE TO REMAIN # TREE TO BE REMOVED

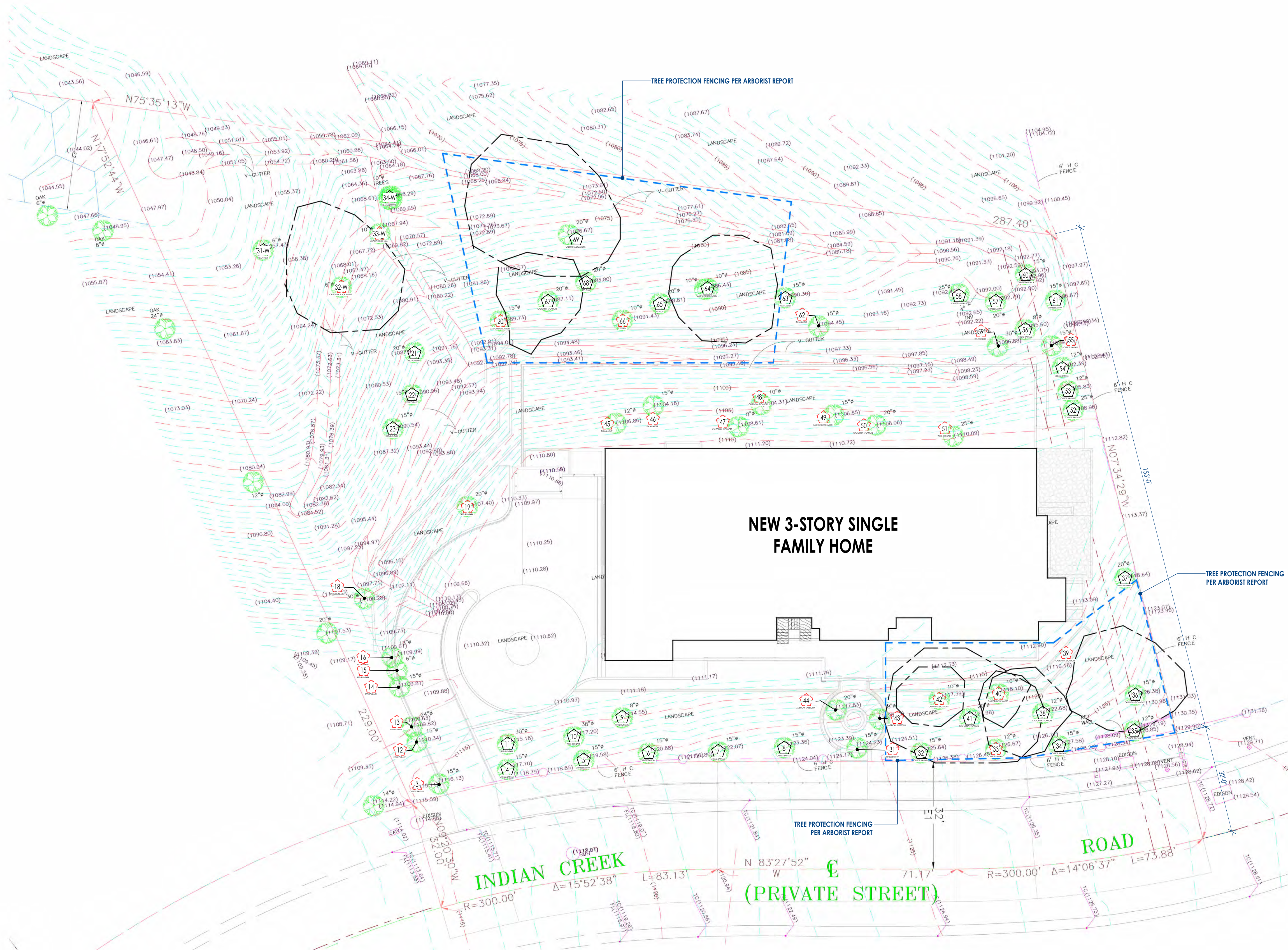
REFER TO TREE INVENTORY LIST IN ARBORIST REPORT

TREE INVENTORY LIST

SEE ARBORIST REPORT FOR COMPLETE TREE INVENTORY LIST

TREE INVENTORY LIST			
TREE #	TREE TYPE	TREE TO BE REMOVED	PROTECTION STATUS
3	CHINESE BANYAN	Yes	No
4	CHINESE BANYAN	No	No
5	CHINESE BANYAN	No	No
6	CHINESE BANYAN	No	No
7	CHINESE BANYAN	No	No
8	CHINESE BANYAN	No	No
9	WHITE IRONBARK	No	No
10	WHITE IRONBARK	No	No
11	RED IRONBARK	No	No
12	RED IRONBARK	Yes	No
13	RED IRONBARK	Yes	No
14	RED IRONBARK	Yes	No
15	RED IRONBARK	Yes	No
16	RED IRONBARK	Yes	No
18	WHITE IRONBARK	Yes	No
19	RED IRONBARK	Yes	No
20	CALIFORNIA SYCAMORE	Yes	Native
21	RED IRONBARK	No	No
22	RED IRONBARK	No	No
23	RED IRONBARK	No	No
31	CHINESE BANYAN	Yes	No
31-W	GRAPE FRUIT	No	No
32	CHINESE BANYAN	No	No
32-W	CALIFORNIA BLACK WALNUT	Yes	Native
33	CHINESE BANYAN	Yes	No
33-W	ACACIA LONGIFOLIA	Yes	No
34	CHINESE BANYAN	No	No
34-W	BRAILIAN PEPPER	No	No
35	CHINESE BANYAN	No	No
36	CALIFORNIA SYCAMORE	No	Native
37	WHITE IRONBARK	No	No
38	CALIFORNIA SYCAMORE	No	Native
39	CALIFORNIA SYCAMORE	Yes	Native
40	CALIFORNIA SYCAMORE	Yes	Native
41	CALIFORNIA SYCAMORE	No	Native
42	CALIFORNIA SYCAMORE	Yes	Native
43	AMERICAN SWEETGUM	Yes	No
44	AMERICAN SWEETGUM	Yes	No
45	ITALIAN ALDER	Yes	No
46	ITALIAN ALDER	Yes	No
47	CALIFORNIA SYCAMORE	Yes	Native
48	CALIFORNIA SYCAMORE	Yes	Native
49	CALIFORNIA SYCAMORE	Yes	Native
50	CALIFORNIA SYCAMORE	Yes	Native
51	WHITE IRONBARK	Yes	No
52	CHINESE BANYAN	No	No
53	CHINESE BANYAN	No	No
54	CHINESE BANYAN	No	No
55	CHINESE BANYAN	Yes	No
56	CHINESE BANYAN	No	No
57	CHINESE BANYAN	No	No
58	CHINESE BANYAN	No	No
59	ITALIAN ALDER	Yes	No
60	CHINESE BANYAN	No	No
61	CHINESE BANYAN	No	No
62	ITALIAN ALDER	Yes	No
63	ITALIAN ALDER	No	No
64	CALIFORNIA SYCAMORE	No	Native
65	RED GUM	No	No
66	RED GUM	Yes	No
67	CALIFORNIA SYCAMORE	No	Native
68	RED GUM	No	No
69	CALIFORNIA SYCAMORE	No	Native

**SEE ARBORIST REPORT FOR TREE
REPLACEMENT REQUIREMENTS**



SITE PLAN (OVERALL)

1/16" = 1'-0" 01



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PLOT DATE:
5/5/2025 9:25:52 AM

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NOTES:

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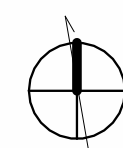
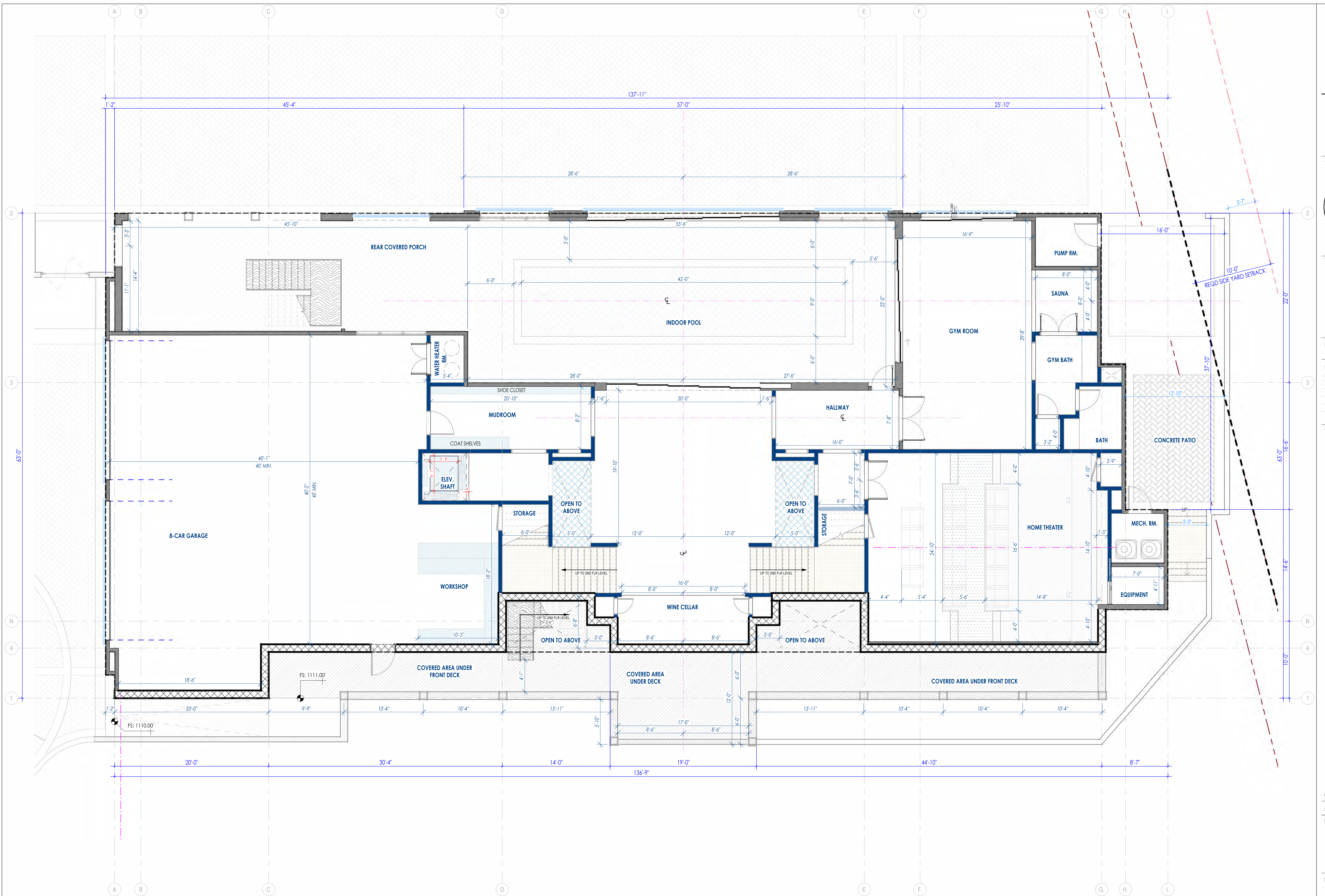
SCALE: 3/16" = 1'-0"

SHEET NAME:

1ST FLOOR PLAN

SHEET NO:

A-201



1ST FLOOR / GARAGE LEVEL

3/16" = 1'-0"

1

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ARCHITECT SEAL:



PROJECT:

NEW SINGLE FAMILY HOME2521 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:

5/5/2025 9:26:02 AM

PROJECT NO:

REVISION DATE

NOTES:

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SCALE: 3/16" = 1'-0"

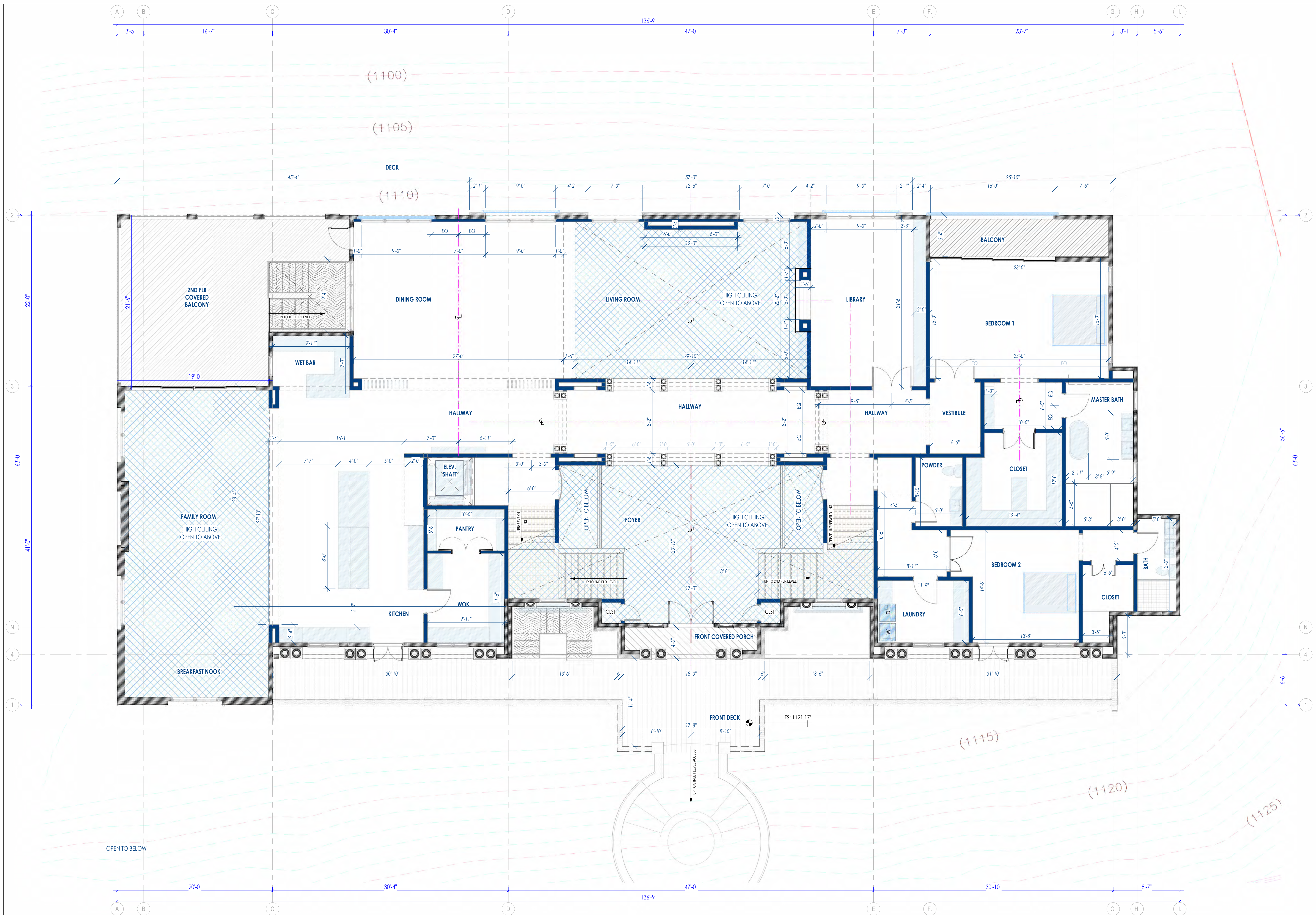
SHEET NAME:

2ND FLOOR PLAN

SHEET NO:

2ND FLOOR LEVEL

3/16" = 1'-0"

2**A-202**



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PROJECT:

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2521 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
5/5/2025 9:26:09 AM

PROJECT NO:
REVISION DATE

NOTES:

CHECKED BY: Checker

SCALE: 3/16" = 1'-0"

SHEET NAME:

3RD FLOOR PLAN

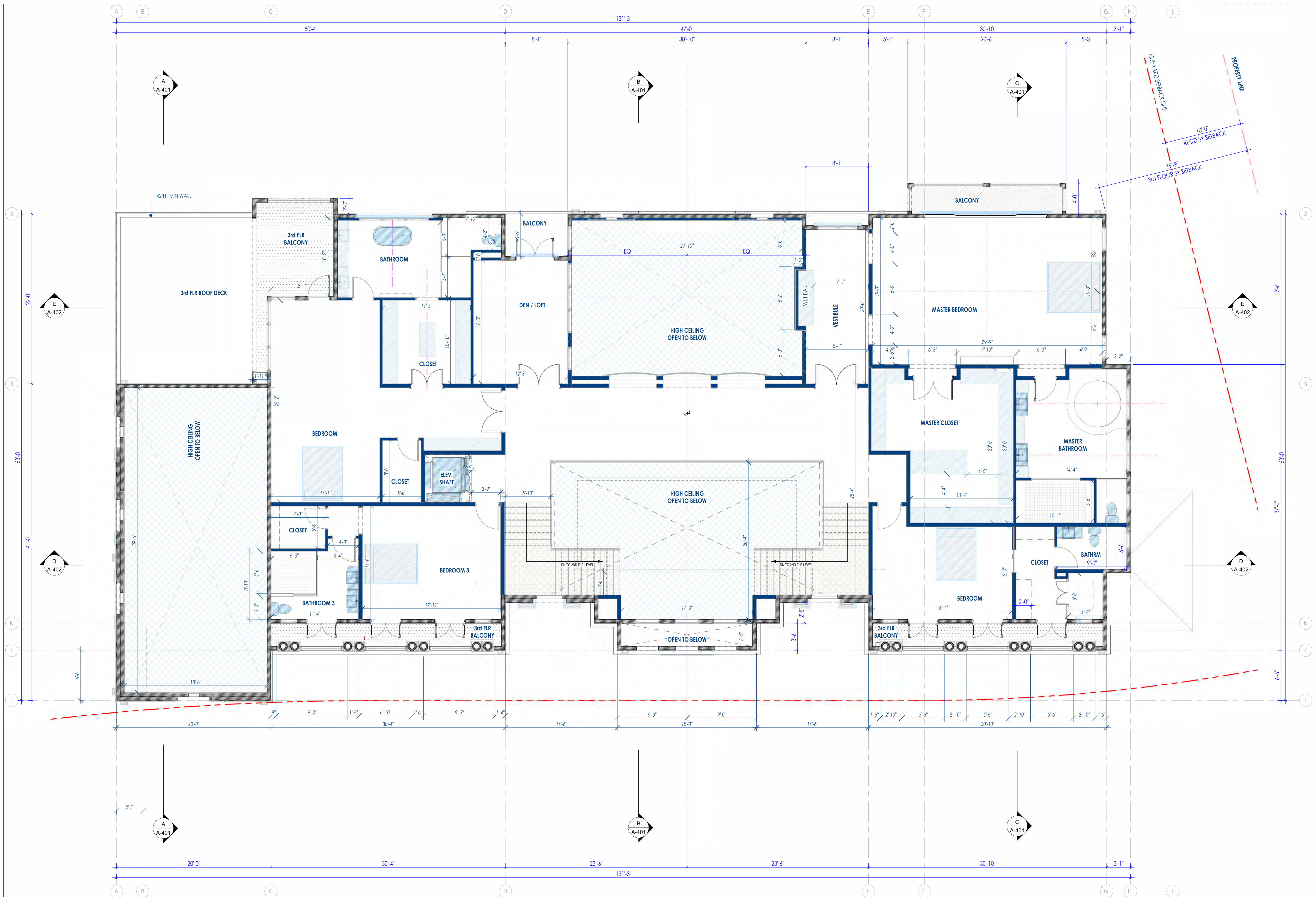
SHEET NO:

A-203

3rd Floor Level

3/16" = 1'-0"

1







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ARCHITECT SEAL:



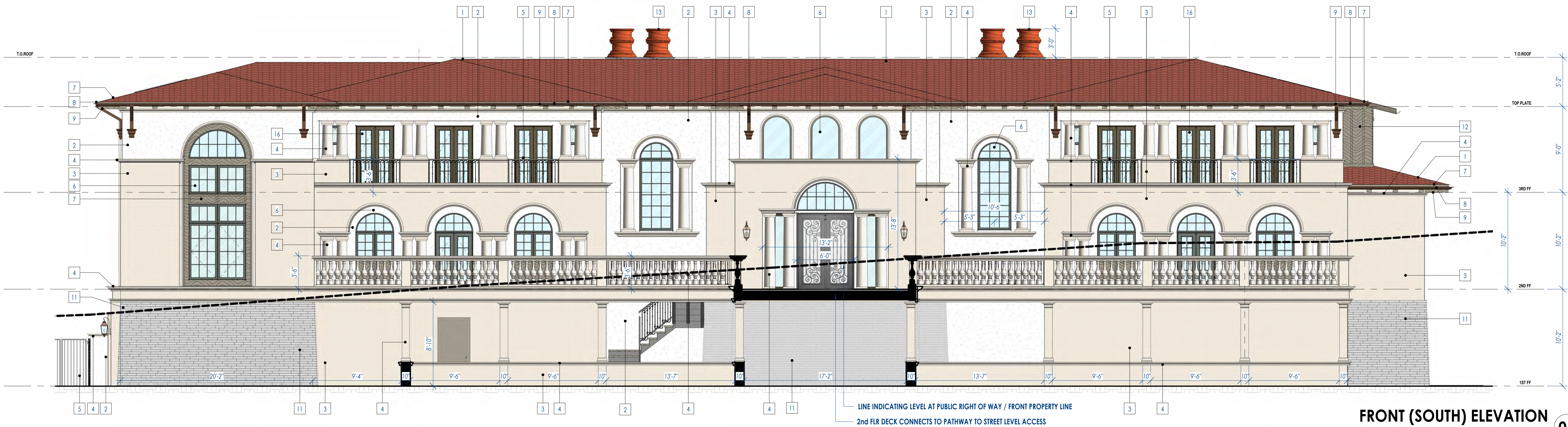
PROJECT:
NEW SINGLE FAMILY HOME

2521 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
5/5/2025 9:26:27 AM

PROJECT NO:
REVISION DATE

NOTES:



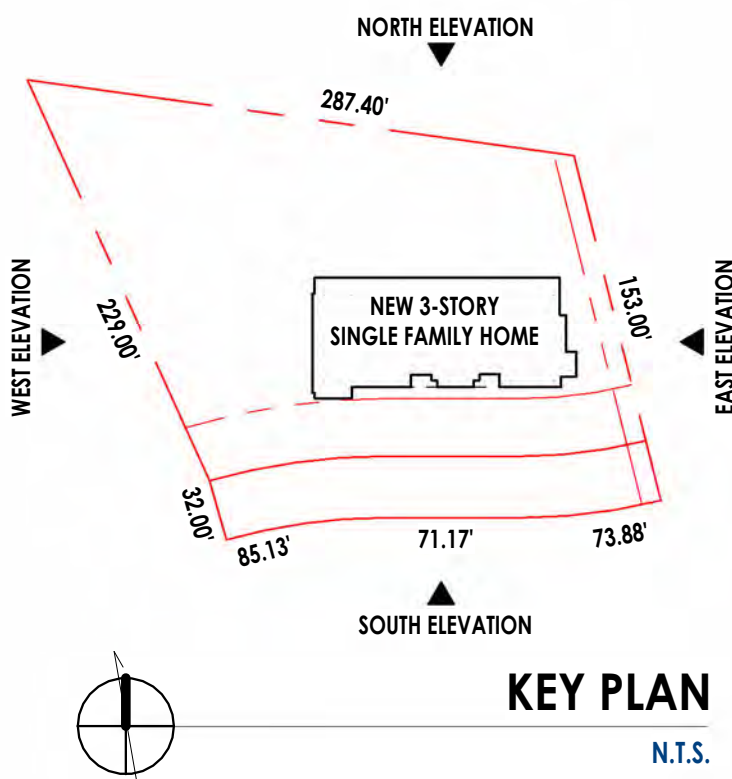
FRONT (SOUTH) ELEVATION 01
3/16" = 1'-0"



SIDE (EAST) ELEVATION 02
3/16" = 1'-0"

ELEVATION KEYNOTES

- 1 SLATE ROOF TILES (DAVINCI ROOFSCAPES)
 - CLASS 'A' COMPOSITE SLATE, SINGLE WIDTH
 - COLOR: AUTUMN
- 2 CEMENT PLASTER (MERLEX STUCCO)
 - SMOOTH FINISH STUCCO
 - COLOR: P-105 OAT GRAIN
- 3 CEMENT PLASTER (MERLEX STUCCO)
 - SMOOTH FINISH STUCCO
 - COLOR: X-81 586 HIALEAH
- 4 PRECAST TRIMS, COLUMNS, BALUSTRADES (PRECAST)
 - PRECAST
 - COLOR TO MATCH X-81 586 HIALEAH (LA HABRA)
- 5 RAILING / FENCING
 - WROUGHT IRON, PAINTED
 - COLOR: BLACK
- 6 EXTERIOR WINDOWS / FRENCH DOORS (JELDWEN)
 - COLLECTION: ALUMINUM CLAD SITELINE EX
 - COLOR: CHESTNUT BRONZE (EXTERIOR)
- 7 FASCIA BOARD, WOODWORK
 - MILLWORK, PAINTED
 - COLOR: WEATHERED BROWN
- 8 GUTTER, DOWNSPOUT, LEADER BOX
 - ALUMINUM
 - COLOR: RUSTIC COPPER
- 9 DECORATIVE EAVE RAFTERS
 - WOOD, PAINTED
 - COLOR: WEATHERED BROWN (DUNN-EDWARD)
- 10 EXTERIOR LIGHTING FIXTURES
 - METAL W/ CLEAR TEMPERED GLASS SHADE
 - COLOR: COPPER BRONZE
- 11 STONE VENEER (EL DORADO STONE)
 - COLLECTION: LEDGECUT33
 - COLOR: BIRCH
- 12 HARDIE TRIM BATTEN BOARD (JAMES HARDIE)
 - FIBERCEMENT, PAINTED
 - COLOR: WEATHERED BROWN
- 13 CHIMNEY SHROUD
 - COPPER
 - COLOR: NATURAL SANDED COPPER
- 14 GARAGE DOOR (AMARR GARAGE DOOR)
 - AMARR BY DESIGN CARRIAGE DOOR, STAINED
 - COLOR: WEATHERED BROWN (DUNN-EDWARD)
- 15 ENTRY DOOR
 - CUSTOM WROUGHT IRON DOOR
 - COLOR: DARK BRONZE
- 16 EXTERIOR PATIO DOORS / FRENCH DOORS
 - ALUMINUM CLAD SITELINE EX
 - EXTERIOR COLOR: BLACK



KEY PLAN
N.T.S.

CHECKED BY: Checker

SCALE: As indicated

SHEET NAME:

BUILDING
ELEVATIONS

SHEET NO:

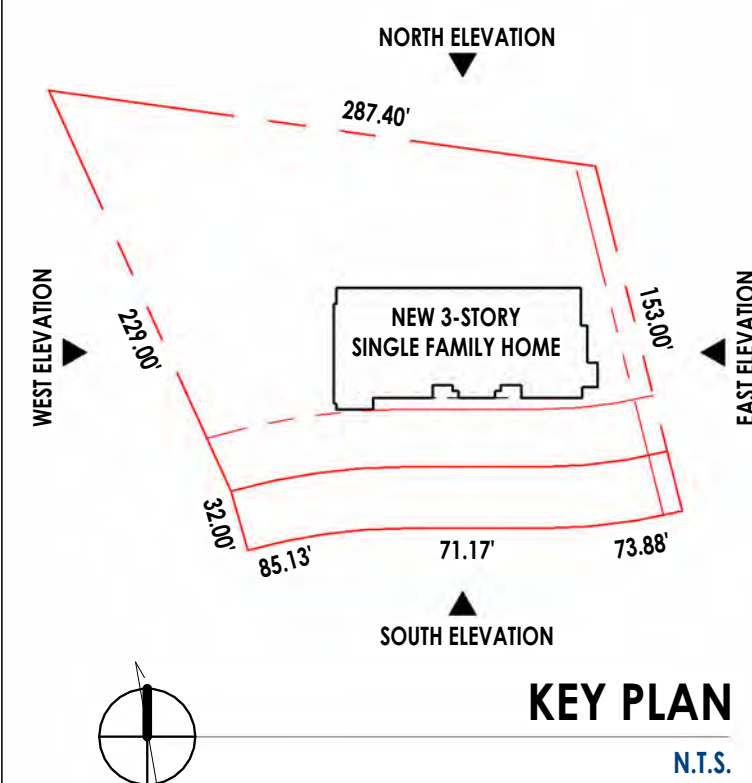
A-301

ARCHITECTURAL STYLE: ITALIAN



ELEVATION KEYNOTES

- 1 SLATE ROOF TILES (DAVINCI ROOFSCAPES)
 - CLASS 'A' COMPOSITE SLATE, SINGLE WIDTH
 - COLOR: AUTUMN
- 2 CEMENT PLASTER (MERLEX STUCCO)
 - SMOOTH FINISH STUCCO
 - COLOR: P-105 OAT GRAIN
- 3 CEMENT PLASTER (MERLEX STUCCO)
 - SMOOTH FINISH STUCCO
 - COLOR: X-81586 HIALEAH
- 4 PRECAST TRIMS, COLUMNS, BALUSTRADES (PRECAST)
 - PRECAST
 - COLOR TO MATCH X-81586 HIALEAH (LA HABRA)
- 5 RAILING / FENCING
 - WROUGHT IRON, PAINTED
 - COLOR: BLACK
- 6 EXTERIOR WINDOWS / FRENCH DOORS (JELDWEN)
 - COLLECTION: ALUMINUM CLAD SITELINE EX
 - COLOR: CHESTNUT BRONZE (EXTERIOR)
- 7 FASCIA BOARD, WOODWORK
 - MILLWORK, PAINTED
 - COLOR: WEATHERED BROWN
- 8 GUTTER, DOWNSPOUT, LEADER BOX
 - ALUMINUM
 - COLOR: RUSTIC COPPER
- 9 DECORATIVE EAVE RAFTERS
 - WOOD, PAINTED
 - COLOR: WEATHERED BROWN (DUNN-EDWARD)
- 10 EXTERIOR LIGHTING FIXTURES
 - METAL W/ CLEAR TEMPERED GLASS SHADE
 - COLOR: COPPER BRONZE
- 11 STONE VENEER (EL DORADO STONE)
 - COLLECTION: LEDGECUT33
 - COLOR: BIRCH
- 12 HARDIE TRIM BATTEN BOARD (JAMES HARDIE)
 - FIBERCEMENT, PAINTED
 - COLOR: WEATHERED BROWN
- 13 CHIMNEY SHROUD
 - COPPER
 - COLOR: NATURAL SANDED COPPER
- 14 GARAGE DOOR (AMARR GARAGE DOOR)
 - AMARR BY DESIGN CARRIAGE DOOR, STAINED
 - COLOR: WEATHERED BROWN (DUNN-EDWARD)
- 15 ENTRY DOOR
 - CUSTOM WROUGHT IRON DOOR
 - COLOR: DARK BRONZE
- 16 EXTERIOR PATIO DOORS / FRENCH DOORS
 - ALUMINUM CLAD SITELINE EX
 - EXTERIOR COLOR: BLACK

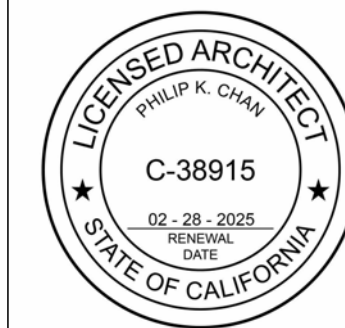


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ARCHITECT SEAL:



PROJECT:

NEW SINGLE FAMILY
HOME2521 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:

5/5/2025 9:26:38 AM

PROJECT NO:

REVISION DATE

NOTES:

CHECKED BY: Checker

SCALE: As indicated

SHEET NAME:

BUILDING
ELEVATIONS

SHEET NO:

A-302



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ARCHITECT SEAL:



PROJECT:
NEW SINGLE FAMILY HOME

2521 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
5/5/2025 9:26:44 AM

PROJECT NO:
REVISION DATE

NOTES:

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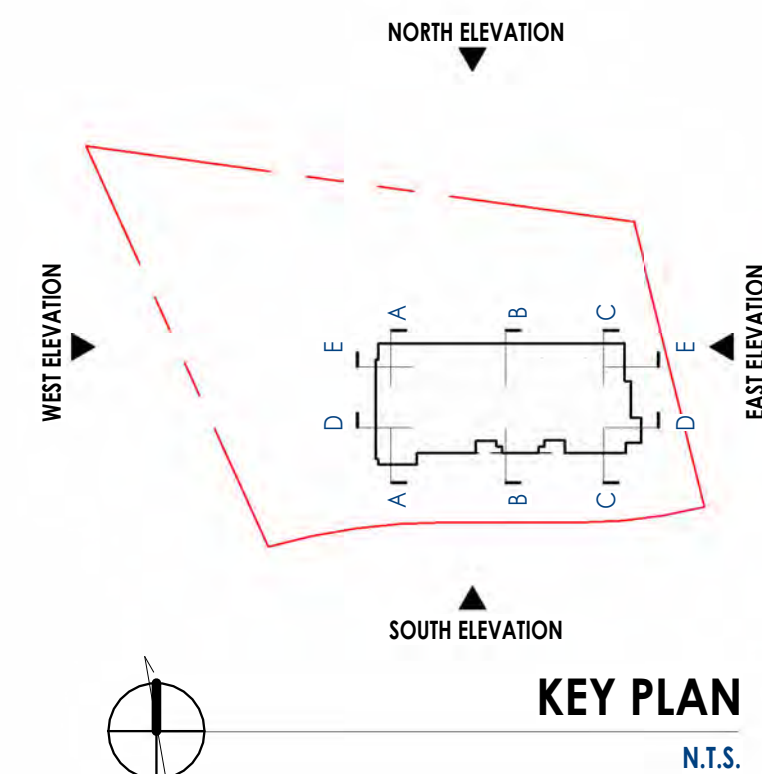
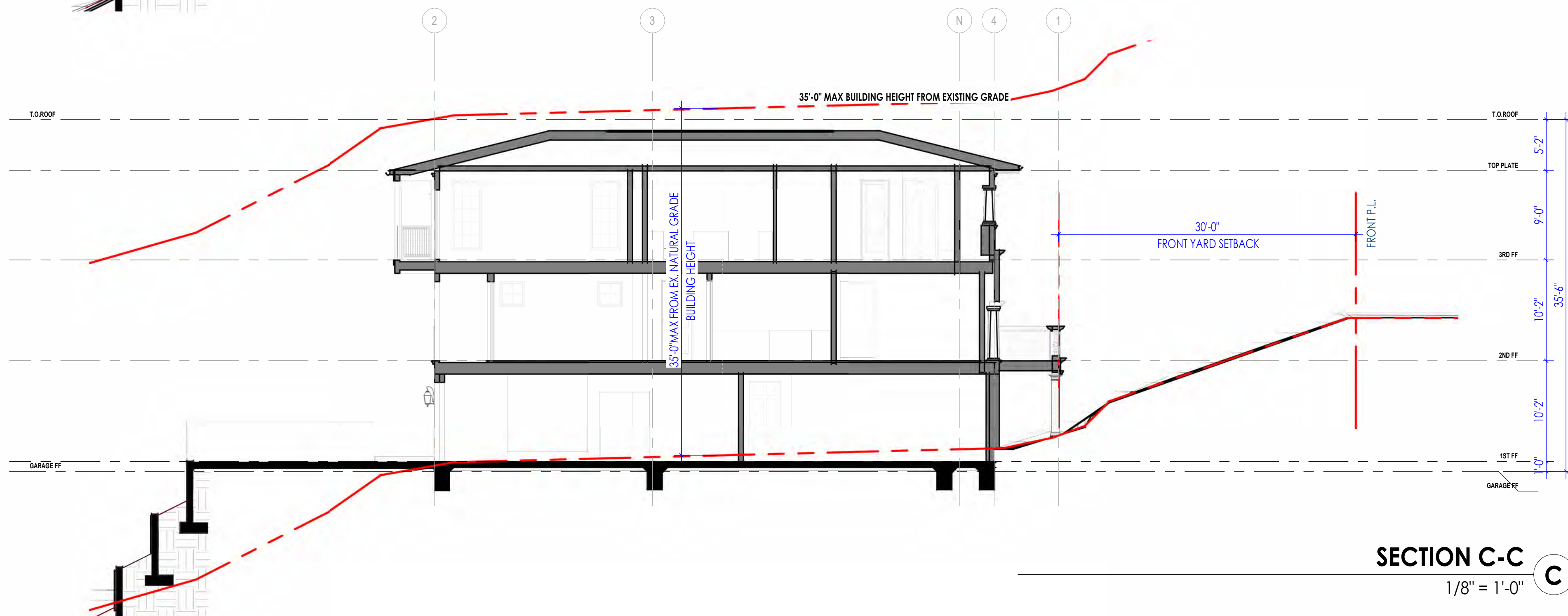
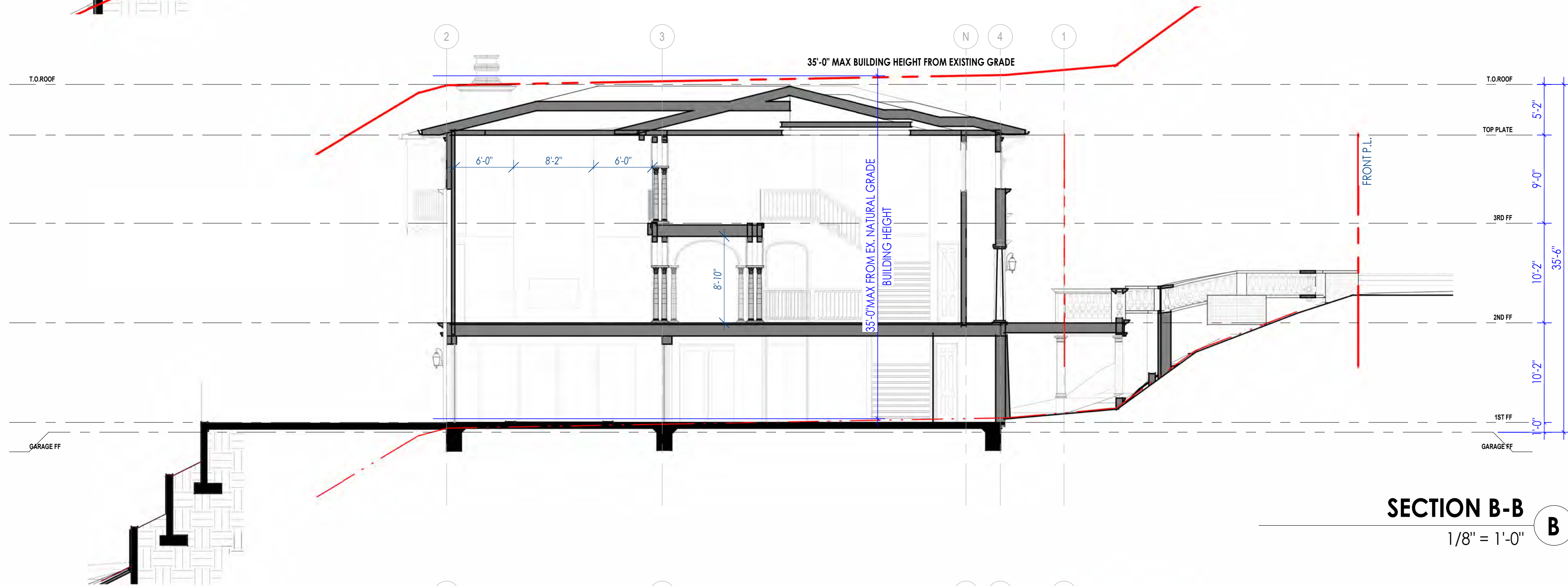
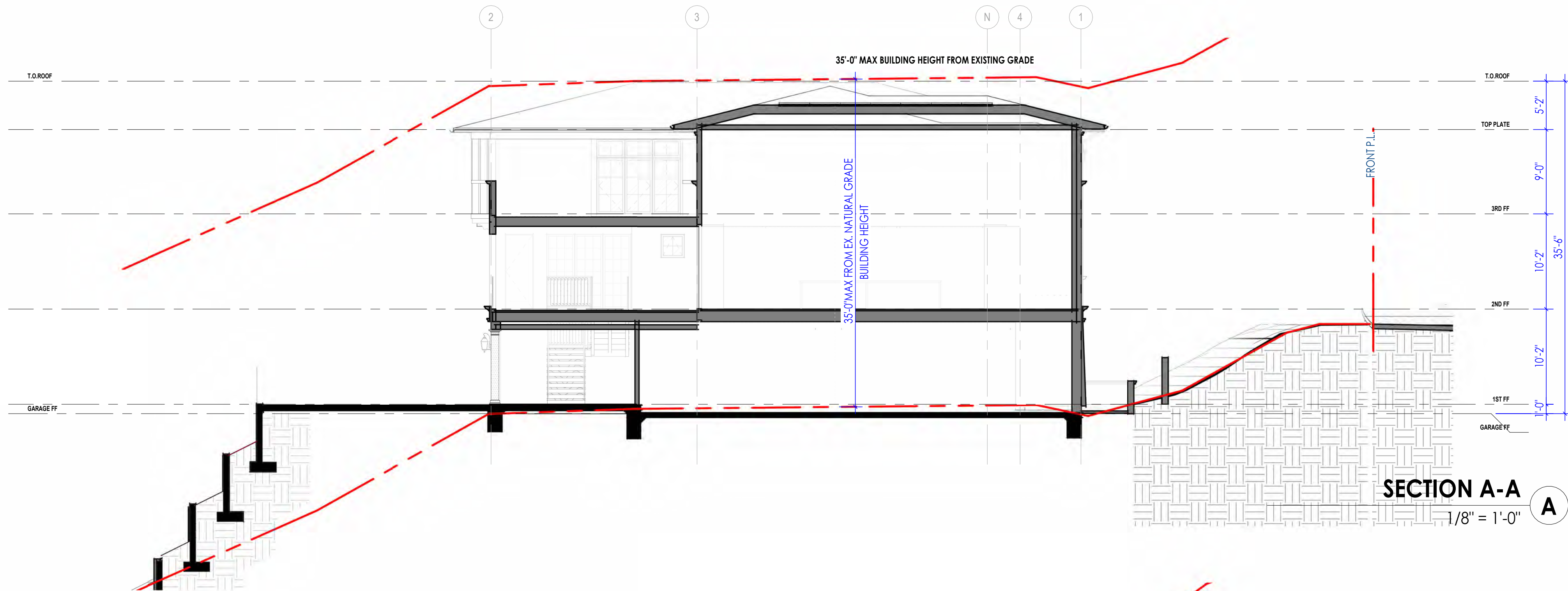
SCALE: As indicated

SHEET NAME:

BUILDING CROSS-SECTION

SHEET NO:

A-401





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ARCHITECT SEAL:



PROJECT:
NEW SINGLE FAMILY HOME

2521 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
5/5/2025 9:26:50 AM

PROJECT NO:
REVISION DATE

NOTES:

CHECKED BY: Checker

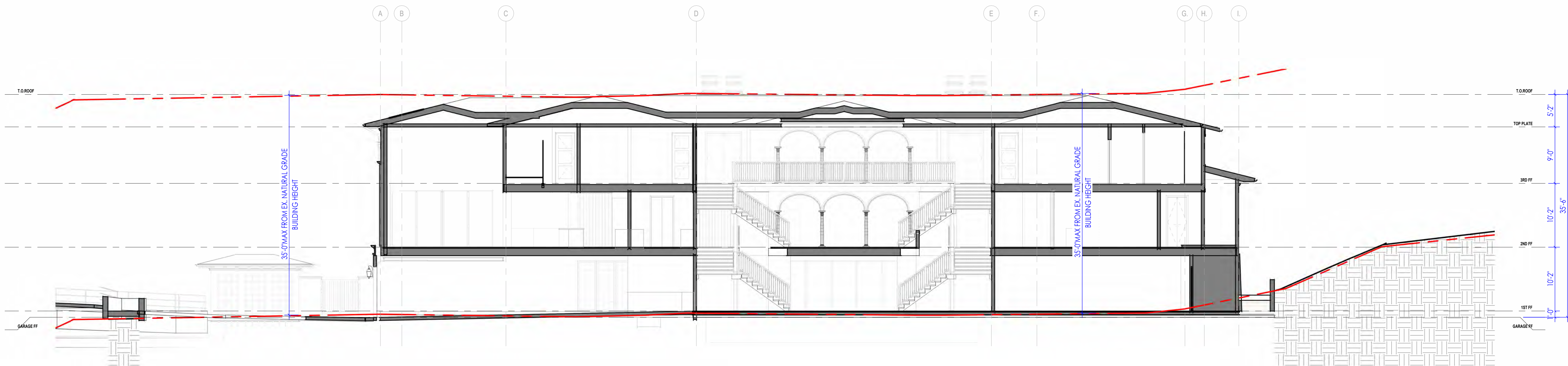
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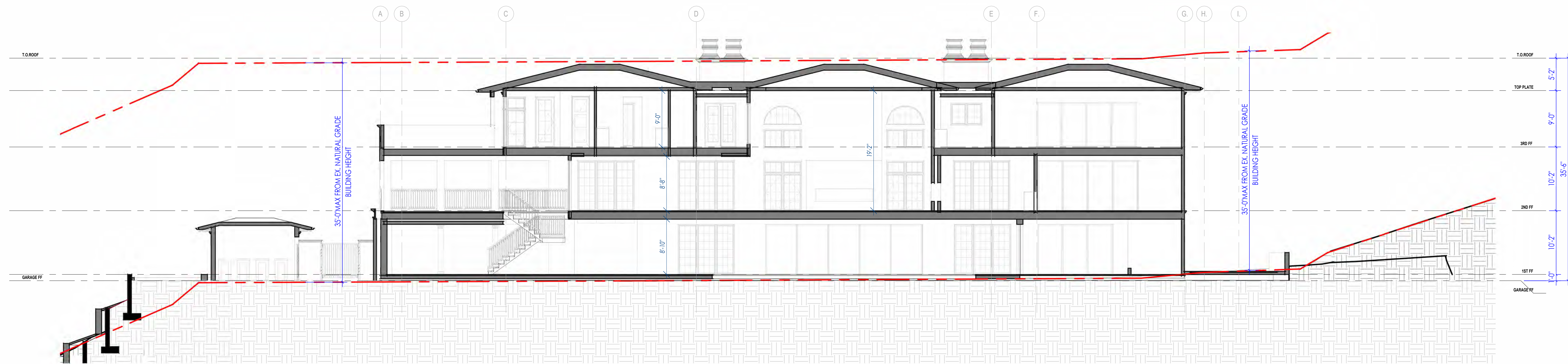
BUILDING
CROSS-SECTION

SHEET NO:

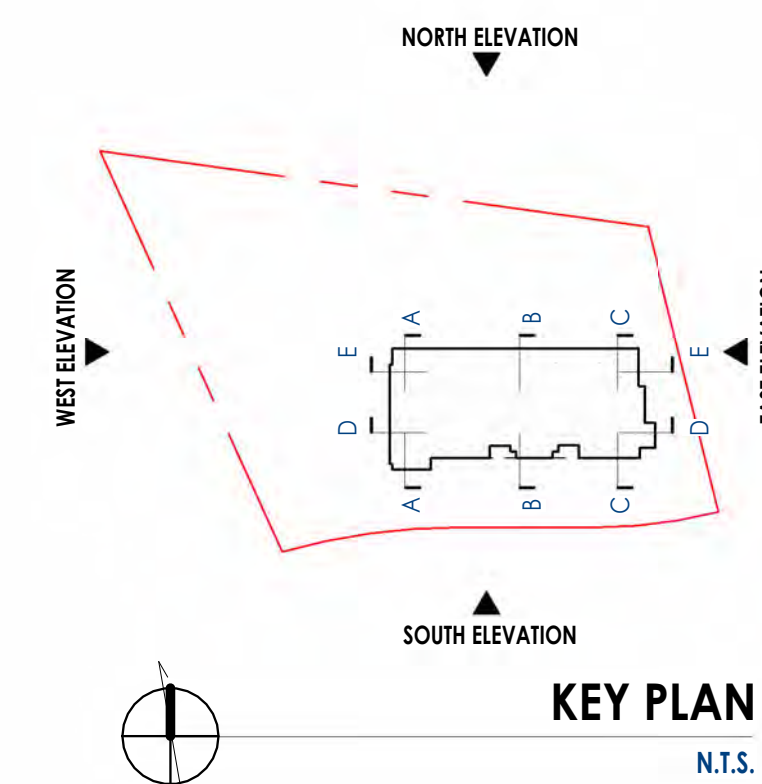
A-402



SECTION D-D
1/8" = 1'-0" D



SECTION E-E
1/8" = 1'-0" E





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ARCHITECT SEAL:



PROJECT:
NEW SINGLE FAMILY
HOME

2521 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:
5/5/2025 9:27:03 AM

PROJECT NO:
REVISION DATE

NOTES:

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SCALE:

SHEET NAME:

3D VIEW

SHEET NO:

A-901



3D VIEW 1 1



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ARCHITECT SEAL:



PROJECT:

NEW SINGLE FAMILY HOME

2521 Indian Creek Rd
Diamond Bar, CA 91765

PLOT DATE:

5/5/2025 9:27:12 AM

PROJECT NO:

REVISION DATE

NOTES:

CHECKED BY: Checker

SCALE:

SHEET NAME:

3D VIEW

SHEET NO:

A-902



TREE LEGEND

TREE TO REMAIN
 TREE TO BE REMOVED

REFER TO TREE INVENTORY LIST IN ARBORIST REPORT

TREE INVENTORY LIST

SEE ARBORIST REPORT FOR COMPLETE TREE INVENTORY LIST

TREE INVENTORY LIST			
TREE #	TREE TYPE	TREE TO BE REMOVED	PROTECTION STATUS
3	CHINESE BANYAN	Yes	No
4	CHINESE BANYAN	No	No
5	CHINESE BANYAN	No	No
6	CHINESE BANYAN	No	No
7	CHINESE BANYAN	No	No
8	CHINESE BANYAN	No	No
9	WHITE IRONBARK	No	No
10	WHITE IRONBARK	No	No
11	RED IRONBARK	No	No
12	RED IRONBARK	Yes	No
13	RED IRONBARK	Yes	No
14	RED IRONBARK	Yes	No
15	RED IRONBARK	Yes	No
16	RED IRONBARK	Yes	No
18	WHITE IRONBARK	Yes	No
19	RED IRONBARK	Yes	No
20	CALIFORNIA SYCAMORE	Yes	Native
21	RED IRONBARK	No	No
22	RED IRONBARK	No	No
23	RED IRONBARK	No	No
31	CHINESE BANYAN	Yes	No
31-W	GRAPE FRUIT	No	No
32	CHINESE BANYAN	No	No
32-W	CALIFORNIA BLACK WALNUT	Yes	Native
33	CHINESE BANYAN	Yes	No
33-W	ACACIA LONGIFOLIA	Yes	No
34	CHINESE BANYAN	No	No
34-W	BRAILIAN PEPPER	No	No
35	CHINESE BANYAN	No	No
36	CALIFORNIA SYCAMORE	No	Native
37	WHITE IRONBARK	No	No
38	CALIFORNIA SYCAMORE	No	Native
39	CALIFORNIA SYCAMORE	Yes	Native
40	CALIFORNIA SYCAMORE	Yes	Native
41	CALIFORNIA SYCAMORE	No	Native
42	CALIFORNIA SYCAMORE	Yes	Native
43	AMERICAN SWEETGUM	Yes	No
44	AMERICAN SWEETGUM	Yes	No
45	ITALIAN ALDER	Yes	No
46	ITALIAN ALDER	Yes	No
47	CALIFORNIA SYCAMORE	Yes	Native
48	CALIFORNIA SYCAMORE	Yes	Native
49	CALIFORNIA SYCAMORE	Yes	Native
50	CALIFORNIA SYCAMORE	Yes	Native
51	WHITE IRONBARK	Yes	No
52	CHINESE BANYAN	No	No
53	CHINESE BANYAN	No	No
54	CHINESE BANYAN	No	No
55	CHINESE BANYAN	Yes	No
56	CHINESE BANYAN	No	No
57	CHINESE BANYAN	No	No
58	CHINESE BANYAN	No	No
59	ITALIAN ALDER	Yes	No
60	CHINESE BANYAN	No	No
61	CHINESE BANYAN	No	No
62	ITALIAN ALDER	Yes	No
63	ITALIAN ALDER	No	No
64	CALIFORNIA SYCAMORE	No	Native
65	RED GUM	No	No
66	RED GUM	Yes	No
67	CALIFORNIA SYCAMORE	No	Native
68	RED GUM	No	No
69	CALIFORNIA SYCAMORE	No	Native



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ARCHITECTURE + DESIGN

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ARCHITECT SEAL:



TREE INVENTORY PLAN

OVERALL SITE PLAN

NEW SINGLE FAMILY HOME

2521 INDIAN CREEK RD

DIAMOND BAR, CA 91765

AIN: 8713-035-016

MANUEL GARCIA
LANDSCAPE ARCHITECT
 228 E. CAMDEN ST. GLENDORA, CA. 91740

ST. LIC. #3929

CELL (626)665-5002

MG.LANDARCH@GMAIL.COM

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May 2, 2025

Revisions performed by : DATE

:

:

:

:

:

:

Scale 1/16" = 1'-0"

Sheet 1 of 2

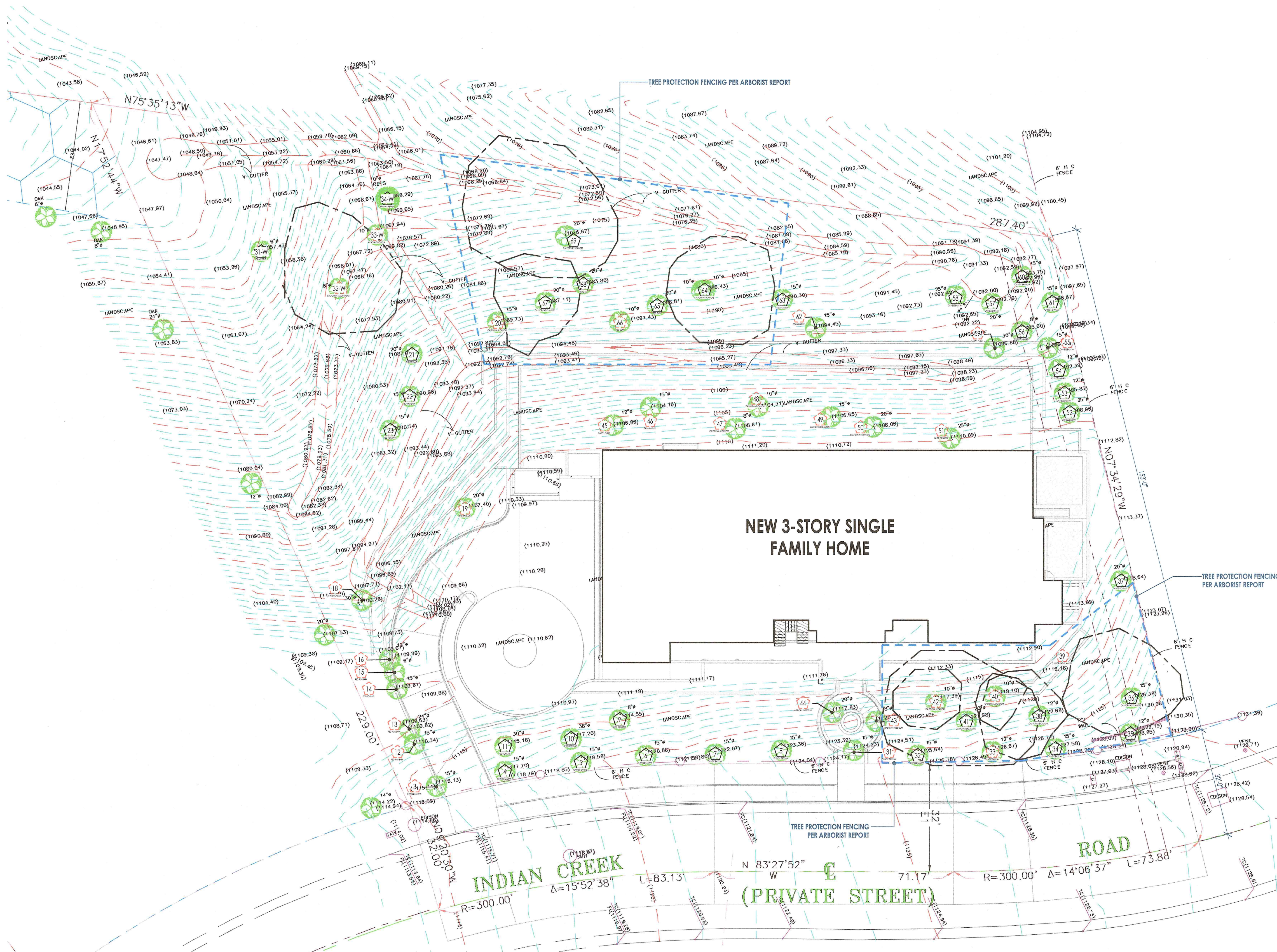


L-1

SITE PLAN (OVERALL)

1/16" = 1'-0"

01



Planting Legend

Sym	Size	Qty	Botanical name	Common name	Variety/Remarks	WUCOLS	FUEL/MOD ZONE
CA	5-gal	3	Callistemon viminalis	Dwarf Bottle Brush		0.2	A; 10' away
D	5-gal	120	Delosperma cooperi	Pink Hardy Ice Plant	plant on edge to trail over wall	0.2	A; 10' away
L	1-gal	8	Lantana camara	Bandana White Lantana	'Bandana White'	0.2	A; 10' away
PS	5-gal	30	Lavandula stoechas	Spanish Lavender	'Otto Quast'	0.2	B
L	5-gal	29	Pittosporum Tobira	Wheeler's Tobira	'Wheeler's dwarf'	0.5	A
S	5-gal	117	Salvia greggii	Autumn Sage	'Furnari's Red'	0.3	A; 10' away
T	1-gal	105	Trachelospermum jasminoides	Star Jasmine	24" o.c.	0.5	A
		412		Total shrubs			
		299		5-gal shrubs			
		113		1-gal shrubs			

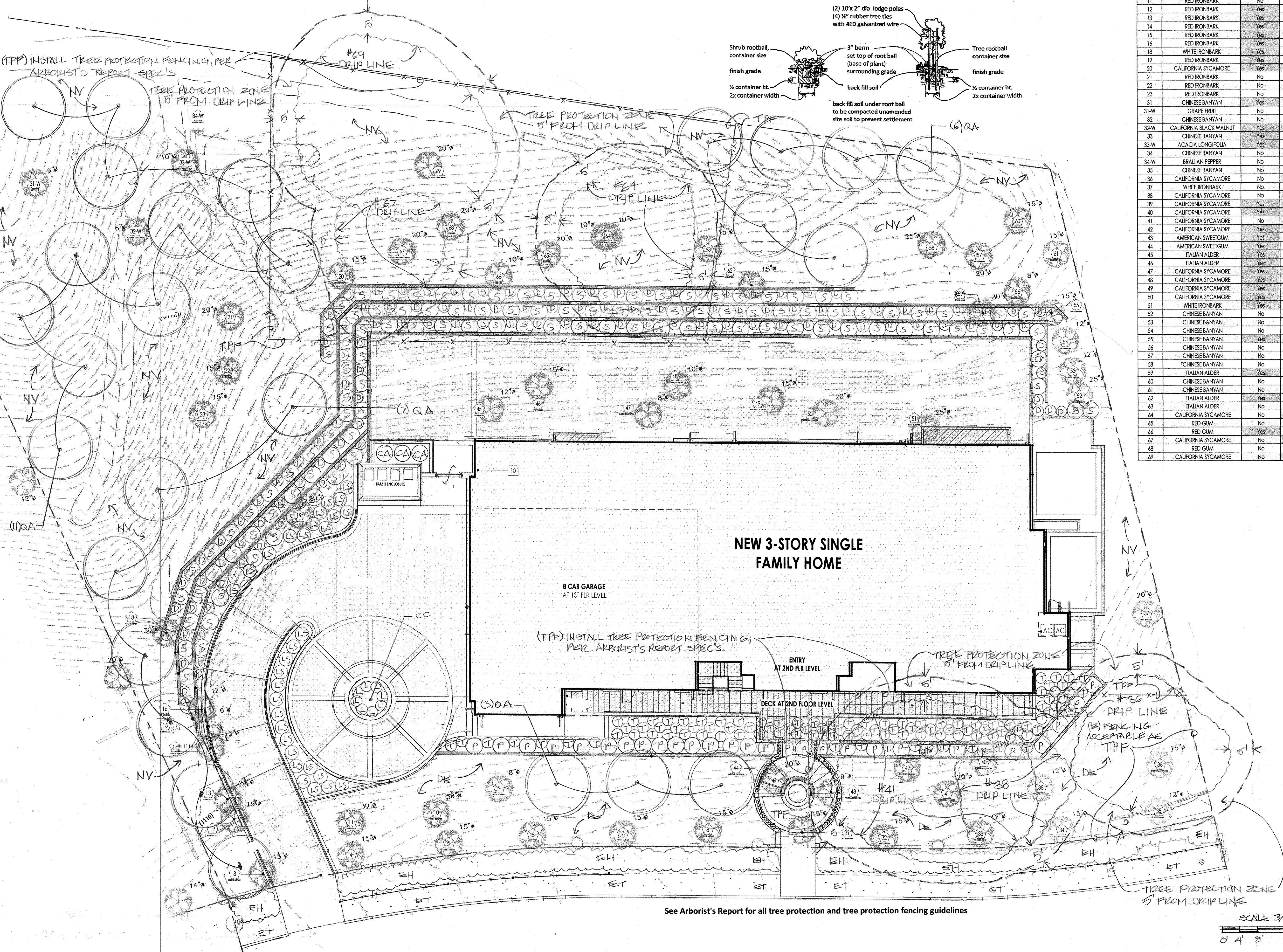
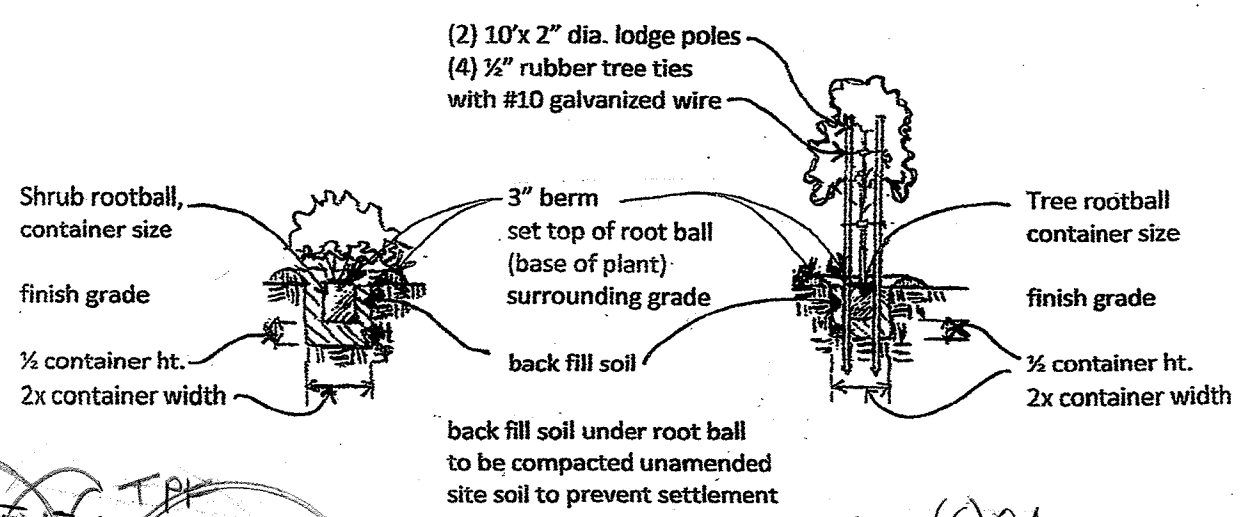
Sym	Size	Qty	Botanical name	Common name	Variety/Remarks	WUCOLS	FUEL/MOD ZONE
CC	36"-box	1	Cercis canadensis	Eastern Redbud	'Forest Pansy'; std	0.5	A; 10' away
QA	15-gal	27	Quercus agrifolia	Coast Live Oak	Replacement trees	0.2	B
Miscellaneous							
Sym	Description					WUCOLS	FUEL/MOD ZONE
DE	Delosperma alba; White Trailing Ice plant groundcover, from flats planted 12" o.c.					L	A,B
EH	Existing hedge to remain and be protected					na	B
ET	Existing parkway turf to remain and be maintained					na	B
NV	Native vegetation, trees on undisturbed slopes to remain and be protected					na	B

Note: Planting Plan and Legend reflects LACOFD Fuel Modification requirements.

Planting Notes

The backfill mix for use around the root ball of all trees and shrubs shall consist of the following formula:
2/3 native rock free soil
1 lb/cu. yd. of backfill mix 12-12-12 commercial fertilizer Agriform or eq. time released fertilizing tablets
1 lb/cu. yd. of backfill mix 12-12-12 commercial fertilizer Agriform or eq. time released fertilizing tablets
Place tablets at half the depth of the root ball.
Recommended thirty (30) days after installation all areas shall be fertilized with Best Fertilizer 16-16-8 or approved equal, applied at the rate of five pounds per 1000 square feet (by Owner's maintenance service)
Incorporate wood mulch compost at least four (4) cubic yards per 1,000 square feet to a depth of (6) inches into all landscape areas.
All exposed soil planter areas to be covered with 3" of shredded wood shavings or bark mulch

Typical Shrub and Tree Planting (not to scale)



See Arborist's Report for all tree protection and tree protection fencing guidelines

TREE INVENTORY LIST			
TREE #	TREE TYPE	TREE TO BE REMOVED	PROTECTION STATUS
3	CHINESE BANYAN	Yes	No
4	CHINESE BANYAN	No	No
5	CHINESE BANYAN	No	No
6	CHINESE BANYAN	No	No
7	CHINESE BANYAN	No	No
8	CHINESE BANYAN	No	No
9	WHITE IRONBARK	No	No
10	WHITE IRONBARK	No	No
11	RED IRONBARK	No	No
12	RED IRONBARK	Yes	No
13	RED IRONBARK	Yes	No
14	RED IRONBARK	Yes	No
15	RED IRONBARK	Yes	No
16	RED IRONBARK	Yes	No
18	WHITE IRONBARK	Yes	No
19	RED IRONBARK	Yes	No
20	CALIFORNIA SYCAMORE	Yes	Native
21	RED IRONBARK	No	No
22	RED IRONBARK	No	No
23	RED IRONBARK	No	No
31	CHINESE BANYAN	Yes	No
31-W	GRAPE FRUIT	No	No
32	CHINESE BANYAN	No	No
32-W	CALIFORNIA BLACK WALNUT	Yes	Native
33	CHINESE BANYAN	Yes	No
33-W	ACACIA LONGIFOLIA	Yes	No
34	CHINESE BANYAN	No	No
34-W	BRALIAN PEPPER	No	No
35	CHINESE BANYAN	No	No
36	CALIFORNIA SYCAMORE	No	Native
37	WHITE IRONBARK	No	No
38	CALIFORNIA SYCAMORE	No	Native
39	CALIFORNIA SYCAMORE	Yes	Native
40	CALIFORNIA SYCAMORE	Yes	Native
41	CALIFORNIA SYCAMORE	No	Native
42	CALIFORNIA SYCAMORE	Yes	Native
43	AMERICAN SWEETGUM	Yes	No
44	AMERICAN SWEETGUM	Yes	No
45	ITALIAN ALDER	Yes	No
46	ITALIAN ALDER	Yes	No
47	CALIFORNIA SYCAMORE	Yes	Native
48	CALIFORNIA SYCAMORE	Yes	Native
49	CALIFORNIA SYCAMORE	Yes	Native
50	CALIFORNIA SYCAMORE	Yes	Native
51	WHITE IRONBARK	Yes	No
52	CHINESE BANYAN	No	No
53	CHINESE BANYAN	No	No
54	CHINESE BANYAN	No	No
55	CHINESE BANYAN	Yes	No
56	CHINESE BANYAN	No	No
57	CHINESE BANYAN	No	No
58	CHINESE BANYAN	No	No
59	ITALIAN ALDER	Yes	No
60	CHINESE BANYAN	No	No
61	CHINESE BANYAN	No	No
62	ITALIAN ALDER	Yes	No
63	ITALIAN ALDER	No	No
64	CALIFORNIA SYCAMORE	No	Native
65	RED GUM	No	No
66	RED GUM	Yes	No
67	CALIFORNIA SYCAMORE	No	Native
68	RED GUM	No	No
69	CALIFORNIA SYCAMORE	No	Native

Appendix B: Certification of Landscape Design

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.

(2) The landscape design and water use calculations for the property located at 2521 INDIAN CREEK RD, DIAMOND BAR, CA 91765 (provide street address or parcel number(s)) were prepared by me or under my supervision.

(3) The landscape design and water use calculations for the identified property comply with the requirements of the City of Diamond Bar Water Efficient Landscape Ordinance (Municipal Code Sections 8.14 and 22.26) and the City of Diamond Bar Guidelines for Implementation of the City of Diamond Bar Water Efficient Landscape Ordinance.

(4) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of Diamond Bar Guidelines for Implementation of the City of Diamond Bar Water Efficient Landscape Ordinance.

MANUEL GARCIA
Print Name
5-1-2025
Date

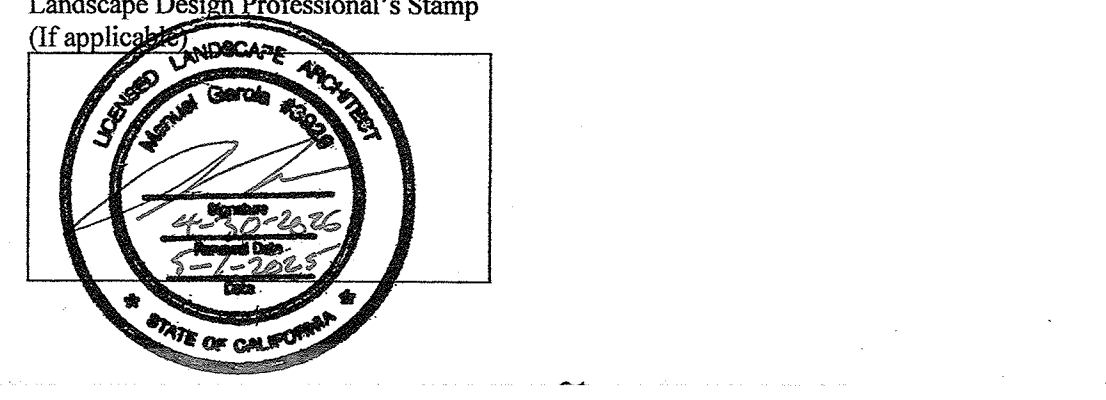
Signature
#3929
License Number

228 E CAMDEN ST, GLEN DORA, CA 91740
Address

(66) 665-5002
Telephone

M.G. LANDARCH@gmail.com
E-mail Address

Landscape Design Professional's Stamp
(If applicable)



Percentages of Landscape and Hardscape Areas

All Site Areas	Area sq.ft.	Percentage %
All Landscape	27,771	62.4
Hardscape	8,487	19.1
Building footprint	8,260	18.6
Total Lot Area	44,518	100.0

All Landscape Areas	Area sq.ft.	Percentage %
New Landscape *	6,481	23.3
Existing Undisturbed Landscape	21,290	76.7
Total Lot Area	27,771	100.0

* Does not include Oak trees planted in native vegetation on otherwise undisturbed slopes

TABLE 3-7
REQUIRED MIX OF PLANT MATERIALS

PLANT MATERIAL	REQUIRED PERCENTAGE OF MIX	TOTAL COUNT REQUIRED	TOTAL COUNT PROVIDED
TREES	TOTAL	-	-
24"-BOX (OR BIGGER)	20%	1	1
15-GALLON (replacements)	80%	-	27 (replacements)
SHRUBS	TOTAL	412	-
5-GALLON	70%	288	299
1-GALLON	30%	124	113
GROUND COVER	TOTAL	-	-
COVERAGE WITHIN 2 YEARS	100%	-	-

LANDSCAPE PLAN

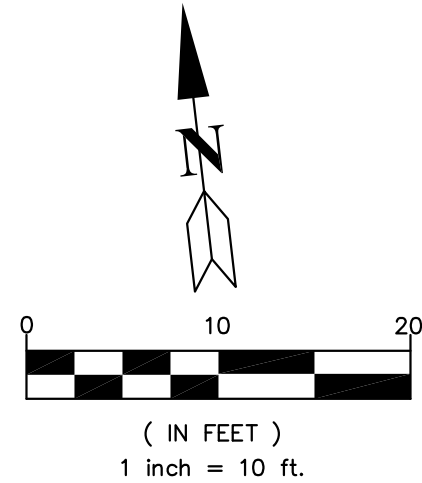
ENLARGED SITE PLAN
NEW SINGLE FAMILY HOME
2521 INDIAN CREEK RD
DIAMOND BAR, CA 91765
AIN: 8713-035-016

MANUEL GARCIA
LANDSCAPE ARCHITECT
228 E. CAMDEN ST. GLEN DORA, CA 91740
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CELL (626)665-5002
MG.LANDARCH@GMAIL.COM
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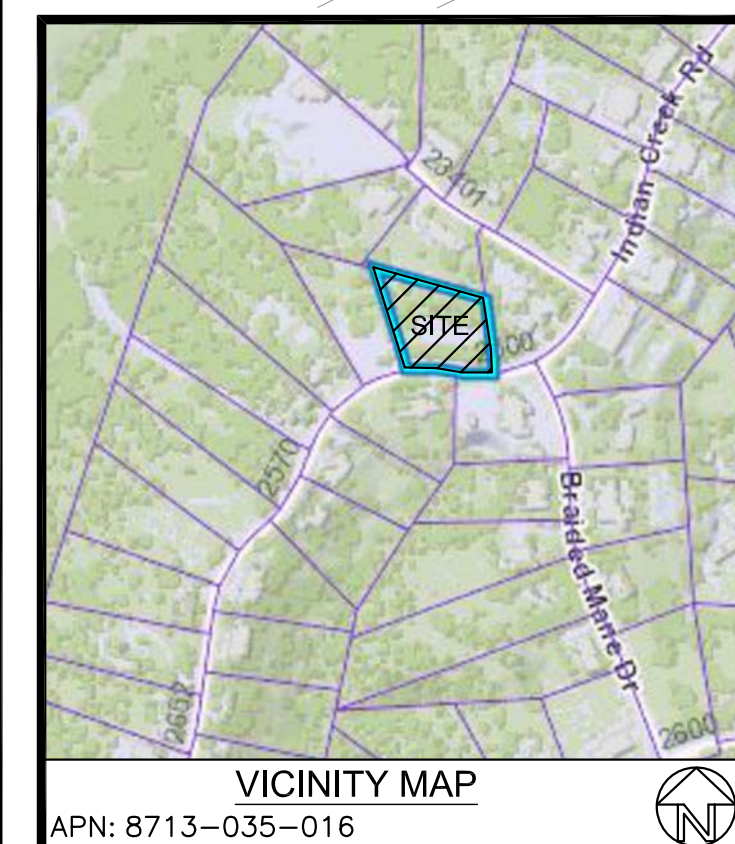
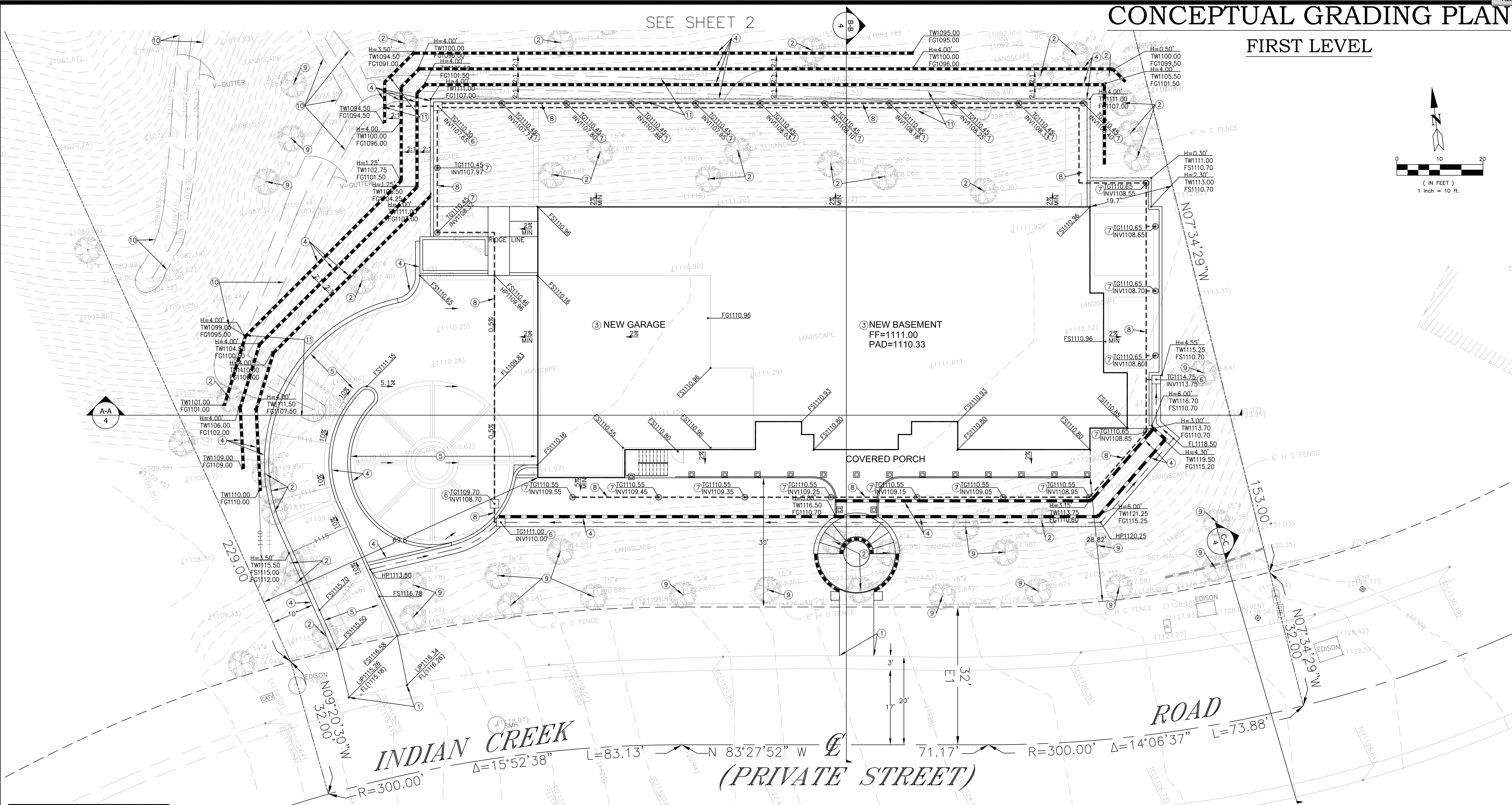
September 27, 2024
Revisions performed by : DATE
MG : 5-1-25
:
:
:
:
:
Scale 3/32"=1'-0" Sheet ___ of ___
L-2

CONCEPTUAL GRADING PLAN

FIRST LEVEL



SEE SHEET 2



CONSTRUCTION NOTES:

- ① EXISTING CURB & GUTTER TO REMAIN
- ② EXISTING TREE TO BE REMOVED
- ③ CONSTRUCT NEW BUILDING PER ARCHITECTURAL PLAN
- ④ CONSTRUCT RETAINING WALL
- ⑤ CONSTRUCT CONCRETE DRIVEWAY
- ⑥ CONSTRUCT CONCRETE CATCH BASIN
- ⑦ INSTALL 4" AREA DRAIN
- ⑧ INSTALL PVC DRAINAGE PIPE
- ⑨ EXISTING TREE TO REMAIN
- ⑩ EXISTING V-GUTTER TO REMAIN
- ⑪ EXISTING V-GUTTER TO BE REMOVED

EARTHWORK QUANTITY

CUT: 616 C.Y.
 FILL: 1,767 C.Y.
 IMPORT: 1,151 C.Y.

SPECIAL NOTE:

THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING.

IMPERVIOUS SURFACE AREA

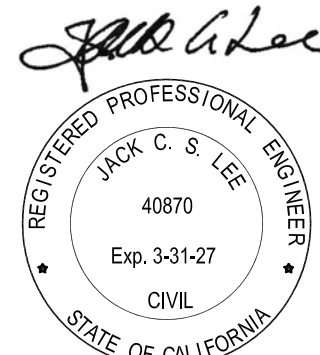
EXISTING IMPERVIOUS: 4,040 S.F.
 PROPOSED IMPERVIOUS: 26,412 S.F.
 DISTURBED AREA: 22,427 S.F.

EASEMENT NOTE

- E1 EASEMENT FOR PRIVATE ST. PURPOSES PER TRACT NO. 23483, MAP RECORDED IN BOOK 790 PAGES 5 TO 19, INCLUSIVE OF MAPS.
 E2 AREA SUBJECT TO FLOOD HAZARD PER TRACT NO. 23483, MAP RECORDED IN BOOK 790 PAGES 5 TO 19, INCLUSIVE OF MAPS.

OWNER

MR. HUO YOU LIANG (JIMMY)
 LHL 688, LLC
 14328 LOMITAS AVE.
 CITY OF INDUSTRY, CA 91746
 TEL: 626-999-6685

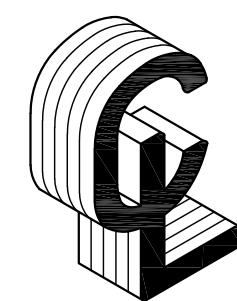


SURVEYOR

CAL LAND ENGINEERING, INC.
 574 E. LAMBERT ROAD,
 BREA, CA 92821
 TEL: (714) 671-1050
 JACK LEE, R.C.E., G.E.

CIVIL ENGINEER

CAL LAND ENGINEERING, INC.
 574 E. LAMBERT ROAD,
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 JACK LEE, R.C.E., G.E.



**CALLAND ENGINEERING
& ASSOCIATES, INC.**

574 E. LAMBERT ROAD, BREA, CA 92821
 TEL: (714) 671-1050 FAX: (714) 671-1090

PUBLIC WORKS DEPARTMENT

CITY OF DIAMOND BAR

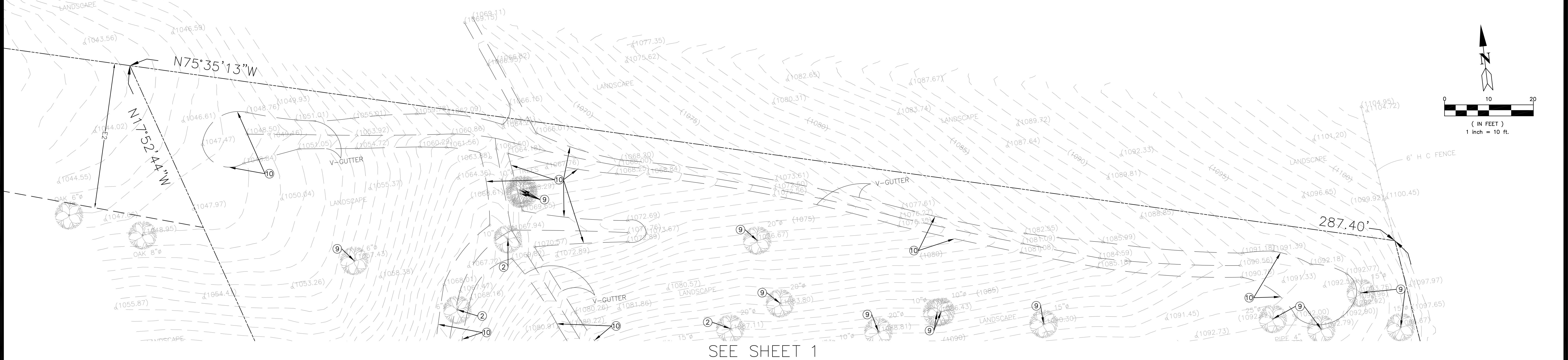
STATE OF CALIFORNIA

GEOTECHNICAL ENGINEER'S STATEMENT OF COMPLIANCE INSERT TEXT HERE		DAVID G. LIU, P.E. CITY ENGINEER RCE 44053 DATE _____ PLANS REVIEWED FOR THE CITY OF DIAMOND BAR BY: INSERT CONSULTANT INFORMATION INSERT ADDRESS TEL: (xxx) xxx-xxxx FAX: (xxx) xxx-xxxx		LEGAL DESCRIPTION LOT 16 OF TRACT NO. 23483, IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 790 PAGES 5 TO 19, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 8713-035-016 PROPERTY SIZE: 51,836 S.F. (GROSS) & 44,518 S.F. (NET) OWNER: MR. HUO YOU LIANG (JIMMY) LHL 688, LLC SITE ADDRESS: Vacant Lot (2521) Indian Creek Drive, Diamond Bar, CA 91765	
SOIL ENGINEER	RCE	DATE	NAME	RCE	DATE
ENGINEER GEOLOGIST	RCE	DATE	NAME	RCE	DATE

CONCEPTUAL GRADING PLAN

DRAWING NO. _____ SHEET 1 OF 4

FIRST LEVEL

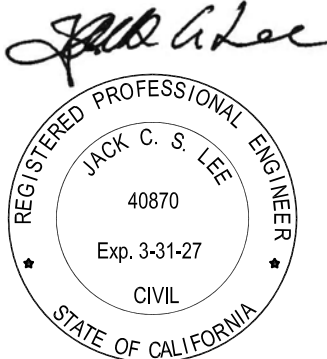


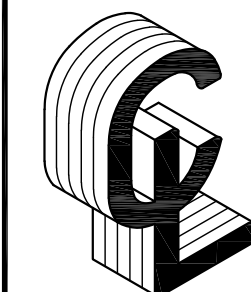
CONSTRUCTION NOTES:

- ① EXISTING CURB & GUTTER TO REMAIN
- ② EXISTING TREE TO BE REMOVED
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CALLAND ENGINEERING

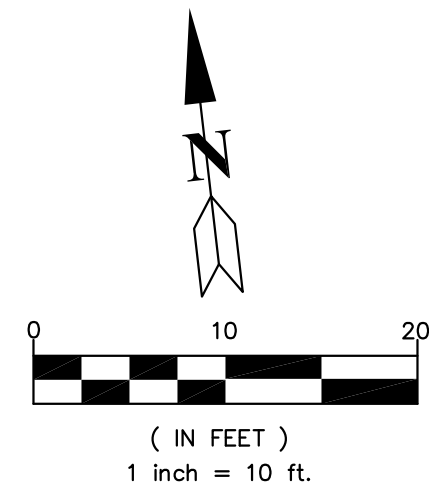
& ASSOCIATES, INC.

574 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

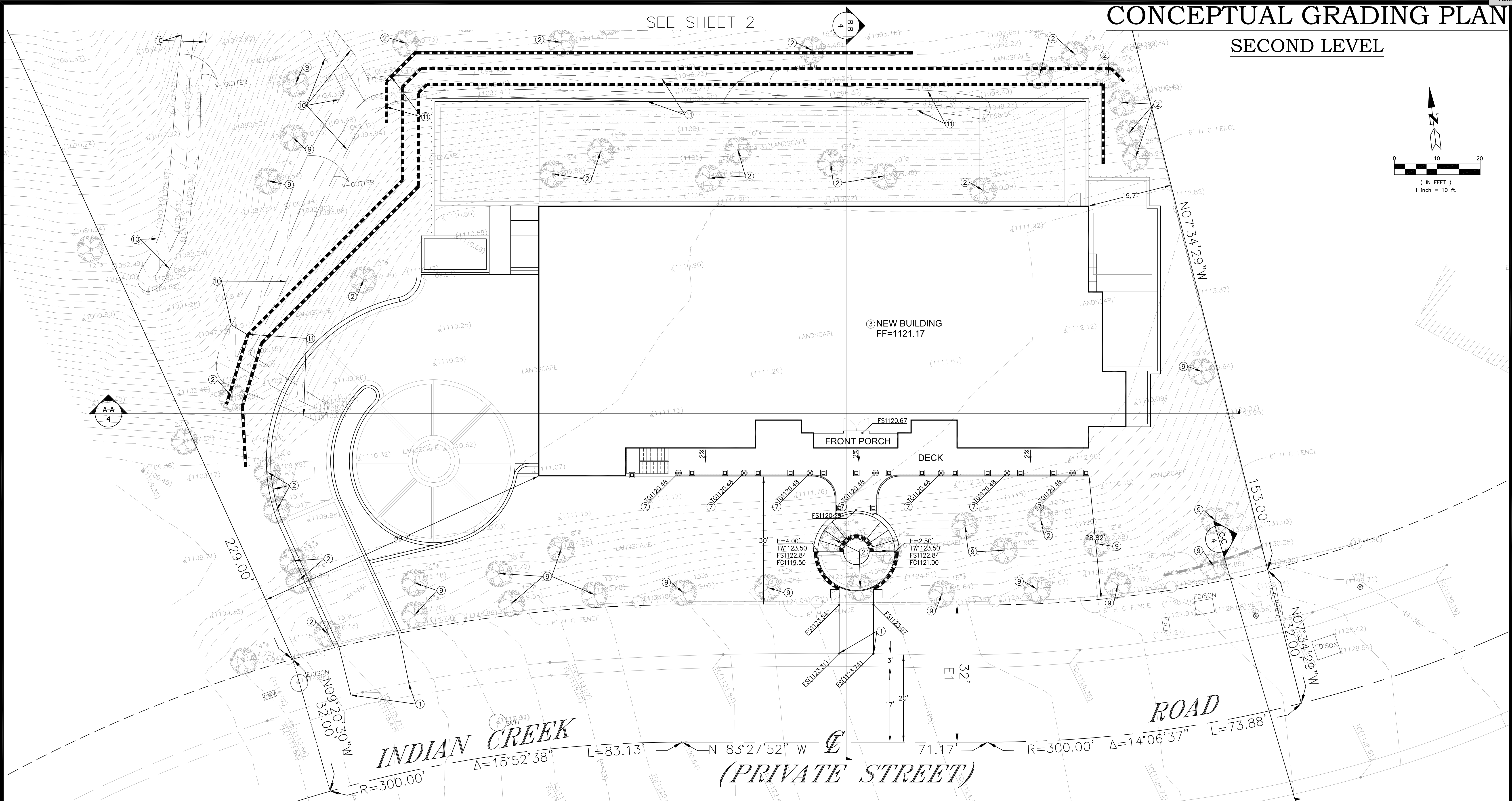
PUBLIC WORKS DEPARTMENT			
CITY OF DIAMOND BAR			
STATE OF CALIFORNIA			
GEOTECHNICAL ENGINEER'S STATEMENT OF COMPLIANCE		LEGAL DESCRIPTION	
INSERT TEXT HERE		LOT 16 OF TRACT NO. 23483, IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 790 PAGES 5 TO 19, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	
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		PROPERTY SIZE: 51,836 S.F. (GROSS) & 44,518 S.F. (NET)	
		OWNER: MR. HUO YOU LIANG (JIMMY) LHL 688, LLC	
		SITE ADDRESS: Vacant Lot (2521) Indian Creek Drive, Diamond Bar, CA 91765	
SOIL ENGINEER RCE DATE		DRAWN BY EC CHECKED BY JL SCALE: 1"=10'	
ENGINEER GEOLOGIST RCE DATE		DRAWING NO. SHEET 2 OF 4	
NAME RCE DATE			
CONCEPTUAL GRADING PLAN			

CONCEPTUAL GRADING PLAN

SECOND LEVEL



SEE SHEET 2

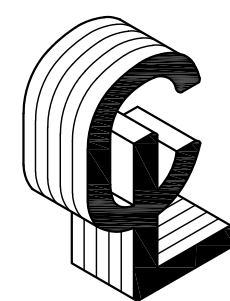
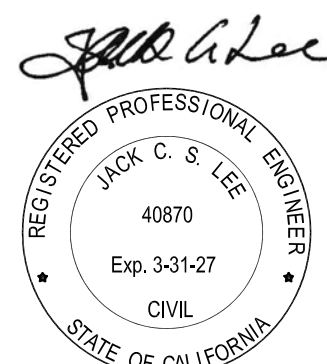


CONSTRUCTION NOTES:

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PUBLIC WORKS DEPARTMENT

CITY OF DIAMOND BAR

STATE OF CALIFORNIA

GEOTECHNICAL ENGINEER'S STATEMENT OF COMPLIANCE INSERT TEXT HERE		DAVID G. LIU, P.E. CITY ENGINEER RCE 44053 DATE _____ PLANS REVIEWED FOR THE CITY OF DIAMOND BAR BY: INSERT CONSULTANT INFORMATION INSERT ADDRESS TEL: (xxx) xxx-xxxx FAX: (xxx) xxx-xxxx		LEGAL DESCRIPTION LOT 16 OF TRACT NO. 23483, IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 790 PAGES 5 TO 19, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 8713-035-016 PROPERTY SIZE: 51,836 S.F. (GROSS) & 44,518 S.F. (NET) OWNER: MR. HUO YOU LIANG (JIMMY) LHL 688, LLC SITE ADDRESS: Vacant Lot (2521) Indian Creek Drive, Diamond Bar, CA 91765
SOIL ENGINEER RCE DATE _____ ENGINEER GEOLOGIST RCE DATE _____	NAME RCE DATE _____		DRAWN BY EC CHECKED BY JL SCALE: 1"=10' DRAWING NO. _____ SHEET 3 OF 4	

CONCEPTUAL GRADING PLAN



Packet Pg. 124

CITY OF DIAMOND BAR
COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY LOCATION									
PLANNING COMMISSION REVIEW	File #	AP	Applicant	PC 07/08/25	CC 07/15/25	PC 07/22/25	CC 08/5/25	PC 08/12/25	CC 06/19/25
22909 Lazy Trail Rd. (Addition and remodel to single family residence)	DR, MCUP PL2021-05	MN	Walt Patroske	PH					
2521 Indian Creek (New single-family residence)	DR & TP PL2024-65	RL	Philip K. Chan	PH					
ADMINISTRATIVE REVIEW									
Property Location	File #	AP	Applicant						
23923 Minnequa (Addition to Single-Family Residence)	MCUP PP PL2025-31	MN	Xiaolei Cao	First incomplete letter sent 6/2/25 – waiting for additional information					
2000 Chestnut Creek (New Single-Family Residence)	PP MCUP PL2024-7	DT/RL	Claire Lee	Administrative Hearing scheduled for 7/15/25					
PENDING ITEMS									
Property Location	File #	AP	Applicant	Status					
2720 Broken Feather (New Single-Family Residence)	DR PL2025-34	MN	Yao Pan	First incomplete letter sent 5/27/25 – waiting for additional information					
2001 Derringer Lane (2-lot subdivision)	TPM 83036 PL2021-46	MN	Gurbachan S. Juneja	Fifth incomplete letter sent 7/30/24 - waiting for additional information					
2151 Derringer Lane (Addition and remodel to single-family residence)	DR PL2025-17	DT/RL	Pete Volbeda	Under Review					
Gentle Springs Ln. and S. Prospectors Rd. (36 Senior Condos with Affordable Units)	GPA, ZC, VTTM, DR PL2021-23	GL	Tranquil Garden LLC	Under Review					
2234 Indian Creek (New single-family residence)	DR PL2024-82	DT/RL	Matthew Ewing	Third incomplete letter sent 6/9/25 - waiting for additional information					
1400 Montefino Ave (51-unit for-sale development)	PPR PL2025-29	RL	Sarah Klaustermeier	Comment letter sent 5/15/25 – waiting for additional information					
23007 Ridge Line (New single-family residence)	DR PL2025-27	MN	Terry Chang	First incomplete letter sent 4/30/25 – waiting for additional information					
23901 Ridge Line (2-lot Subdivision)	TPM PL2022-119	DT/MN	Pete Volbeda	Second incomplete letter sent 12/5/23 – waiting for additional information					

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
2887 Shadow Canyon (New single-family residence)	DR PL2025-9	MN	Peter Mattar	First incomplete letter sent 3/6/25 - waiting for additional information
Citywide Objective Design Standards	DCA PL2024-51	MN/GL	City of Diamond Bar	Under Review
SB9 & Reasonable Accommodations Ordinance	DCA PL2019-43	MN	City of Diamond Bar	Under Review
Walnut Valley Unified School District (Ordinance and Proposed Billboard)	DCA PL2024-40	RL/GL	WVUSD	Under Review