



City of Diamond Bar Planning Commission Agenda

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

Meeting Date: Tuesday, May 26, 2026

Regular Meeting 6:30 p.m.

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

WELCOME TO A MEETING OF THE DIAMOND BAR PLANNING COMMISSION

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

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

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RESOURCES

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AMERICANS WITH DISABILITY ACT ACCOMMODATION

In compliance with the Americans with Disabilities Act, if you need special assistance, a disability-related modification or accommodation, agenda materials in an alternative format, or auxiliary aids to participate in this meeting, please [email the Community Development Department](mailto:commdev@diamondbarca.gov) (commdev@diamondbarca.gov) or call 909-839-7030 as soon as possible. Providing at least 72 hours' notice will help ensure that reasonable arrangements can be made.

PUBLIC INPUT

The public may provide public comment by attending the meeting in person, by sending an email, or by logging into the teleconference. Please [email the Community Development Department](mailto:commdev@diamondbarca.gov) (commdev@diamondbarca.gov) by 4:00 p.m. on the day of the meeting and indicate in the Subject Line "FOR PUBLIC COMMENT." Written comments will be distributed to the Planning Commission

Member and noted for the record at the meeting. Please note that the meeting will proceed at Diamond Bar City Hall – Windmill Community Room should comments by teleconferencing become infeasible due to an internet or power outage or due to technical problems outside the City's control. If you wish to make certain that your comments are heard, please attend the meeting in person or send an email by 4:00 p.m. on the day of the meeting/hearing.

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

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

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

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

APPROVAL OF AGENDA: Chair

2. PUBLIC COMMENTS:

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

3. CONSENT CALENDAR:

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

3.1 April 28, 2026, Planning Commission Meeting Minutes**Recommended Action:**

Staff recommends the Planning Commission approve the April 28, 2026, Planning Commission meeting minutes as received.

4. NEW BUSINESS:**4.1 Review of Fiscal Year 2026-2027 Capital Improvement Program (CIP) for Conformity with the General Plan****Recommended Action:**

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

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

Environmental Assessment:

This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be 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.

Recommended Action:

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

6. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:**7. STAFF COMMENTS/INFORMATIONAL ITEMS:**

7.1 Project Status Report

Recommended Action:

Staff recommends the Planning Commission receive and file the Project Status Report dated May 26, 2026.

8. SCHEDULE OF FUTURE EVENTS:

- 8.1 City Council Meeting - June 2, 2026 - 6:30 p.m., online teleconference and SCAQMD Main Auditorium, 21865 Copley Dr.
- 8.2 Planning Commission Meeting - June 9, 2026 - 6:30 p.m., online teleconference and City Hall Windmill Room, 21810 Copley Dr. - Cancelled
- 8.3 City Council Meeting - June 16, 2026 - 6:30 p.m., online teleconference and SCAQMD Main Auditorium, 21865 Copley Dr.
- 8.4 Planning Commission Meeting - June 23, 2026 - 6:30 p.m., online teleconference and City Hall Windmill Room, 21810 Copley Dr. - Cancelled
- 8.5 All city offices and facilities will be closed on Friday, July 3, 2026, in observance of the Independence Day holiday. Regular business hours will resume on Monday, July 6, 2026.
- 8.6 City Council Meeting - July 7, 2026 - 6:30 p.m., online teleconference and SCAQMD Main Auditorium, 21865 Copley Dr.
- 8.7 Planning Commission Meeting - July 14, 2026 - 6:30 p.m., online teleconference and City Hall Windmill Room, 21810 Copley Dr.

9. ADJOURNMENT:**CERTIFICATION**

I, Arlene Laviera, Administrative Coordinator, City of Diamond Bar, hereby certify, under penalty of perjury under the laws of

the State of California that the foregoing notice was posted pursuant to Government Code Section 54950 Et. Seq., not less than 72 hours prior to the meeting, at the following locations: Diamond Bar City Hall Kiosk, Diamond Bar City Hall Bulletin Board, City website: www.diamondbarca.gov, and Diamond Bar Library.

Arlene Laviera
Administrative Coordinator
Date Posted: May 21, 2026



PLANNING COMMISSION AGENDA REPORT

TO: Chair and Members of the Planning Commission

FROM: Greg Gubman, Community Development Director

SUBJECT: April 28, 2026, Planning Commission Meeting Minutes

RECOMMENDATION:

Staff recommends the Planning Commission approve the April 28, 2026, Planning Commission meeting minutes as received.

BACKGROUND/DISCUSSION:

Minutes have been prepared and are being presented for approval.

PREPARED BY:

Arlene Laviera, Administrative Coordinator, Community Development

ATTACHMENTS:

1. 04-28-26 Minutes

**MINUTES OF THE CITY OF DIAMOND BAR
REGULAR MEETING OF THE PLANNING COMMISSION
April 28, 2026**

1. CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE: Torres

ROLL CALL: Mehta, Rawlings, Torres, C/Worthington

ABSENT: V/C Mao

STAFF PRESENT: Greg Gubman, Community Development Director, Mayuko Nakajima, Senior Planner, Arlene Laviera, Administrative Coordinator; James H. Eggart, Assistant City Attorney and Dan Cruz, Assistant City Attorney.

APPROVAL OF AGENDA: Chair approved.

2. PUBLIC COMMENTS: None.

3. CONSENT CALENDAR:

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

Rawlings moved, and Worthington seconded to approve consent calendar. Motion carried 3-0-1-1 by the following Roll Call vote:

AYES:	3	COMMISSIONERS:	Mehta, Rawlings, C/Worthington
NOES:	0	COMMISSIONERS:	None
ABSTAIN:	1	COMMISSIONERS:	Torres
ABSENT:	1	COMMISSIONERS:	Mao

4. OLD BUSINESS: None.

5. NEW BUSINESS: None.

6. PUBLIC HEARING:

6.1 **Development Review and Tree Permit No. PL2025-27:** The applicant is requesting Development Review (DR) approval for the construction of a new 14,304 square-foot, three-level, single-family residence with a 1,518 square-foot garage, 1,377 square feet

of covered terrace/patio areas, 2,072 square feet of uncovered terrace/patio areas, swimming pool and rear yard improvements on a 66,647 gross square-foot (1.53 gross acre) lot. A Tree Permit (TP) is also requested to remove seven protected California black walnut trees and one coast live oak tree and replace with 24 coast live oak trees on site.

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.

Recommended Action:

Adopt the attached Resolution (Attachment A) approving Development Review and Tree Permit No. PL2025-27, based on the findings of Diamond Bar City Code (DBCC) Sections 22.48 and 22.38, subject to conditions.

S/P Mayuko Nakajima presented the staff report.

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

VC/Worthington opened the public hearing.

Seeing no comments, closed the public hearing.

Worthington moved, Rawlings seconded to adopt **Resolution No. 2026-05** approving Development Review and Tree Permit PL2025-27, subject to the standard conditions. Motion carried 4-0-0-1 by the following Roll Call vote:

AYES:	4	COMMISSIONERS: Mehta, Rawlings, Torres, C/Worthington
NOES:	0	COMMISSIONERS: None
ABSTAIN:	0	COMMISSIONERS: None
ABSENT:	1	COMMISSIONERS: Mao

7. PLANNING COMMISSION COMMENTS/INFORMATION ITEMS:

8. STAFF COMMENTS/INFORMATIONAL ITEMS:

CDD/Gubman informed the Planning Commission that moving forward Dan Cruz, Assistant City Attorney, is taking over for James H. Eggart and will attend future Planning Commission meetings.

9. SCHEDULE OF FUTURE EVENTS:

As noted in the agenda.

10. ADJOURNMENT: With no further business before the Planning Commission, C/Worthington adjourned the Regular Planning Commission meeting at 6:45 p.m.

The foregoing minutes are hereby approved this 26th day of May, 2026.

Attest:

Respectfully Submitted,

Greg Gubman, Community Development Director

Brian Worthington, Chairperson



PLANNING COMMISSION AGENDA REPORT

TO: Chair and Members of the Planning Commission

FROM: Greg Gubman, Community Development Director

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

RECOMMENDATION:

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

BACKGROUND/DISCUSSION:

Each year, prior to the adoption of the City's annual budget, the Planning Commission reviews the proposed fiscal year Capital Improvement Program (CIP) for consistency with the City's General Plan and adopts a resolution to record its findings. The process is mandated pursuant to California Government Code Section 65401 (see Attachment 2).

ANALYSIS:

The proposed FY2026-2027 CIP is detailed in Attachment 4, and is comprised of the following expenditures:

CIP FY2026-2027	New Projects Expenditures	Total of New and Carryover Projects
• Street Improvements	\$4,345,894	\$19,434,879
o Traffic Management/Safety Improvements	\$66,000	\$66,000
• Transportation Infrastructure Improvements	\$0	\$0
• Miscellaneous Public Works Improvements	\$700,000	\$1,080,000
• Facilities, Parks and Rec. Improvements	\$250,000	\$1,310,000
Total:	\$5,361,894	\$21,890,879

These capital improvement projects are funded by various sources: Measure W, RMRA (SB-1), Measure M, Measure R, Prop A, Prop C, CDBG, Hauler Fees, Park Development, LLAD 39-2022, LLAD 41-2021, Traffic

Mitigation TDA, TDA C6 Grant, MSP Grant, Prop C by STP-L Fulfillment & Exchange.

The Public Works Department develops the project list based on identified community improvement needs. Planning staff finds that the proposed FY2026-2027 CIP is consistent with the adopted General Plan 2040's numerous Goals and Policies, including, but not limited to, the following:

- Land Use & Economic Development Element
 - Policy LU-P-14
 - Policy LU-P-51
- Circulation Element
 - Policy CR-P-20

The full text of the above Goals and Policies are provided in the attached Resolution.

Capital Improvement Projects

Below is a summary of the various new projects proposed under the FY 2026-2027 CIP. The carryover projects listed in the attached CIP list have already been presented to the Commission and approved by both the Commission and City Council. A project status list, provided in Attachment 5, provides information on the latest status of those projects.

Street Improvement Projects

- *Road Maintenance Projects* – Grind and overlay, slurry seal or chip seal maintenance is applied to designated roadways within the City. This type of maintenance activity is applied annually to residential streets and arterial roadways on a nine-year cycle per neighborhood to extend the life of the existing road pavement; and the appropriate pavement markings are re-established (see Attachment 3). Road Maintenance improvements also include curb ramp upgrades with sidewalk, curb and gutter repairs as necessary.
 - *Residential & Collector Street Rehabilitation* – The project includes the application of slurry seal over the existing pavement and AC edge grind and overlay. Area 5 is located towards the north of the City between the 60 freeway, Diamond Bar Blvd, and the neighborhood north of Pantera Park.
 - *Arterial Street Rehabilitation (Construction)* – Arterial streets covered by this project include:
 - The City side of Temple street between Diamond Bar Blvd. and the City limit (past Golden Springs Drive).

Based on existing pavement conditions, it is anticipated the treatment will include AC edge grind or full width overlay and ADA curb ramp improvements. Construction is expected to start in April 2027 and be completed in August 2027. This is a new project for FY2026-2027.

- *CDBG Area 7 ADA Curb Ramp Project (Construction)*: The project includes upgrading existing curb ramps and installing new curb ramps that comply with the latest Federal ADA compliance standards. Construction is expected to start March 2027 and completed in April 2027. This is a new project for FY2026-2027.

Traffic Management/Safety Projects

- *Battery Backup and CCTV Replacement Program FY2026-2027*: To protect against black-outs at signalized intersections during a power loss, this project will replace the edge equipment that was originally installed in 2008 and 2011. This is the fifth phase of a multi-year replacement program. Construction is expected to start in February 2026 and completed by the end of the fiscal year. This is a new project for FY2026-2027. The locations in this year's projects are as follows:

CCTV

- Diamond Bar Blvd. & Mountain Laurel Way
- Golden Springs Dr. & Ballena Dr.
- Golden Springs Dr. & Brea Canyon Rd.

Battery Back Up System

- Diamond Bar Blvd. & Quail Summit Dr.
- Diamond Bar Blvd. & Sunset Crossing Rd.

Transportation Infrastructure Improvements

No new projects are proposed in this category.

Miscellaneous Public Works Improvements

Chino Hills Parkway Erosion Prevention: The project include installation of permanent erosion control low-impact development best management practices (LID BMP) measures for the median on Chino Hills Parkway within the City limits. The work is anticipated to start in April 2027 and completed in June 2027. This is a new project from FY2026-2027.

Facility, Parks and Recreation Improvements

No new projects are proposed in this category.

PREPARED BY:

Grace S. Lee, Planning Manager

ATTACHMENTS:

1. CIP 26-27 Reso- May 26, 2026
2. California Government Code Section 65401
3. Citywide Street Pavement Road Maintenance Program
4. FY2026-2027 CIP Project List
5. FY2026-2027 CIP Completed and Carryover Project Status

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, FINDING THAT THE PROPOSED FISCAL YEAR 2026-2027 CAPITAL IMPROVEMENT PROGRAM (CIP) IS CONSISTENT WITH THE GENERAL PLAN OF THE CITY OF DIAMOND BAR AND RECOMMENDING APPROVAL TO THE CITY COUNCIL PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65401.

A. RECITALS

1. WHEREAS, on April 18, 1989, the City of Diamond Bar ("City") was established as a duly organized municipal corporation of the State of California.
2. WHEREAS, on December 17, 2019, the City of Diamond Bar adopted the most recent comprehensive update of the General Plan ("General Plan 2040").
3. WHEREAS, the City prepared a proposed CIP and Budget for the City's 2026-2027 Fiscal Year ("FY") which outlines a program identifying proposed public works improvement projects to occur during the fiscal year. The projects include, but are not limited to, street and highway improvements, traffic signal modifications, and miscellaneous public works improvements.
4. WHEREAS, California Government Code Section 65401 requires the Planning Commission to review proposed public works projects for the ensuing fiscal year to determine compliance with the City's General Plan.
5. WHEREAS, on May 26, 2026, at a regularly scheduled meeting, the Planning Commission reviewed and considered the proposed FY 2026-2027 CIP, and the projects contained therein, and concluded said review prior to the adoption of this Resolution.

B. RESOLUTION

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

1. This Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.
2. Based upon the facts and evidence presented during the Planning Commission meeting regarding the City's proposed Fiscal Year 2026-2027 Capital Improvement Program, including oral and documentary evidence provided by City staff, and in accordance with the provisions of California Government Code Section 65401, the Planning Commission hereby finds as follows:
 - (a) The projects identified in the City's proposed Fiscal Year 2026-2027 Capital Improvement Program, are consistent with the City's General Plan 2040's numerous goals and policies adopted December 17, 2019, including, but not limited to, the following:

(i) Land Use & Economic Development Element

- *Policy LU-P-14* – Improve vehicular accessibility, traffic flow, and parking availability as well as pedestrian and bicycle access and amenities within office, commercial, and industrial areas.
- *Policy LU-P-51* – Provide streetscape and intersection improvements along Golden Springs Drive to enhance comfort and safety for all modes of travel and increase accessibility to and from surrounding areas.

(ii) Circulation Element

- *Policy CR-P-20* – Implement measures such as additional signal timing and synchronization, speed limit regulations, and ITS techniques to increase safety and reduce congestion. Maintain a pavement management system and maintenance program for all public roadways throughout the City.

- (b) The proposed projects comply with all other applicable requirements of State law and local ordinances, regulations, and standards; and
- (c) The proposed Fiscal Year 2026-2027 Capital Improvement Program is found to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Section 15301 of the CEQA Guidelines (operation, repair, maintenance of existing facilities).

3. Based on the findings and conclusions set forth above, this Resolution shall serve as the Planning Commission's report to the City Council regarding the General Plan conformity of the proposed public works projects in the City's Fiscal Year 2026-2027 Capital Improvement Program as required by California Government Code Section 65401.

The Planning Commission shall:

- (a) Certify as to the adoption of this Resolution; and
- (b) Forthwith transmit a certified copy of this Resolution to the City Council of the City of Diamond Bar for use in its deliberations regarding the City's budget.

ADOPTED AND APPROVED THIS 26th DAY OF MAY, 2026, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

Brian Worthington, Chair

I, Greg Gubman, Secretary of the Planning Commission of the City of Diamond Bar, do hereby certify that the foregoing Resolution was duly introduced, passed, and adopted, at a regular meeting of the Planning Commission held on the 26th day of May, 2026, by the following vote to wit:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

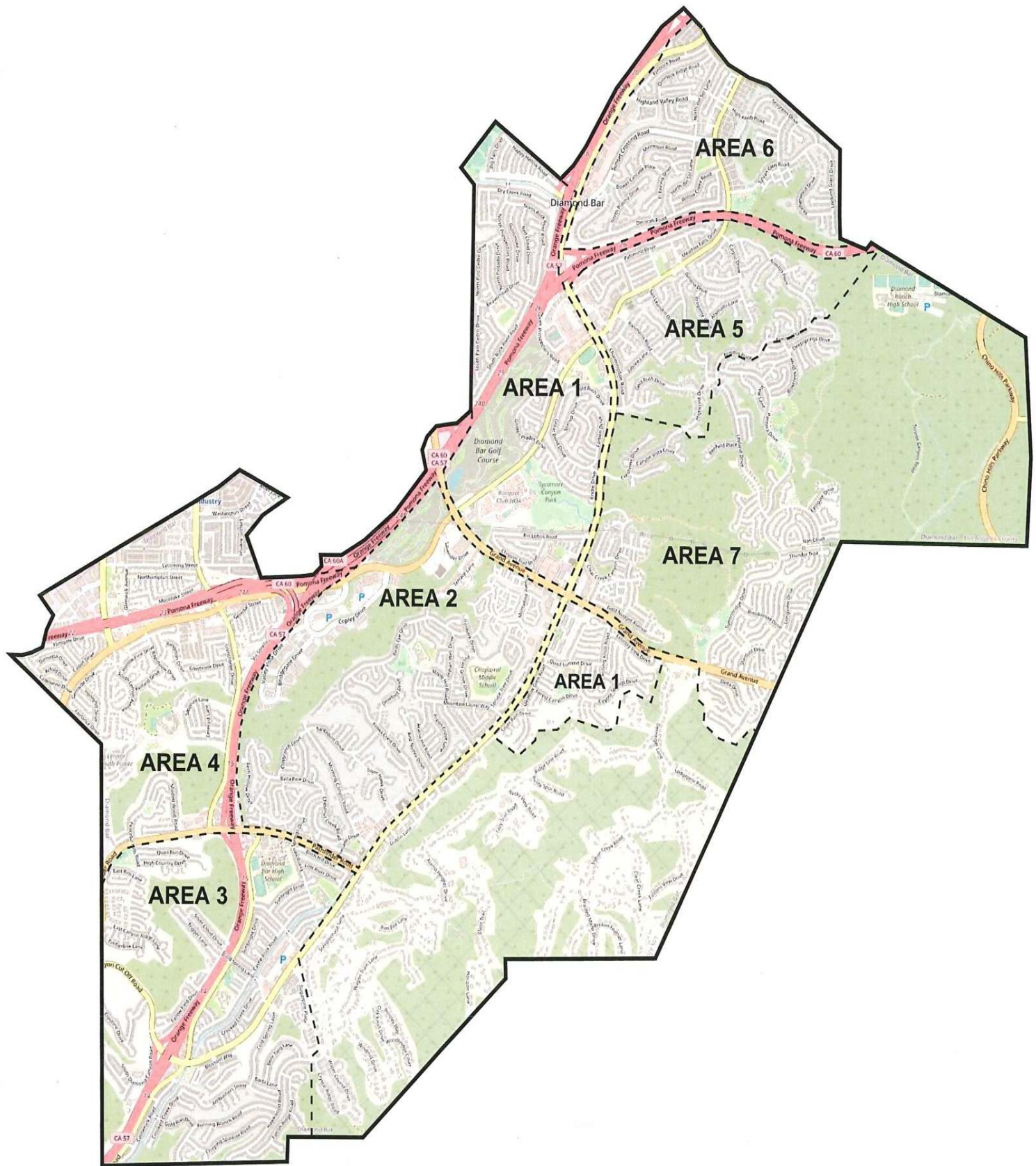
ABSTAIN: Commissioners:

ATTEST: _____
Greg Gubman, Secretary

CALIFORNIA GOVERNMENT CODE SECTION 65401

Review of Capital Improvement Projects for Conformity with the General Plan

If a general plan or part thereof has been adopted, within such time as may be fixed by the legislative body, each county or city officer, department, board, or commission, and each governmental body, commission, or board, including the governing body of any special district or school district, whose jurisdiction lies wholly or partially within the county or city, whose functions include recommending, preparing plans for, or constructing, major public works, shall submit to the official agency, as designated by the respective county board of supervisors or city council, a list of the proposed public works recommended for planning, initiation or construction during the ensuing fiscal year. The official agency receiving the list of proposed public works shall list and classify all such recommendations and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. Such coordinated program shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof.





DRAFT FY 2026/27 CAPITAL IMPROVEMENT PROGRAM BUDGET

ATTACHMENT 1

Street Improvement Projects					Funding Sources:						
Project #	Phase	Project Description	Status	FY 26/27 Budget Request	(202) RMRA	(203) Measure M	(204) Measure R Local Return	(206) Prop A	(207) Prop C	(252) Hauler Fees	(225) CDBG
SI271	CONSTRUCT	Arterial Street Rehab (Construction) DB side of Temple Ave from DBB to City Limit	NEW	\$ 480,000				\$ 70,000	\$ 410,000		
SI272	CONSTRUCT	Residential and Collector Streets Pavement Rehabilitation - Area 5	NEW	\$ 3,680,000	\$ 1,500,000	\$ 1,000,000	\$ 1,000,000			\$ 180,000	
SI273	CONSTRUCT	CDBG Area 7 ADA Curb Ramp	NEW	\$ 185,894							\$ 185,894
SI256	CONSTRUCT	Diamond Bar Blvd Complete Street	Ongoing- No New Request	\$ -							
SI261	DESIGN	Pavement Rehabilitation Design Project FYs 2026-28 (Arterials, Residential, Collector Street Rehab, and CDBG Curb Ramps).	Ongoing- No New Request	\$ -							
SI262	CONSTRUCT	Arterial Street Rehab (Construction) - Brea Canyon Rd from DBB to Pathfinder - Brea Canyon Rd from Pathfinder to Golden Springs Dr - Diamond Bar Blvd from SR 60 off-ramp to City Limits	Ongoing- No New Request	\$ -							
SI264	CONSTRUCT	CDBG Area 6 ADA Curb Ramp Project	Ongoing- No New Request	\$ -							
Total - Street Improvement Projects				\$ 4,345,894	\$ 1,500,000	\$ 1,000,000	\$ 1,000,000	\$ 70,000	\$ 410,000	\$ 180,000	\$ 185,894
Traffic Management/Safety Projects					Funding Sources:						
Project #	Phase	Project Description	Status	FY 26/27 Budget Request	(207) Prop C	(203) Measure M	(205) Gas Tax	(246) Traffic Mitigation			
TM271	ALL	Battery Back-Up and CCTV Replacement Program FY26/27	NEW	\$ 66,000	\$ 66,000						
Total - Traffic Management/Safety Projects				\$ 66,000	\$ 66,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transportation Infrastructure Improvements					Funding Sources:						
Project #	Phase	Project Description	Status	FY 26/27 Budget Request	(207) Prop C	Foothill Transit Grant (45030)	(206) Prop A	HSIP Grant (CalTrans)	(209) TDA	(100) General Fund	
-	-	-	-	\$ -							
Total-Transportation Infrastructure Improvements				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Public Works Improvements					Funding Sources:						
Project #	Phase	Project Description	Status	FY 26/27 Budget Request	(201) Measure W	MSP Grant	(203) Measure M	(207) Prop C	(206) Prop A	(209) TDA	(100) GF
PW25403	ALL	Full Capture Devices on Stormwater Catchbasin for Trash Amendment Compliance - Phase 1	Ongoing - with New Request	\$ 500,000	\$ 500,000						
PW271	ALL	Chino Hills Parkway Erosion Prevention	NEW	\$ 200,000	\$ 200,000						
Total - Miscellaneous PW Improvements				\$ 700,000	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities, Parks and Rec Improvements					Funding Sources:						
Project #	Phase	Project Description	Status	FY 26/27 Budget Request	(100) General Fund	Habitat Conserv Grant (43110)	(262) Park Development	(504) Building & Facilities Fund	(201) Measure W	(241) LLAD 41-2021	(239) LLAD 39-2022
FP258	ALL	Sycamore Canyon Park Lower Bridge Replacement	Ongoing - with New Request	\$ 250,000			250,000				
FP261	ALL	LLADs Irrigation, Landscape, and Minparks Improvements Design and Construction	Ongoing - No New Request	\$ -							
FP24501	CONSTRUCT	DBC Main Entry/Doors & ADA Improvements	Ongoing - No New Request	\$ -							
Total - Facilities, Parks and Rec Improvements				\$ 250,000	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -
Total FY 2026/27 Capital Improvement Program (NEW REQUEST)				\$ 5,361,894							
Total FY 2025/26 Carryover Projects (i.e. ongoing projects)				\$ 16,528,985							
Grand Total				\$ 21,890,879							

*see below and Draft Five-Year CIP Program for further information

Fund #	Funding Source Totals	FY 26/27 Request	Listed Projects Lifetime
100 General Fund	\$	-	\$ 460,000
201 Measure W	\$	700,000	\$ 1,980,000
202 RMRA (SB-1)	\$	1,500,000	\$ 3,000,000
203 Measure M	\$	1,000,000	\$ 2,343,000
204 Measure R	\$	1,000,000	\$ 2,000,000
205 Gas Tax	\$	-	\$ -
206 Prop A	\$	70,000	\$ 1,410,000
207 Prop C	\$	476,000	\$ 792,000
251 AB2766	\$	-	\$ -
225 CDBG	\$	185,894	\$ 330,894
252 Hauler Fees	\$	180,000	\$ 375,000
261 Measure A	\$	-	\$ -
262 Park Development	\$	250,000	\$ 250,000
504 Building & Facilities Maintenance Fi	\$	-	\$ -
239 LLAD 39-2022	\$	-	\$ 400,000
241 LLAD 41-2021	\$	-	\$ 200,000
246 Traffic Mitigation	\$	-	\$ -
- TDA	\$	-	\$ 100,000
- TDA C6 Grant	\$	-	\$ 3,936,000
- MSP Grant	\$	-	\$ 2,985,000
- Prop C by STPL Fulfill. & Exchng.	\$	-	\$ 1,328,985
301-45030 Foothill Transit Grant	\$	-	\$ -
301-43110 Habitat Conservation Grant	\$	-	\$ -
Total	\$	5,361,894	\$ 21,890,879

CIP Program Year-Over-Year	Adopted FY 2025/26	Draft FY 2026/27	% Change
Street Improvements	\$ 4,499,000	\$ 4,345,894	-3%
Traffic Mgmt./Safety Improv.	\$ 64,000	\$ 66,000	3%
Transportation Infrastructure Improvements	\$ -	\$ -	N/A
Misc. Public Works Improvements	\$ -	\$ 700,000	N/A
Facilities, Parks and Rec. Improv.	\$ 600,000	\$ 250,000	-58%
Total	\$ 5,163,000	\$ 5,361,894	3.9%



FY 2025/26 CAPITAL IMPROVEMENT PROGRAM STATUS

Street Improvement Projects					
Project #	Phase	Project Description	Budget	Est. Status @ 6/30/2026	Notes
SI23101	DESIGN	Residential and Collector Street Rehab. Area 3, 4, 5 Arterial Streets Rehab - Per PMP CDBG Curb Ramp - Area 3, 4, 5	\$ 380,000	Completed	Project Closed.
SI261	CONSTRUCT	Pavement Rehabilitation Design Project FYs 2026-28 (Design)	\$ 600,000	Carry Forward	Three-year project. This was year 1.
SI262	CONSTRUCT	Arterial Street Rehab	\$ 3,754,000	Carry Forward	Will be done during the summer months.
SI264	CONSTRUCT	CDBG Area 6 ADA Curb Ramp Project	\$ 145,000	Carry Forward	Will be done before pavement works.
SI251	CONSTRUCT	Residential and Collector Street Rehab.- Area 4	\$ 2,208,740	Completed	Project Closed.
SI255	CONSTRUCT	Arterial Street Rehab. - Brea Cyn FWY OR to N City Lim. - Lemone Ave EarlGate to 30 S of RR Track	\$ 1,741,261	Completed	Project Closed.
SI256	CONSTRUCT	Diamond Bal Blvd Complete Street	\$ 10,589,985	Carry Forward	In Construction since Feb. 2026. To be completed in FY27.
Total - Street Improvement Projects			\$ 19,418,986		
Traffic Mgmt/Safety Projects					
Project #	Phase	Project Description	Budget	Est. Status @ 6/30/2026	Notes
TM261	CONSTRUCT	Battery Back Up and CCTV Replacement Program FY25/26	\$ 64,000	Completed	Construction Completed.
Total - Traffic Management/Safety Projects			\$ 64,000		
Misc. Public Works Improvements					
Project #	Phase	Project Description	Budget	Est. Status @ 6/30/2026	Notes
PW23403	CONSTRUCT	Brea Canyon Storm Drain Lining Project (800 ft between DB Church and GSD)	\$ 271,000	Completed	Project Closed.
PW253	ALL	Full Capture Devices on Stormwater Catchbasin for Trash Amendment Compliance - Phase 1	\$ 380,000	Carry Forward	Design and County permit completed. In process for construction contract award.
FP258	DESIGN	Sycamore Canyon Park Lower Bridge Replacement Options	\$ 150,000	Completed	Design completed. Construction proposed for FY27.
Total - Miscellaneous PW Improvements			\$ 801,000		



FY 2025/26 CAPITAL IMPROVEMENT PROGRAM STATUS

Facilities, Parks & Rec Improvements					
Project #	Phase	Project Description	Budget	Est. Status @ 6/30/2026	Notes
FP24500	CONSTRUCT	DBC GVBR Lighting & Controls Upgrade	\$ 330,000	Completed	Construction Completed.
FP24501	CONSTRUCT	DBC Main Entry/Doors & ADA Improvements	\$ 310,000	Carry Forward	On hold. All bids were rejected due to cost. Will go into construction in FY27 with modified scope, after FP24500.
FP261	ALL	LLADs Irrigation, Landscape, and Minparks Improvements	\$ 600,000	Carry Forward	Design undergoing. Part of the construction is under contract.
FP24502	DESIGN	Heritage Park Renovation Phases 1 and 2	\$ 500,000	Completed	Project Closed.
Total - Facilities, Parks and Rec Improvements			\$ 1,740,000		
TOTAL FY 2025/26 CIP PROGRAM			\$ 22,023,986		



PLANNING COMMISSION AGENDA REPORT

CASE/FILE NUMBER:	Development Review Planning Case No. PL2025-47
PROJECT LOCATION:	2867 Shadow Canyon Drive Diamond Bar, CA 91765 APN: 8713-018-035
GENERAL PLAN DESIGNATION:	Rural Residential (RR)
ZONING DISTRICT:	Rural Residential (RR)
PROPERTY OWNER:	Na Dong 17795 Neff Ranch Road Yorba Linda, CA 92886
APPLICANT:	Alan Gao 17795 Neff Ranch Road Yorba Linda, CA 92886

SUMMARY:

The applicant is requesting Development Review (DR) approval to remodel the exterior and construct a 1,647 square-foot first-floor addition, a 119 square-foot front entry porch, and an interior remodel to an existing 2,248 square-foot single-story single-family residence on a 42,689 gross square-foot (0.98 gross acre) developed lot.

The applicant is concurrently proposing the construction of a 798 square-foot, attached Accessory Dwelling Unit (ADU). Although it is depicted on the project plans, the attached ADU is permitted by right, and is not subject to Planning Commission review.

RECOMMENDATION:

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

BACKGROUND:

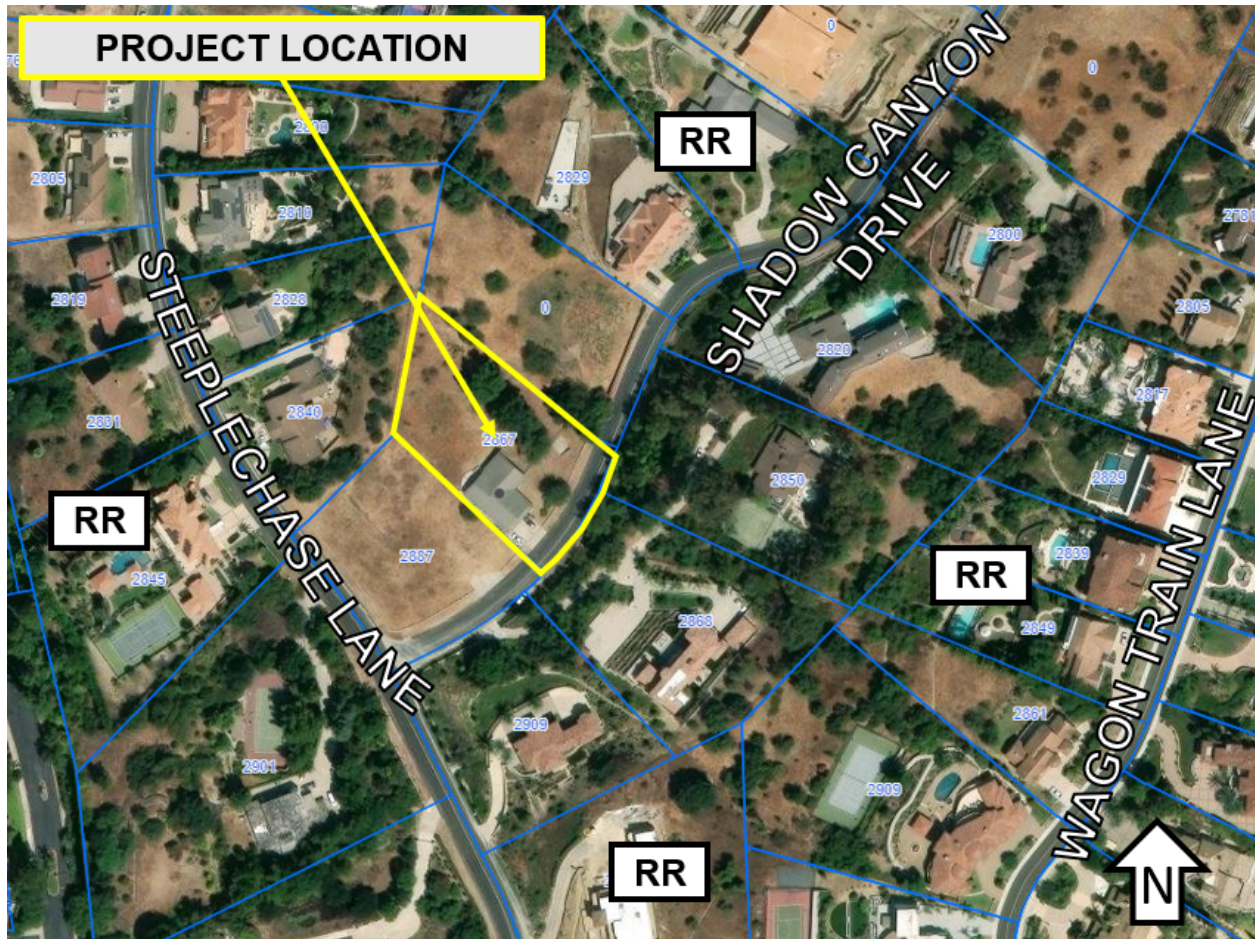
The project site is located in the Diamond Bar Country Estates (The Country), on the northwest side of Shadow Canyon Drive, east of Steeplechase Lane. The property was developed in 1972 with a 2,248 square-foot single-story home and an attached 617 square-foot three-car garage. There are no protected trees onsite.

The proposed project has been approved by the Diamond Bar Country Estates Architectural Committee on December 8, 2025.

The property is legally described as Lot 63 of Tract No. 30289, and the Assessor's Parcel Number (APN) is 8713-018-035.

Site and Surrounding General Plan, Zoning and Land Uses

The image below highlights the subject property:





Project Site



Adjacent Property to the North



Adjacent Property to the South

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	Undeveloped
South	Rural Residential	RR	Undeveloped
East	Rural Residential	RR	Single-Family Residential
West	Rural Residential	RR	Single-Family Residential

Project Description

Site Plan

As stated, the property's gross lot area is 42,689 square feet (0.98 gross acres), which includes a 27-foot wide private street easement along the frontage of Shadow Canyon Drive. The property is an irregular-shaped lot with a net buildable area (i.e., minus the private street easement, flood hazard area, and drainage easement) of 31,360 square feet (0.72 net acres). It is a hillside property with a descending slope at 23.24 percent that starts from the private street easement to the rear property line.

The existing house is situated 26'-6" from the edge of the private street easement line along Shadow Canyon Drive. The entrance to the residence faces Shadow Canyon Drive and a 30'-5" wide driveway provides access to an existing three-car garage.

The addition will extend the existing footprint of the house towards the rear and north side of the property. The existing residence has a nonconforming front setback of 26'-6" (where 30 feet is required). As the front setback does not comply with current development standards, the residence is classified as a "nonconforming structure" pursuant to DBCC Section 22.68.030.

Additions to nonconforming structures are permissible if they meet the following criteria pursuant to DBCC Section 22.68.030(b): 1) the addition or improvement conforms to all other applicable provisions of the DBCC and 2) the addition is limited to the first floor (i.e., the floor closest in elevation to the adjacent street grade).

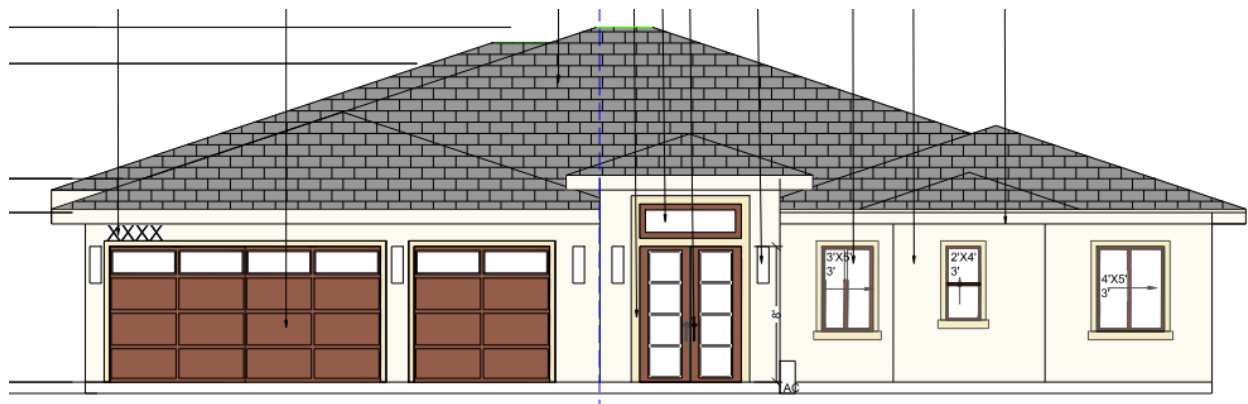
Grading Plan

The applicant is proposing to fill 508 cubic yards and cut 73 cubic yards of soil throughout the property to create a buildable pad that can support the proposed addition and attached ADU. Therefore, 435 cubic yards would have to be imported to the site. Standard dump truck capacities range from 10 to 15 cubic yards, so the proposed amount of import would require between 29 to 46 hauls. The proposed grading activities are limited to areas in proximity to the residence, preserving majority of the site's unimproved natural slope.

The applicant is proposing two tiers of retaining walls, with a maximum height of four feet, at the rear of the property to accommodate the property's slope, support fills above the natural grade, and expand the buildable pad for the addition and ADU. All exposed portions of the proposed retaining walls will have a decorative finish, with the use of split-faced with brick caps to match the house.

Architecture

The house will undergo a complete exterior remodel as part of the proposed project. The remodel incorporates a contemporary interpretation of Mediterranean architectural elements including a low-pitched roof, simple rectilinear window and door openings, and stucco wall surfaces with a sand finish. Additional architectural elements include simple stucco door and window surrounds, metal light fixtures, and vinyl garage doors with embossed woodgrain-textured panels. The exterior color palette utilizes warm, earth-toned hues to complement the hillside setting.



Proposed North (Front) Elevation

The proposed remodel and addition are comprised of the following components:

- The floor plan consists of an extension of the existing family room, new common areas (dining room, kitchen, wok kitchen, pantry, theater room, recreation room, laundry room, one half bathroom and two full bathrooms) and three bedrooms (one with a bathroom and walk-in closet). The existing three-car garage will remain unchanged.

- A front entry porch totaling 119 square feet is proposed at the front of the residence.

The floor area distribution is summarized below:

PROJECT SUMMARY (square footage)		
<u>Living Area</u>		3,895
• First Floor (Existing)	2,248	
• First Floor (Proposed)	1,647	
<u>Non-Livable Area</u>		736
• Garage (Existing)	617	
• Porch (Proposed)	119	
TOTAL FLOOR AREA		4,631

The height of the building is increasing from 16'-7" feet to 21'-7", measured from the finished grade to the highest point of the roofline.

Landscape Plan

There are ten trees currently on-site. The applicant is proposing to remove three trees and plant five trees throughout the front and rear yard of the project site; four 24-inch box western redbuds and one 24-inch box Greek strawberry tree. To complement the five trees, various 15-gallon, 5-gallon, and 3-gallon shrubs that have a variety of color, texture, and form are proposed throughout the front, side and rear yards. The applicant will also be enhancing the parkway landscaping (the strip of landscaping that sits in the private street easement) by removing the dead grass and replacing it with artificial turf. 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.

ANALYSIS:

Review Authority

The proposed project requires Planning Commission review and approval of a Development Review (DR) application. The analysis that follows provides the basis for staff's recommendation to approve the DR application.

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	26'-6"	26'-6"	No*
Side Setbacks	15 feet on one side, 10 feet on the other	north side – 36'-2" south side – 17'-6"	north side – 81'- 1" south side – 10 feet	Yes
Side Yard Minimum Between Adjoining Structures	25 feet	N/A – north side N/A – south side	N/A – north side N/A – south side	Yes**
Rear Setback	25 feet	9 feet	25 feet	Yes
Lot Coverage	Maximum of 30%	9.38%	10.8%	Yes
Max. Building Height	35 feet	16'-7"	21'-7"	Yes
Parking	2-car garage	3-car garage	3-car garage	Yes
Retaining Wall Height	4-foot exposed (supporting fill)	4-foot exposed (supporting fill)	4-foot exposed (supporting fill)	Yes

*Minor Conditional Use Permit approval is not required pursuant to DBCC Section 22.68.030(b).

**There are no residences existing or being proposed on the adjacent lots as of the date of this report.

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 21'-7", 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 existing house is located on an existing flat pad and the addition will extend the existing footprint of the house towards the rear and north side of the property. The project site is located between two undeveloped lots. The proposed addition will not be intrusive to neighboring homes since the proposed addition will not block existing views from adjacent properties. The properties located to the north and south of the project site are currently undeveloped; therefore, the addition will have no view impacts from these properties. All properties located to the east, directly across the street from the project site, are situated on building pads at significantly higher elevations based on topographic data obtained from the City's GIS system. Because it is a single-story addition to an existing single-story residence, the project will not impact views from these properties.

The adjacent lots at 2845 and 2887 Shadow Canyon Drive will remain vacant, therefore, the closest neighboring property is the property located directly across the street from the project site at 2868 Shadow Canyon Drive. As stated previously, the proposed addition will be constructed on a lower building pad elevation comparable to the adjacent neighboring property located at 2868 Shadow Canyon Drive. As a result, the proposed addition will not exceed the height of neighboring homes, thereby maintaining the visual scale and grade levels of the adjacent homes along Shadow Canyon Drive.



Aerial View of Project Site and Adjacent Properties

In addition, maintaining privacy for surrounding properties was considered in the project's design. The existing home is situated between two vacant lots, and the only properties potentially affected by the proposed addition are the homes at 2840 and 2828 Steeplechase Lane, located nearest to the project site. Although these homes are at a lower elevation and their rear yards are within the line of sight of the project site, they are approximately 150 feet away from the proposed building footprint and are further screened by mature trees on their respective properties. As such, the project would not result in privacy impacts beyond what currently exist at this location.



Aerial View looking Northeast from Steeplechase Lane

The proposed addition 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 addition are well balanced and appropriate for the site. In sum, the proposed project has been carefully designed to respect existing view corridors, maintain neighborhood scale and character, and minimize any adverse effects on adjacent residences.

The project also incorporates 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) 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 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;
- 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; and
- The proposed addition will not obstruct views of the vista for nearby properties.

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 May 15, 2026, 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 May 15, 2026. A notice display board was posted at the site, and a copy of the notice was posted at the City's designated community posting sites.

PUBLIC COMMENTS RECEIVED:

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 Categorical Exempt from the provisions of CEQA pursuant to the provisions of Article 19 Section 15301(e) (additions to existing structures) of the CEQA Guidelines. No further environmental review is required.

PREPARED BY:

Rudy Lopez, Assistant Planner, Planning

ATTACHMENTS:

1. Draft Resolution No. 2026-XX, Standard Conditions of Approval
2. Architectural, Grading, and Landscape Plans

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, APPROVING DEVELOPMENT REVIEW PLANNING CASE NO. PL2025-47 TO REMODEL THE EXTERIOR AND CONSTRUCT A 1,647 SQUARE-FOOT FIRST-FLOOR ADDITION, A 119 SQUARE-FOOT FRONT ENTRY PORCH, AND AN INTERIOR REMODEL TO AN EXISTING 2,248 SQUARE-FOOT, SINGLE-STORY SINGLE-FAMILY RESIDENCE ON A 0.98 GROSS ACRE (42,689 GROSS SQUARE-FOOT) LOT LOCATED AT 2867 SHADOW CANYON DRIVE, DIAMOND BAR, CA 91765 (APN 8713-018-035).

A. RECITALS

1. The property owner, Na Dong, and applicant, Alan Gao, have filed an application for Development Review Planning Case No. PL2025-47 for a property located at 2867 Shadow Canyon Drive, Diamond Bar, County of Los Angeles, California, requesting Planning Commission approval to construct remodel the exterior and construct a 1,647 square-foot first-floor addition, a 119 square-foot front entry porch, and an interior remodel to an existing 2,248 square-foot single-story single-family residence.

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

2. The subject property is made up of one parcel totaling 42,689 gross square feet (0.98 gross acres). It is located in the Rural Residential (RR) zone with an underlying General Plan land use designation of Rural Residential.
3. The legal description of the subject property is Lot 63 of Tract No. 30289, and the Assessor's Parcel Number (APN) is 8713-018-035.
4. On May 15, 2026, 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 May 15, 2026. Also, public notices were posted at the project site and the City's designated community posting sites.
5. On May 26, 2026, the Planning Commission of the City of Diamond Bar conducted a duly noticed public hearing, solicited testimony from all interested individuals, and concluded said hearing on that date.

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) Section 22.48, 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 the extent of grading impacts, the applicant is proposing approximately 508 cubic yards of fill and 73 cubic yards of cut in proximity of the residence to establish a buildable pad capable of supporting the proposed addition and rear yard improvements while preserving majority of the site's unimproved natural slope. All exposed portions of the proposed retaining walls will have a decorative finish, with the use of split-faced with brick caps to match the house as to not detract from the hillside.

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 a new entry porch. All elevations are architecturally treated and strongly articulated with the use of new colors and materials 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 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 Project will not be intrusive to neighboring homes since the proposed addition will not block existing views from adjacent properties. The properties located to the north and south of the project site are currently undeveloped; therefore, the addition will have no view impacts from these properties. All properties located to the east, directly across the street from the project site, are situated on building pads at significantly higher elevations based on topographic data obtained from the City's GIS system. Because it is a single-story addition to an existing single-story residence, the project will not impact views from these properties.

The adjacent lots at 2845 and 2887 Shadow Canyon Drive will remain vacant, therefore, the closest neighboring property is the property located directly across the street from the project site at 2868 Shadow Canyon Drive. As stated previously, the proposed addition will be constructed on a lower building pad elevation comparable to the adjacent neighboring property located at 2868 Shadow Canyon Drive. As a result, the proposed addition will not exceed the height of neighboring homes, thereby maintaining the visual scale and grade levels of the adjacent homes along Shadow Canyon Drive.

In addition, maintaining privacy for surrounding properties was considered in the project's design. The existing home is situated between two vacant lots, and the only properties potentially affected by the proposed addition are the homes at 2840 and 2828 Steeplechase Lane, located nearest to the project site. Although these homes are at a lower elevation and their rear yards are within the line of sight of the project site, they are approximately 150 feet away from the proposed building footprint and are further screened by mature trees on their respective properties. As such, the project would not result in privacy impacts beyond what currently exist at this location.

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 0.98 gross-acre site. The Modern Mediterranean 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 existing residence will undergo a complete exterior remodel as part of the proposed project. The remodel incorporates a contemporary interpretation of Mediterranean architectural elements including a low-pitched roof, simple rectilinear window and door openings, and stucco wall surfaces with a sand finish. Additional architectural elements include simple stucco door and window surrounds, metal light fixtures, and vinyl garage doors with embossed woodgrain-textured panels. Through the use of earth-toned shades and quality materials that have texture and color, the proposed addition 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 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; and

Before the issuance of any City permits, the proposed project is required to comply with all conditions within this Resolution, and with all other applicable 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.

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, 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.
3. 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, Na Dong, 17795 Neff Ranch Road, Yorba Linda, CA 92886, and applicant, Alan Gao, 17795 Neff Ranch Road, Yorba Linda, CA 92886.

APPROVED AND ADOPTED THIS 26TH DAY OF MAY, 2026, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

By: _____
Brian Worthington, Chairperson

I, Greg Gubman, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly introduced, passed, and adopted, at a regular meeting of the Planning Commission held on the 26th day of May, 2026, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT:
ABSTAIN:

COMMISSIONERS:
COMMISSIONERS:

ATTEST:

Greg Gubman, Secretary



COMMUNITY DEVELOPMENT DEPARTMENT

STANDARD CONDITIONS

USE PERMITS, COMMERCIAL AND RESIDENTIAL NEW AND REMODELED STRUCTURES

PROJECT #: Development Review Planning Case No. PL2025-47

SUBJECT: To remodel the exterior and construct a 1,647 square-foot first-floor addition, a 119 square-foot front entry porch, and an interior remodel to an existing 2,248 square-foot single-story single-family residence on a 42,689 gross square-foot (0.98 gross acre) undeveloped lot.

PROPERTY OWNER: Na Dong, 17795 Neff Ranch Road, Yorba Linda, CA 92886

APPLICANT: Alan Gao, 17795 Neff Ranch Road, Yorba Linda, CA 92886

LOCATION: 2867 Shadow Canyon Drive, 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 Planning Case No. PL2025-47 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 Planning Case No. PL2025-47, 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. 2026-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, and Public Works 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 Planning Case No. PL2025-47 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 to remodel the exterior and construct a 1,647 square-foot first-floor addition, a 119 square-foot front entry porch, and an interior remodel to an existing 2,248 square-foot single-story single-family residence located at 2867 Shadow Canyon Drive, 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 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.
2. Per NPDES Permit (CAS004004) for MS4 Discharges within the Coastal Watershed of Los Angeles County (Order No. R4-2021-0105), additions to a 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. 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.
9. 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.

10. 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.
11. 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.
12. 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.

III. 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.

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. Indoor air quality shall be provided consistent with ASHRAE 62.2 as required per California Energy Code 150(o).
5. 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.
6. The following statement shall be included on the plans: "Separate permits are required for retaining walls."
7. 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.
8. New gas appliances shall be designed to be electric ready per CA Energy Code 150.0(t) to (v).
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 flow to the property. LA County Fire shall approve plans for fire flow availability due to the home being over 3,600 square feet 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. Private property sewer/septic system shall be approved by the Los Angeles County Health Department and the California Water Control Board.
19. Sewer connections require sewer connection fees and approval from the LA County Sanitation District.
20. AQMD notification is required at least 10 days prior to any demolition. Proof of notification is required at permit issuance.
21. 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.
22. The rear retaining wall must be separated from the house plans and separately permitted in order to certify the building pad before permit issuance of the house structure.

Construction – Conditions required during construction:

23. 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.
24. 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.
25. 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.
26. All equipment staging areas shall be maintained in an orderly manner and screened behind a minimum 6' high fence.
27. 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.

28. 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.
29. 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.
30. All glazing in hazardous locations shall be labeled as safety glass. The labeling shall be visible for inspection.
31. Pursuant to California Residential Code (CRC) Section R315, carbon monoxide detectors are required in halls leading to sleeping rooms.
32. 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.
33. 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.
34. Special inspections and structural observation will be required in conformance with CBC 1704 to 1709.
35. 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

GENERAL NOTES

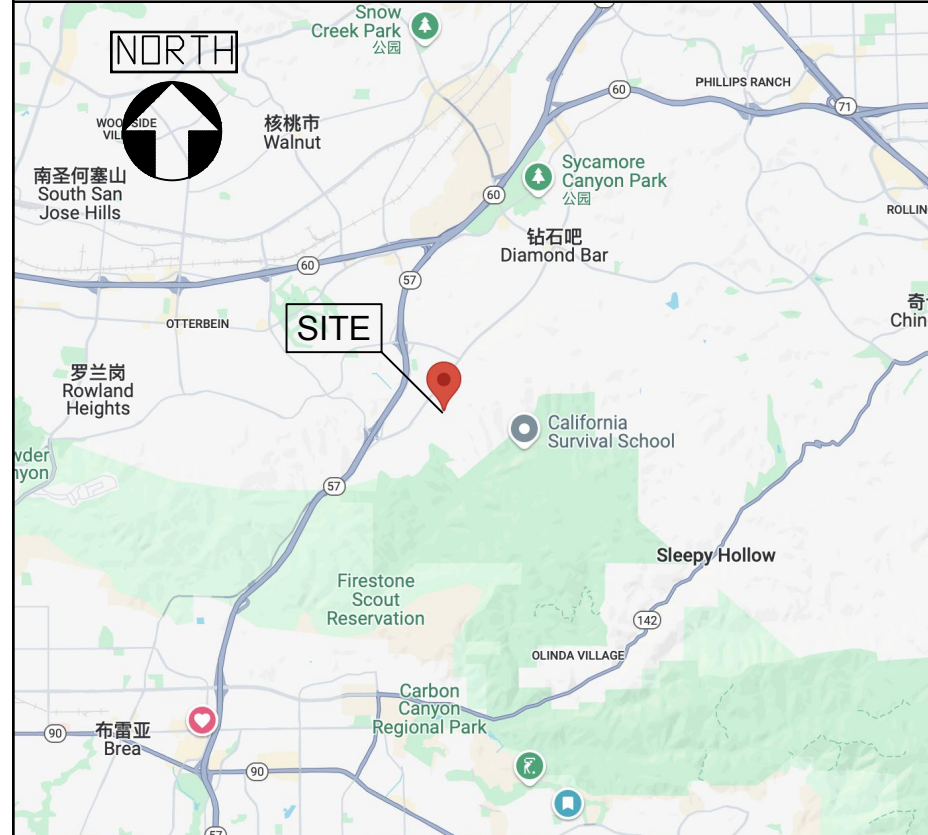
1. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THAT FURNISHED BY SUBCONTRACTORS.
2. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS; DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATION. THE OWNER OR DESIGNER SHALL BE NOTIFIED IF ANY DISCREPANCY OCCURS PRIOR TO CONTINUING WITH WORK.
3. ALL PLAN DIMENSIONS ARE FROM CENTER LINE OF STUD OR FACE OF FINISH UNLESS OTHERWISE INDICATED.
4. ANY CHANGES PRIOR TO APPROVED SET OF PLANS, 168CAD ARCH DESIGN MUST BE NOTIFIED. CONTRACTOR OR PERSON CONDUCTING WORK SHOULD NOTIFY 168CAD ARCH DESIGN IF ANY DISCREPANCY OCCURS DURING CONSTRUCTION. 168CAD ARCH DESIGN IS NOT RESPONSIBLE FOR CONTRACTOR OR HOME BUILDER PERFORMANCE TO PERFORM WORK.
5. ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THE WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REMEDY OF ANY FAULTY, IMPROPER OR INTERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN (1) YEAR OR AS OTHERWISE SPECIFIED FOR A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
8. SILICONE CAULK SHALL BE USED AT THE FOLLOWING LOCATIONS INCLUDING BUT LIMITED TO:
 1. METAL DOOR AND WALL CONNECTION
 2. CONDUIT AND PIPE PENETRATIONS AT WALLS AND CEILING.
 3. JUNCTION OF MILLWORK (CABINETS, SHELVES, BOOTHS).
 4. STAINLESS STEEL TO WALLS
9. DO NOT CAULK ANY OTHER AREAS, ESPECIALLY AT GREYWOOD CONTRACTOR IS TO CLEAN WORK AREAS ON A DAILY BASIS SO AS NOT TO ACCUMULATE DEBRIS.
10. UPON PROJECT COMPLETION CONTRACTOR IS TO CLEAN WORK AREAS AND JOB SITE THOROUGHLY SO AS TO REMOVE ALL CONSTRUCTION DUST, RESIDUE, AND DEBRIS.
11. DO NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT-OF-WAY WITHOUT FIRST OBTAINING PROPER PERMITS.
12. ALL WORK SHALL BE ACCOMPLISHED WITH QUALITY WORKMANSHIP OF THE HIGHEST INDUSTRY STANDARDS. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO THE APPROPRIATE NATIONAL TRADE BOOK, I.E. TILE COUNCIL OF AMERICA HANDBOOK FOR CERAMIC TILE INSTALLATION, ARCHITECTURAL WOODWORK INSTITUTE, "QUALITY STANDARDS" ETC.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY, AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF WORKS AND OCCUPANTS AT ALL TIMES.
14. ALL CONSTRUCTION SHALL BE PERFORMED DURING THE HOURS OF 7:00 AM TO 6:00 PM, MONDAY THROUGH SATURDAY. NO WORK IS TO OCCUR ON SUNDAYS OR HOLIDAYS.
15. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLE NECESSARY TO COMPLETE ANY INSTALLATION.
16. MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
17. PROJECT SHALL CONFORM TO THE:
 - 2022 CBC
 - 2022 CMC
 - 2022 CPC
 - 2022 CEC
 - 2022 T-24
 - 2022 LA COUNTY CRCAND ALL CITY AND COUNTY LAWS AND ORDINANCES.
18. ADDITIONAL MECHANICAL, ELECTRICAL AND PLUMBING PERMITS SHALL BE OBTAINED AS REQUIRED.

SPECIFICATION

LEGEND

W	WATER METER	A/C	AIR CONDITION
G	GAS METER	S	SEWER
E	ELECTRICAL PANEL	D	DOWN SPOUT
P	POWER POLE	F	FIRE HYDRANT
P.W	POTABLE WATER METER	S.M	GAS MASS FLOW METER

VICINITY MAP



LEGEND / SITE PLAN SYMBOLOGY

	Existing Landscape Area
	Ex. Concrete
	New Landscape area see landscaping plan
	New Concrete

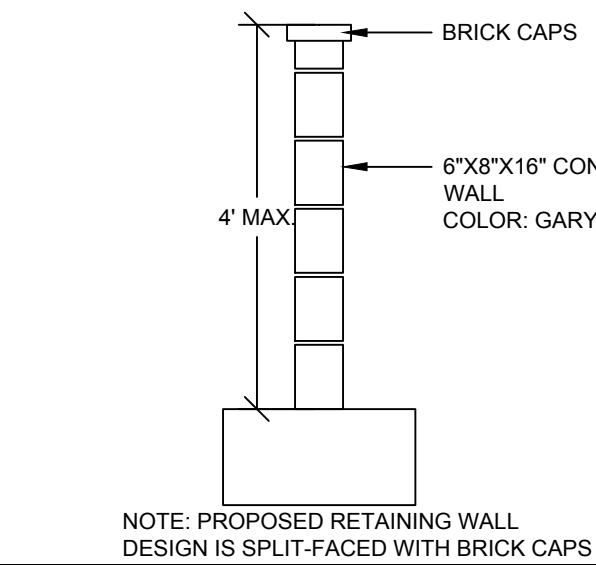
SITE PLAN NOTE

1. There are no existing structures on the parcel abutting the northeast property line.
2. All Existing fence will be remain.
3. There are no structures on the adjoining parcels therefore the existing (not proposed) separation distances are not applicable for the subject property.

PROPOSE SITE PLAN

1. ADDITION ELECTRIC METER : EX 400 AMP METER
ADDITION WATER METER : CONNECT EXISTING
ADDITION GAS METER: CONNECT EXISTING
ADDITION SEWER LINE: CONNECT EXISTING SEWER LINE
2. NEW A.D.U. ELECTRIC METER : NEW 100 AMP METER
NEW A.D.U. WATER METER : CONNECT EXISTING
NEW A.D.U. GAS METER: CONNECT EXISTING
NEW A.D.U. SEWER LINE: CONNECT EXISTING SEWER LINE

1 RETAINING WALL DETAIL



NOTE: PROPOSED RETAINING WALL
DESIGN IS SPLIT-FACED WITH BRICK CAPS

ABBREVIATIONS

AC.T. -ACOUSTICTILE	GEN -GENERAL
AFF -ABOVE FINISH FLOOR	HYD -HYDRANT
BLDG -BUILDING	INSUL -INSULATION
BLK -BLOCK	LAV -LAVATORY
BMT -BOTTOM	LT -LIGHT
C.B. -CATCHBASIN	MAR -MARBLE
CEM -CEMENT	MAS -MASONRY
CER.T. -CERAMIC TILE	MAX -MAXIMUM
C.J. -CONTROL JOINT	MECH. -MECHANICAL
CLR -CLEAR	MIN -MINIMUM
CLG -CEILING	MISC. -MISCELLANEOUS
CONC. -CONCRETE	NO -NUMBER
CONSTR. -CONSTRUCTION	O/C -ON CENTER
CONTR. -CONTRACTOR	O.D. -OUTSIDE DIAMETER
CTR. -CENTER	O/O -OUT TO OUT
DIA. -DIAMETER	OPNG -OPENING
DIM -DIMENSION	PLYWD -PLYWOOD
D.O. -DOOR OPENING	PTD -PAINTED
DWG -DRAWING	R.D. -ROOF DRAIN
ELEV. -ELEVATION	REIN. -REINFORCEMENT
EXT -EXTERIOR	REQD. -REQUIRED
F.F. -FINISH FLOOR	STD -STANDARD
F.G. -FINISH GRADE	T.O.P. -TOP OF PLATE
FIN -FINISH	TYP -TYPICAL
FLR -FLOOR	VCT -VINYL COMPOSITION TILE
FDN -FOUNDATION	WD -WOOD
FTG -FOOTING	WT -WEIGHT
FURR -FURRING	(N) -NEW
	(E) -EXISTING

SYMBOL LEGEND

	DETAIL NUMBER DRAWING WHERE DETAIL IS DRAWN
	WALL SECTION NUMBER DRAWING WHERE SECTION IS DRAWN
	INTERIOR OR EXTERIOR ELEVATION DRAWING WHERE ELEVATION IS DRAWN
	REVISION CALLOUT
	KEY NOTE, REFER TO LISTING ON SAME DWG. FOR DESCRIPTION
	WINDOW SYMBOL
	DOOR NUMBER
	PHOTOGRAPH DIAGRAMS

CONSULTANT INFOR.

OWNER	
NAME	NA DONG
PHONE	626-910-9968
ADDRESS	17791 NEFF RANCH RD, YORBA LINDA, CA 92888
DESIGNER / CONTACT	
NAME	ALAN GAO
PHONE	626-899-6108
EMAIL	168CAD@GMAIL.COM
STRUCTURE	
NAME	NB ENGINEERING INC
PHONE	262-269-9321
EMAIL	INFO@NBENGINEERING.NET
T24 ENERGY	
NAME	WALTER PATROSKE DESIGN
PHONE	626-592-7368
ADDRESS	2132 S GROVE AVE STE F ONATRIO, CA 91761

SCOPE OF WORK

1. ROOM ADDITION 1647 S.F., INCLUDED :
WOK KITCHEN WITH BREAK FAST 705 S.F.
NEW BEDROOM WITH LAUNDRY 695 S.F.
EXTENDED RECREATION AREA 247 S.F.
2. NEW ATTACHED ADU 798 S.F.
3. NEW FRONT PORCH 119 S.F.
4. NEW REAR PATIO 184 S.F.
5. RAISE HOUSE CEILING HEIGHT:
 - A. EXISTING LIVING AREA 8 FEET RASE TO 12 FEET
 - B. EXISTING GARAGE 8 FEET RAISE TO 10 FT
 - C. ADDITION AREA CEILING HEIGHT SEE PROPOSED FLOOR PLAN
6. EXTERIOR REMODEL(ADU TO MATCH SFR)

NOTE: RESIDENCE WILL NOT INCREASE IN STORIES FROM WHAT IS EXISTING.

SHEET INDEX

A-1	SITE PLAN COVER SHEET
A-1.1	EXISTING SITE PLAN
T-1	TOPO. SURVEY MAP (EXISTING SITE PLAN)
A-2	EX. FLOOR PLAN
A-3	PROPOSED FLOOR PLAN
A-4	EXISTING ROOF PLAN
A-4.1	NEW ROOF PLAN
A-5	EXISTING ELEVATION
A-6	PROPOSED ELEVATION
A-7	GENERAL NOTES
A-8	3D RENDERING
LP1.0	GENERAL PLANTING NOTES
LP2.0	TOPOGRAPHIC SURVEY AND TREE MITIGATION PLAN
LP3.0	PLANTING PLAN UPPER STORY
LP4.0	PLANTING PLAN UNDER STORY
LP5.0	PLANTING LIST
LP6.0	MULCH PLAN
LW1.0	HYDRO ZONE PLAN
LW2.0	IRRIGATION PLAN
LW3.0	IRRIGATION DETAILS AND INSTRUCTIONS
LE1.0	LIGHTING PLAN

168CAD

135 SOUTH STATE COLLEGE, #200,
BREA, CA 92821
168cad@gmail.com
Tel: (626) 899-6108

REVISIONS

DATE	NO.
7/25/25	B1
2/13/26	B2
3/8/26	B3

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SHEET TITLE

SITE PLAN
COVER SHEET

THE CLIENT HAS THOROUGHLY REVIEWED THE DRAWINGS AND HEREBY CERTIFIES THAT THEY ARE ACCURATE AND FREE OF ANY ISSUES..

SIGNATURE

PROJECT NAME & ADDRESS

ROOM ADDITION
& ADU

2867 SHADOW CANYON DR,
DIAMOND BAR, CA 91765

Date 01/26/2025

Drawn ALAN GAO

Sheet

A-1
of Sheet

REVISIONS	
DATE	NO.
7/25/25	B1
2/13/26	B2
3/8/26	B3

THESE DRAWINGS, SPECIFICATIONS, CONCEPTS, DESIGNS, AND LAYOUTS ARE THE EXCLUSIVE PROPERTY OF 168CAD AND SHALL REMAIN UNDER ITS OWNERSHIP AT ALL TIMES. NO PART OF THESE MATERIALS MAY BE COPIED, REPRODUCED, OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN CONNECTION WITH ANY OTHER WORK OR PROJECT, WHETHER IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN CONSENT OF 168CAD. VIEWING OR ACCESSING THESE DRAWINGS AND/OR SPECIFICATIONS CONSTITUTES PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THE ABOVE RESTRICTIONS.

SHEET TITLE

EXISTING SITE PLAN

THE CLIENT HAS THOROUGHLY REVIEWED THE DRAWINGS AND HEREBY CERTIFIES THAT THEY ARE ACCURATE AND FREE OF ANY ISSUES..

SIGNATURE _____

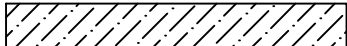
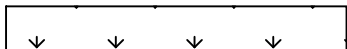
PROJECT NAME & ADDRESS

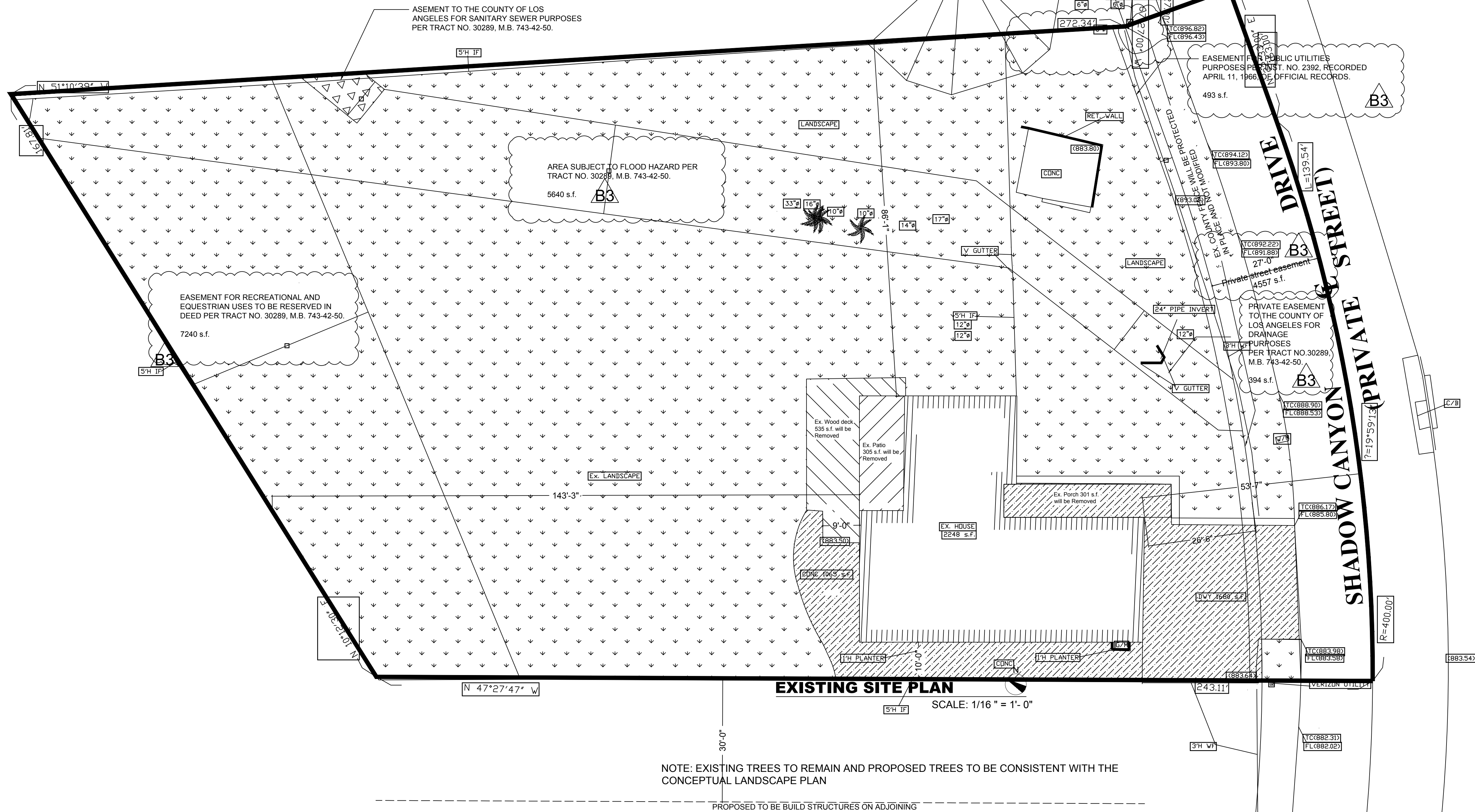
**ROOM ADDITION
& ADU**

2887 SHADOW CANYON DR,
DIAMOND BAR, CA 91765

Date	01/26/2025
Drawn	ALAN GAO
Sheet	

LEGEND / SITE PLAN SYMBOLOGY

	Ex. Concrete
	Existing Landscape Area



REVISIONS	
DATE	NO.
7/25/25	B1
2/13/26	B2
3/8/26	B3

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SHEET TITLE

EXISTING

FLOOR PLAN

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SIGNATURE_____

PROJECT NAME & ADDRESS

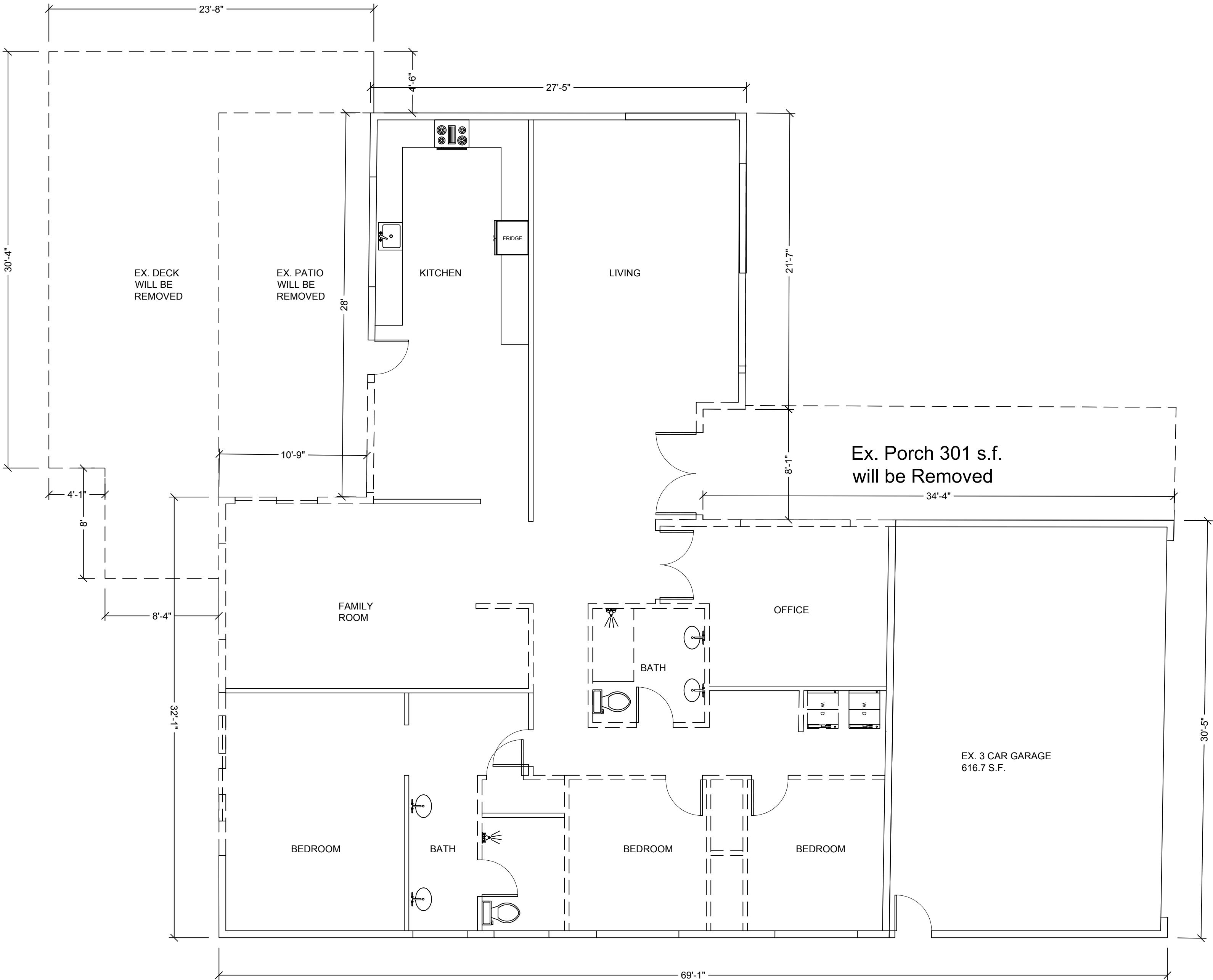
ROOM ADDITION
& ADU

2887 SHADOW CANYON DR,
DIAMOND BAR, CA 91765

Date	01/26/2025
Drawn	ALAN GAO
Sheet	

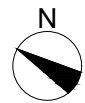
A-2

of Sheet



EXISTING AND DEMOLISH FLOOR PLAN

SCALE: 1/4" = 1'-0"



WALL LEGEND

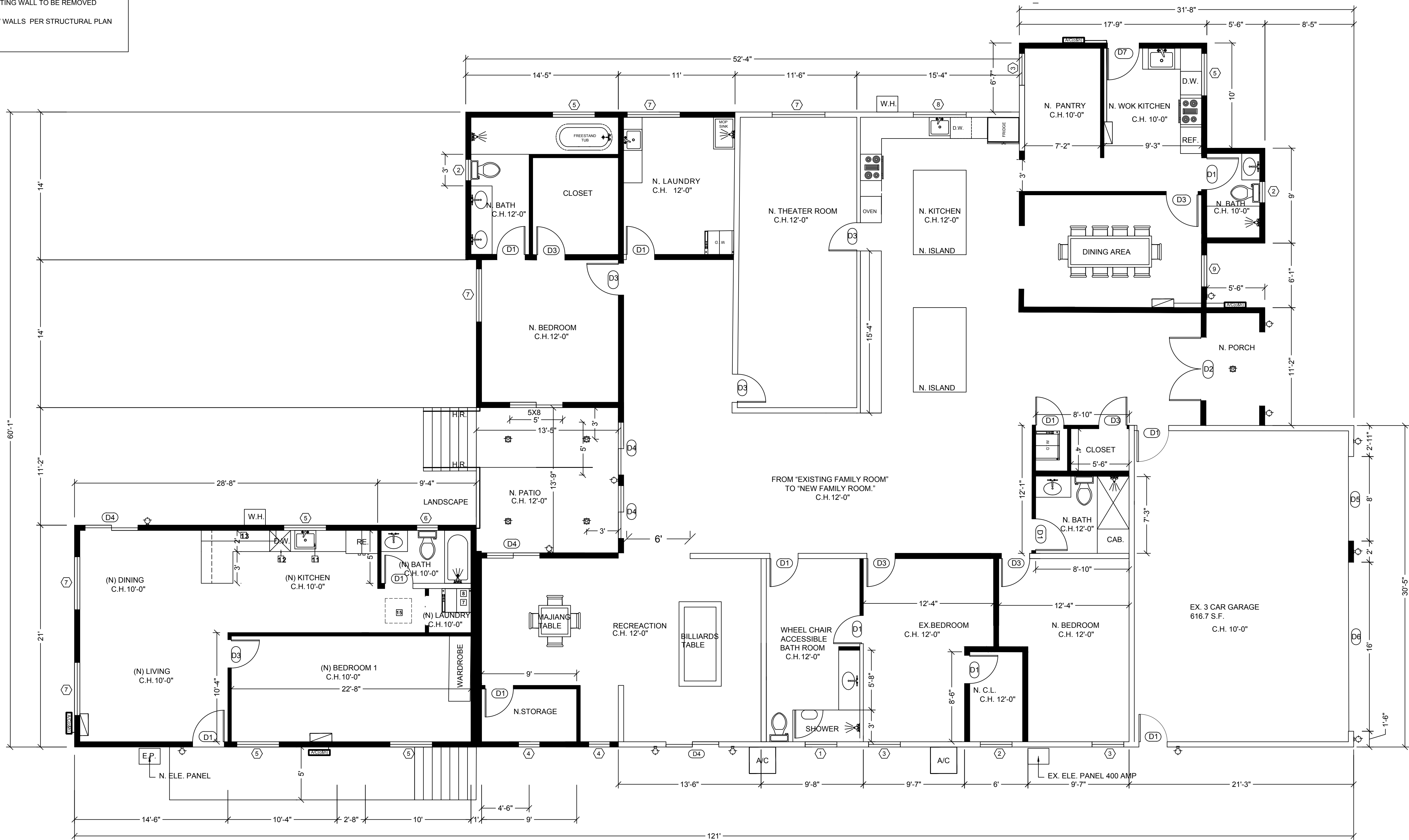
EXISTING WALLS TO REMAIN

EXISTING WALL TO BE REMOVED

NEW WALLS PER STRUCTURAL PLAN

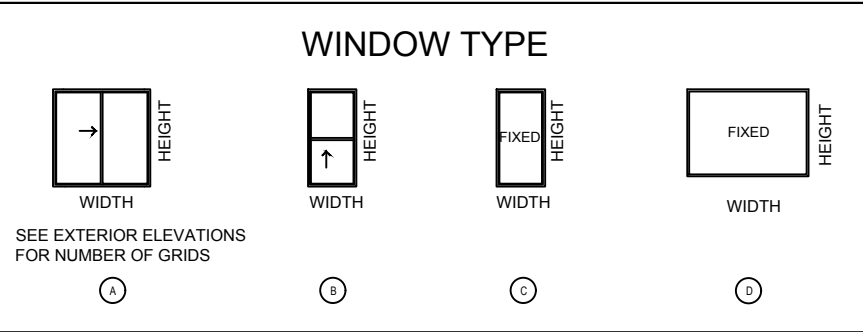
WALL LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WALLS PER STRUCTURAL PLAN



NEW DOOR SCHEDULE						
KEY	DIMENSION		TYPE	MATERIAL	COLOR	HARDWARE
	W	H				
D1	3'-0"	8'-0"	SWING	WOOD	WHITE	KEY LOCK
D2	6'-0"	8'-0"	SWING	STEEL	BROWN	KEY LOCK
D3	2'-6"	8'-0"	SWING	WOOD	WHITE	
D4	5'-0"	8'-0"	SLIDER	GLASS	WHITE	
D5	8'-0"	7'-0"	ROLLING	STEEL	WHITE	
D6	16'-0"	7'-0"	ROLLING	STEEL	WHITE	
D7	3'-0"	8'-0"	SWING	GLASS	WHITE	KEY LOCK
NOTES: TEMPERED GLASS TYPE SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE L.A.C.R.C. ALL EXTERIOR DOORS SHALL BE 1-3/4" MIN WITH TEMPERED GLASS UNO. ALL EXTERIOR DOORS AND WINDOWS WILL MATCH IN STYLE, TRIM, AND METHOD OF OPERATION						

NEW WINDOW SCHEDULE						
KEY	DIMENSION		TYPE	FRAME	COLOR	MATERIAL
	W	H				
W1	3'-0"	6'-0"	B	VINYL	BROWN	LOW E. INSULATED
W2	2'-0"	4'-0"	A	VINYL	BROWN	LOW E. INSULATED
W3	3'-0"	6'-0"	A	VINYL	BROWN	LOW E. INSULATED
W4	2'-0"	5'-0"	B	VINYL	BROWN	LOW E. INSULATED
W5	4'-0"	5'-0"	A	VINYL	BROWN	LOW E. INSULATED
W6	2'-0"	4'-0"	B	VINYL	BROWN	LOW E. INSULATED
W7	5'-0"	6'-0"	A	VINYL	BROWN	LOW E. INSULATED
W8	5'-0"	4'-0"	A	VINYL	BROWN	LOW E. INSULATED
W9	3'-0"	5'-0"	A	VINYL	BROWN	LOW E. INSULATED
W10	2'-6"	4'-0"	A	VINYL	BROWN	LOW E. INSULATED
NOTES: SHGC 0.22, U FACTORY 0.3 ALL EXTERIOR DOORS AND WINDOWS WILL MATCH IN STYLE, TRIM, AND METHOD OF OPERATION						



PROPOSE FLOOR PLAN

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

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REVISIONS

DATE	NO.
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2/13/26	B2
3/8/26	B3

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SHEET TITLE

PROPOSED

FLOOR PLAN

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SIGNATURE

PROJECT NAME & ADDRESS

ROOM ADDITION
& ADU

2887 SHADOW CANYON DR,
DIAMOND BAR, CA 91765

Date 01/26/2025

Drawn ALAN GAO

Sheet

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of Sheet

DATE	NO.
7/25/25	B1
2/13/26	B2
3/8/26	B3

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EXISTING ROOF PLAN

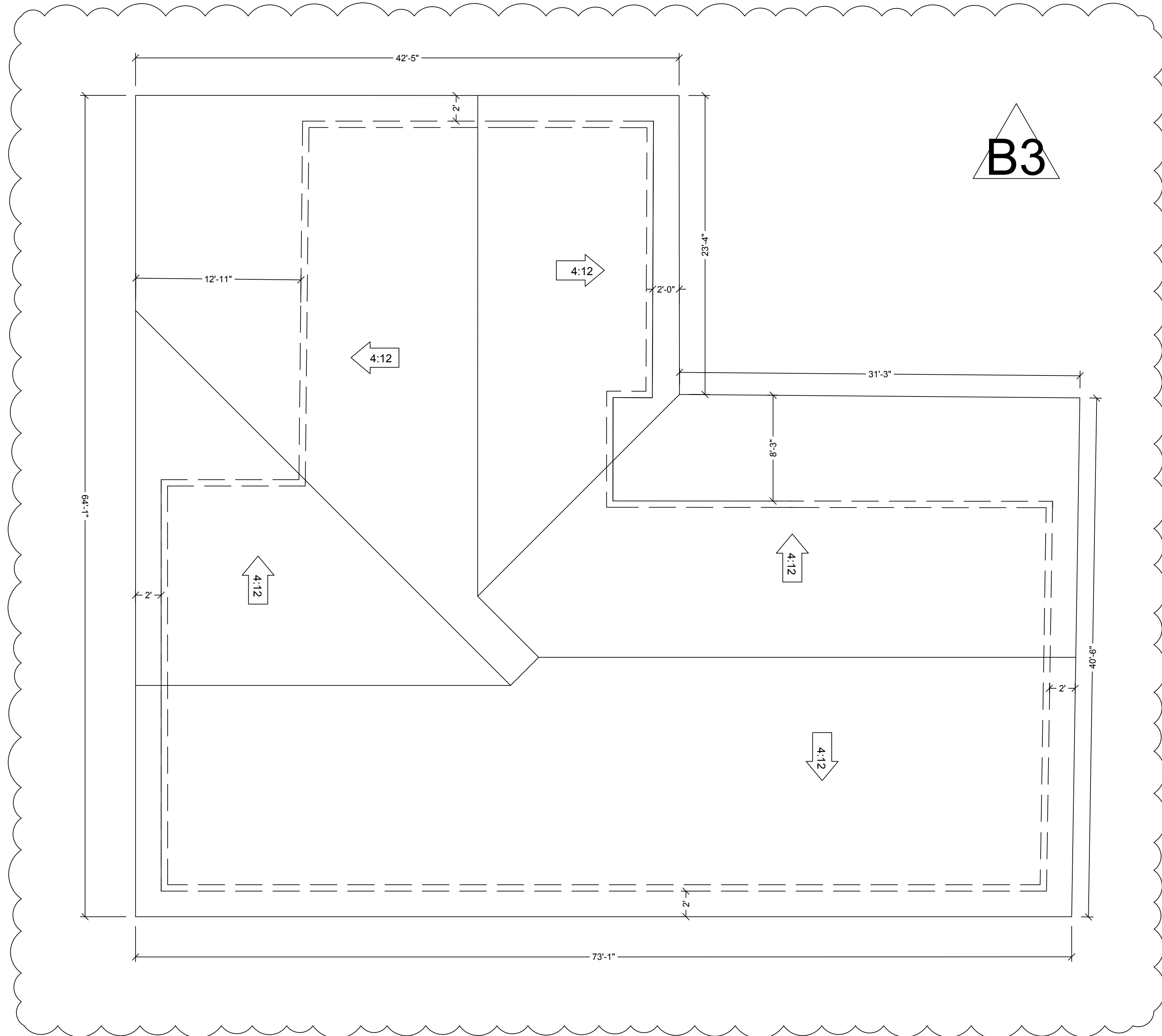
THE CLIENT HAS THOROUGHLY
REVIEWED THE DRAWINGS AND
HEREBY CERTIFIES THAT THEY
ARE ACCURATE AND FREE OF
ANY ISSUES..

SIGNATURE_____

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DIAMOND BAR, CA 91765

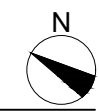
Date	01/26/2025
Drawn	ALAN GAO
Sheet	

A-4
f Sheet



EXISTING ROOF PLAN

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



REVISIONS	
DATE	NO.
7/25/25	 B1
2/13/26	 B2
3/8/26	 B3

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SHEET TITLE

**NEW
ROOF PLAN**

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VIEWED THE DRAWINGS AND
HEREBY CERTIFIES THAT THEY
ARE ACCURATE AND FREE OF
ANY ISSUES..

SIGNATURE_____

PROJECT NAME & ADDRESS

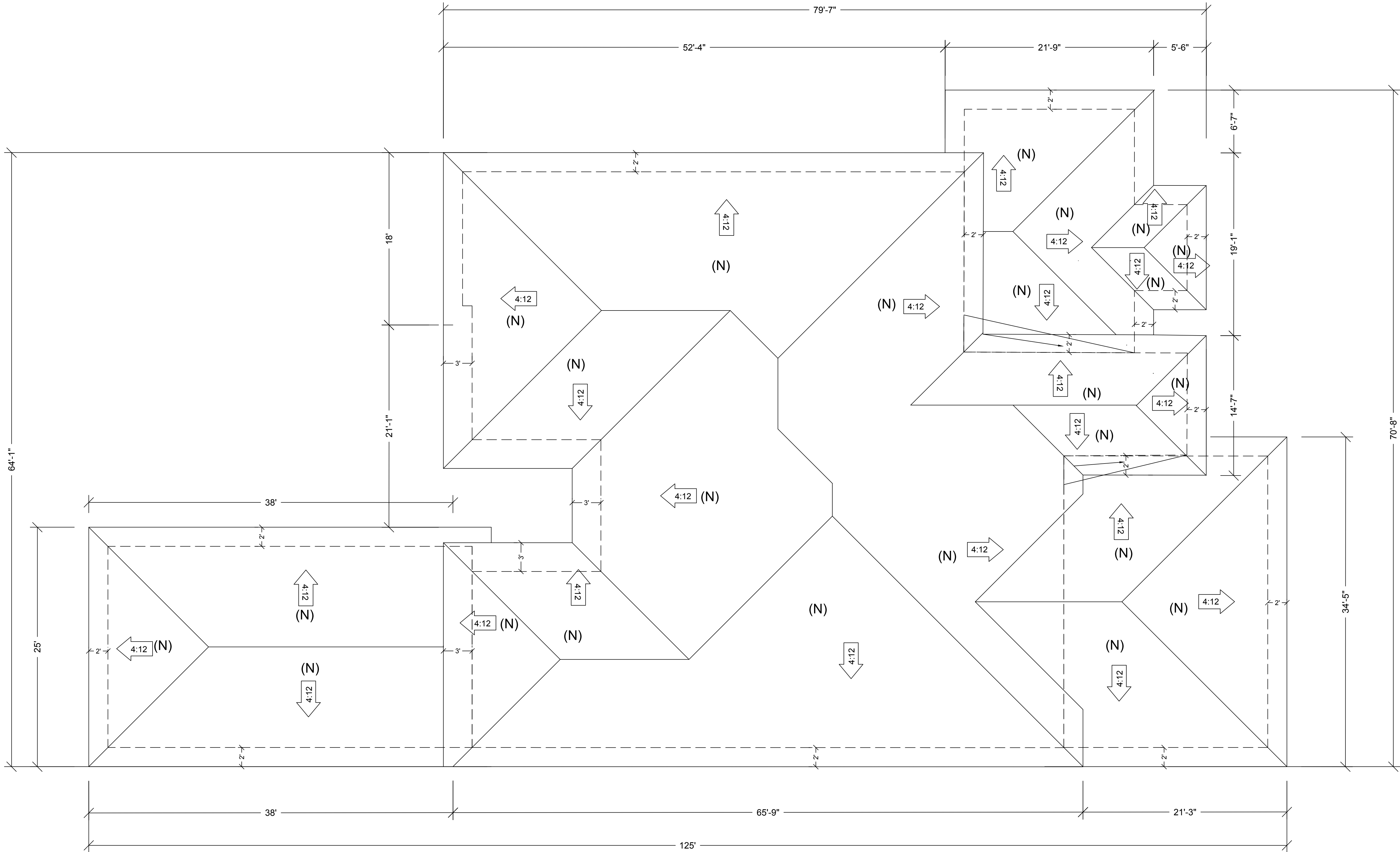
**ROOM ADDITION
& ADU**

2867 SHADOW CANYON DR.,
DIAMOND BAR, CA 91765

Date	01/26/2025
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Sheet

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of Sheet



NEW ROOF PLAN

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



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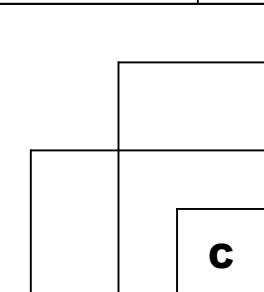
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SHEET TITLE
GENERAL NOTES

THE OWNER HAS CHECKED
THE PLAN AND CONFIRMED
THAT THE PLAN IS CORRECT

DATE _____

PROJECT NAME & ADDRESS
ROOM ADDITION
2867 SHADOW CANYON DR,
DIAMOND BAR, CA 91765

Date	09/21/24
Drawn	ALAN
	Sheet
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	of Sheet

REVISIONS	
DATE	NO.
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3/8/26	B3

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SHEET TITLE

EXISTING ELEVATION

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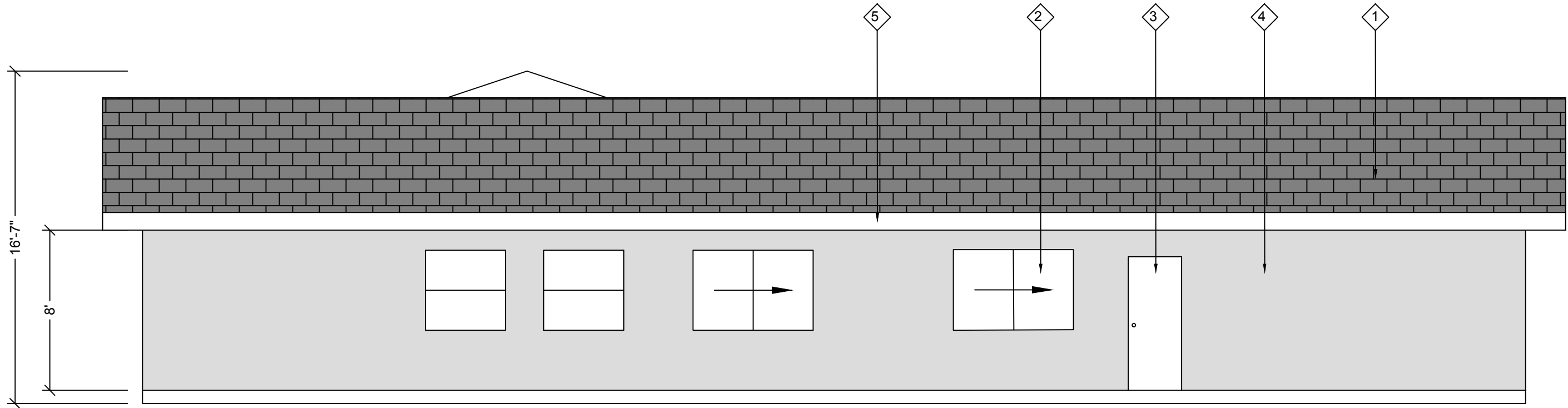
PROJECT NAME & ADDRESS

ROOM ADDITION & ADU

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Date	01/26/2025
Drawn	ALAN GAO
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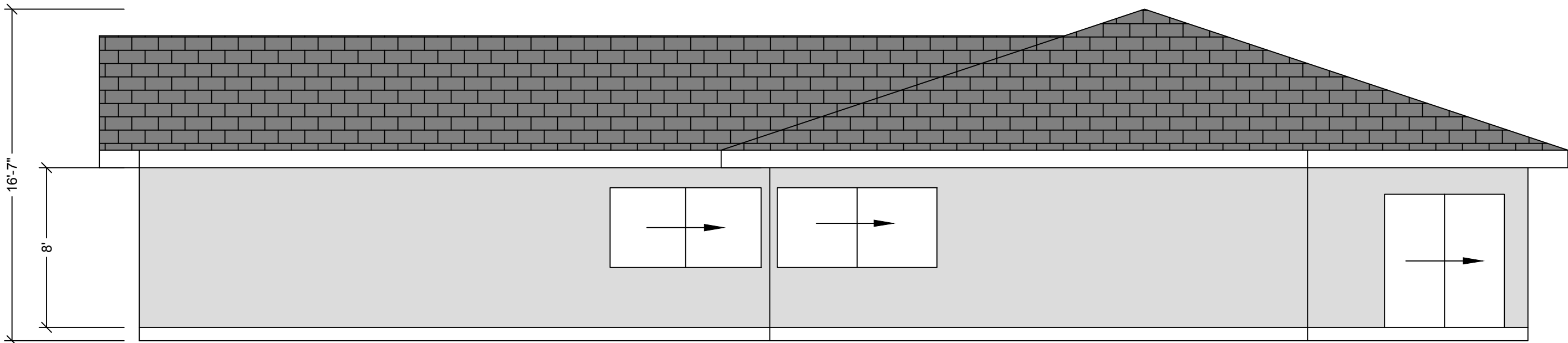
A-5
of Sheet



MAIN HOUSE ELEVATION KEY NOTES	
1	CONC. ROOF TILE, COLOR GARY.
2	WINDOWS, COLOR WHITE , VINYL
3	EXISTING DOORS ,COLOR WHITE, WOOD
4	EXTERIOR WALL STUCCO, COLOR WHITE
5	EXISTING 2X6 FASCIA BOARD WHITE COLOR.

SOUTHWEST ELEVATION

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

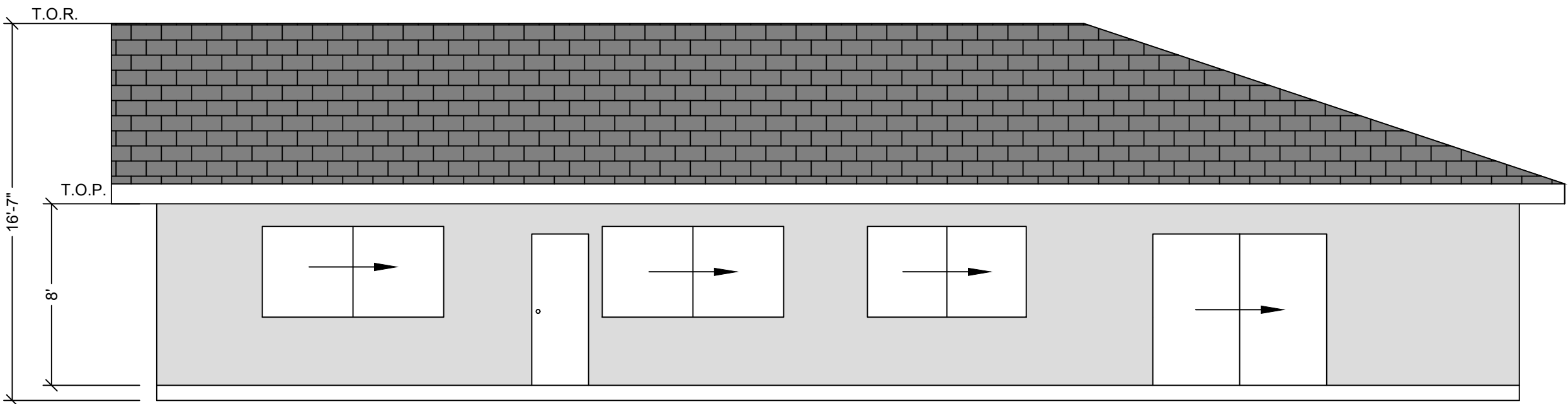


Architectural Enhancement – Before & After Comparison

1. Roof Form & Massing
 - Before (Existing): Roof lines are discontinuous, creating a fragmented building mass.shingle roof.
 - After (Remodel): Roof form and eave lines are unified, creating a more cohesive and balanced overall massing. concrete roof tile.
2. Façade Proportion
 - Before: Exterior elevations lack consistent proportions and visual hierarchy.
 - After: Door and window proportions are refined to establish a more orderly and balanced façade composition.
3. Fenestration & Natural Light
 - Before: Window placement provides limited rhythm and natural light.
 - After: Fenestration is reconfigured to improve alignment, rhythm, and interior natural lighting.
4. Garage Integration
 - Before: Garage openings appear visually dominant and disconnected from the main façade.
 - After: Garage elements are integrated through consistent materials and proportions, enhancing overall façade continuity.
5. Architectural Cohesion
 - Before: Existing elements read as separate components with limited architectural unity.
 - After: The remodel establishes a cohesive architectural language across the entire structure.
6. Neighborhood Compatibility
 - Before: The existing building makes a limited contribution to the streetscape.
 - After: Without increasing visual bulk or altering residential use, the remodel improves curb appeal and streetscape quality while remaining compatible with surrounding homes.

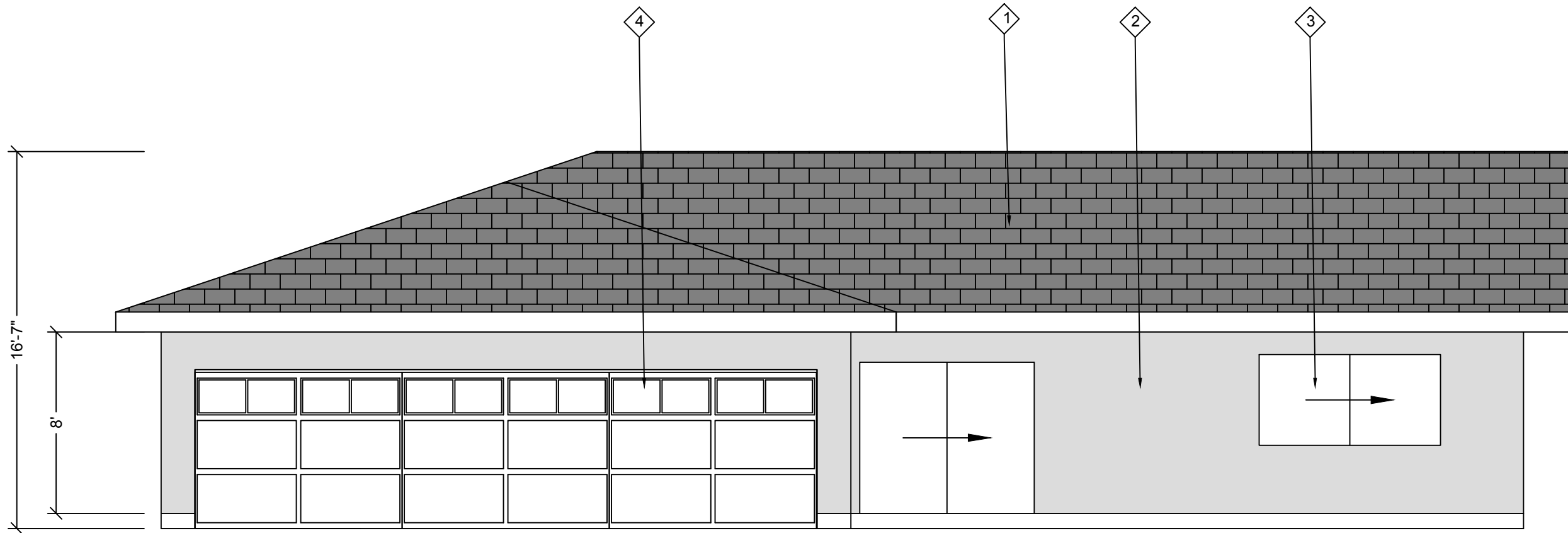
NORTHEAST ELEVATION

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



NORTHWEST ELEVATION

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



SOUTHEAST ELEVATION

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

REVISIONS

DATE	NO.
7/25/25	B1
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3/8/26	B3

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Drawn	ALAN GAO
Sheet	

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of Sheet



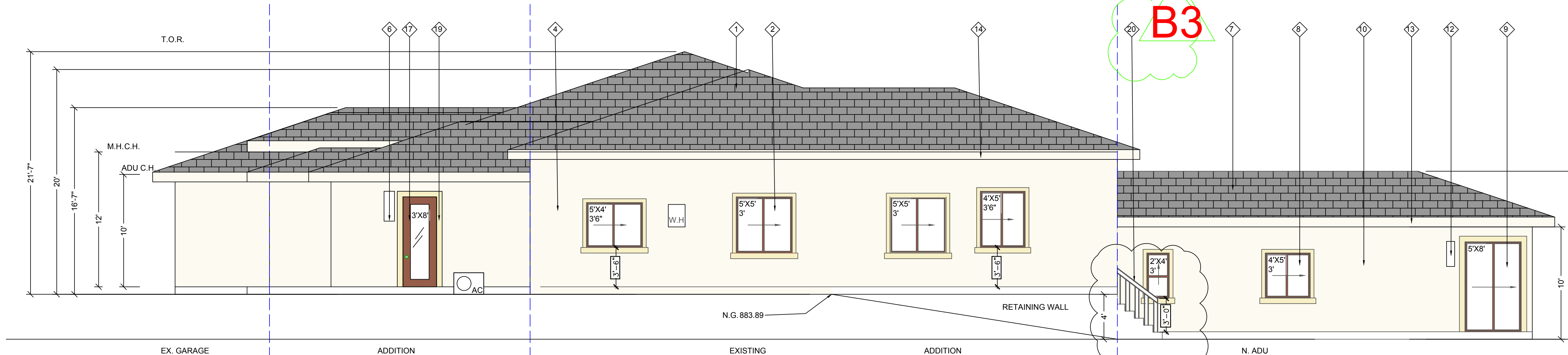
SOUTHWEST ELEVATION

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

ADU - ELEVATION KEY NOTES

- (N) CONC. ROOF TILE (CLASS-A), COLOR AND STYLE MATCH THE PROPOSED REMODEL TO EXISTING SINGLE-FAMILY RESIDENCE.
- NEW WINDOWS TO MATCH THE PROPOSED REMODEL TO EXISTING SINGLE-FAMILY RESIDENCE
- NEW DOORS TO MATCH THE PROPOSED REMODEL TO EXISTING SINGLE-FAMILY RESIDENCE
- (N) EXTERIOR WALL STUCCO, COLOR AND STYLE TO MATCH THE PROPOSED REMODEL TO EXISTING SINGLE-FAMILY RESIDENCE
- ADDRESS NUMBER COLOR AND STYLE TO MATCH THE PROPOSED REMODEL TO EXISTING SINGLE-FAMILY RESIDENCE
- LED OUTDOOR WALL LANTERN COLOR AND STYLE TO MATCH THE PROPOSED REMODEL TO EXISTING SINGLE-FAMILY RESIDENCE
- 2X8 FASCIA BOARD COLOR AND STYLE TO MATCH THE PROPOSED REMODEL TO EXISTING SINGLE-FAMILY RESIDENCE

B1



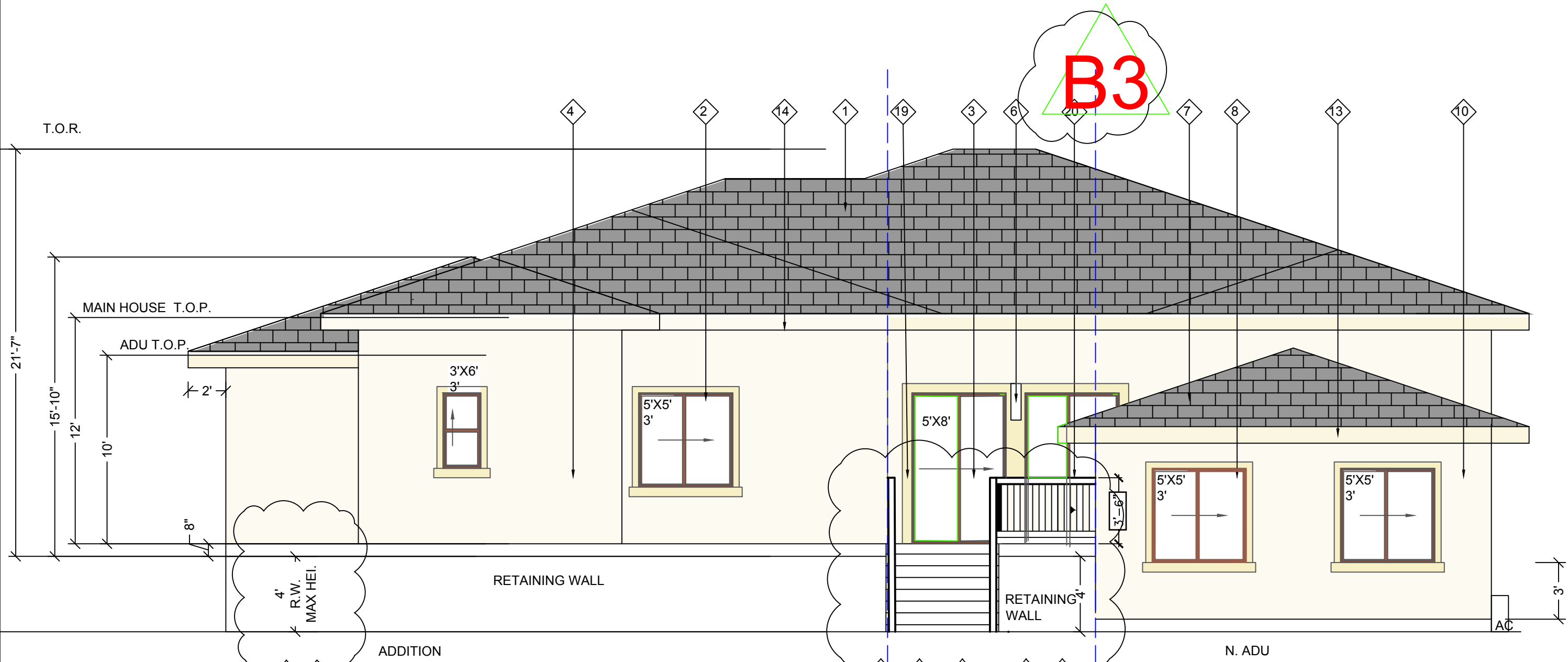
NORTHEAST ELEVATION

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

MAIN HOUSE ELEVATION KEY NOTES

- (N) CONC. ROOF TILE (CLASS-A) MANUFACTURER: EAGLE COLOR: 4669 GRAYS PEAK RANGE
- NEW VINYL WINDOWS, STYLE: TUSCANY COLOR: BRONZE, MANUFACTURER: MILGARD
- NEW VINYL DOORS, STYLE: TUSCANY COLOR: BRONZE, MANUFACTURER: MILGARD
- (N) EXTERIOR WALL STUCCO, TEXTURE: SAND FINISH COLOR: 18 COCONUT MANUFACTURER: LA HABRA ADDRESS NUMBER
- (N) BLACK HARDWIRED TRANSITIONAL OUTDOOR WALL LIGHT
- 2X8 FASCIA BOARD COLOR: SWISS COFFEE DEW 341
- DECORATIVE CARRIAGE-STYLE GARAGE DOOR DESIGNED TO COMPLEMENT THE ARCHITECTURAL STYLE OF THE RESIDENCE, FEATURING VERTICAL PANELING, AND UPPER DIVIDED-LITE WINDOWS.
- ENTRY DOOR, IRON, COLOR: BRONZE
- NEW WOOD DOOR W/ WINDOW, COLOR: BRONZE
- TRANSOM VINYL WINDOW, TUSCANY COLOR: BRONZE, MANUFACTURER: MILGARD
- DOOR AND WINDOW CASING, STUCCO OVER FOAM DEW 341 COLOR: SWISS COFFEE
- STEEL HANDRAILS, COLOR: BLACK

B1



NORTHWEST ELEVATION

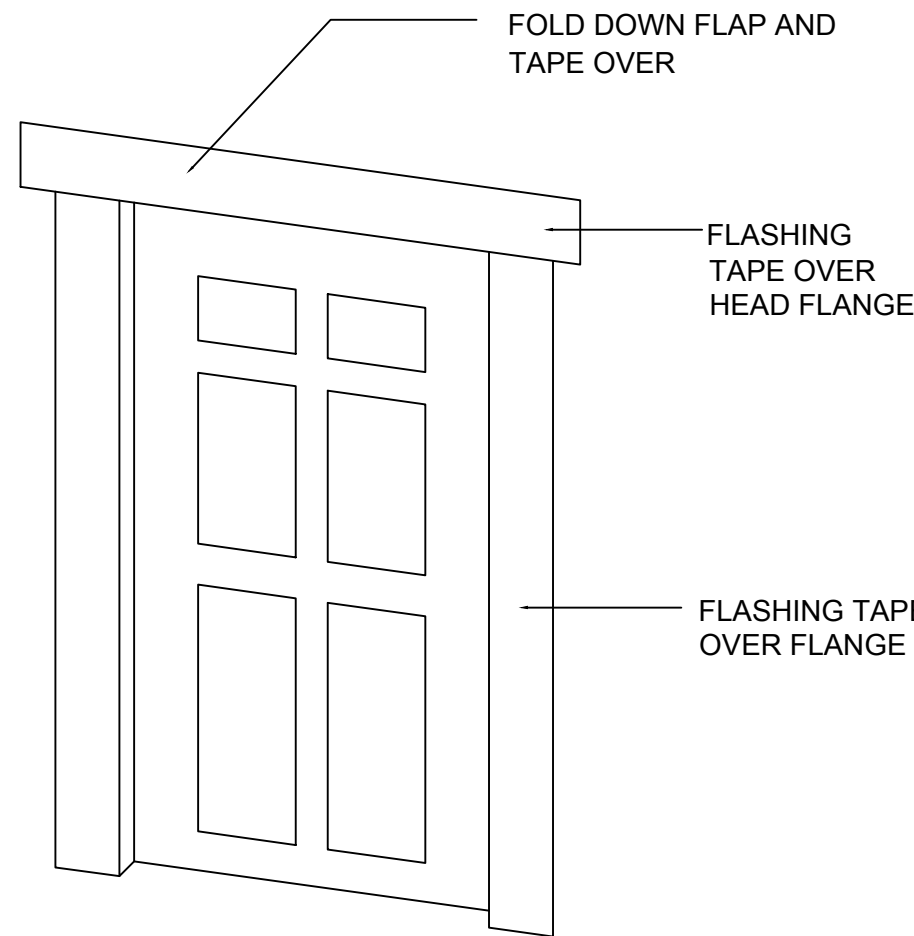
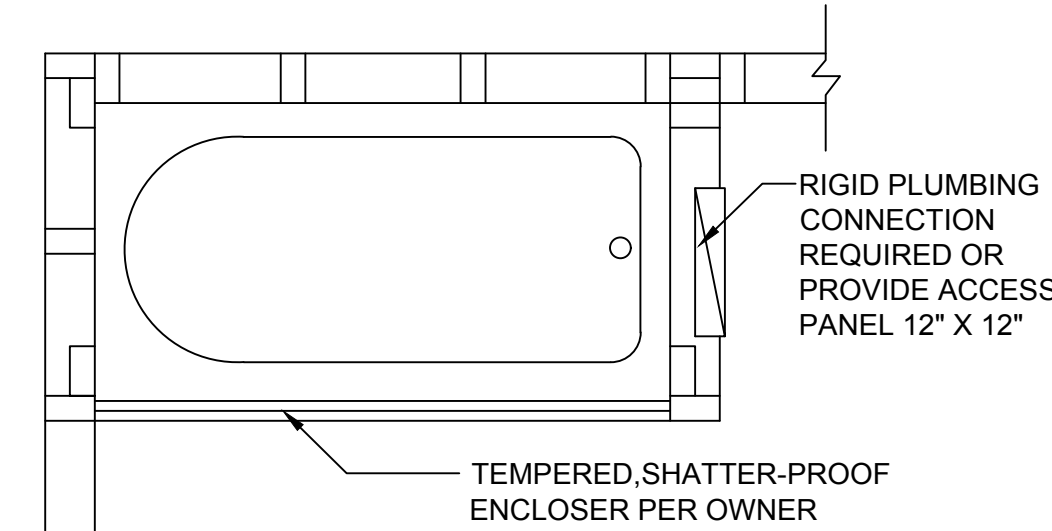
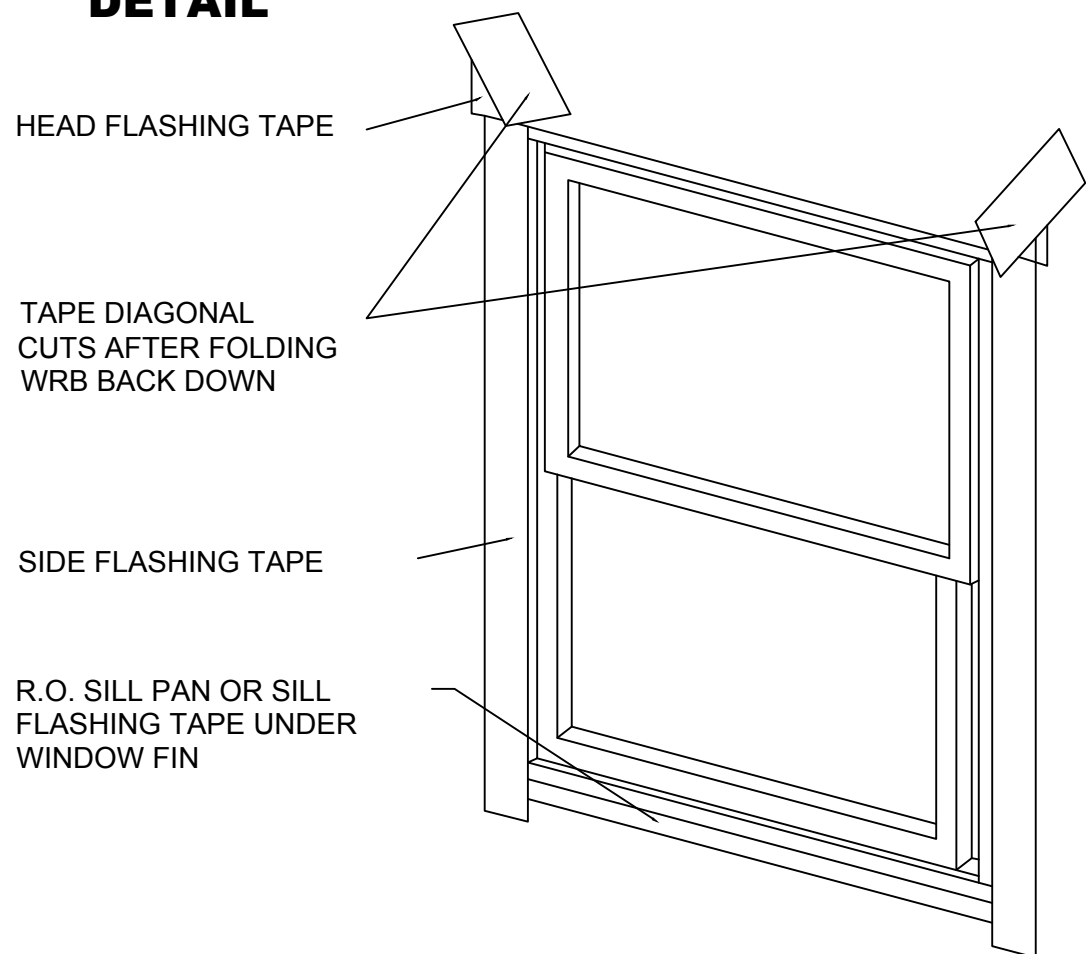
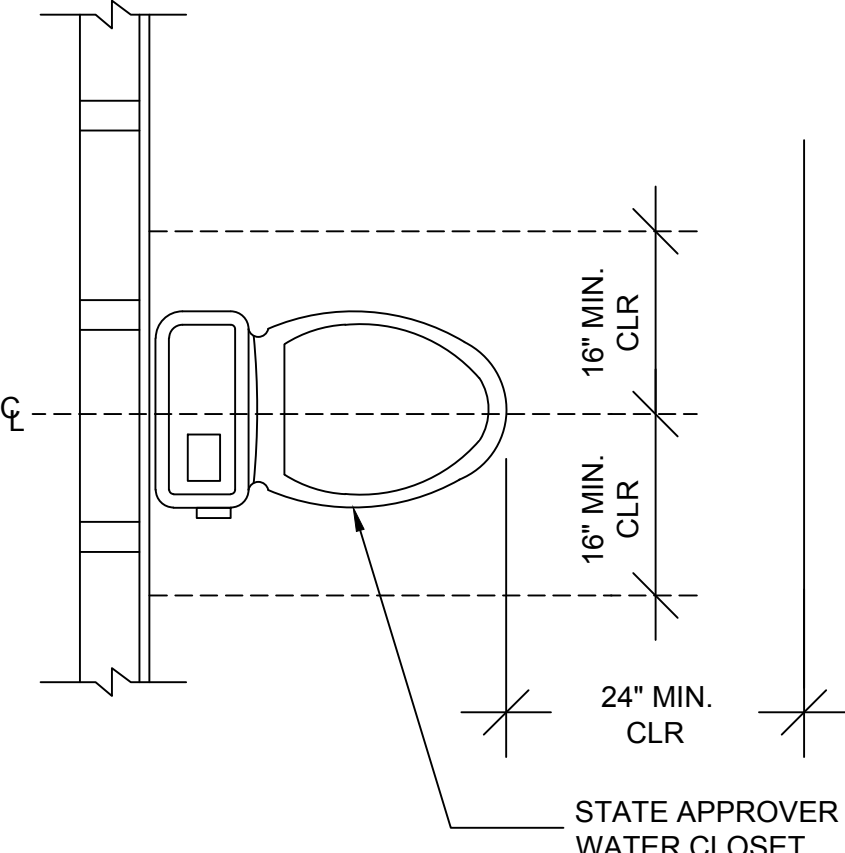
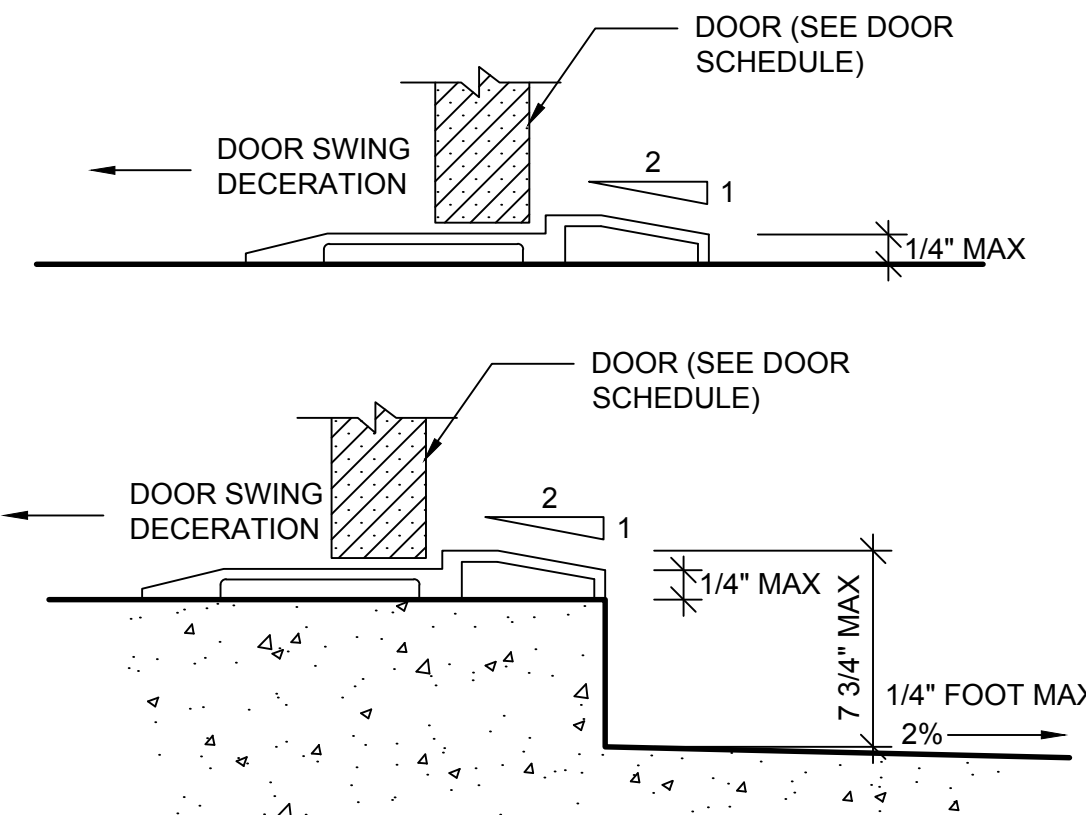
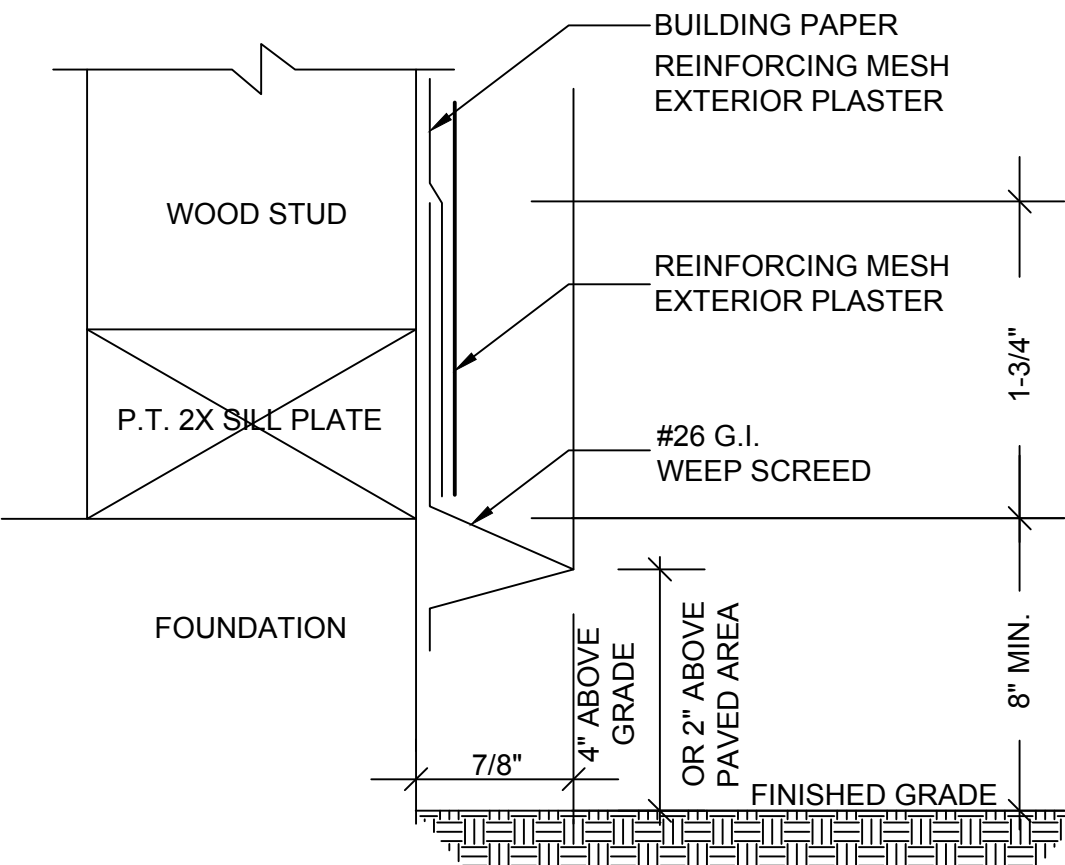
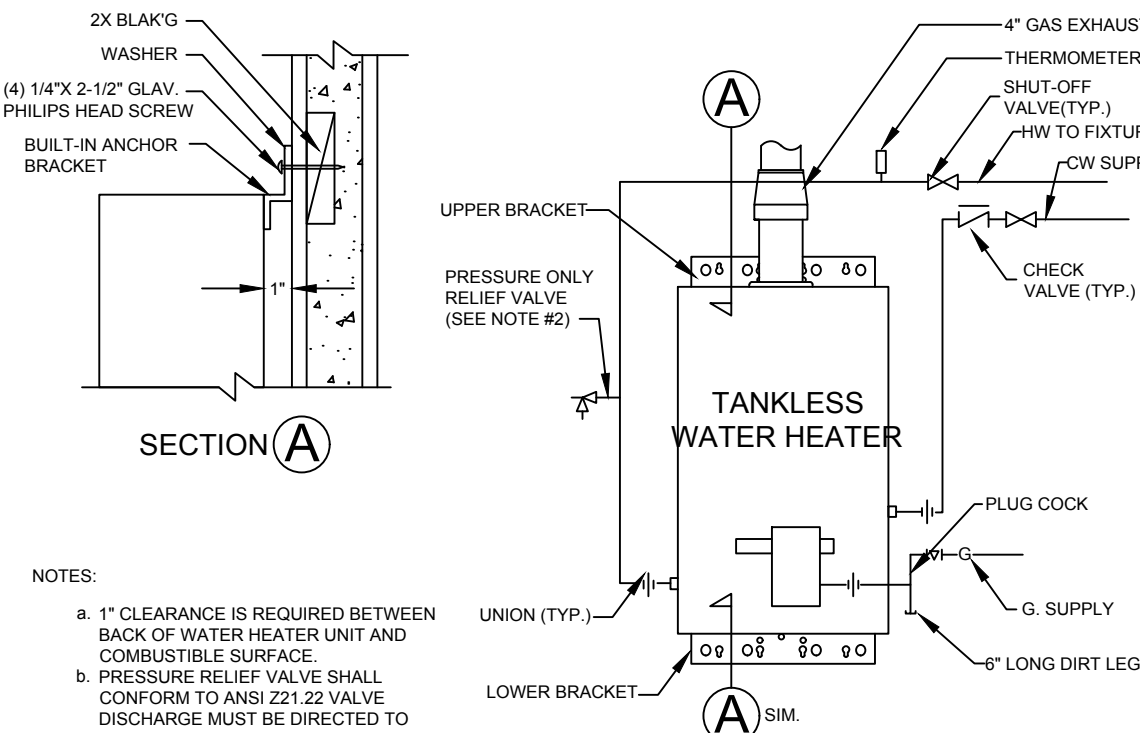
SCALE: 3/16" = 1'-0"



SOUTHEAST ELEVATION

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

NOTE MODERN MEDITERRANEAN STYLE

					 NOTES: a. PROVIDE MOISTURE RESISTANT GREEN BOARD AT ALL TUB SHOWER AND SHOWER ENCLOSURE, (TO CEILING) b. MAX. TEMPERARAURE OF 120 DEGREE TO BE APPROVED BY THE USE OF PRESSURE BALANCE OF THERMOSTATIC MINTING VALVES. (PC 410.7)						
17	N.T.S.	13	N.T.S.	9	N.T.S.	5	DOOR FLASHING DETAIL	N.T.S.	1	BATH TUB DETAIL	N.T.S.
											
18	N.T.S.	14	N.T.S.	10	N.T.S.	6	WINDOW FLASHING	N.T.S.	2	TOILET DETAIL	N.T.S.
											
19	N.T.S.	15	N.T.S.	11	N.T.S.	7	THRESHOLD & EXTERIOR LANDING DETAIL	N.T.S.	3	METAL WEEP SCREED DETAIL	N.T.S.
						 NOTES: a. 1\" b. PRESSURE RELIEF VALVE SHALL CONFORM TO ANSI Z21.22 VALVE DISCHARGE MUST BE DIRECTED TO EXTERIOR & END IF MIN. 24\"					
20	N.T.S.	16	N.T.S.	12	N.T.S.	8	WATER HEATER DETAIL	N.T.S.	4	WATER HEATER	N.T.S.

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SHEET TITLE

DETAILS

THE OWNER HAS CHECKED
THE PLAN AND CONFIRMED
THAT THE PLAN IS CORRECT

DATE

PROJECT NAME & ADDRESS

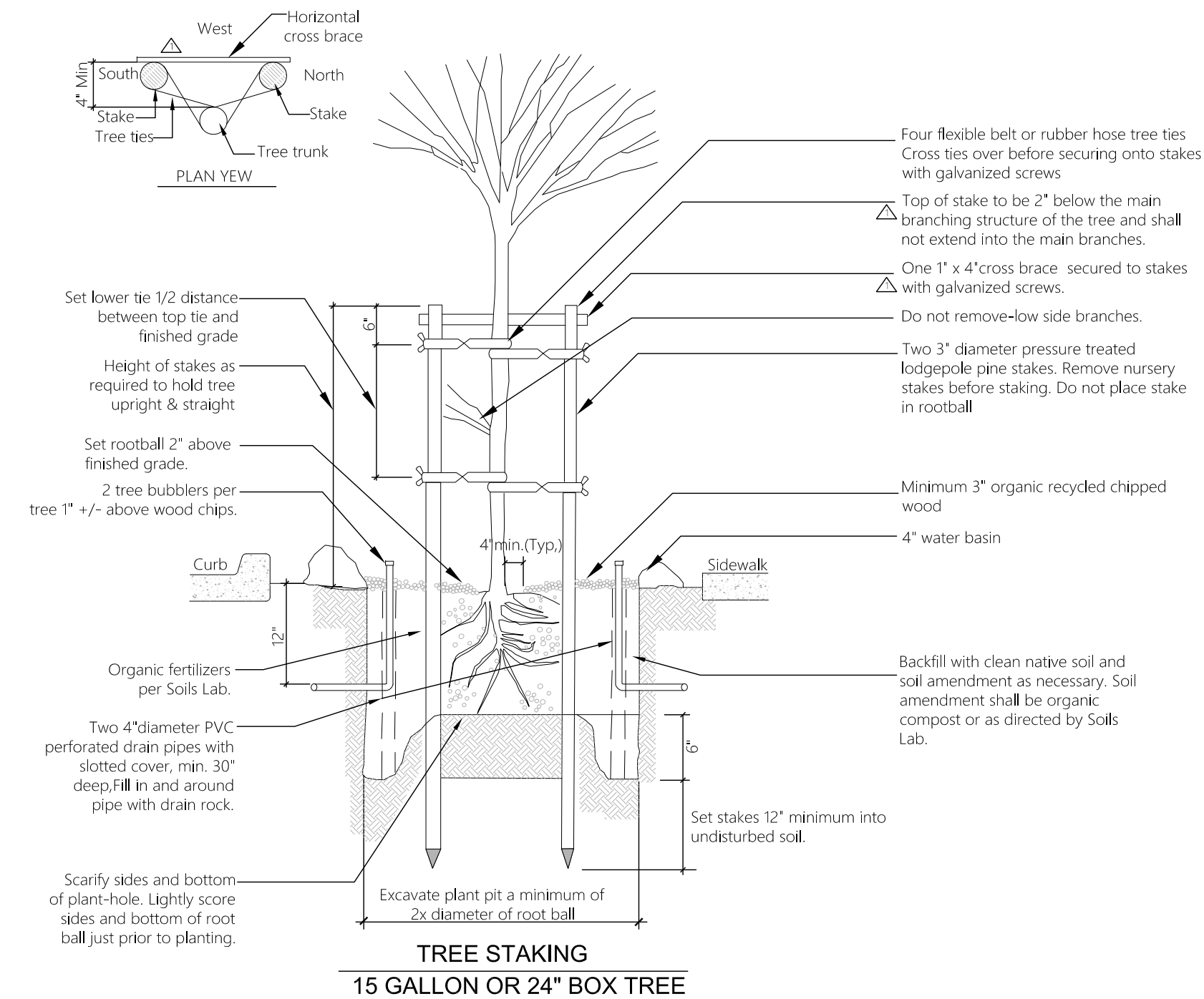
ROOM ADDITION

2867 SHADOW CANYON DR,
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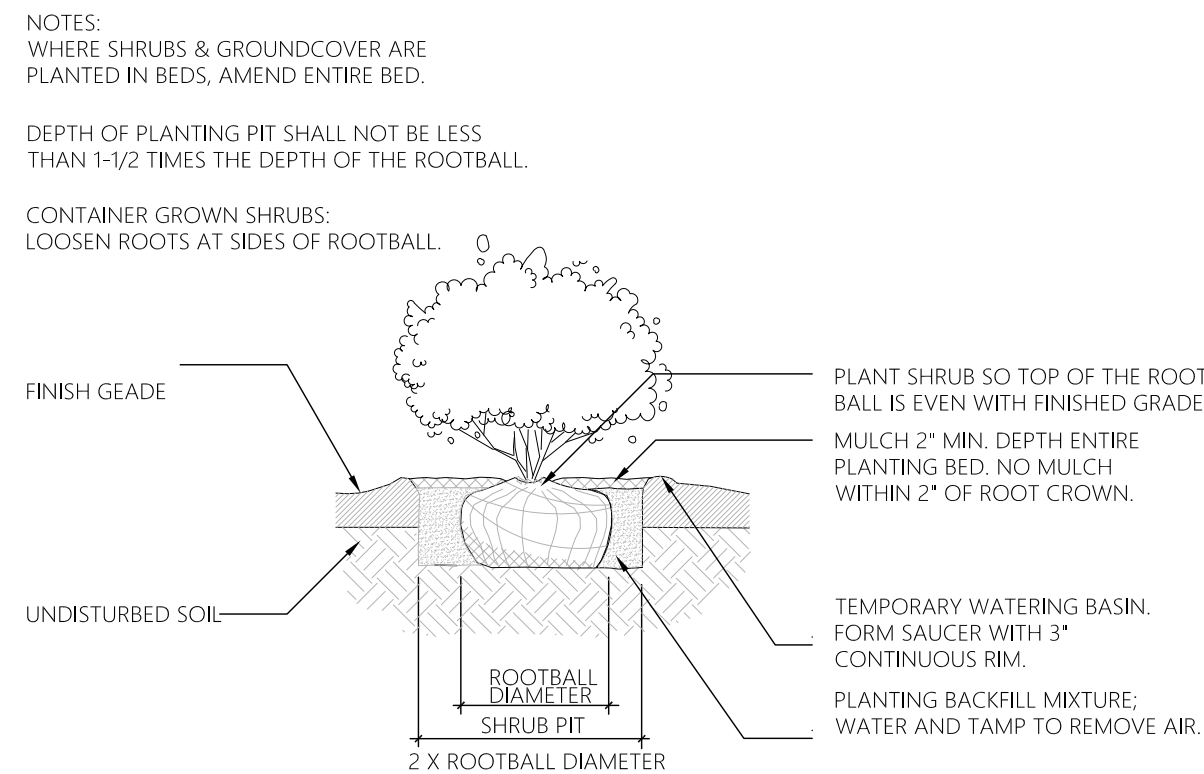
Date	09/21/24
Drawn	ALAN
C	Sheet
	AD-1
	of Sheet

GENERAL PLANTING NOTES

1. SEE CIVIL ENGINEERS DRAWINGS FOR GRADING AND DRAINAGE INFORMATION NOT SHOWN IN THESE DRAWINGS
2. REFER TO PLANTING PLANS, PLAN NOTES, PLANT LEGEND, AND PLANTING DETAILS FOR ADDITIONAL PLANTING INFORMATION. REFER TO IRRIGATION PLANS, NOTES AND DETAILS FOR RELATED LANDSCAPE WORK.
3. NOTIFY OWNER'S REPRESENTATIVE 48 HOURS MINIMUM PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULE.
4. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OF FIELD CONDITIONS THAT VARY FROM THOSE SHOWN ON DRAWINGS AND SEEK CORRECTIONS AND DIRECTIONS BEFORE PROCEEDING WITH WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.
5. LOCATE AND MARK ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT. PROTECT FROM DAMAGE ALL UTILITIES, AREAS AND STRUCTURES IN AND AROUND LANDSCAPE WORK AREAS. ASSUME FULL RESPONSIBILITY AND EXPENSE FOR REPAIR AND REPLACEMENT OF DAMAGES CAUSED BY CONTRACTOR.
6. LOCATION OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, AND OTHER STRUCTURES OR ELEMENTS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY FIELD CONDITIONS WHETHER SHOWN HEREON OR NOT. WHEN SHOWN ITEMS DO NOT CORRESPOND TO FIELD CONDITIONS, REPORT DISCREPANCIES TO OWNER'S REP. FOR CLARIFICATIONS AND INSTRUCTIONS PRIOR TO PROCEEDING WITH WORK.
7. PLANTING ACCESSORIES & MATERIAL: a. TREE TIE: CINCH TIE, BY V.I.T. PRODUCTS, 800-729-1314 OR APPROVED EQUAL. b. TREE GUARD (IN TURF AREAS): 4" DIA. X 9" HT. PLASTIC TRUNK PROTECTOR, "ARBOR GUARD" BY DEEP ROOT PARTNERS, 800-458-7668 OR APPROVED EQUAL. c. FERTILIZER TABLETS: AGRIFORM 20-10-5, THREE 20-GRAM TABLETS OR APPROVED EQUAL FOR 15 GALLON OR LARGER SIZE TREES, TWO 10- GRAM TABLETS FOR 5 GALLON SIZE PLANTS, ONE 10-GRAM TABLET FOR 1 GALLON SIZE. d. ROOT BARRIER: UB-24"x10' ROOT BARRIER PANELS OR APPROVED EQUAL. e. MULCH: 3" LAYER CONIFEROUS BARK MULCH IN ALL PLANTER AREAS. SUBMIT SAMPLE FOR APPROVAL.
8. PRE-PLANTING PREPARATION: a. PROCEED WITH PLANTING WORK ONLY AFTER IRRIGATION WORK IS COMPLETED, TESTED, AND APPROVED BY OWNER'S REPRESENTATIVE. PROTECT IRRIGATION SYSTEM FROM DAMAGE. b. ROUGH GRADE PLANTING AREAS UNIFORMLY SMOOTH, DEVOID OF DEPRESSIONS, TO CONFORM TO THE GRADING PATTERNS ESTABLISHED BY CIVIL ENGINEERING DRAWINGS. ENSURE POSITIVE WATER REMOVAL TO DRAINAGE ELEMENTS OR STRUCTURES PROVIDED BY OTHERS. NOTIFY OWNER'S REPRESENTATIVE WHEN ADDITIONAL AREA DRAINS AND SUBSURFACE DRAINAGE ARE REQUIRED FOR PROPER DRAINAGE OF PLANTING AREAS. c. ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING WALLS AND FOUNDATIONS FOR PLANTING AREAS ADJACENT SUCH STRUCTURES. d. REMOVE ALL ROCKS GREATER THAN 2" DIAMETER AND ALL DEBRIS AND DELETERIOUS MATERIAL FROM PLANTING AREAS. e. PREPARE PLANTING BEDS PER SOIL TEST REPORT'S RECOMMENDATIONS, ADDING AMENDMENTS, FERTILIZER, AND OTHER MATERIAL AS SPECIFIED TO SITE TOP SOIL. f. CONTRACTOR SHALL AUGER 24"x10' DEEP THROUGH HARDPAN FOR ALL TREES.
9. PLANTS: ALL PLANTS OF THE SAME SPECIES/CULTIVAR/VARIETY SHALL HAVE MATCHING FORM, FLOWER COLOR, AND SIZE, IN HEALTHY AND THRIVING CONDITION, FREE FROM INJURIES, DISEASES, PESTS AND ROOT-BOUND OR GIRDLING ROOTS. REPLACE REJECTED PLANTS WITH MATCHING SPECIES, SIZE AND FORM.
10. PLANTING: a. IRRIGATE PLANTING AREAS TO BRING TOP 6" OF SOIL TO FIELD CAPACITY. ALLOW SOIL TO DRAIN. DO NOT WORK SOIL UNTIL IT RETURNS TO A MOIST FRIABLE CONDITION. TREE EXCAVATIONS MAY REQUIRE ADDITIONAL IRRIGATION. FLOOD TREE PITS AS REQUIRED TO MOISTEN SUBGRADE. b. PLACE PLANTS IN THEIR CONTAINERS AT THE LOCATIONS PER PLANS FOR APPROVAL BY OWNER'S REP. MAKE MINOR ADJUSTMENTS AS REQUIRED BY FIELD CONDITIONS AND TO ALLOW OPTIMAL IRRIGATION COVERAGE. c. PLANT QUANTITIES GIVEN ON PLANT LEGEND ARE FOR GENERAL GUIDANCE ONLY. PROVIDE THE SPECIFIED PLANT SPECIES IN THE QUANTITIES AT THE REQUIRED SPACING TO ACHIEVE THE DESIGN EFFECT/INTENT SHOWN ON THE PLANS. d. PLANT GROUND COVER AND SHRUB MASSES ACCORDING TO TRIANGULATED SPACING DIAGRAM UNLESS OTHERWISE SHOWN OR NOTED. e. FOR TREES WITHIN 5 FEET OF PAVEMENT AND SLAB FOUNDATIONS, PRIOR TO TREE PLACEMENT, INSTALL 10' LONG ROOT BARRIER ADJACENT TO HARDSCAPE. f. PLANT TREES, SHRUBS, VINES, AND GROUND COVERS AS SHOWN ON DETAILS. g. INSTALL 3" DEEP CONIFEROUS BARK MULCH IN SHRUB BEDS.
11. WARRANTY: WARRANT TREES AND IRRIGATION SYSTEM FOR ONE YEAR FROM FINAL ACCEPTANCE OF COMPLETED WORK. REPLACE DEAD OR DYING TREES AND BROKEN IRRIGATION COMPONENTS WITHIN THIS PERIOD.
12. MAINTENANCE: MAINTAIN LANDSCAPE AND IRRIGATION FOR 90 DAYS



1 TYP. TREE PLANTING DETAIL
NTS



2 TYP. SHRUB PLANTING DETAIL
NTS

SOIL AMENDMENT NOTES:

SOIL PREPARATION PER 1,000 S.F. 3 CU. YDS. NITROLIZED WOOD SHAVINGS OR EQUAL 15 LBS. 15-15-15 FERTILIZER ROTO-TILL TO DEPTH OF 8" (FOR SLOPES 3:1 AND LESS)

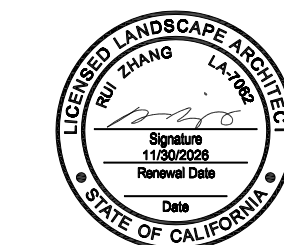
BACKFILL MIX 6 PARTS OF NATIVE ON-SITE SOIL 4 PARTS OF NITROLIZED SHAVINGS OR EQUAL 18 LBS. OF GRO-POWER PLUS PER CUBIC YARD OF MIX

GROW-POWER PLANTING TABLETS ONE (1) per each '1-GALLON PLANT TWO (2) per each 5-GALLON PLANT THREE (3) per each 15-GALLON PLANT FIVE (5) per each 24"-BOX PLANT

ARCHITECT:
168CAD
135 SOUTH STATE COLLEGE,
#200,BREA,CA,92621

LANDSCAPE PLAN FOR
**ROOM ADDITION
& ADU**
2867 SHADOW CANYON DR,
DIAMOND BAR, CA 91765

MPG
CALIFORNIA OFFICE: 4621 CAMPOS DR., STE.106, IRVINE, CA 92612
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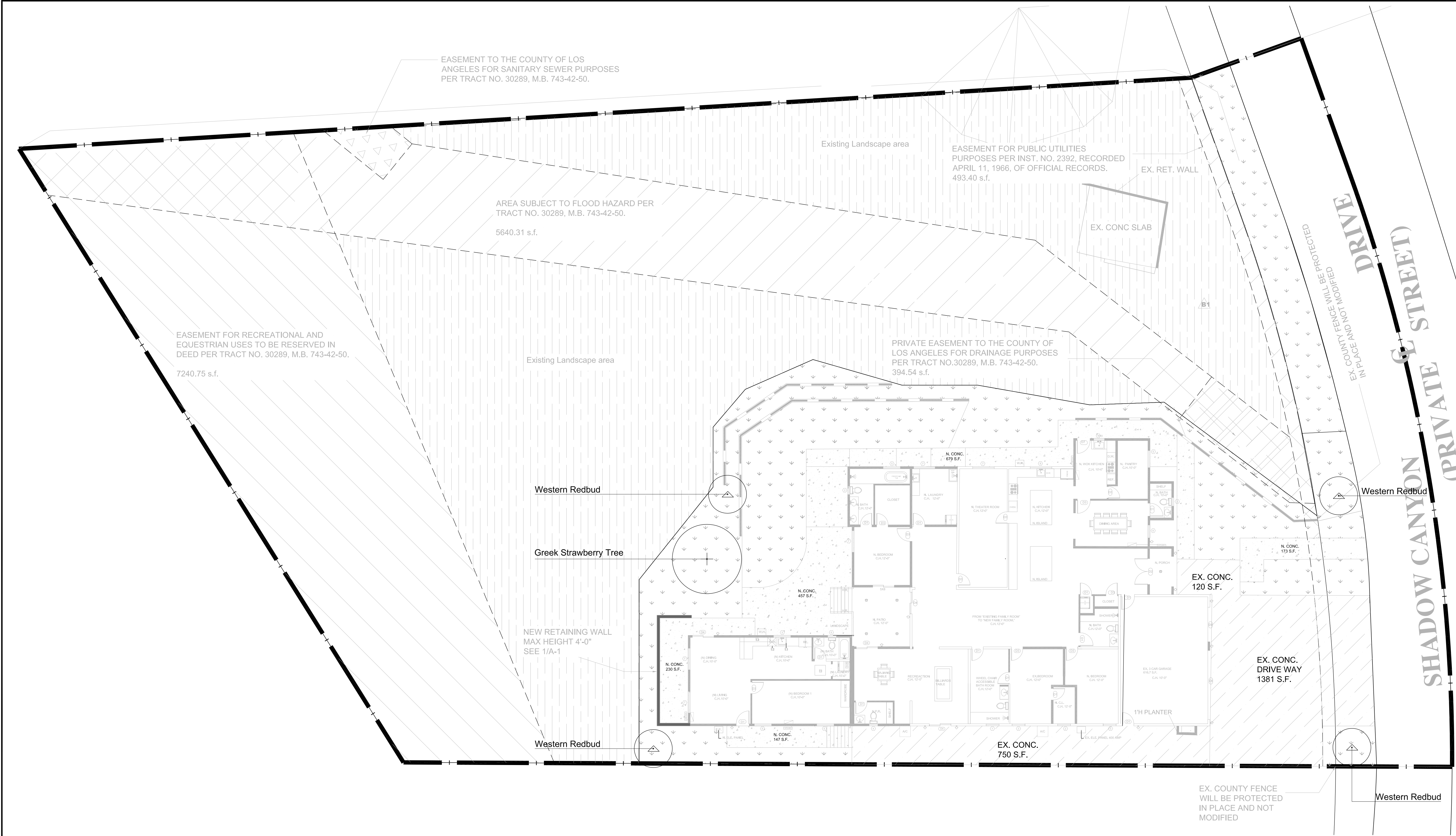


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KEY PLAN:

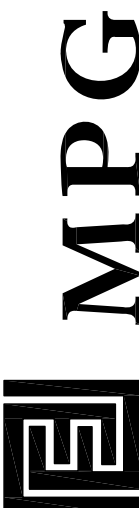
SHEET NAME:
**GENERAL
PLANTING
NOTES**

SHEET NO.:
LP1.0



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LANDSCAPE PLAN FOR
**ROOM ADDITION
& ADU**
2867 SHADOW CANYON DR,
DIAMOND BAR, CA 91765



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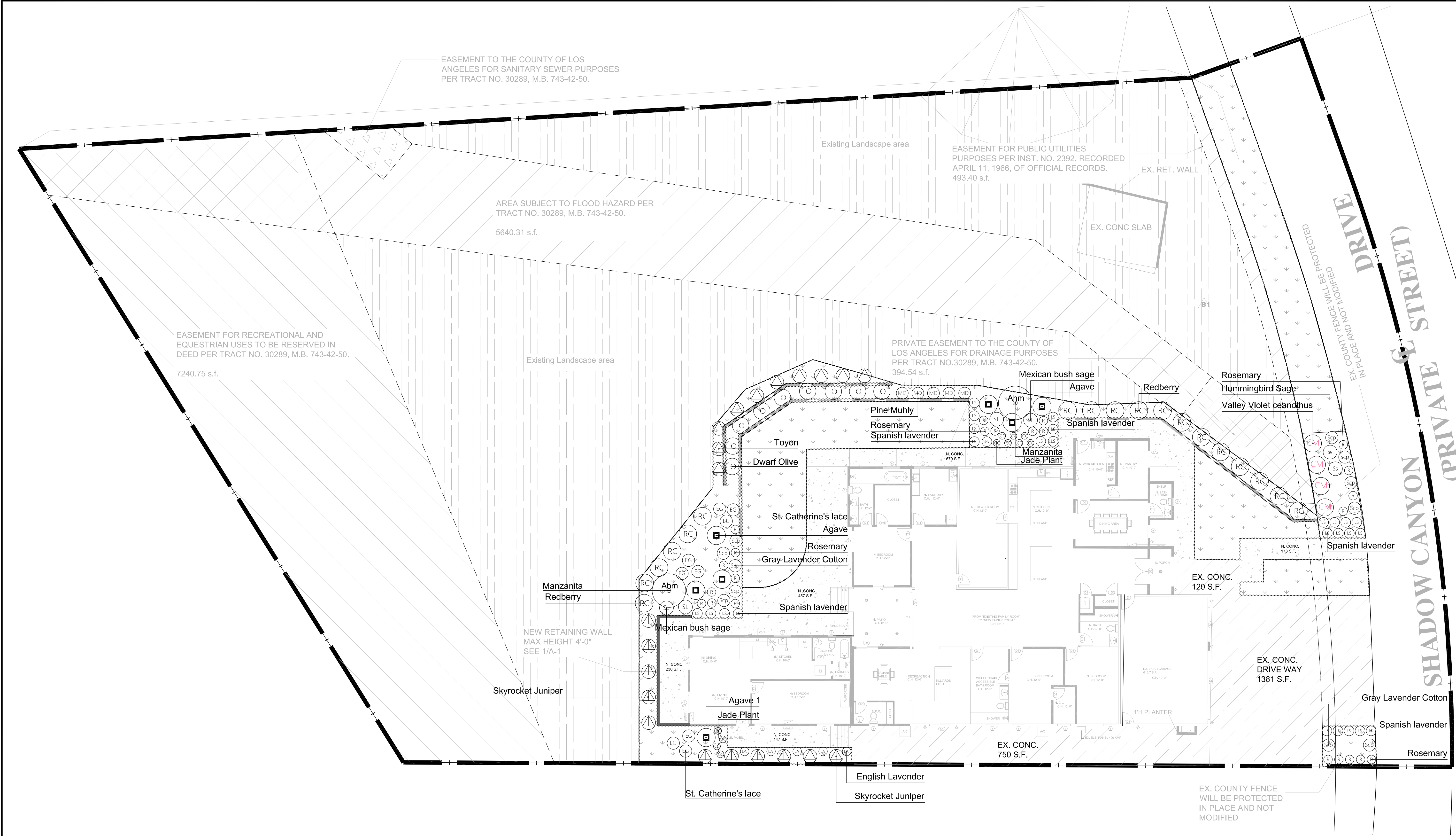


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PROJECT NO:						
DRAWN BY						
CHECKED BY						
APPROVED BY						

KEY PLAN:

SHEET NAME:
**PLANTING
PLAN
UPPERSTORY**

SHEET NO.:
LP3.0



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LANDSCAPE PLAN FOR
**ROOM ADDITION
& ADU**
2867 SHADOW CANYON DR,
DIAMOND BAR, CA 91765

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PHONE: 949-942-2928

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PROJECT NO.:				
DRAWN BY:				
CHECKED BY:				
APPROVED BY:				

KEY PLAN:
**PLANTING
PLAN
UNDERSTORY**

SHEET NAME:
**PLANTING
PLAN
UNDERSTORY**

SHEET NO.:
LP4.0

PROPOSED TREES PLANTINGS

TREES									
NUMBER	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE	WUCOLS	PLANT FACTOR	QUANTITY	REMARKS
1	⊕	Greek Strawberry Tree	Arbutus Andrachne	24"BOX	25' (H) x 20' (W)	Low	0.1-0.3	1	
2	⊕	Western Redbud	Cercis Occidentalis	24"BOX	15-20'(H) x 15'(W)	Low	0.1-0.3	4	

PLANTING LIST

SHRUBS									
NUMBER	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE	WUCOLS	PLANT FACTOR	QUANTITY	REMARKS
1		Manzanita	Arctostaphylos 'Howard McMinn'	15 GALLON	6-10' H x6-10' W	Low	0.1-0.3	2	
2		Skyrocket Juniper	Juniperus scopulorum 'Skyrocket'	5 GALLON	10-15' H x 2-3' W	Low	0.1-0.3	11	
3		Toyon	Heteromeles arbutifolia	5 GALLON	6-8' H x 4-5' W	Low	0.1-0.3	10	
4		Dwarf Olive	Olea europaea 'Little Ollie'	5 GALLON	6' H x6' W	Low	0.1-0.3	9	
5		St. Catherine's lace	Eriogonum giganteum	5 GALLON	4-8' H x 4-8' W	Very Low	<0.1	9	
6		Agave	Agave attenuata	5 GALLON	4' H x 4' W	Low	0.1-0.3	7	
7		Mexican bush sage	Salvia leucantha	5 GALLON	3-4' H x4-6' W	Low	0.1-0.3	4	
8		Redberry	Rhamnus crocea	5 GALLON	2-6' H x 6-7' W	Low	0.1-0.3	18	
9		Rosemary	Rosmarinus officinalis	5 GALLON	2' H x 3-5' W	Low	0.1-0.3	23	
10		Valley Violet ceanothus	Ceanothus maritimus 'Valley Violet'	5 GALLON	1-3' H x 4' W	Low	0.1-0.3	4	
11		Gray Lavender Cotton	Santolina chamaecyparissus	5 GALLON	1-2' H x 3-4' W	Low	0.1-0.3	11	
12		Pine Muhly	Muhlenbergia dubia	5 GALLON	1-2' H x2-3' W	Low	0.1-0.3	5	
13		Jade Plant	Crassula ovata	3 GALLON	2-6' H x 2-5' W	Low	0.1-0.3	11	
14		Spanish lavender	Lavandula stoechas	3 GALLON	1-2' H x 1-2' W	Low	0.1-0.3	26	
15		Hummingbird Sage	Salvia spathacea	3 GALLON	1-3' H x 3-5' W	Low	0.1-0.3	2	
16		English Lavender	Lavandula angustifolia	3 GALLON	1-2' H x 1-2' W	Low	0.1-0.3	5	

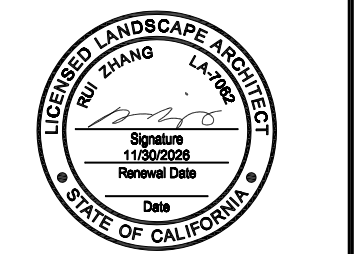
The percentage of 5-gallon shrubs used : 70.7% (Pursuant to Diamond Bar City Code (DBCC) Section 22.24.050(2)(a), at least 70% of the shrubs used shall be 5-gallons in container size.)

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**ROOM ADDITION
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2867 SHADOW CANYON DR,
DIAMOND BAR, CA 91765

MPG

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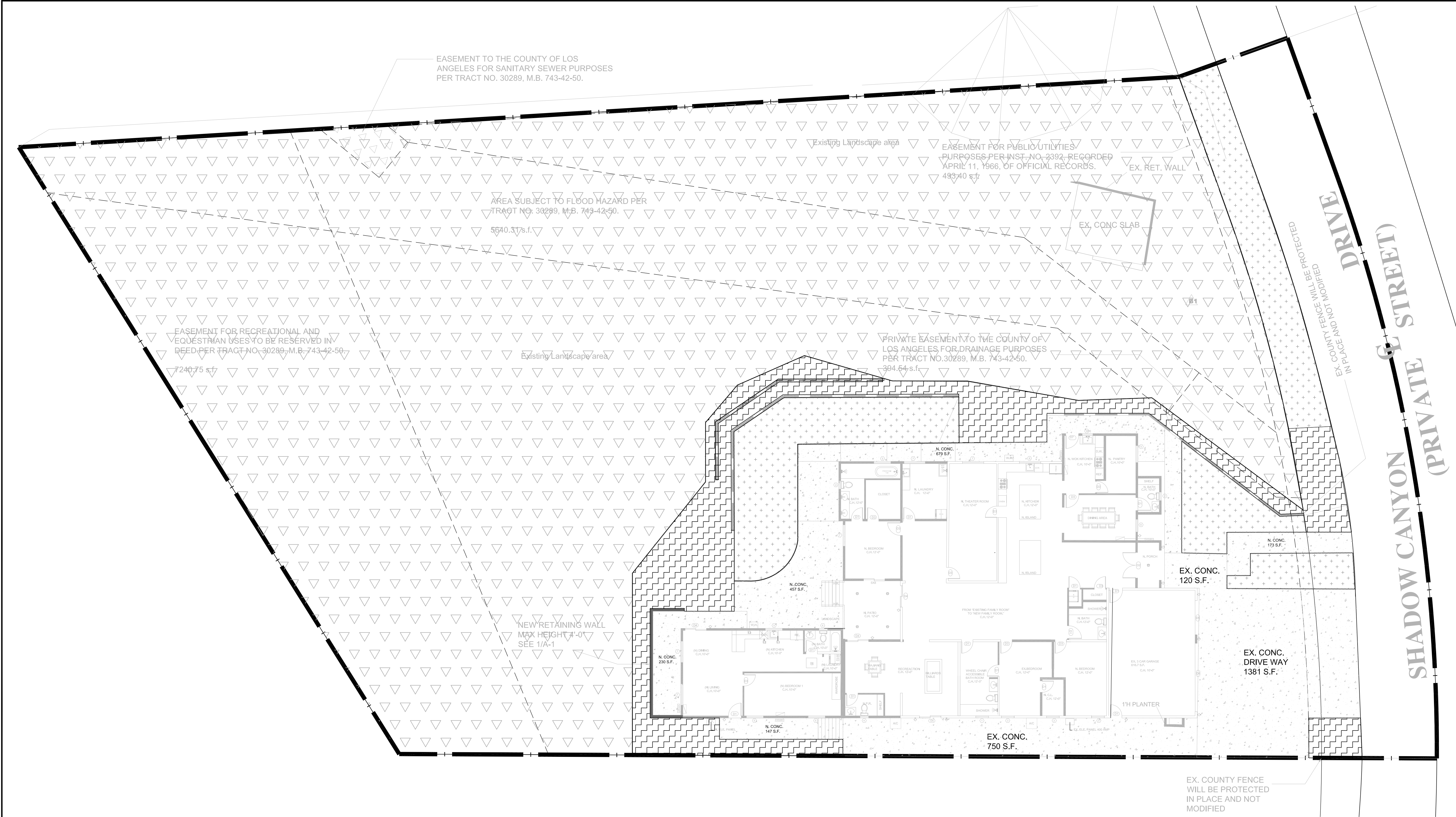
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KEY PLAN:

SHEET NAME:

PLANTING
LIST

SHEET NO.:
LP5.0



LEGEND

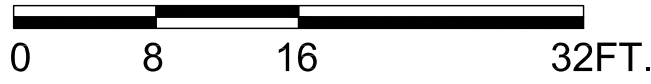
	Hardscape Area (by architects)	3708 sq.ft.
	Existing Landscape Area	25429 sq.ft.
	3" Layer of Organic Mulch	2214 sq.ft.
	Premium Synthetic Artificial Grass Turf	2384 sq.ft.
	Total Landscape Area	30027 sq.ft.

Total Landscape Area	30027 sq.ft.
Proposed Landscape Area	4598 sq.ft.
Total Hardscape Area	3708 sq.ft.



NOTE: SEE ATTACHED manufacturer PDF spec sheet for Heritage Rye 90

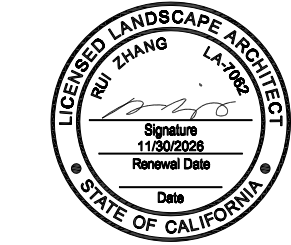
Manufacturer: Heritage Artificial Turf
Model number: Heritage Rye 90
Height: 1.75" Yarn Type: PE with texturized tan & green thatch infill: 2 lbs per sq. ft



ARCHITECT:
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LANDSCAPE PLAN FOR
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DIAMOND BAR, CA 91765

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PHONE: 949-942-2928



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KEY PLAN:

SHEET NAME:

MULCH PLAN

SHEET NO.:
LP6.0

RYE FAMILY

Quality meets affordability! Designed to mimic the aesthetic of natural rye grass, the Rye Family offers a budget-friendly option without compromising on quality. Our Desert Rye allows you to replicate the look of rye grass from the Southwestern United States, while our Winter Rye offers the appearance of overseeded rye during the winter months.

Ideal for both commercial and residential settings, Rye turf is perfect for customers seeking kid- and pet-friendly solutions. Additionally, this product line provides excellent surfaces for creating fringes around putting greens, ensuring top performance at an accessible price.

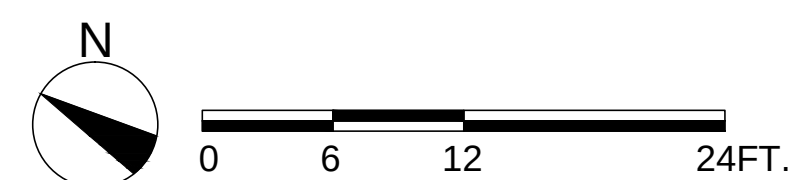


IMPORTED Heritage Rye 90

Specifications

- Yarn Color: Field Green/Olive
- Thatch Color: Green & Tan
- Face Weight: 90oz
- Total Weight: 115oz
- Pile Height: 1.75"
- Yarn Type: PE with Texturized Tan & Green Thatch
- Roll Width: 15'
- Warranty: 15 Years
- Backing: Polyurethane
- Traffic Level: High Traffic
- Infill Required: 2 pounds per sq. ft.

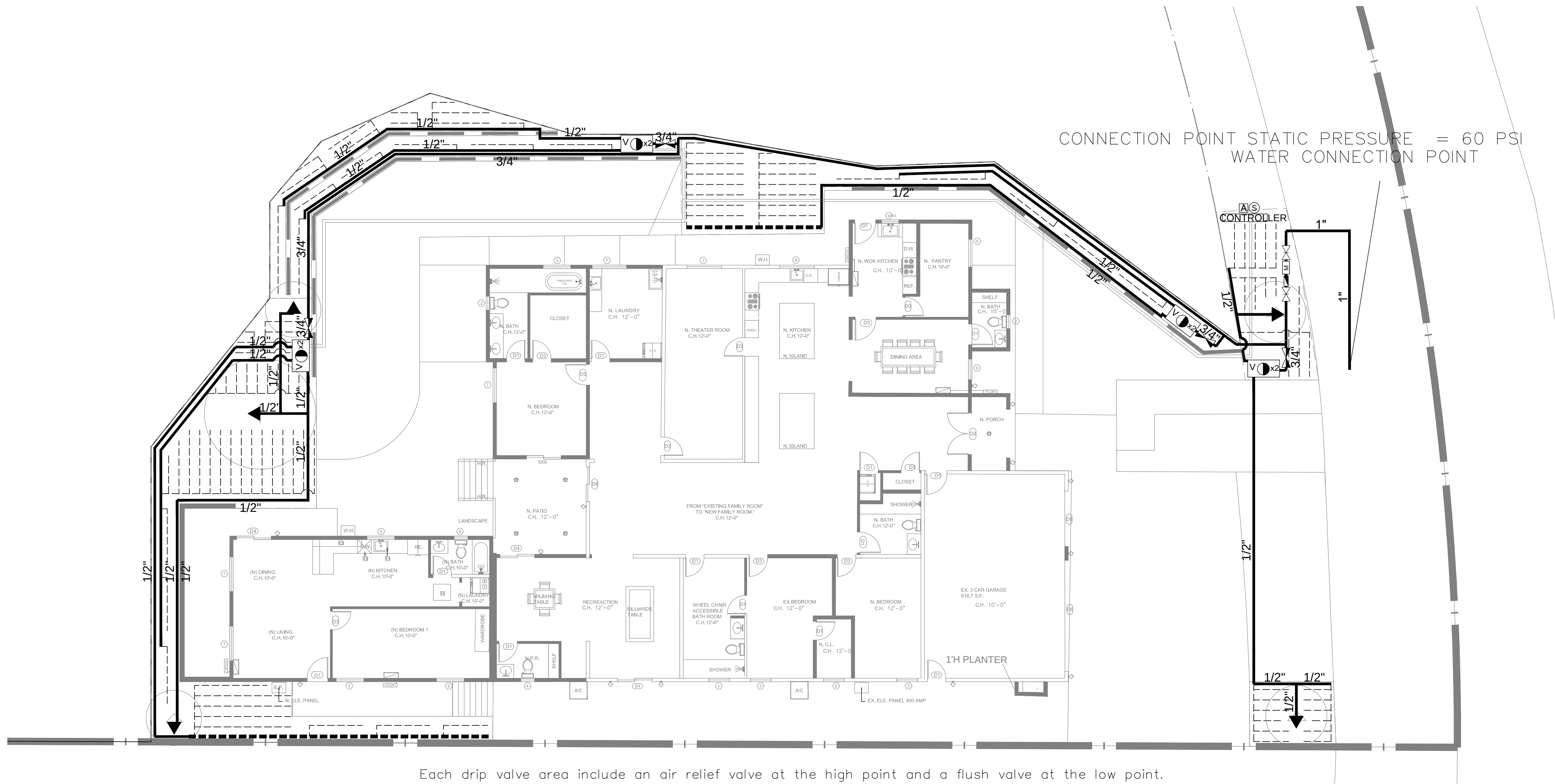




- | | | |
|---|-------------|----------------|
|  | HYDROZONE 1 | ----- 373 S.F. |
|  | HYDROZONE 2 | ----- 501 S.F. |
|  | HYDROZONE 3 | ----- 384 S.F. |
|  | HYDROZONE 4 | ----- 920 S.F. |

HYDROZONE # /PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (SQ. FT.)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ETWU)
Regular Landscape Areas							
HYDROZONE 1	0.3	DRIP	0.81	0.37	373 s.f.	138	4068
HYDROZONE 2	0.3	DRIP	0.81	0.37	601 s.f.	185	5465
HYDROZONE 3	0.3	DRIP	0.81	0.37	384 s.f.	142	4198
HYDROZONE 4	0.3	DRIP	0.81	0.37	920 s.f.	340	10035
				Totals	2178 s.f.	805	
Special Landscape Areas							
				1	0	0	0
				Totals	0	0	
			ETWU Total				23756 gal/yr
			Maximum Allowed Water Allowance (MAWA)				35278 gal/yr

LW1.0



LEGEND

	1" IRRIGATION WATER METER	MANUFACTURER: BADGER METER	
	1" BACKFLOW PREVENTION DEVICE	MATERIAL: COPPER MANUFACTURER: Wilkins	
	1" GATE VALVE	MATERIAL: COPPER MANUFACTURER: Mueller	
	3/4" GATE VALVE	MATERIAL: COPPER MANUFACTURER: Mueller	
	VALVE BOX	MANUFACTURER: Hunter	
	PRO-HC PC-2400 CONTROLLER with HC-PLAN-HOME (FREE HOME SERVICE PLAN) and WIFI HYDRAWISE TECHNOLOGY. THE CONTROLLER MUST BE A SMART WEATHER-BASED TYPE. ENSURE THAT THE CONTROLLER HAS THE LWK2 WIFI MODULE		MANUFACTURER: Hunter
	RAIN BIRD RSD06X WIRED RAIN SENSOR	MANUFACTURER: Rain bird	
	RAINBIRD XC2075PRF - CONTROL ZONE KIT WITH 1/2" LOW FLOW VALVE AND 1/2" PR RBY FILTER	MATERIAL: COPPER	MANUFACTURER: Rain bird
	SCHEDULE 1" PVC PIPE (SIZE PER PLAN)	MANUFACTURER: JM Eagle	
	1/2" POLY DRIP IRRIGATION TUBING	MANUFACTURER: Rain Bird	
	1/4" DRIP IRRIGATION TUBING, USE IN-LINE EMITTER DRIP TUBE WITH 9 GPH FLOW RATE AND LAYOUT OUT ON 18" GRID.	MANUFACTURER: Rain Bird	
	TWO TREE BUBBLERS ON A DEDICATED VALVE (ONE PREASSEMBLED DEEP ROOT WATERING AND ONE FLOOD BUBBLERS)		MANUFACTURER: Rain Bird

ARCHITECT:
168 CAD
135 SOUTH STATE COLLEGE,
#200, BREA, CA, 92821

LANDSCAPE PLAN FOR
ROOM ADDITION
& ADU
2867 SHADOW CANYON DR,
DIAMOND BAR, CA 91765

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SHANGHAI OFFICE: 228 MEILIAN RD., STE. 501, SHANGHAI
CHINA
PHONE: 949-942-2925

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PROJECT NO:	DRAWN BY	CHECKED BY	APPROVED BY	SCALE

KEY PLAN:

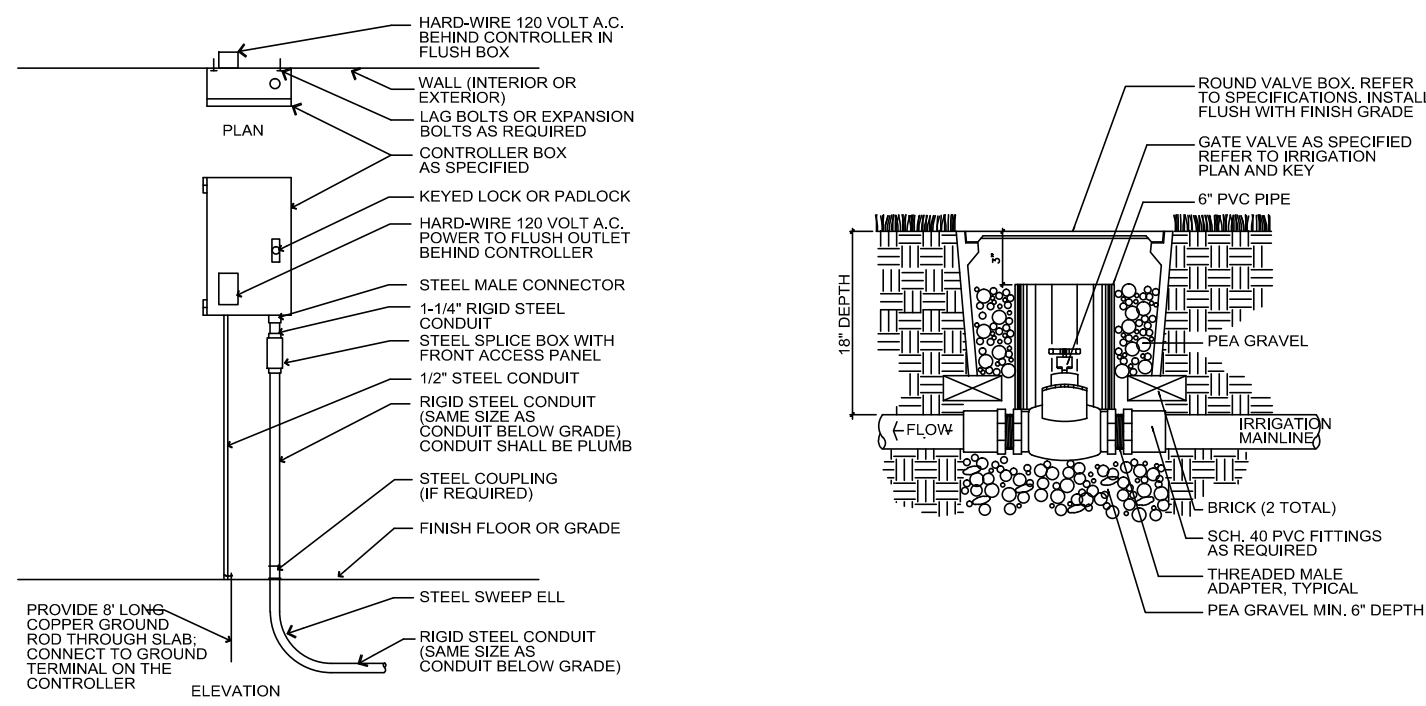
SHEET NAME:
IRRIGATION
PLAN

SHEET NO.:
LW2.0

WATER PRESSURE AT METER = 60 PSI

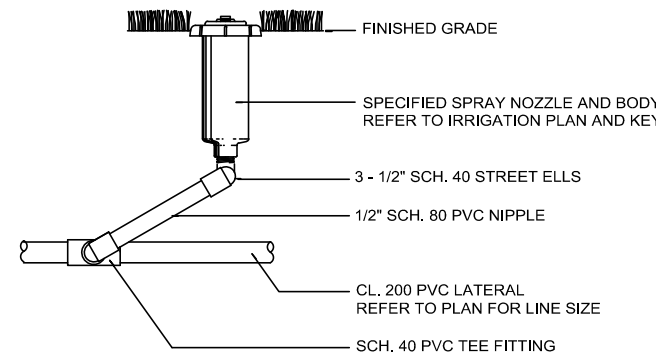
HYDROZONE # / PLANTING DESCRIPTION	VALVE NO.	HYDROZONE TYPE	IRRIGATION TYPE	MFR RATED FLOW GPH	APPLICATION TIME PERIOD (MINUTES)	TOTAL GALLONS + GPH X HR 60MIN X #MIN	DAYS PER WEEK
HYDROZONE 1	1	LOW	DRIP	180	21	63	1
HYDROZONE 2	2	LOW	DRIP	180	28	84	1
HYDROZONE 3	3	LOW	DRIP	180	22	66	1
HYDROZONE 4	4	LOW	DRIP	180	52	156	1

HYDROZONE # / PLANTING DESCRIPTION	VALVE NO.	HYDROZONE TYPE	IRRIGATION TYPE	MFR RATE FLOW GPH	APPLICATION TIME PERIOD (MINUTES)	TOTAL GALLONS + APH X 1 HR 60 MIN X # MIN	DAYS PER WEEK
HYDROZONE 1	1	LOW	DRIP	180	21	63	2
HYDROZONE 2	2	LOW	DRIP	180	28	84	2
HYDROZONE 3	3	LOW	DRIP	180	22	66	2
HYDROZONE 4	4	LOW	DRIP	180	52	156	2

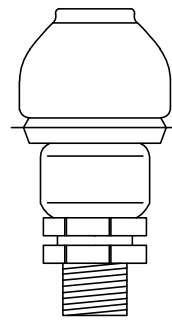


CONTROLLER W/ RAIN SENSOR

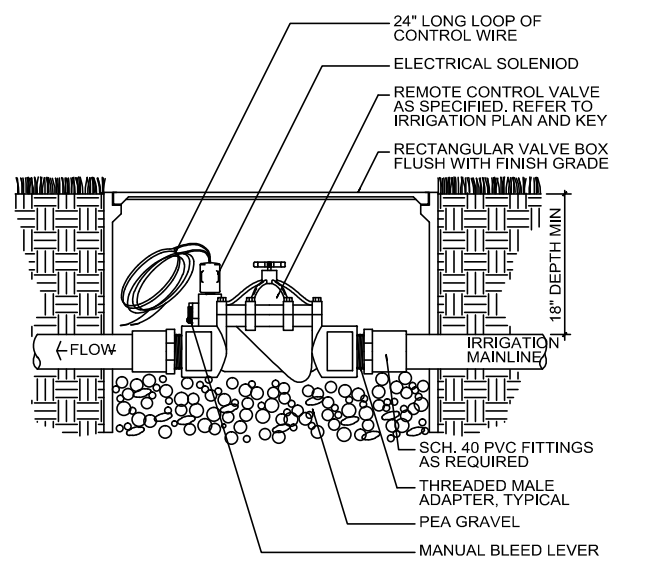
GATE VALVE



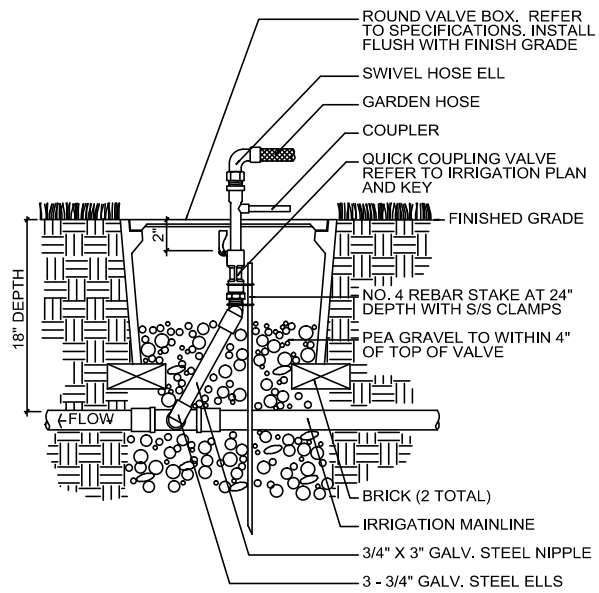
4-INCH POPUP HEAD



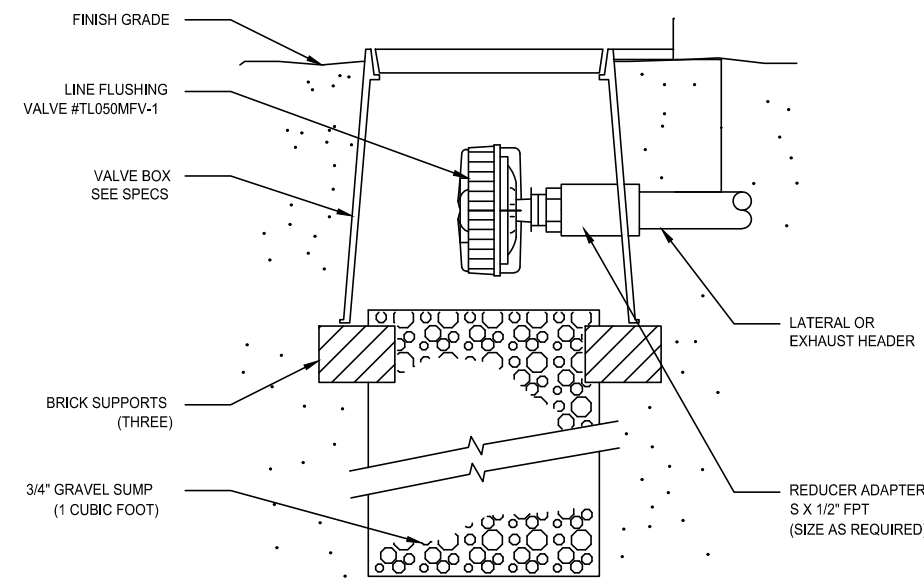
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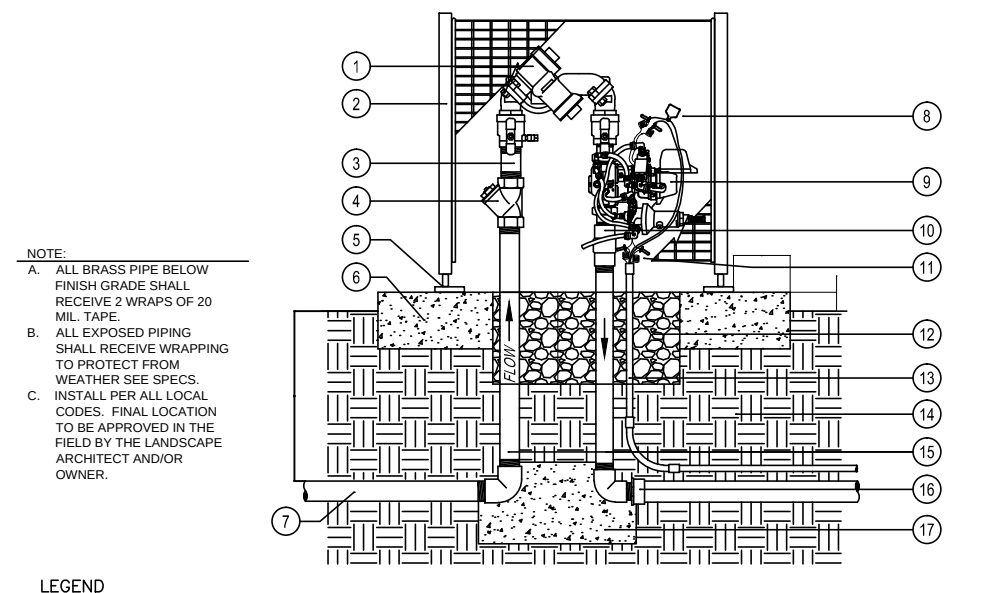
REMOTE CONTROL VALVE



QUICK COUPLER VALVE



FLUSH VALVE



- NOTE**
- A. ALL BRASS PIPE BELOW FINISH GRADE SHALL RECEIVE 2 WRAPS OF 20 ML. TAPE.
 - B. ALL EXPOSED PIPING SHALL RECEIVE WRAPPING TO PROTECT FROM WEATHER SEE SPECS.
 - C. INSTALL PER ALL LOCAL CODES. FINAL LOCATION TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT AND/OR OWNER.

- | LEGEND | |
|--------|--|
| 1. | REDUCED PRESSURE BACKFLOW PREVENTER PER PRESSURE PREVENTER CONNECTION LEGEND |
| 2. | BACKFLOW PREVENTER REQUIRED (AS REQUIRED) |
| 3. | BRASS NIPPLE, LENGTH AS REQUIRED (RIP SIZE) |
| 4. | Y-STRAINER (RIP SIZE) |
| 5. | CONCRETE ENCLOSURE FOR CONCRETE PAD PER MANUFACTURER'S RECOMMENDATIONS |
| 6. | THICK CONCRETE |
| 7. | MANHOLE FROM TOWER |
| 8. | VALVE ID TAG - MARKED "W" |
| 9. | NETAFIM HYDROMETER W/ PRESSURE REDUCER MODEL # P12-LEG-100 |
| 10. | BRASS COUPLING (LINE SIZE) |
| 11. | 1" GAUGE WIRE (1" GAUGE WIRE USE 30 DBV CONNECTION TIGHTENERS FOR ALL W/ WAVE CONNECTIONS) |
| 12. | 12" DEEP 34" WASHED GRAVEL SUMP |
| 13. | CONDUIT WITH 1" THICK WALL THICK COUPLING ON TOP FOR WIRE PROTECTION |
| 14. | REDUCED SURFACE |
| 15. | BRASS NIPPLE, LENGTH AS REQUIRED (RIP SIZE) |
| 16. | BRASS 1/2" IN TO 1/2" IN ADAPTER |
| 17. | 3 CU FT CONCRETE THRUST BLOCK |

HYDROMETER 1-1/2" MPT PRESSURE REDUCING MANUAL ELECTRIC AFTER BACKFLOW

1) IF NTS

WATER AUDIT NOTE

THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A CERTIFIED IRRIGATION AUDITOR, AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE.

THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

1. PLACE FLAGS AT EACH HEAD IN THE ZONE.
2. MEASURE SPACING AND MARK MID – POINTS BETWEEN HEADS.
3. PLACE WATER MEASURING RECEPTACLES.
4. TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.
5. MEASURE HEAD PRESSURE IN EACH ZONE AND RECORD RESULTS.
6. AFTER COMPLETING ZONE ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE.
7. SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

MAINTENANCE TASK

- | | |
|---|-----------|
| 1. CONTROLLER CABINET – OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET,IF NECESSARY. | FREQUENCY |
| 2. IRRIGATION SCHEDULE – ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH ADJUST AS NECESSARY. | MONTHLY |
| 3. POC – VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT REPAIR AS NEEDED. | QUARTERLY |
| 4. REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK COUPLER VALVES VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS, REPAIR OR ADJUST AS NEEDED. | QUARTERLY |
| 5. MAINLINE AND LATERALS VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCH. | QUARTERLY |
| 6. SPRINKLERS VISUALLY CHECK FOR ANY BROKEN MISSED OR CLOGGED HEADS. HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE REPAIR AS NEEDED. | WEEKLY |
| 7. FILTERS AND STRAINERS VISUALLY CHECK FOR LEAKS, BROKEN FITTING CLEAN AND FLUSH SCREENS. | MONTHLY |

AUDIT SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER
 MANAGEMENT PROGRAM AS DESCRIBED IN THE LATEST LANDSCAPE IRRIGATION AUDITOR HANDBOOK.
 THE LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL AND THE AUDIT
 SCHEDULE SHALL BE CONDUCTED AT LEAST ONCE EVERY FIVE YEARS IN ACCORDANCE WITH THE
 REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE CITY OF DIAMOND BAR CODE.

MAINTENANCE SCHEDULES

A REGULAR MAINTENANCE SCHEDULE SATISFYING THE FOLLOWING CONDITIONS SHALL BE SUBMITTED AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE. LANDSCAPE AREAS SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. THE REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE, BUT NOT BE LIMITED TO:

- CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT.
- RESETTING THE AUTOMATIC CONTROLLER AS NEEDED.
- AERATING AND DETHATCHING TURF AREAS.

REPLENISHING MULCH.

FERTILIZING, PRUNING, AND WEEDING IN ALL LANDSCAPE AREAS.
WHENEVER POSSIBLE, IRRIGATION EQUIPMENT REPAIRS SHALL BE MADE USING
THE ORIGINALLY SPECIFIED MATERIALS OR THEIR EQUIVALENTS.

A LANDSCAPE IRRIGATION AUDIT SCHEDULE, AS REQUIRED IN CHAPTER 20.09 OF TITLE 20, MAY BE RECOMMENDED. THE MAXIMUM PERIOD BETWEEN AUDITS SHALL BE FIVE YEARS.

IRRIGATION AUDIT SCHEDULES
A SCHEDULE OF LANDSCAPE IRRIGATION AUDITS, OCCURRING AT LEAST ONCE EVERY FIVE YEARS, MUST BE ESTABLISHED FOR ALL PROPERTIES EXCEPT SINGLE-FAMILY RESIDENCES AND PROJECTS WITH A LANDSCAPE AREA OF LESS THAN ONE ACRE (0.405 HA).

AS REQUIRED IN CHAPTER 20.09 OF TITLE 20 (UTILITIES CODES), AN AUDIT MEETING THE FOLLOWING CONDITIONS SHALL BE SUBMITTED TO THE COUNTY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE:

AT A MINIMUM, AUDITS SHALL COMPLY WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM AS DESCRIBED IN LANDSCAPE IRRIGATION AUDITOR HANDBOOK, PREPARED FOR THE CALIFORNIA DEPARTMENT OF WATER RESOURCES, WATER CONSERVATION OFFICE. THIS DOCUMENT IS HEREBY INCORPORATED BY REFERENCE. THE SCHEDULE SHALL ENSURE THAT LANDSCAPE IRRIGATION AUDITS ARE CONDUCTED BY A QUALIFIED INDIVIDUAL, AS DETERMINED BY THE AUDITOR, AT THE TIME OF THE AUDIT. THE AUDIT SHALL COMPLY WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE CITY OF DIAMOND BAR CODE.

MONUMENT NOTE:

CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING SURVEY MONUMENTS IN PLACE. ANY DISTURBED MONUMENTS SHALL BE RESET BY A LICENSED LAND SURVEYOR, AND THE APPROPRIATE CORNER RECORD MUST BE FILED WITH THE CITY OF DIAMOND BAR.



CONCEPTUAL GRADING PLAN

AVERAGE SLOPE:

CALCULATING AVERAGE SLOPE:

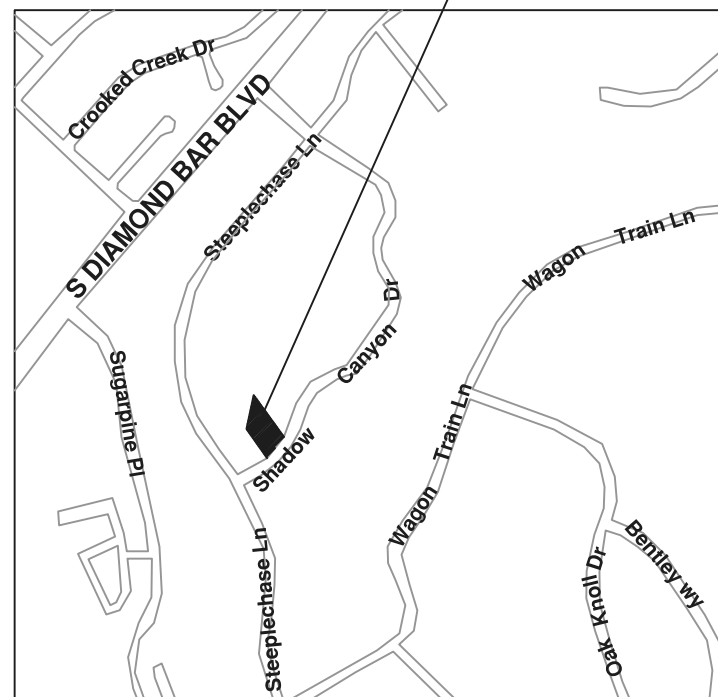
$$\text{SLOPE} = \frac{0.002296 \times 1 \text{ L}}{A}$$
$$= \frac{0.002296 \times 1 \times 9,931.71}{0.981}$$
$$= 23.24\%$$

I = CONTOUR INTERVAL IN FEET
L = SUMMATION OF LENGTH OF ALL CONTOURS
A = AREA IN NET ACRES OF PARCEL BEING CONSIDERED

SECTION A SCALE: 1"=10'

FILL

PROJECT SITE



VICINITY MAP TG 679-J6 NOT TO SCALE



ABBREVIATIONS:

AC Asphalt Concrete
C/B Catch Basin
CBW Conc. Block Wall
CONC. Concrete
D/A Driveway Apron
DMH Drainage Manhole
DS Downspout
DWY Driveway
EP Edison Pole
EX Existing
FH Fire Hydrant
FL Flow Line Elevation
Hv Height of Wall
GV Gas Valve
INV Invert Elevation
LS Landscape Area
P/A Planter Area
P/L Property Boundary Line
P/VMT Pavement
S/W Sidewalk
SMH Sewer Manhole
TC Top of Curb Elevation
TG Top of Gate Elevation
TW Top of Wall Elevation
WM Water Meter
WV Water Valve
C&G Curb & Gutter
UT Underground Transformer, To Remain
ET Electrical Room

LEGEND:

(100.25) Existing Elevation
-101 Ex. Ground Contour Line
-X-X- Chain Link Fence
- - - - - Wrought Iron Fence
..... Ex. Structure
..... Fire Hydrant
..... Street Light
..... Area Light
..... Ex. Tree, Diameter
..... 6" MAX RETAINING WALL
..... 4" MAX RETAINING WALL
..... Prop. Flow Line for Swale
..... Prop. Sheet Flow
..... Ex. Flow
..... Area Drain
..... Catch basin
..... Electrical Room

SECTION B SCALE: 1"=10'

FILL

SECTION C SCALE: 1"=10'

FILL

SCALE: 1"=10'

EARTHWORK QUANTITIES:

CUT AND FILL AMOUNT IS ESTIMATED ONLY.
ACTUALLY AMOUNT MAY VARY DUE TO
OTHER UNKNOWN FACTORS. (SITE CONDITION,
SOIL ENGINEER'S RECOMMENDATION)

CUT: 73 CUBIC YARDS, FILL (INCLUDING 15% SHRINKAGE): 508 CUBIC YARDS.

TOTAL: 581 CUBIC YARDS,

OVEREXCAVATION: 0 CUBIC YARDS.

IMPORT: 435 CUBIC YARDS.

CITY OF DIAMOND BAR

GEOTECHNICAL ENGINEER'S STATEMENT OF COMPLIANCE
THIS PLAN HAS BEEN REVIEWED BY
AND DEEMED TO BE IN CONFORMANCE WITH THE
RECOMMENDATIONS IN OUR REPORT(S) DATED
PROJECT NO.
REVIEW WAS LIMITED TO THE GEOTECHNICAL ASPECTS OF THE
PLAN ONLY. WE MAKE NO REPRESENTATION AS TO THE
ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS,
OR ANY PORTION THEREOF.

PLANS APPROVED BY:
CITY OF DIAMOND BAR:
DAVID G. LIU CITY ENGINEER RCE 44063 DATE
PLANS REVIEWED FOR THE CITY OF DIAMOND BAR BY:
DATE

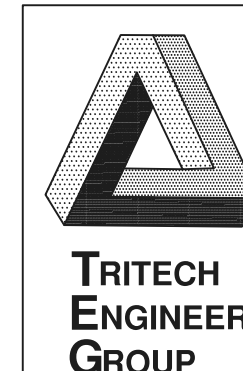
LEGAL DESCRIPTION

OWNER:

TEL
SITE ADDRESS: 2867 Shadow Canyon Dr.
Diamond Bar, CA 91765

CONCEPTUAL GRADING PLAN

DRAWN BY: SM CHECK BY: SCALE: 1"=10'
DATE: 03/11/2026 DRAWING NO. 1 OF 1



SUBDIVISION
LAND SURVEY
CIVIL ENGINEERING
& DESIGN

135 N. SAN GABRIEL BLVD.
SAN GABRIEL, CA 91775
TEL: (626) 570-1918
EMAIL: info@tritechengineer.com



PLANNING COMMISSION AGENDA REPORT

TO: Chair and Members of the Planning Commission

FROM: Greg Gubman, Community Development Director

SUBJECT: Project Status Report

RECOMMENDATION:

Staff recommends the Planning Commission receive and file the Project Status Report dated May 26, 2026.

BACKGROUND/DISCUSSION:

The Project Status Report has been prepared and is being presented for receipt and filing.

PREPARED BY:

Arlene Laviera, Administrative Coordinator, Community Development

ATTACHMENTS:

1. 05-26-26 Project Status Report

CITY OF DIAMOND BAR
COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY LOCATION									
PLANNING COMMISSION REVIEW	File #	AP	Applicant	PC 05/26/26	CC 06/02/26	PC 06/09/26	CC 06/16/26	PC 06/23/26	CC 07/07/26
CIP FY2026-2027		GL	City of Diamond Bar	D					
2867 Shadow Canyon (Addition and remodel to an existing single-family residence)	DR PL2025-47	RL	Alan Gao	PH					
ADMINISTRATIVE REVIEW									
PENDING ITEMS									
Property Location	File #	AP	Applicant	Status					
2720 Broken Feather (New Single-Family Residence)	DR PL2025-34	MN	Yao Pan	Under review					
1200 Chisolm Trail (New single-family residence)	DR PL2026-12	RL	Bo Sundius	First incomplete letter sent 4/29/26 – waiting for additional information					
1741 Derringer Lane (New Single-Family Residence)	DR PL2025-62	MN	Ralph Poon	First incomplete letter sent 9/11/25 – waiting for additional information					
2001 Derringer Lane (2-lot subdivision)	TPM 83036 PL2021-46	MN	Gurbachan S. Juneja	Under review					
Gentle Springs Ln. and S. Prospectors Rd. (36-unit residential condominium with Affordable Units)	SB 330, DR & TTM PL2025-77	GL/RL	Tranquil Garden LLC	Under review					
1134 Hedgewood Place (Addition and remodel to an existing single-family residence)	MCUP & PP PL2026-15	RL	Dennis Pagoulatos	First incomplete letter sent 5/12/26 – waiting for additional information					
2583 Indian Creek (New single-family residence)	DR PL2025-67	MN	Mike Lou	Third incomplete letter sent 5/5/26 – waiting for additional information					
2595 Indian Creek (New single-family residence)	DR PL2025-66	RL	Mike Lou	Third incomplete letter sent 5/6/26 – waiting for additional information					

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
1400 Montefino Ave (49-unit for-sale development)	GPA, ZC, TTM, DR, & CUP PL2025-29	MN	Sarah Klaustermeier	Under review
23901 Ridge Line (2-lot Subdivision)	TPM PL2022-119	DT/MN	Pete Volbeda	Third incomplete letter sent 8/20/25 – waiting for additional information
SB9 & Reasonable Accommodations Ordinance	DCA PL2019-43	MN	City of Diamond Bar	Under Review