



Timothy Cremins, Chair
Mark Davis, Vice-Chair
Brian Faber, Commissioner
Wendy Jarvie, Commissioner
Paulette Koss, Commissioner

PLANNING COMMISSION

7:00 PM

Tuesday, November 4, 2025
City Hall Council Chamber
116 E. Foothill Boulevard, Glendora

AGENDA

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

REORDERING OF AND ADDITIONS TO THE AGENDA

PUBLIC COMMENT

The City of Glendora encourages community participation at its public meetings. Speakers are limited to three minutes, and time may not be shared or transferred. A total of 30 minutes is reserved for public comment, which may be extended by majority vote of the legislative body. At regular meetings, comments may address both agenda and non-agenda items during the Public Comment portion, with additional opportunities to speak provided during Public Hearings. At special meetings, public comment is limited to agenda items. Residents may participate in person or submit comments by email, phone, mail, or other available methods. Participation options may be adjusted if a State of Emergency, Health Order, or Executive Order limits in-person attendance. For more information, see the Guide to Public Meetings and Participating in Public Meetings on the City's website at www.cityofglendora.gov/citymeetings.

1. Public Comments received

MEMBER STATEMENTS/REPORTS

DIRECTOR/STAFF LIAISON AND ATTORNEY STATEMENTS

PUBLIC HEARINGS

Public hearings shall conform to the protocol established to conduct of public meetings, proceedings, and business in the City of Glendora. Following presentation of the staff report, the applicant/appellant will be allowed ten (10) minutes in which to make a presentation. Following the presentation of the applicant/appellant public testimony share be called, each speaker is limited to three (3) minutes, speaking once. The Presiding Officer may permit a five (5) minute rebuttal/summation by a representative of applicant/appellant. The public hearing will then be closed, and no member of the public shall be allowed to speak further unless, upon motion, and the public hearing is reopened by the governing body. Any person desiring to provide testimony during a Public Hearing item shall make his/her presence known to the Presiding officer. Speakers are entitled to submit written or other graphic evidence. All such evidence presented shall be retained by the City Clerk as part of the Clerk's record.

PLEASE NOTE: If you challenge any of the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

2. A recommendation to the Planning Commission on a Development Plan Review for a new two-Story 2,225 square-foot single-family hillside residence at 445 Conifer Road (Project File No. PLN25-0013;

Applicant: Nathan Watkins; Property Owner: Jaime Martinez)

Recommended Action that the Planning Commission:

Open and conduct the Public Hearing, accept evidence and testimony presented, and in the absence of substantial evidence related to project file number PLN25-0013:

- 1. Adopt a Categorical Exemption Class 3 pursuant to §15303 (New Construction - Class 3) of the California Environmental Quality Act Guidelines (CEQA); and
- 2. Adopt a Planning Commission Resolution entitled, "A RESOLUTION OF THE PLANNING COMMISSION APPROVING A DEVELOPMENT PLAN REVIEW FOR THE HILLSIDE DEVELOPMENT OF A NEW TWO-STORY SINGLE-FAMILY RESIDENTIAL HOUSE AND ASSOCIATED GRADING AT 445 CONIFER ROAD. (PROJECT FILE NO. PLN25-0013)."

CONSENT CALENDAR

Items on the Consent Calendar will be enacted by one motion without individual discussion. There will be no separate discussion of these items unless a member of the governing body requests specific item(s) be removed from the Consent Calendar for separate action. Items removed from the Consent Calendar will be considered after the regular items. Anyone wishing to address a Consent Calendar item should do so during the Public Comment Period.

3. Affirm minutes from the October 7, 2025 Regular Meeting

Recommended Action that the Planning Commission:

- 1. Affirm minutes as presented.

MEMBER/STAFF CLOSING COMMENTS

ADJOURNMENT

Date Posted: October 28, 2025 04:11 pm



STAFF REPORT

TO: Chair and Commissioners

DATE: November 4, 2025

FROM: Community Development

DISTRICT(S): 2

SUBJECT: A recommendation to the Planning Commission on a Development Plan Review for a new two-story 2,225 square-foot single-family hillside residence at 445 Conifer Road (Project File No. PLN25-0013; Applicant: Nathan Watkins; Property Owner: Jaime Martinez)

RECOMMENDATION

That the undefined:

Open and conduct the Public Hearing, accept evidence and testimony presented, and in the absence of substantial evidence related to project file number PLN25-0013:

1. Adopt a Categorical Exemption Class 3 pursuant to §15303 (New Construction - Class 3) of the California Environmental Quality Act Guidelines (CEQA); and
2. Adopt a Planning Commission Resolution entitled, "A RESOLUTION OF THE PLANNING COMMISSION APPROVING A DEVELOPMENT PLAN REVIEW FOR THE HILLSIDE DEVELOPMENT OF A NEW TWO-STORY SINGLE-FAMILY RESIDENTIAL HOUSE AND ASSOCIATED GRADING AT 445 CONIFER ROAD. (PROJECT FILE NO. PLN25-0013)."

STRATEGIC FOCUS AREAS

Not Applicable

EXECUTIVE SUMMARY

The proposed project, submitted by Nathan Watkins (Applicant), involves a Development Plan Review (DPR) for the construction of a new two-story 2,225 square-foot single-family home with a 677 square foot garage, and its associated grading at 445 Conifer Road, in accordance with §21.04.030 of the Glendora Municipal Code (GMC), related to hillside development. The project is located on a single parcel of land (AIN: 8636-017-023) within the *Rural Hillside Residential (RHR)* zone. Approval of a DPR from the Planning Commission is required for the proposed hillside development. The project is Categorically Exempt from CEQA and will proceed under a Notice of Exemption (NOE) filing.

Project Summary:

- **Application:** Development Plan Review
- **Date of Application:** May 22, 2025
- **Property Owner/Applicant:** Property Owner: Jaime Martinez; Applicant: Nathan Watkins
- **Property Address:** 445 Conifer Road
- **Assessor Parcel/ Identification Number(s) (AIN):** 8636-017-023

Description of Property:

The project site, 445 Conifer Road, is a 0.98 acre vacant lot located within the Rural Hillside Residential zone of Glendora, approximately 300 feet from the intersection of North Banna Avenue and East Palm Drive. It is surrounded by similar residential development. Although this is a vacant lot, it was previously graded in 1972 to create a flat building pad and associated cut slopes. The pad consists primarily of cut material with minimal fill and lacks natural topography or native habitat features. The site has remained a graded, vacant pad for more than 50 years.

General Plan Designation:

The project site has a General Plan (*Community Plan 2025*) land use designation of *Hillside Very Low Density*, which is intended for: “... hillside areas that provide a transition between the steeper hillside areas and the relatively flat areas at the base of the hillsides. This designation allows for the development of single-family residential development on lots of at least one acre in size. The preservation of natural hillside features is strongly encouraged within this land use designation.” The City’s General Plan has several goals and policies that should be considered with the proposal. Staff found the following excerpts from the General Plan Housing and Land Use Elements to be relevant:

Community Plan 2025, Chapter 7: Open Space and Recreational Element

- **Goal OSR-3:**
Preserved and enhanced integrity of Glendora’s hillsides.
- **Policy OSR-3.3:**
Ensure development within the hillsides is consistent with preserving hillside integrity.

Community Plan 2025, Chapter 6: Safety Element

- **Policy SAF-2.1:**
Require all proposed developments to prove that the development can adequately be served by fire flows.
- **Policy SAF-2.2:**
Maintain low density/intensity land use designations in the hillside areas.
- **Policy SAF-2.3:**
Require fire-resistant building materials for structures in the hillside areas.
- **Policy SAF-2.4:**
Require proposed developments to comply with access requirements of the Los Angeles County Fire Department and Glendora Police Department.

Zoning:

The subject property is zoned as *Rural Hillside Residential (RHR)*. The Glendora Municipal Code (GMC) states that the *RHR* zone “is to protect and promote the unique single-family nature of the city by limiting the uses in such zones to residential and residentially compatible uses and by requiring standards for the use, maintenance and development of single-family residential zoned properties.” With specific consideration to, “...regulate the use of land in hillside areas so that natural characteristics such as landforms, vegetation, wildlife, scenic qualities and open space can substantially be maintained...”.

Surrounding Uses:

The site is surrounded by existing single-family residential properties to the north, south, east, and west. The zoning designation of the site, *RHR*, is consistent with the properties to the north, south, east, and west. **Table A** below further describes the land uses for the surrounding properties:

Table A: Project Surroundings			
Direction	Existing Uses	General Plan	Zoning
North	Residential	<i>Hillside Very Low Density</i>	<i>Rural Hillside Reside</i>
South	Residential and vacant lot	<i>Hillside Very Low Density</i>	<i>RHR</i>
East	Residential	<i>Hillside Very Low Density</i>	<i>RHR</i>

West	Vacant lot	<i>Hillside Very Low Density</i>	<i>RHR</i>
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PROJECT ANALYSIS

Project Description:

The proposed hillside development consists of a new modern Mediterranean 2,225 square foot single-family home with a 677 square foot attached basement 2-car garage, and associated grading over 150 cubic yards. The total grading quantities are 88.06 cubic yards (cut), 98.07 cubic yards (fill), and 12 cubic yards (import). The project also proposes the retaining walls to be built within the building walls, and would not be visible from the street or other public or private property.

The height of the entire structure ranges from 22 feet, 6 inches (attached basement garage height), to 23 feet, 6 inches (2nd story building height maximum). The roof materials will be red/brown earthen colors made from clay tile and the walls will have a light-colored plaster/stucco finish material. The project's modern Mediterranean style and massing are similar to the surrounding homes which aim to maintain the general character of the surrounding context.

On the 1st floor of the proposed home, the project proposes two (2) bedrooms, three (3) bathrooms, a laundry room, a living/dining room area, and a kitchen. On the 2nd floor, the project proposes two (2) additional bedrooms, one (1) bathroom, an art room, and a 500 square foot partially enclosed outdoor deck.

The existing 1,952 asphalt driveway will be repaved, and an additional 515 square feet of impervious surface area will be created to connect the existing driveway to the new 677-square-foot, two-car garage.

The total landscape area is 225 square foot that will consist of new trees, shrubs, ground covers, and bio-retention features designed to enhance on-site drainage and water quality. There is no proposed pool or spa.

Request:

The applicant has requested a Development Plan Review (DPR) related to the project's development plans. Pursuant to the GMC, *"No grading or building permit shall be issued, nor tentative tract map or parcel map approved on any parcel where more than one hundred fifty cubic yards of grading is involved, until a development plan is approved in accordance with §21.02.04."* Because the project involves grading of more than 150 cubic yards, a DPR is required.

Pursuant to the GMC, the purpose of the DPR is to, *"provide procedures whereby development plans can be reviewed to ensure orderly development, aesthetic design, safe and harmonious placement and to: 1. Prevent or minimize adverse impacts on property in the vicinity; 2. Implement the general plan and applicable specific plans; 3. Protect the public health, safety and welfare; 4. Site structures and other improvements in a manner that is in harmony with the terrain and existing developments in the vicinity; 5. Encourage and promote energy-efficient design."*

There will be no new impacts to existing natural slopes exceeding 35% slope, as the site was previously mass graded. Research was conducted by the project's geotechnical/geologist/civil engineering team, which determined approximately 13,509 SF of the subject site was previously graded to create the current building pad circa 1972. Based on the team's field investigation, the current flat pad area is a cut pad with minimal fill along the southerly portion of the pad. They also determined that the ascending slope above the flat pad is also a cut slope. The analysis and conclusions pertaining to the site's grading history have been reviewed and accepted by the City's Land Development Engineer.

Zone Development Standards:

The table below illustrates the current lot information for the subject property.

Lot Information

Lot Area	0.98 acres (sq. ft.)
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Average Slope	43.82%
Lot Width	Lot width varies. Approximately 134 feet.
Lot Depth	394 feet

Table B below illustrates that the project complies with all applicable development standards including setbacks, lot width, maximum allowable second story floor area, and lot coverage.

Table B: Development Standards for the Rural Hillside Residential Zone			
Standard	Requirement for Lot	Proposed Project	Analysis
Lot Width (minimum)	200 feet	Approximately 134 feet	Legal Nonconforming
Lot Depth (minimum)	200 feet	Approximately 394 feet	Conforming
Lot Area (minimum)	43,560 square feet	42,688 square feet	Legal Nonconforming
Lot Coverage (max 20%) (based on over 30% average slope);	4,268 square feet	2,548 square feet (5.9%)	Conforming
Front Setback (minimum)	40 feet or 10% of lot depth, whichever is greater, as measured from the street	40 feet	Conforming
Rear Yard Setback (minimum)	50 feet or 20% of lot depth, whichever is greater	50 feet	Conforming
Side Yard Setback (minimum)*	30 feet side yards shall total at least 30% of the lot width	28 feet	Conforming* (2 feet setback reduction approved by Community Development Director)
Building Height (maximum)	25 feet	23 feet, 6 inches	Conforming
Parking (minimum)	2 car garage	2 car garage, and 1 off-street parking space	Conforming

** The Director may increase or decrease the minimum setbacks to preserve the natural topography or other natural features. (GMC Title 21 Zoning Attachment 3 - Appendix 21.A - Table A)*

Lot Coverage Exemptions:

As part of the application and review process, staff reviewed the applicant's proposed lot coverage. Pursuant to GMC § 21.01.020(C), lot coverage consists of the area of all buildings, structures and other impervious surfaces. However, pursuant to GMC §21.04.030, the applicant is allowed the following lot coverage exemptions:

- a. Approved driveways leading to a two-car garage;
- b. Paved pathways or walkways up to three feet in width in flat pad areas adjacent to the residence;
- c. Retaining walls;
- d. Fire department turnaround requirements; and
- e. Water surface area of spas (pool decking is not exempted).

Considering these exemptions, the applicant's proposed lot coverage of 2,548 square feet (5.9%) is less than the lot coverage maximum of 4,268 square feet (10%).

Table C below demonstrates compliance with the allowable second story floor area. The project's anticipated grading activity and maximum allowable second story floor area, staff notes that GMC §21.04.030(D)(3) and (5)(g) requires that the development of parcels within *RHR* zones must conform to natural landforms and minimize grading, and that stepped foundations be required to minimize grading.

In this case, a stepped foundation is proposed for the building pad in order to reduce additional grading. GMC Attachment 3 - Appendix 21.A - Table A requires that second stories shall not exceed 75% of the first floor, excluding 400 square feet of an attached garage. As such the second story requirement is met.

Table C: Maximum Allowable Second Story Floor Area and Lot Coverage	
Standard	Measurement
(Basement) Garage Floor Area	677 square feet
Ground Floor Area located at-grade (minus 400 square feet of garage area)*	1,700 – 400 = 1,300 square feet
Second Floor Area above First Floor Area.	848 square feet
Second Floor Area Ratio (FAR) (max. 75%)	848 / 1,300 = 65%
Proposed Building Footprint	2,225 square feet main residence and 677 square foot attached accessory structure (garage)
Proposed Hardscape (exceptions listed below)	Residence: 3,411 square feet + Driveway: 515 square feet = 5,104 square feet

*400 square feet of attached garages are excluded from FAR calculation. (GMC Attachment 3 - Appendix 21.A - Table A)

Grading and Topography:

The total grading quantities are 88.06 cubic yards (cut), 98.07 cubic yards (fill), and 12 cubic yards (import). The project also proposes the retaining walls to be built within the building walls, and would not be visible from the street or other public or private property.

- Cut = 86.06 cubic yards (cy)
- Total Fill = 98.07 cy
- Import = 12 cy

The two-story structure has stepped rooflines which creates different roof heights to break up the massing and match the surrounding slopes of the hillside. The orientation of the building aligns with the slope contours of the existing site and follows the existing slope of Conifer Road. The use of the existing driveway approach was maintained to reduce the visual impact of the proposed development.

Open Space and Trees:

The project site features a variety of existing and proposed landscape elements, including trees, shrubs, ground covers, and bio-retention features designed to enhance on-site drainage and water quality. The landscape plan incorporates bioswales and bio-retention areas, two infiltration rain gardens, and a drywell to facilitate stormwater management. One existing Wattle Tree will be removed to accommodate site improvements; however, all remaining trees on the property (Wattle and Oak trees) are proposed to be preserved and protected in place throughout construction and maintained as part of the project's long-term landscape plan, which will be reviewed by Los Angeles County Fire department for compliance.

Circulation:

The subject property has vehicle access available by East Palm Drive and North Banna Avenue, which are standard public streets. Also, pursuant to §GMC 21.030.020(D)(1), there shall be a minimum of two parking stalls located within a garage for each single-family residence. The project proposes a 2-car garage and one (1) additional off-street car space, which exceeds with the single-family residence parking standards.

Infrastructure, Utilities, and Fire:

The subject property has street frontage on Conifer Road. The site is served by services and utilities provided by Athens Waste Disposal, Los Angeles County Health Department (Septic), Glendora Police Department, Los Angeles County Fire Department (LACoFD), Southern California Edison, Los Angeles County Flood Control District, City of Glendora Water Division. The Water Division has issued an approval letter with conditions and no public water replacements or upgrades are deemed necessary for the installation of water service to this property. The project proposes an on-site waste water system that would include a septic tank and seepage pit system.

Special Considerations:

The subject property is within the Very Fire Hazard Severity Zone. Los Angeles County Fire Department (LACoFD) has reviewed and approved the proposed development plans and have cleared the project for public hearing with suggested conditions of approval, incorporated incorporated into the draft resolution.

Community Outreach and Public Input:

As of the writing of this report, no public comments were received prior to the public hearing.

Public Hearing Notice:

Notice of Public Hearing were sent out to all property owners within 300 feet of the site on October 15, 2025. Notice of Public Hearing was published in *San Gabriel Valley Examiner* on October 23, 2025.

ENVIRONMENTAL DETERMINATION

As the proposed project includes construction of a single-family home on a lot located in a residential zone, a Notice of Exemption (NOE) - Categorical Exemption has been prepared (Attachment B) for this project pursuant to California Environmental Quality Act (CEQA) Guidelines §15303 (New Construction - Class 3).

Prepared By:	Ryan Alcazar, Planning Technician
Reviewed By:	Yalini Siva, Senior Planner Mark Carnahan, City Planner Jeff Kugel, Community Development Director
Certified to Availability of Funds:	Not Applicable
Approved By:	Moises Lopez, Assistant City Manager
Legal Review:	Jessica M. Santiago, Assistant City Attorney
CEQA Review:	Not Applicable

Attachments

[A_Draft_Resolution.pdf](#)

[B_CEQA_Notice_of_Exemption_NOE.pdf](#)

[D_Public_Hearing_Notice.pdf](#)

[E_City_Presentation_Slides.pdf](#)

[C_Project_Plans.pdf](#)

RESOLUTION PC 2025-____

A RESOLUTION OF THE PLANNING COMMISSION APPROVING A DEVELOPMENT PLAN REVIEW FOR HILLSIDE DEVELOPMENT OF A NEW TWO-STORY SINGLE-FAMILY RESIDENTIAL HOUSE AND ASSOCIATED GRADING AT 445 CONIFER ROAD (PROJECT FILE NO. PLN25-0013)

THE PLANNING COMMISSION City of Glendora, California

WHEREAS, on June 11, 2024, Nathan Watkins (Applicant), on behalf of Jaime Martinez (Property Owner), filed an application requesting approval for a Development Plan Review (DPR) to construct a new two-story single-family residence located on a vacant hillside lot, with associated grading, located at 445 Conifer Road, Glendora, California (Subject Property); and

WHEREAS, the Subject Property has a Glendora General Plan (Community Plan 2025) land use designation of *Hillside Very Low Density* and a zoning district designation of *Rural Hillside Residential (RHR)* and currently remains a vacant lot; and

WHEREAS, Glendora Municipal Code (GMC) §21.04.030 outlines the criteria for the purpose of regulating the use of land in hillside areas so that natural characteristics such as land forms, vegetation, wildlife, scenic qualities and open space can substantially be maintained; and

WHEREAS, GMC §21.02.040 establishes procedures for the review of development applications proposed through a DPR application; and

WHEREAS, a public hearing was held by the Planning Commission of the City of Glendora on November 4, 2025, following the proper notice as required by law, at which time oral and documentary evidence was introduced along with the written recommendation of the Planning Division staff of the City of Glendora.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF GLENDORA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated by reference as findings of fact.

SECTION 2. The Planning Commission finds in light of the whole record that the project will not have a significant effect on the environment, and a Categorical Exemption, pursuant to California Environment Quality Act (CEQA) §15303 (New Construction or Conversion of Small Structures – Class 3) be adopted; and direct filing of a Notice of Exemption (NOE).

SECTION 3. The Planning Commission hereby makes the following Findings of Facts, which are hereby incorporated in full:

FINDINGS OF FACT FOR DEVELOPMENT PLAN REVIEW

1. The use is authorized by the Development Plan Review (DPR) pursuant to this title.

FACT: According to GMC §21.04.030, the construction of a new two-story single-family residence on a vacant lot with more than 150 cubic yards of grading in the *RHR* zone is allowed with the approval of a DPR application.

2. The use is consistent with the General Plan and other applicable plans.

FACT: The General Plan Land Use designation for the Subject Property is *Hillside Very Low Density*. This land use allows for the development of single-family homes the *RHR* zone is compatible with this designation. The project is consistent with all *RHR* development standards.

3. The site can accommodate the development standards of this title or as is otherwise required.

FACT: The subject site lies on an existing lot. The Parcel Map 1414 was recorded on June 21, 1972. The lot has a gross area of 42,688.6 square feet (0.98 acres, approximately 1 acre) and a buildable area of 37,897.2 square feet (0.87 acres). The minimum lot width requirement per the rural hillside residential zone development standards (GMC Attachment 3 - Appendix 21.A - Table A) is 200 feet, and the current lot width is 134 feet, making the lot width legal nonconforming. The minimum lot area is 43,560 square feet, and the current lot area is 42,688 square feet, making the lot area legal nonconforming. The maximum lot coverage allowed for this property is 4,268.8 square feet, and the total building area is 2,548 square feet, which complies with the lot coverage development standards.

The front yard setback requirement is 40 feet, the rear yard setback requirement is 50 feet, and the side yard setback requirement is 30 feet (GMC Attachment 3 - Appendix 21.A - Table A). The proposed front yard setback is 40 feet, the proposed rear yard setback is 50 feet, and the proposed side yard setback is 28 feet. The Community Development Director reduced the minimum side setback requirement from 30 feet to 28 feet to assist the project in preserving the natural topography and other natural features, as permitted pursuant to GMC Attachment 3 – Appendix 21.A – Table A. Thus, the proposed all setbacks are in compliance with the hillside residential development standards.

4. The site is adequately served by streets, utilities, and other services, facilities, and improvements

FACT: The subject property has street frontage on Conifer Road, a partially improved public street approximately 20 feet. The site is served by utilities and municipal services provided by Athens Waste Disposal, Los Angeles County Health Department (Septic), Glendora Police Department, Los Angeles County Fire Department (LACoFD), Southern California Edison, Los Angeles County Flood Control District, and the City of Glendora Water Division. The Los Angeles County Fire Department Land Development Unit has

cleared the project to proceed, with the condition that review and approval by the Fire Prevention Engineering Section – Building Plan Check Unit may be required. The Water Division has issued an approval letter with conditions and no public water replacements or upgrades are deemed necessary for the installation of water service to this property. As the site is not served by any sewer services, the project proposes an onsite waste water system (a septic tank and seepage pit). The system will require approval from LA County Department of Public Health.

5. The use will not adversely affect the character and integrity of the area, the utility and value of properties in the area, and the health, safety, and welfare of the public.

FACT: The surrounding area is designed to support single family homes in a hillside setting. Lots are one acre or more in size, and improved with single family homes. The proposed development and grading are consistent with the predominant and intended development pattern in the immediate area. The development will require grading and building permits from the City and Los Angeles County, to ensure the work is done to current standards and in a manner that protects the safety, health and welfare of the public. Specifically, grading will require submittal and approval of a hydrology and geotechnical reports ensure stability and manage stormwater runoff. Construction will require approval from the Los Angeles County Fire Department, fire resistant materials and other fire protection features, as the site is located in a High Fire Hazard Severity Zone.

SECTION 4. The Planning Commission hereby adopts the foregoing findings and approves the filing of a NOE by City staff for CEQA compliance.

SECTION 5. The Planning Commission hereby approves the DPR (Project File No. PLN25-0013) for hillside development of a new two-story 2,225 square foot single-family residential house and associated grading on a vacant lot located at 445 Conifer Road as described and depicted on the Project plans and description attached to the Planning Commission Agenda, and after determining that the Project meets the requirements of GMC §21.02.040 (Development Plan Review) and §21.04.030 (Hillside Development), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL

General

1. The Applicant shall sign and submit to the Planning Division a statement indicating agreement with and acceptance of these Conditions of Approval.
2. The City shall have the right of entry to inspect the premises to verify compliance with the Conditions of Approval and the Glendora Municipal Code (GMC).
3. The City retains the right and jurisdiction to revoke or modify an approved development plan should the project prove to be detrimental to the public health, safety, or welfare, non-compliant with any conditions of approval, or obtained approval by fraud. The reviewing body shall take action by either revoking or

modifying the development plan or allowing the development plan to remain unchanged. The action of the reviewing body shall be final unless appealed.

Term

4. The approved use shall commence within eighteen (18) months after the effective date of approval, or such other period specified as a condition of approval and shall be carried on diligently to completion. If the use or construction work does not begin within the required time and is carried on diligently to completion, the development plans shall become void; however, the reviewing body or Community Development Director may extend the time limit in the case of unavoidable delay.
5. The Applicant must submit a written request to the reviewing body for a time extension before the original time limit expires. Consideration of a time extension does not require a public hearing even if a hearing was required for the original permit.

Planning Division

6. The Applicant shall sign and submit to the Planning Division a statement indicating agreement with an acceptance of the adopted Conditions of Approval prior to the issuance of building and landscape permit(s).
7. The subject property shall be developed in substantial conformance with the project plans attached to the Planning Commission Agenda Report for PLN25-0013 as modified by these Conditions of Approval.
8. The City shall retain the right and the jurisdiction to review the DPR (PLN25-0013) in the event the approved project is modified, changed in scope, or the Applicant or Owner seeks to expand, alter, reconfigure, or change the use. This reservation of the right of review is in addition to, and not in lieu of, the right of the City to review and revoke the DPR (PLN25-0013) or to modify the permit for any violation of these Conditions of Approval.
9. The Applicant agrees as a condition of issuance of this entitlement to indemnify, protect, defend, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes or action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the issuance of this entitlement, any actions taken by the City related to this entitlement or the environmental review conducted under the California Environmental Quality Act, Public Resources Code §21000 et seq., for this entitlement and related actions.
10. A landscaping and irrigation plan shall be submitted to the Planning Division for review (by Planning Division and Water Division) for projects greater than 500 square feet of new landscape work and/or 2,500 square feet of rehabilitated landscape work. Plans must be in compliance with the California State Model Water Efficient Landscaping Ordinance (MWELo) and drafted and stamped by a

state-licensed landscape architect. Approved landscaping and irrigation shall be installed prior to the project final inspection.

11. Prior to the issuance of building permit(s), the applicant shall revise the plans or otherwise demonstrate compliance to ensure that the entire structure does not exceed a maximum height of 25 feet.

Building Division

12. The construction documents shall show detailed compliance with the current California Building Standards Code, including, but not limited to, the following codes:

- a. 2022 California Building Code (CBC)
- b. 2022 California Residential Code (CRC)
- c. 2022 California Electrical Code (CEC)
- d. 2022 California Mechanical Code (CMC)
- e. 2022 California Plumbing Code (CPC)
- f. 2022 California Energy Code (CEnc)
- g. 2022 California Fire Code (CFC) including LA County amendments.
- h. 2022 California Green Building Standards Code (CalGreen)
- i. Glendora Municipal Code

13. Park Development Fees for new development shall be applied.

14. A Certificate of Compliance from the Glendora Unified School District is required.

15. A Geotechnical Investigation Report is required.

16. An automatic fire sprinkler system is required.

17. An engineered design provided by a State of California Registered Design Professional is required.

18. Retaining walls shall be a separate submittal to the Building Division, with the walls accurately shown on a grading plan approved by the City of Glendora Engineering Division.

19. The site is located in a very high fire-hazard severity zone. The plans shall show detailed compliance with § R337 of the California Residential Code (Materials and Construction Methods for Exterior Wildfire Exposure).

20. Onsite Wastewater Treatment System (OWTS) shall be a separate submittal to the Building Division. In addition to City review, the plans must be submitted to and approved by County of Los Angeles Environmental Health.

21. Additional submittal requirements can be found on the Residential Submittal Checklist located on the City of Glendora Building Division webpage. The above items will need to be addressed in the formal submittal of construction documents for building permit issuance. For further questions regarding the above comments, please contact David Collett at dcollett@cityofglendora.org, (626) 852-4800.

Water Division

22. The Applicant must contact the Glendora Water Division (626-852-4838) for issuance of a will-serve letter. Please coordinate with the division manager for specific requirements as soon as possible.
23. The Applicant must submit a water service installation plan for this project. The plan must include approved city construction standards and plumbing plans for Water Division review and approval. This information shall be provided during the building plan check phase.
24. The Applicant shall be required to submit the total expected water demand and supporting engineered calculations for the sizing of the water meter and service lateral. This information shall be provided during the building plan check phase.
25. The Applicant shall install approved backflow prevention device(s) to protect the public water system. Annual recertification of these device(s) is required, and copies of the recertification reports shall be submitted to the Water Division.
26. The Applicant shall be responsible for all fees associated with water service installation, permitting, and plan review. This letter does not absolve the owner/developer from any other applicable fees or requirements imposed by the City or the Los Angeles County Fire Department (LACoFD) related to this development.
27. Should there be any additional questions, please contact the City of Glendora Water Division at (626) 852-4838 or *DWert@cityofglendora.gov*, *Jmoore@cityofglendora.gov*.

Sewer

28. The developer shall comply with the California Plumbing Code for private sewage disposal systems, Los Angeles County Department of Public Health Conventional and Non-conventional onsite wastewater treatment systems – requirements and procedures and City Building Division requirements.
29. The treatment system for Glendora's sewer is owned and operated by the Los Angeles County Sanitation District No. 22. The Applicant must obtain a sewer treatment will serve letter from County Sanitation Districts and provide to the Public Works Department of the City. For County Sanitation fees and further information, please contact County Staff at (562) 908-4288, extension 2708. Sewer acreage and frontage charges may be applicable.

Land Development Division

Site Development:

30. Formal address assignment by the City of Glendora is required for development of this property. The process involves City Departments, the Los Angeles County Assessor, the U.S. Postal Service, and utility agencies/companies.

31. On the project civil engineering and architectural site drawings, clearly show and identify the existing easements and existing/proposed utilities. Coordinate the work shown on engineering plans, architectural drawings, and the architectural site plan. Clearly indicate work shown on other plans and details.
32. Glendora Municipal Code (GMC) 20.36.010 requires underground utilities in new developments. The proposed utility service lines for the project shall be installed underground. Coordinate with utility agencies as necessary.
33. Access and fire protection requirements (including driveway widths and turning radii) will be reviewed and approved by L.A. County Fire Department for accessibility during the plan check phase.

Storm Water:

34. This project is required to comply with the Federal NPDES and State Municipal Separate Storm Sewer System (MS4 Permit) requirements. All projects must provide adequate best management practices (BMPs) to prevent storm water pollution, and projects subject to the MS4 Permit are to implement post-construction low impact development (LID) storm water runoff water quality control measures to reduce downstream runoff. Follow Section 21.03.090 of Glendora Municipal Code to determine applicability and performance criteria. Refer to the City's drainage and storm water requirements for detailed information. At time of plan check submittal, provide an LID Report for review by the Land Development Division.
35. This project is required to comply with all applicable storm water regulations. This requires a Local Storm Water Plan (Local SWP) for implementation during the construction phase of the project. Detailed plans for erosion control must be included. Soils shall be watered as necessary to minimize dust generation. The plan can be included with the Grading and Drainage Plan, and it must be prepared and submitted during the plan check phase. Plan check fees apply.

Grading And Drainage:

36. This property appears to fall within an area subject to Landslide Zone under the California Seismic Hazards Mapping Act (Division 2, Chapter 7.8, and Public Resources Code). This shall be verified by the geotechnical engineer, and a report must be submitted for Engineering Review. The report must be prepared by a licensed geologist or qualified civil engineer. This Act prohibits the City from issuing development permits until the geological and soils conditions are investigated and mitigation measures incorporated.
37. Grading and drainage plans with erosion control plans are required together with supporting documents (including a geotechnical report and drainage/hydrology/LID reports and plans), and they must be prepared by Registered Civil Engineers and submitted with the first plan check for Engineering Review. The recommendations of the geotechnical engineer of record will be reviewed together with the Grading and Drainage Plan submitted for plan check. A permit from the City of Glendora Public Works Department and a grading bond

will be required prior to the start of construction. Show all existing and proposed easements on the improvement plans. Label, dimension, and identify easement holders. Complete and provide a copy of the City's Grading Plan Checklist with first submittal.

38. The project is required to have on-site inspection services during grading operations. The owner shall be responsible for arranging for said services and all costs associated with an on-site inspector during grading as determined by the City Engineer.
39. A final geotechnical report is required, shall address over-excavation, and must be submitted at time of first engineering plan check for Engineering Review. While the City does require reports to be prepared following the L.A. County GMED manual, we have not adopted their building code. First submittal of the Grading Plan should be signed and stamped by the geotechnical engineer stating that the Grading Plan is in conformance to the geotechnical/soil engineer recommendations. After final grading plan approval, the grading plan Mylar will also be wet signed and stamped by the geotechnical engineer. As necessary, provide an update letter if the soils report is greater than one year old. The geotechnical report for this project may be peer reviewed by the city's contract geotechnical engineer and/or geologist. The developer is responsible for all costs. A \$1,500 deposit is required to cover review of the geotechnical report.
40. The Final Drainage Study Report covering site drainage, low impact development BMPs, is required at time of first engineering plan check, and it must follow the City's Hydrology & Hydraulics report format and discuss the offsite storm water run-on flows (if any) from properties surrounding the site. The report should analyze both off-site storm water run-on and on-site storm water flow. The report shall include a Low Impact Development (LID) analysis and plan following the LA County LID Manual.
41. When grading plans are submitted for first plan check, a fee is required based on the cubic yards of earth moved. A plan check fee will be collected at the time of first submittal based on the quantity on the submittal. Include over excavation and re- compaction quantities in calculation of the cut and fill quantities. At the time of issuing grading permit, final plan check fees will be adjusted accordingly with additional fees paid or refunded determined by final yardage. A Grading Bond will be required.

Utilities:

42. Water is served by the City of Glendora. Exact service locations to be determined after the final site plan is approved, but they shall not be located in drainage features or where water could pond. Easements may be required to access water meters, check valves, and other water devices.
43. Frontage fees may apply to this project. Applicants may be required to replace or upgrade the existing water lines fronting the Project and upsize existing water lines as necessary to meet requirements stipulated in the water model performed for the proposed development. Water improvement plans shall be prepared in

accordance with City guidelines, and they shall be submitted to the PWD/Water Division for plan check. Contact the Water Division at (626) 914-8256 to determine water service requirements.

44. A separate plan submittal will be required for any new or upgraded water mains, fire hydrants or fire water lines which will serve the site. That plan is a separate submittal to the PWD/Water Division as well as the CDD/Land Development Division and L.A. County Fire Department for review and approval. The plan will be prepared using a City of Glendora title block and must show the connection in the public right of way and must have a signature block for the L.A. County Fire Department. Plan review fee of 5% of the engineer's estimate is due at time of first submittal. For L.A. County Fire Department requirements, please contact Fire Staff at (626) 963-5564.
45. If water easements or any other easements are required, then follow the Engineering guidelines for preparing legal descriptions and plats. The City uses an outside land surveying firm to perform the review of any documents stamped by a land surveyor for which the developer is required to pay. The developer will be required to deposit \$1,000 for the initial review of the document. Any unused funds are returned or if additional fees are required, an additional deposit will be requested.
46. Backflow prevention shall be provided per City Standard Detail 2.30 for structural fire protection (i.e., sprinklers) and landscape irrigation systems. Plans shall be submitted to the Public Works Department with applicable plan check fees.
47. Fire flow tests may be required by the Los Angeles County Fire Department. Contact the Public Works desk at (626) 914-8246 to apply for and schedule a test.
48. Landscape/Irrigation Plans will be processed through both the Planning Department (for landscape) and the Water Division (for irrigation). All irrigation and landscape plans shall be Water Efficient. They shall be submitted at time of first plan check.
49. The City of Glendora does not have any sanitary sewers in the area of this project. Wastewater collection and treatment must be provided by an Onsite Wastewater Treatment System.
50. Applicant must obtain approval from the City of Glendora and the L.A. County Health Department to install a septic system and must follow the City of Glendora's Local Agency Management Program Plan for Onsite Wastewater Treatment Systems (LAMP). This will involve geotechnical investigations and reports. All geotechnical as well as any soil reports may be reviewed by the City's Geotechnical Consultant or County of Los Angeles Department of Public Works. The Applicant will be responsible for paying all review costs. In addition, the project shall comply with the current California Plumbing Code for private sewage disposal systems, Los Angeles County Department of Public Health Conventional and non-conventional onsite wastewater treatment systems – requirements and procedures, and City of Glendora Building and Engineering requirements.

Public Easements and Street Improvements:

51. The Applicant shall be responsible for repaving Conifer Road along the frontage of the property and the repair of all damage to public improvements in public rights of way or City easements resulting from construction-related activities including, but not limited to, the movement and/or delivery of equipment, materials, and soils to and from the project site. Damaged or non-standard improvements and facilities must be reconstructed per City Standards which can be found on the City's Public Works website.
52. All street improvements, utility, and trench work require a permit from the City of Glendora Public Works Department. Protect all existing utilities or provide details regarding removal/replacement. Driveway approaches must comply with City Standard 1.14. Water meters shall not be in the driveway approach. All work shall be done according to the City of Glendora Standards.

Waste Management:

53. All construction, demolition, and renovation projects within the city with a total valuation cost for the new or remodeled construction as determined by the City Building Official which are, or projected to be, greater than or equal to One Hundred Thousand Dollars shall submit a Waste Management Plan to the Public Works Department for review and approval prior to issuance of any permits in compliance with the City's Construction and Demolition Ordinance No. 1811. The approved Waste Management Plan shall be implemented upon start of demolition, grading, and construction and maintained throughout the project until issuance of a certificate occupancy.

Air Quality

54. The best available control measures to minimize fugitive dust emissions shall be utilized, including but not limited to watering soils as necessary to minimize dust generation. (SCAQMD Rule 403)

Los Angeles County Fire Department

55. Review and approval by the County of Los Angeles Fire Department, Fire Prevention Engineering Section Building Plan Check Unit may be required for this project prior to building permit issuance. Please contact the Fire Prevention Engineering Section at 909 569-0758 for additional information and EPICLA submittals.
56. The approval of this permit shall be contingent on approval by the Los Angeles County Fire Department. Any changes resulting from requirements of the Los Angeles County Fire Department shall be submitted to the Planning Division for review and approval prior to the commencement of construction.
57. The Subject Property is located within a Very High Fire Severity Zone. As such, the final landscape and irrigation plan shall also be submitted to the Los Angeles County Fire Department for review and approval prior to the issuance of building

permits and City approval of landscape plan application.

58. Any changes or alterations to the approved Fuel Modification must be resubmitted to Los Angeles County Fire Department, Fuel Modification Unit. Occupancy is subject to onsite inspection and approval of required fuel modification. Inspections are to be performed by Forestry Division personnel. The Fuel Modification Unit may best be reached by email using our office email (forestryfuelmodification@fire.lacounty.gov).

Code Enforcement

59. The property owner shall pay the costs of any code enforcement activities, including attorney fees, resulting from the violation of any conditions of approval or any provision of the GMC. (GMC §1.18).

60. Any violation of the Zoning Ordinance or any entitlement granted is considered a misdemeanor punishable by a fine not to exceed One Thousand Dollars (\$1,000.00) and/or by imprisonment in the County jail for a period not to exceed six (6) months. Each day or portion of a day during which any violation of the Zoning Ordinance occurs or continues constitutes a separate offense and shall be punishable as provided. (GMC §21.01.030 H.)

SECTION 6. The City Clerk shall certify the passage and adoption of this Resolution and shall enter the same in the Book of Original Resolutions.

SECTION 7. The Chair of the Planning Commission shall sign this Resolution, and the Secretary shall attest and certify the passage and adoption of this Resolution, and the same shall thereupon take effect on November 4, 2025, subject to a 15 calendar-day appeal and be enforced in accordance with the terms and conditions thereof.

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Glendora this _____ day of _____, 2025.

BY: _____
TIMOTHY CREMINS
Chair

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

JESSICA M. SANTIAGO
Assistant City Attorney

CERTIFICATION

I, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Glendora at a regular meeting held on the ____ day of _____, 2025, by the following vote:

AYES:	MEMBERS:
NOES:	MEMBERS:
ABSENT:	MEMBERS:
ABSTAIN:	MEMBERS:

Dated:

LORENA CORDOVA
City Clerk Specialist



CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION**

Project Title: PLN25-0013

Project Location: 445 Conifer Road, Glendora, CA 91741

Project Sponsor/Owner: Jaime Martinez

Mailing Address: 215 N Burnaby Drive, Glendora, CA 91741

General Plan Land Use Designation: Hillside Very Low Density

Zoning Designation: Rural Hillside Residential (*RHR*)

Project Description: Development Plan Review for the construction of a new single-family residential home to be located on a vacant hillside lot with grading over 150 cubic yards of soil at 445 Conifer Road (Project No. PLN25-0013).

Surrounding Land Uses and Setting: The subject property is approximately 300 feet northwest of the intersection of North Banna Avenue and East Palm Drive, within the *RHR* zone. It is currently a vacant lot with access to the site provided via Conifer Road to the south.

The Planning Commission recommends the following exempt status / findings:

- ☐ Ministerial (§ 15073)
- ☐ Declared Emergency (§ 15071(a))
- ☐ Emergency Project (§ 15071(b) and (c))
- ☒ **Categorical Exemption**
Type: New Construction or Conversion of Small Structures
Section: 15303
- ☐ Statutory Exemption. Code Number: _____

Reasons why project is exempt: The project is exempt as it involves the construction of a single-family residence in a residential zone.

_____	Date: _____
Jeff Kugel, Director of Community Development Department	

The above recommended exempt status and findings were adopted by the following body:

_____ on _____

_____ Date: _____

Ryan Alcazar, Planning Technician (626) 914-8214



NOTICE OF PUBLIC HEARING

Planning Commission

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Glendora will hold a public hearing pursuant to §21.01.030 (E) and §21.02.040, of the Glendora Municipal Code in the City Council Chamber of City Hall, 116 E. Foothill Boulevard, Glendora, California, to receive and consider all evidence and reports relating to the following application/project:

Hearing Date: Tuesday, November 4th, 2025, at 7:00 p.m.

File Number: PLN25-0013

Subject Property: 445 Conifer Road, Glendora, CA 91741

Request: Development Plan Review for hillside development of a new two-story single-family residential house and associated grading at 445 Conifer Road (project file no. PLN25-0013).

Applicant: Nathan Watkins

General Plan Land Use / Zoning: Hillside Very Low Density / Rural Hillside Residential (RHR) zone

Environmental: Pursuant to CEQA Guidelines §15332 – In-fill Development Projects, the project is exempt from environmental review under CEQA. The project can be characterized as residential in-fill development within urban areas for the purpose of qualifying for Class 32 Categorical Exemption as a result of meeting all conditions listed in CEQA Guidelines §15332.

Contact Person: Ryan Alcazar, Planning Technician
(626) 914 – 8276 or ralcazar@cityofglendora.gov

All interested parties are invited to attend said hearing and express their views on this matter. Should you be unable to attend the public hearing, your testimony must be made in writing and delivered prior to the scheduled hearing date as follows: City Clerk Department, 116 E. Foothill Blvd, Glendora, CA, 91741, City_Clerk@cityofglendora.gov.

Further information on this item will be posted to the city's website at CityofGlendora.gov/citymeetings and will be on file for public inspection and copying for the cost of duplication, at the office of the City Clerk, 116 E. Foothill Blvd, Glendora, CA, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, exclusive of holidays, within those hours for agenda posting and public inspection as required by the Ralph M. Brown Act, California Government Code § 54950 et seq. as applicable to this meeting.

Further Information on the above application may be obtained or viewed at the Community Development Department Planning Division, located at 116 E. Foothill Blvd, Glendora, CA, 91741 or by telephone at (626) 914-8214.

If you challenge this action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

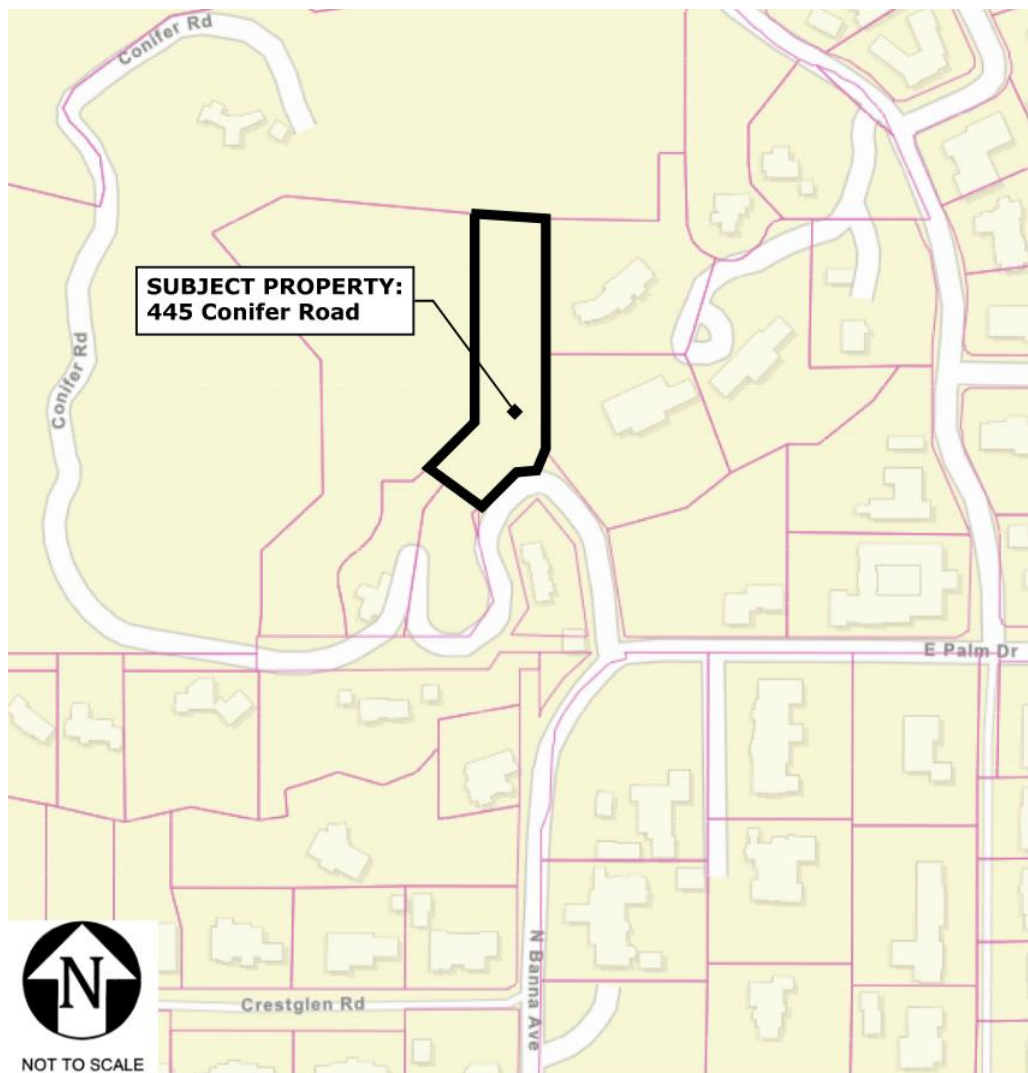
Kathleen R. Sessman, MMC
City Clerk

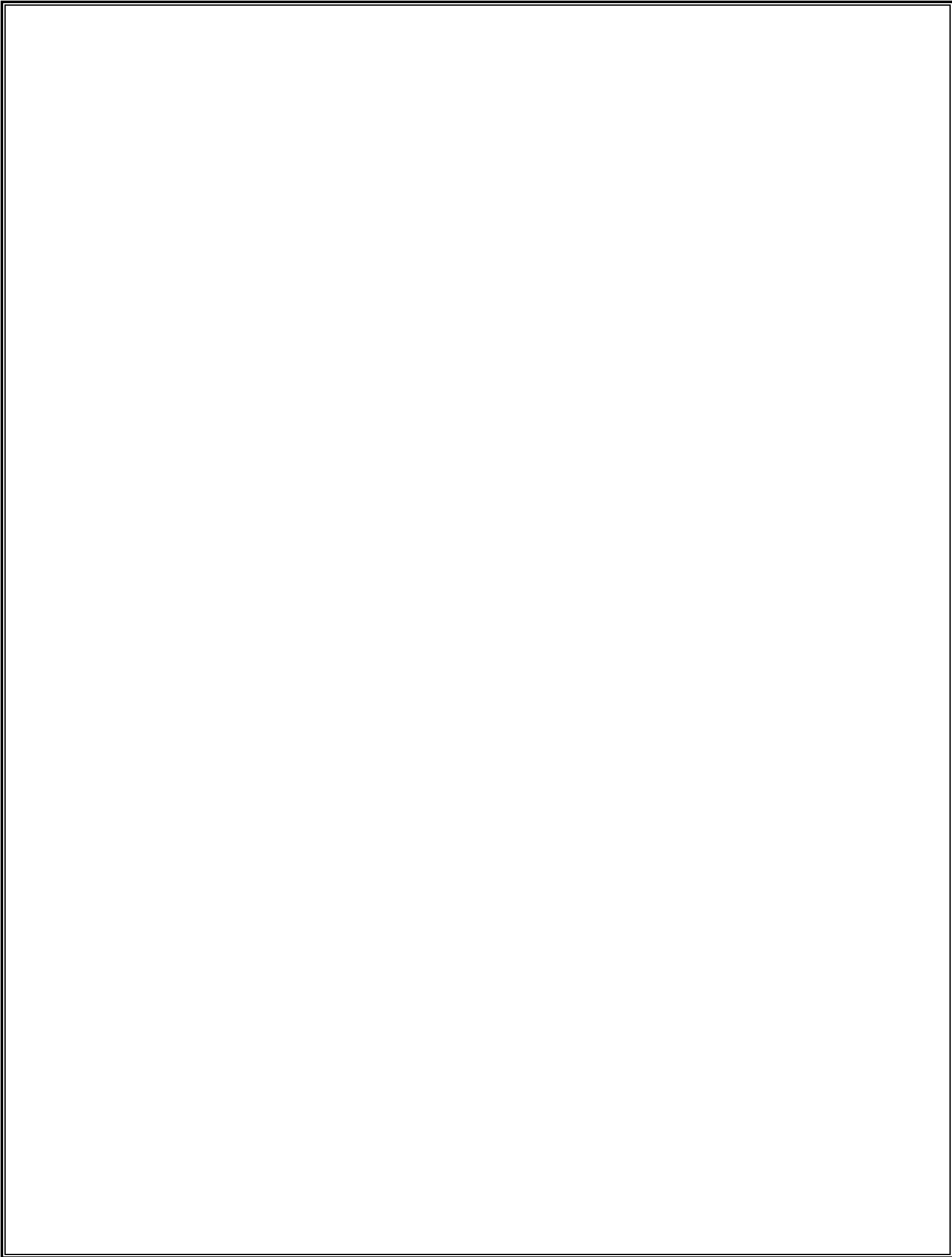
Mailed: October 15, 2025
Published: October 23, 2025 (*San Gabriel Valley Examiner*)

CERTIFICATION

I, hereby certify that I posted a copy of this Notice on the bulletin board outside the City Hall Council Chamber, 116 E. Foothill Boulevard on October 15, 2025.

Kathleen R. Sessman, MMC
City Clerk







DEVELOPMENT PLAN REVIEW 445 CONIFER ROAD

COMMUNITY DEVELOPMENT
PLANNING COMMISSION
NOVEMBER 4, 2025
RYAN ALCAZAR, PLANNING TECHNICIAN

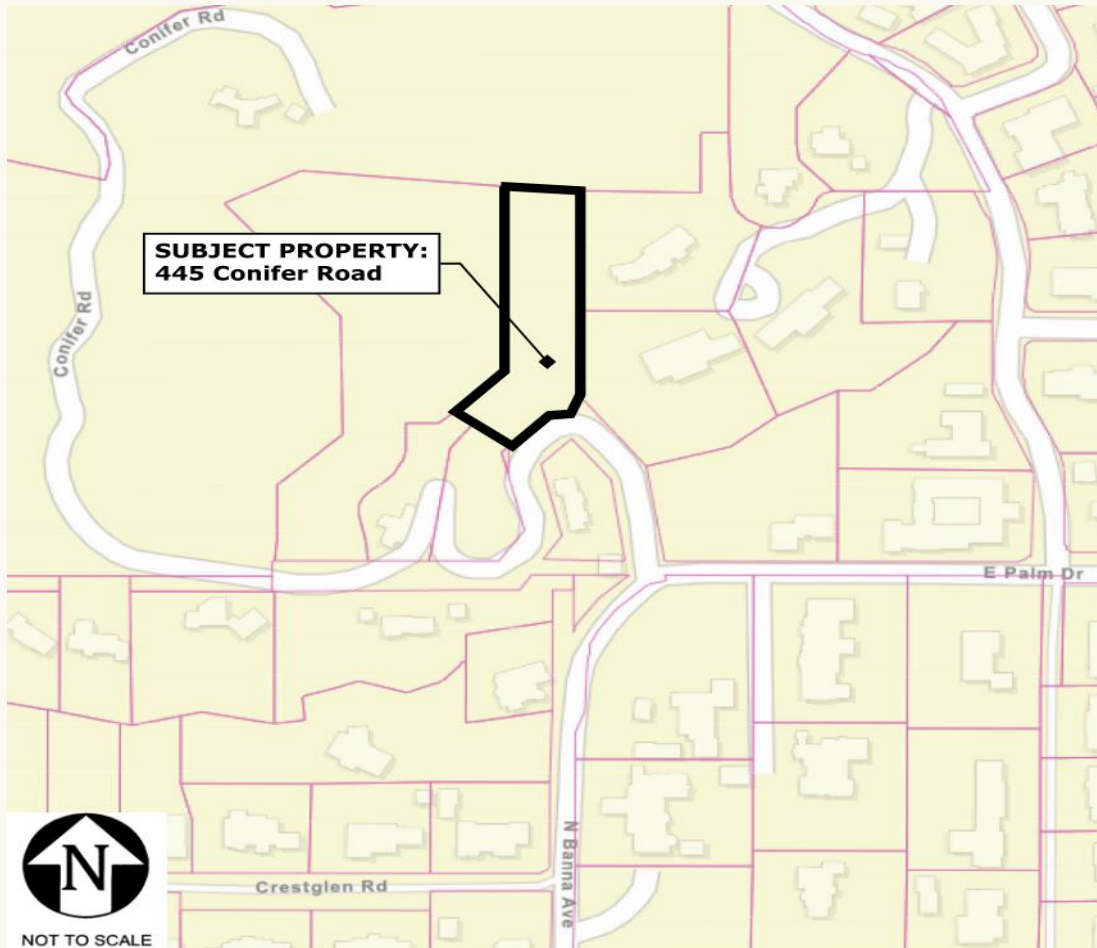




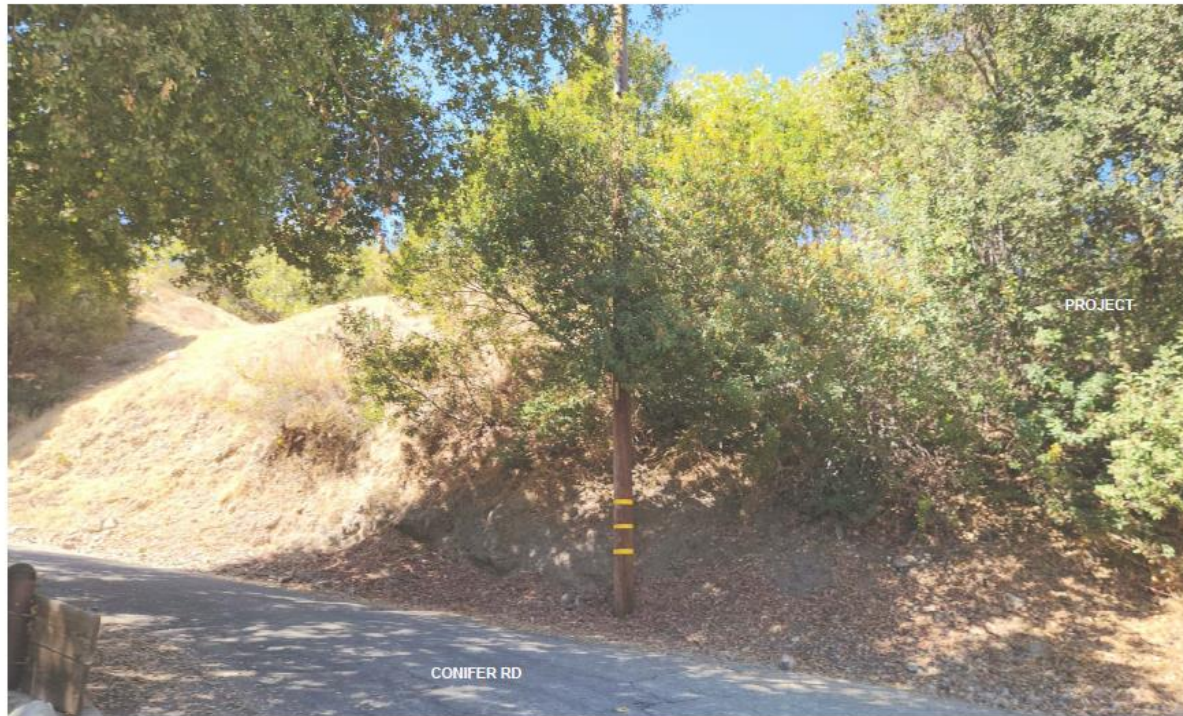
PROJECT/REQUEST

Development Plan Review (DPR) for approval of the construction of a new two-story 2,225 sf single-family hillside house with a 677 s.f. garage, and its associated grading in accordance with §21.04.030 of the Glendora Municipal Code (GMC)

PROJECT LOCATION



EXISTING SITE PHOTOS



1 EXISTING VIEW 1 - FACING NORTHWEST
SCALE: 1 1/2" = 1'-0"



2 EXISTING VIEW 2 - FACING NORTH
SCALE: 1 1/2" = 1'-0"

EXISTING SITE PHOTOS



3 EXISTING VIEW 3 - FACING NORTHEAST

SCALE: 1 1/2" = 1'-0"



4 EXISTING VIEW 4 - FACING SOUTHWEST

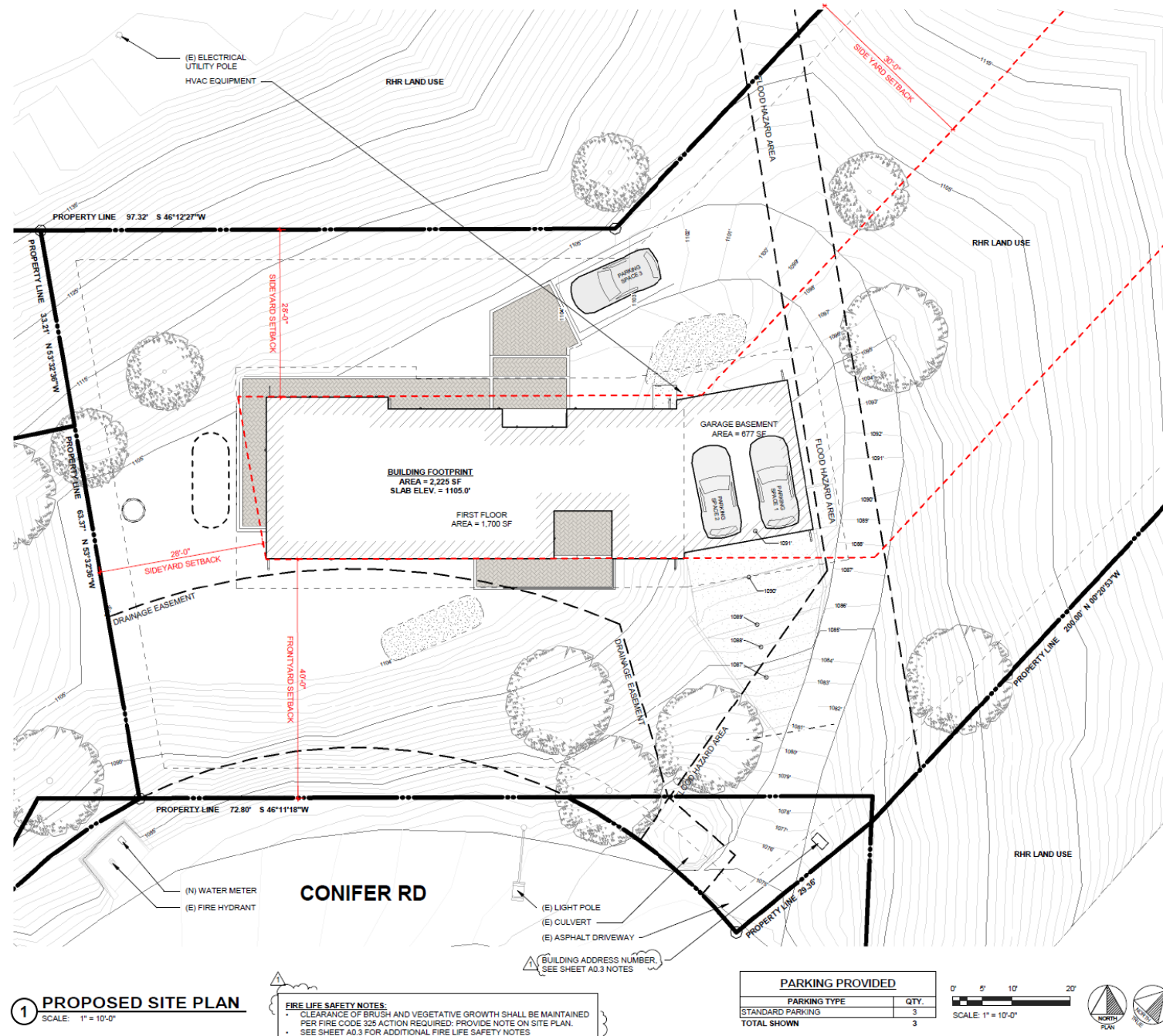
SCALE: 1 1/2" = 1'-0"



PROPOSED PROJECT

- New two-story 2,225 sf single-family home with attached 677 sf basement garage
- New grading
- Exterior hardscape and driveway
- Landscaping < 500
- Attached car garage
- Retaining walls
- Site Improvements
- Utilities
- Private on-site sewage disposal system.

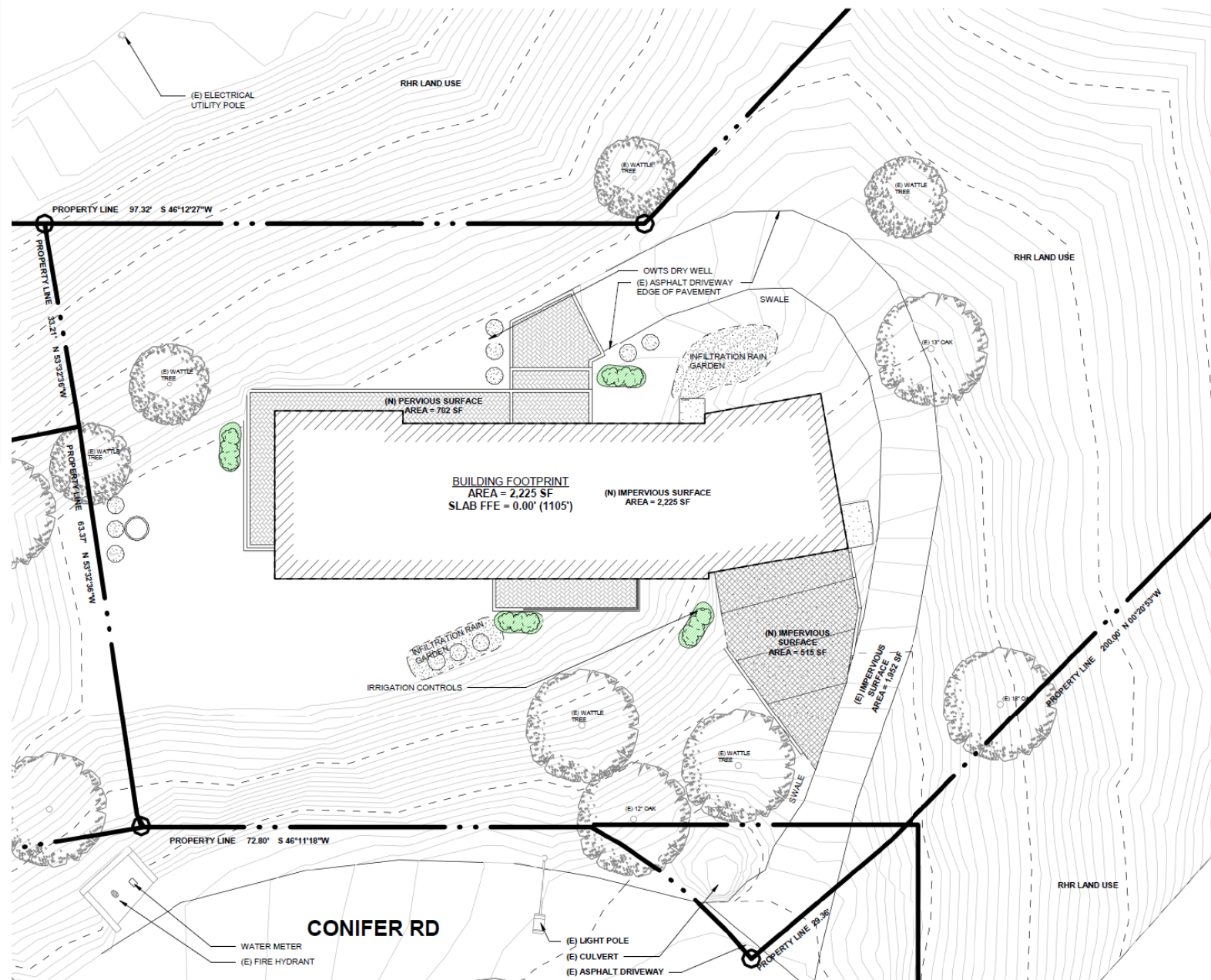
SITE PLAN



**TOTAL LANDSCAPE AREA:
225 SF**

	LANDSCAPING + VEGETATED AND PERMEABLE AREAS
	PERMEABLE PAVERS - PERMEABLE SURFACE
	NEW DRIVEWAY - IMPERMEABLE SURFACE
	PENNISETUM SETACEUM, FOUNTAIN GRASS
	(E) TREES TO REMAIN - SEE NOTES IN PLANS FOR TYPE AND DIAMETER
	SMALL GROUND COVER: EMERALD CARPET/HIDCOTE
	DRIP IRRIGATION AREAS

TOTAL LANDSCAPE AREA =	225 SF
(E) IMPERVIOUS AREA (DRIVEWAY) =	1,893 SF (4%)
(N) IMPERVIOUS AREA (RESIDENCE) =	3,411 SF (7%)
(N) IMPERVIOUS AREA (DRIVEWAY) =	515 SF (1%)
TOTAL IMPERVIOUS AREA =	5,104 SF (12%)
TOTAL PERVIOUS AREA (SITE) =	38,103 SF



1 LANDSCAPE PLAN
SCALE: 1" = 10'-0"



GRADING PLAN

Cut: 86.06 cy

Fill: 98.07

Net Cut/Fill: 12.0 cy

LEGEND

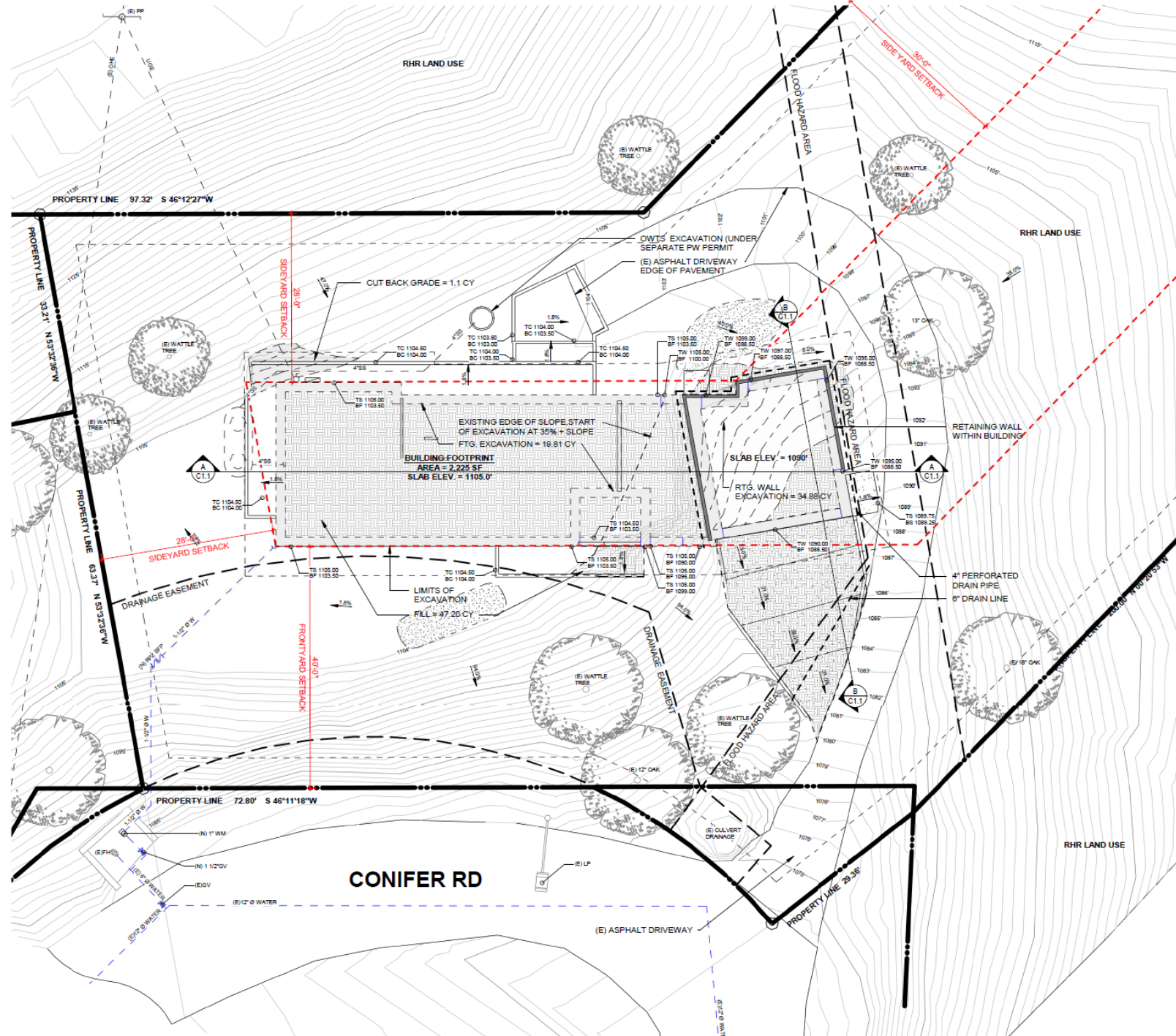
$\text{SITE AREA} \times \text{SITE GRADED} \div 100\% = \text{GRADED \%}$
 $42,688.80 \text{ SF} \times 3,567.19 \text{ SF} \div 100\% = 8.36\%$

-  AREAS OF CUT GRADE
-  AREAS OF IMPORT FILL

SITE TOPOGRAPHY SCHEDULE

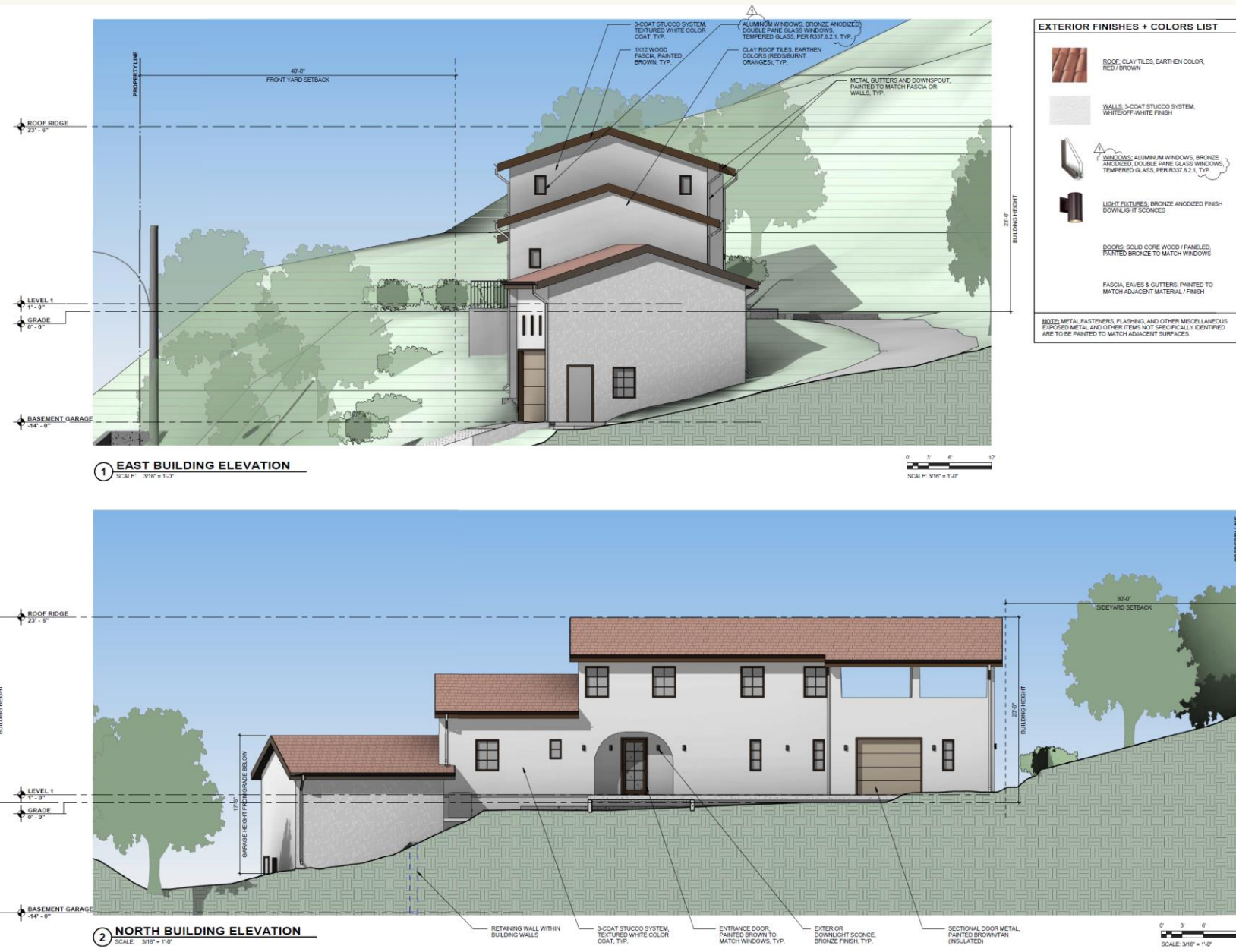
CUT	FILL	NET CUT/FILL
±86.06 CY	±98.07 CY	(IMPORT)±12.00 CY

0' 5' 10' 20'
SCALE: 1" = 10'-0"



ELEVATIONS

EAST & NORTH ELEVATIONS



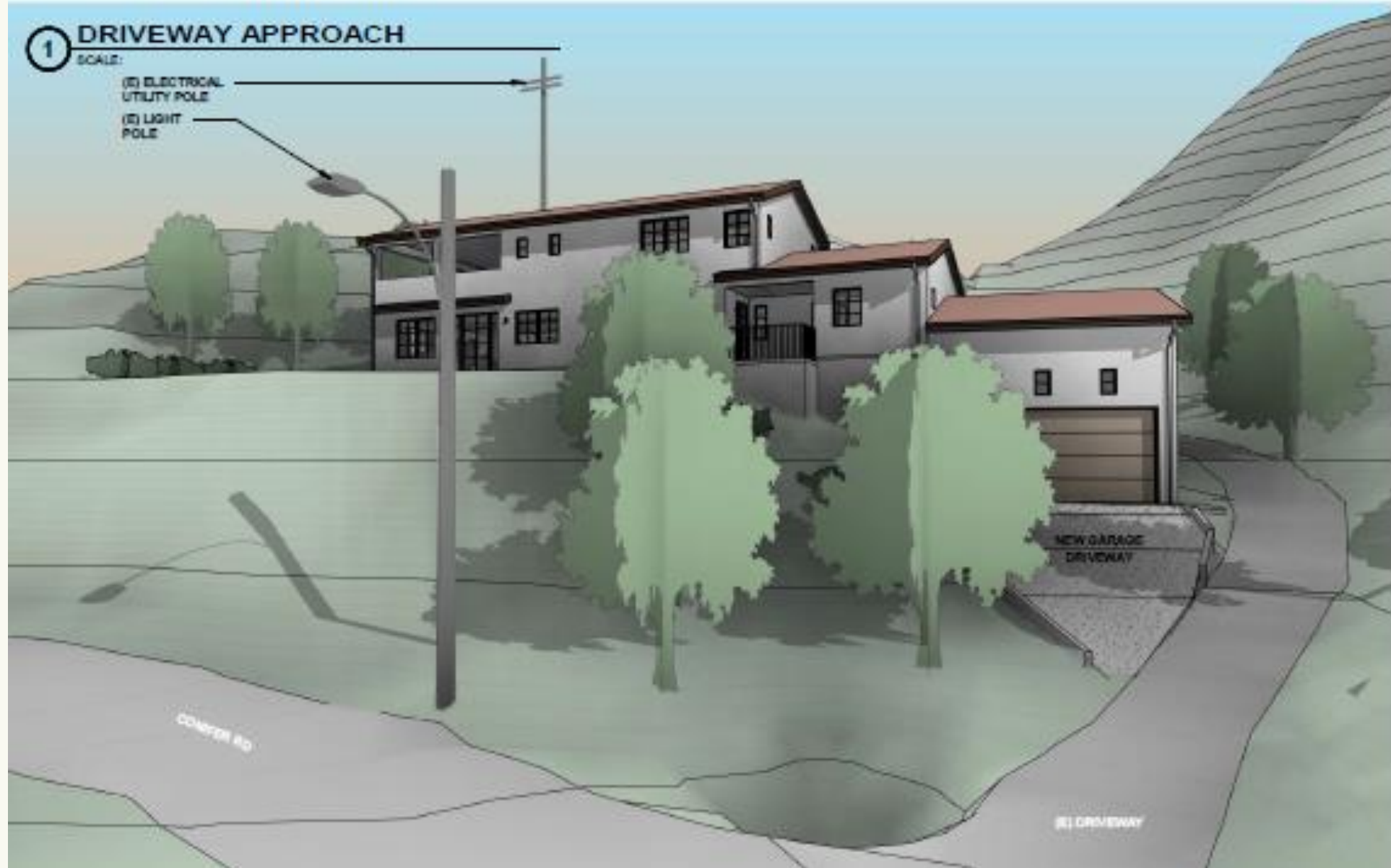
ELEVATIONS

WEST & SOUTH ELEVATIONS



STREET VIEW RENDERING

**PROPOSED VIEW
OF FRONT AND
ATTACHED
GARAGE**



BACK VIEW RENDERING

**PROPOSED VIEW
OF BACK/MAIN
ENTRANCE**



AERIAL RENDERING



**PROPOSED AERIAL
VIEW**



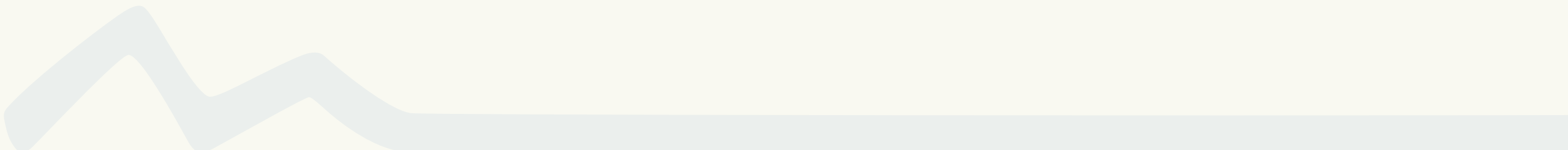
PUBLIC NOTICE

- October 16, 2025 – Notice of Public Hearing were sent out to all property owners within 300 feet of the site per GMC.
- October 23, 2025 – Notice of Public Hearing was published in *San Gabriel Valley Examiner*.

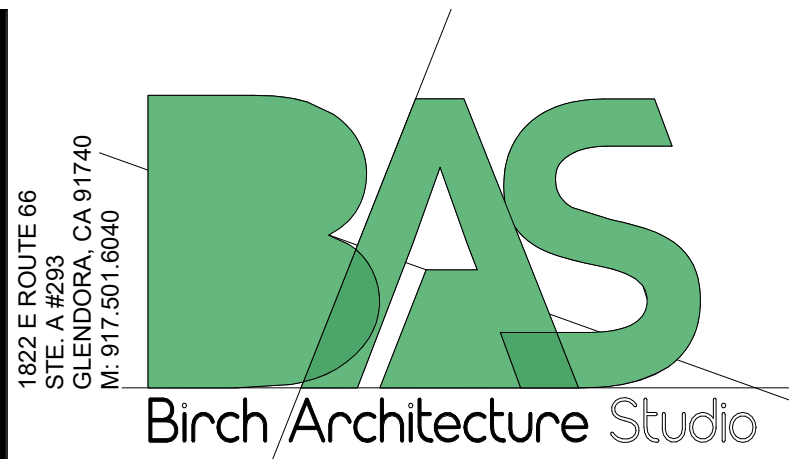
RECOMMENDATIONS

That the Planning Commission:

1. Adopt A Categorical Exemption Pursuant to CEQA; and
2. Adopt A Planning Commission Resolution entitled, "*A RESOLUTION OF THE PLANNING COMMISSION APPROVING A DEVELOPMENT PLAN REVIEW FOR THE HILLSIDE DEVELOPMENT OF A NEW TWO-STORY SINGLE-FAMILY RESIDENTIAL HOUSE AND ASSOCIATED GRADING AT 445 CONIFER ROAD. (PROJECT FILE NO. PLN25-0013).*"



NEW 2-STORY SINGLE FAMILY RESIDENCE



NEW 2-STORY SINGLE FAMILY RESIDENCE

APN: 8636-017-023

PROJECT ADDRESS
445 CONIFER RD
GLENDDORA, CA 91741

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LAM	LAMINATED OR LAMINATE
A.B.	ANCHOR BOLT	LAV.	LAVATORY
A/C	AIR CONDITIONING	LBS.	POUNDS
A.C.P.	ASBESTOS CEMENT PIPE	L.F.	LINEAL FEET
AD	ADJUSTABLE	L.F.	LIVE LOAD
A.D.	AREA DRAIN	MAX.	MAXIMUM
A.F.F.	ABOVE FINISH FLOOR	M.B.	MACHINE BOLT
AGG.	AGGREGATE	M.C.	MEDICINE CABINET
ALT.	ALTERNATE	M.H.	MANHOLE
ALUM.	ALUMINUM	MECH.	MECHANICAL
APPROX.	APPROXIMATE	MEZZ.	MEZZANINE
ARCH.	ARCHITECTURAL	MFR.	MANUFACTURER
ASB.	ASBESTOS	MIN.	MINIMUM
B.D.	BOARD	MISC.	MISCELLANEOUS
B.L.G.	BLOCKING	MTL.	METAL
B.M.	BENCH MARK	N	NORTH
BOT.	BOTTOM	(N)	NEW
B.U.	BUILT-UP	N.E.C.	NATIONAL ELECTRICAL CODE
C	CENTER LINE	N.I.C.	NOT IN CONTRACT
CAB.	CABINET	N.L.	NIGHT LIGHT
C.A.C.	CALIFORNIA ADMINISTRATIVE CODE	NO	NUMBER
C.A.R.	CALIFORNIA AIR RETURN	NOM.	NOMINAL
CAR	CARPET	N.T.S.	NOT TO SCALE
C.B.	CATCH BASIN	O	OVENS
C.E.C.	CALIFORNIA ENERGY CODE	O/A	OVER
CEM.	CEMENT	OBS.	OVERALL
CER.	CERAMIC	O.C.	ON CENTER
C.I.	CAST IRON	O.F.D.	OVERFLOW DRAIN
C.I.P.	CAST IN PLACE	O.H.	OVERHEAD
C.J.	CONSTRUCTION JOINT	OPNG.	OPENING
CLG.	CEILING	OPP.	OPPOSITE
CLO.	CLOSET	PL	PROPERTY LINE
C.M.U.	CONCRETE MASONRY UNIT	PL	PLATE OR PLATE LINE
C.O.	CLEAN OUT	PLUMB.	PLUMBING
COL.	COLUMN	PLY.	PLYWOOD
CONC.	CONCRETE	PR.	PAIR
COND.	CONDITION	PSI	POUNDS PER SQUARE INCH
CONN.	CONNECTION	PT.	POINT
CONSTR.	CONSTRUCTION	R	RADIUS
CONT.	CONTINUOUS	R.D.	ROOF DRAIN
DBL.	DOUBLE	R.O.P.	REINFORCED CONCRETE PIPE
DEPT.	DEPARTMENT	REF.	REFRIGERATOR
DET.	DETAIL	REG.	REGISTER
D.F.	DOUGLAS FIR	REINF.	REINFORCED OR REINFORCING
D.I.	DROP INLET	REQD.	REQUIRED
DIA.	DIAMETER	RES.	RESIDENT
DIM.	DIMENSION	R.M.	ROOM
DISP.	DISPENSER	R.O.	ROUGH OPENING
D.L.	DEAD LOAD	R.O.W.	RIGHT OF WAY
DRAWN	DOWN	RWD.	REDWOOD
DRWG.	DRAWING	R.W.L.	RAIN WATER LEADER
D.S.	DOWNSPOUT	S	SOUTH
DSP.	DISPOSER	S.C.	SCHEDULE
DW	DISHWASHER OR DRIVEWAY	SCH.	SCREEN
E	EAST	SECT.	SECTION
(E)	EXISTING	SEL.	SELECT
EA	EACH	SHEET	SQUARE FEET
E.A.	EXPANSION JOINT	SHWR.	SHOWER
ELEC.	ELECTRICAL	SIM.	SIMILAR
EMERG.	ELEVATION	SPEC.	SPECIFICATION
ENCL.	ENCLOSURE	S.S.	SANITARY SEWER
E.O.	EQUAL	S.S.D.	SEE STRUCTURAL DRAWINGS
EQUIP.	EQUIPMENT	STD.	STANDARD
E.W.	EACH WAY	STOR.	STORAGE
EXIST.	EXISTING	STRUCT.	STRUCTURAL
EXT.	EXTERIOR	SUSP.	SUSPENDED
FL	FLOOR LINE	SYM.	SYMMETRICAL
F.A.	FIRE ALARM	T.C.	TOP OF CURB
F.D.	FLOOR DRAIN	TEL.	TELEPHONE
FDN.	FOUNDATION	TEMP.	TEMPERED
F.E.	FIRE EXTINGUISHER	T. & G.	TONGUE & GROOVE
F.F.	FINISH FLOOR	T.L.	TOTAL LOAD
F.H.	FIRE HYDRANT	T.O.	TOTAL
FIN.	FINISH	T.O.S.	TOP OF STEEL
FLASH.	FLASHING	T.P.	TOILET PAPER
FLR.	FLOOR(ING)	T.S.	TUBE STEEL
FLUOR.	FLUORESCENT	T.V.	TELEVISION
F.O.	FACE OF	TYP.	TYPICAL
F.O.C.	FACE OF CONCRETE	U.B.C.	UNIFORM BUILDING CODE
F.O.S.	FACE OF STUD	U.F.C.	UNIFORM FIRE CODE
FT	FOOT	U.M.C.	UNIFORM MECHANICAL CODE
FTG.	FOOTING	U.N.C.	UNLESS NOTED OTHERWISE
FUR.	FURRED	U.P.C.	UNIFORM PLUMBING CODE
GA.	GAUGE	VERT.	VERTICAL
GALV.	GALVANIZED	VEST.	VESTIBULE
G.B.	GRAB BAR	VTR.	VENT THRU ROOF
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	W	WEST
GL.	GLASS	WI	WITH
GL.B.	GLUE LAM BEAM	WO.	WOOD
GYP.	GYP-SUM	WO.	WITHOUT
H.B.	HOSE BIBB	W.H.	WATER HEATER
H.C.	HOLLOW CORE	WC	WATER CLOSET
HDR.	HEADER	W.P.	WATERPROOF
HGT.	HEIGHT	W.P.J.	WEAKENED PLANE JOINT
H.M.	HOLLOW METAL	W.S.	WATER SERVICE
HORIZ.	HORIZONTAL		
HVAC.	HEATING, VENTILATING & AIR CONDITIONING		
IN	INCHES		
INFO.	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR		

CODES

THE NEW CONSTRUCTION IN THIS PROJECT SHALL COMPLY WITH THE CALIFORNIA ADMINISTRATIVE CODE TITLE 24 (2022) AS ADOPTED BY THE LOCAL GOVERNING AGENCY AND GLENDDORA MUNICIPAL CODE, INCLUDING BUT NOT LIMITED TO:

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ENERGY CODE (CENOC)
- 2022 CALIFORNIA FIRE CODE (CFC), INCLUDING LOS ANGELES COUNTY AMENDMENTS
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)

PUBLIC UTILITIES:

• CITY OF GLENDDORA WATER DEPARTMENT
DALE WERT
WATER DIVISION MANAGER | WATER DIVISION
1051 SIERRA MADRE AVE, GLENDDORA, CA 91741
P: 626-852-4838, E: DWERT@CITYOFGLENDDORA.GOV

• SOUTHERN CALIFORNIA EDISON
JASON RODRIGUEZ
PLANNING SPECIALIST
LOCAL PLANNING
T&D / COVINA PLANNING DISTRICT 26
M: 909-471-4599, E: JASON.2.RODRIGUEZ@SCE.COM

• LACOUNTY DEPT. PUBLIC HEALTH (OWTS)
5050 COMMERCE DRIVE, BALDWIN PARK, CA 91706
BLANDUSE@PH.LACOUNTY.GOV

LEGEND

x 138.0'	EXISTING POINT ELEVATION (PLAN)
138.0'	NEW OR REQUIRED POINT ELEVATION
182	EXISTING CONTOURS
182	ELEVATION NOTED ON HIGH SIDE
NEW CONTOURS	NEW CONTOURS
ELEVATION NOTED ON HIGH SIDE	ELEVATION NOTED ON HIGH SIDE
DIMENSION REFERENCE POINT OR LEVEL LINE	DIMENSION REFERENCE POINT OR LEVEL LINE
REVISION	REVISION
DOOR TYPE	DOOR TYPE
WINDOW NUMBER	WINDOW NUMBER
COLUMN REFERENCE GRIDS OR WALL TYPE DESIGNATION	COLUMN REFERENCE GRIDS OR WALL TYPE DESIGNATION
DETAIL WITH REFERENCE SHEET NUMBER	DETAIL WITH REFERENCE SHEET NUMBER
ROOM/SPACE NUMBER	ROOM/SPACE NUMBER
EQUIPMENT NUMBER	EQUIPMENT NUMBER
CEILING HEIGHT	CEILING HEIGHT
BUILDING SECTION WITH REFERENCE SHEET NUMBER	BUILDING SECTION WITH REFERENCE SHEET NUMBER
WALL SECTION OR INTERIOR ELEVATION WITH REFERENCE SHEET NUMBER	WALL SECTION OR INTERIOR ELEVATION WITH REFERENCE SHEET NUMBER
PLAN NORTH POINT TO BE PLACED ON EACH PLAN SHEET	PLAN NORTH POINT TO BE PLACED ON EACH PLAN SHEET
TRUE NORTH TO BE PLACED ON EACH SITE PLAN SHEET	TRUE NORTH TO BE PLACED ON EACH SITE PLAN SHEET
STAIR DIRECTION SYMBOL	STAIR DIRECTION SYMBOL
CENTER LINES, FLOOR LINES, IN EXTERIOR ELEVATIONS, PROJECTED LINES	CENTER LINES, FLOOR LINES, IN EXTERIOR ELEVATIONS, PROJECTED LINES
PROPERTY LINES, BOUNDARY LINES	PROPERTY LINES, BOUNDARY LINES
HIDDEN LINES	HIDDEN LINES
CUT LINE MEANS DRAWING CONTINUES	CUT LINE MEANS DRAWING CONTINUES
INDICATION ARROWS	INDICATION ARROWS
INDICATES DETAIL NUMBER	INDICATES DETAIL NUMBER
INDICATES SHEET ON WHICH DETAIL IS SHOWN	INDICATES SHEET ON WHICH DETAIL IS SHOWN
INDICATES SECTION LETTER	INDICATES SECTION LETTER
INDICATES SHEET ON WHICH SECTION IS SHOWN	INDICATES SHEET ON WHICH SECTION IS SHOWN

CONTACT INFORMATION

OWNER
JAIME MARTINEZ
215 N BURNABY DR
GLENDDORA, CA 91741

ARCHITECT
BIRCH ARCHITECTURE STUDIO
1822 E ROUTE 66
STE. A #293
GLENDDORA, CA 91740
M: 917-501-6040

STRUCTURAL ENGINEER
TBD

GEOTECHNICAL/SOILS ENGINEER
ENVIRONMENTAL GEOTECHNOLOGY LABORATORY, INC.
11819 GOLDRING RD, SUITE A
ARCADIA, CA 91006

CONTRACTOR
BIRCH CONSTRUCTION INC
1822 E ROUTE 66
STE. A #293
GLENDDORA, CA 91740

SCOPE OF WORK

NEW 2-STORY 2,225 SF SINGLE-FAMILY RESIDENTIAL BUILDING (SFR) IN RURAL HILLSIDE RESIDENTIAL (RHR) ZONE.
THE NEW BUILDING WILL INCLUDE: CONCRETE SLAB-ON-GRADE; RETAINING WALLS; BASEMENT GARAGE; WOOD FRAME CONSTRUCTION WITH EXTERIOR STUCCO FINISH; MECHANICAL WORK; ELECTRICAL WORK; PLUMBING WORK; AND A CLAY TILE ROOF.
NEW WORK WILL REQUIRE PARTIAL REMOVALS OF EXISTING DRIVEWAY AND 89 CY OF GRADING.

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER
8636-017-023

CONSTRUCTION TYPE
TYPE V-8

OCCUPANCY TYPE
R-3, RESIDENTIAL

ZONING DESIGNATION
RHR (RURAL HILLSIDE RESIDENTIAL)

LOT COVERAGE / AREAS / % SLOPE (ALLOWABLE SF)
LOT AREA: 42,688.8 GSF (0.98 ACRES)
FLOOD HAZARD AREA: 2,348.5 GSF (0.05 ACRES)
DRAINAGE EASEMENT AREA: 2,717.3 GSF (0.06 ACRES)
BUILDABLE AREA (LOT SIZE): 37,897.2 GSF (0.87 ACRES)

AVG. SLOPE (PER 21.04.030, C): 43.82% SLOPE (SEE SHEET A0.4)
MAX. LOT COVERAGE BASED ON SLOPE: 10% MAX.
LOT COVERAGE ALLOWED (10%): 4,268.8 GSF (10% ALLOWED FOR 40-45% SLOPES)
1ST FLOOR AREA ALLOWED: 4,268.8 GSF
2ND FLOOR AREA ALLOWED (75%): 3,201.6 GSF (75% OF 1ST FLOOR AREA)
RHR ADU ALLOWED (2 MAX.): 1,000.0 GSF (21.04.010)

LOT WIDTH AND DEPTH (SEE SHEET A1.1)
LOT WIDTH (AVG.) = 143' - 1"
LOT DEPTH (AVG.) = 393' - 8"

PROPOSED BUILDING AREAS
BUILDING FOOTPRINT: 2,225 GSF
BASEMENT GARAGE AREA (NOT COUNTED TOWARD BUILDING SF): 677 GSF
NUMBER OF BEDROOMS: 4

FIRST FLOOR AREA (PRIMARY RESIDENCE): 1,700 GSF
SECOND FLOOR AREA (PRIMARY RESIDENCE): 848 GSF
TOTAL BUILDING AREA: 2,548 GSF

REQUIRED PARKING
DEVELOPMENT STANDARD FOR SINGLE FAMILY:
ONE (1) PARKING SPACE PER 1,500 SF
REQUIRED PARKING SPACES: 2
PROPOSED PARKING SPACES: 3

HEIGHT REQUIREMENTS (APPENDIX 21.A)
RHR PRIMARY MAX. BLDG. HEIGHT, TWO STORY: 25'
RHR MAX. HEIGHT, SINGLE STORY (ADUI/ACCESSORY BLDGS): 16'

ACTUAL TWO STORY HEIGHT: 23'-6"

SETBACK REQUIREMENTS

FRONT YARD SETBACK: 40'

SIDEYARD SETBACK: 30'

REAR YARD SETBACK: 50'

ADU SIDE/REAR SETBACKS: 3'

ADU SETBACK FROM BLDG: 6'

NUMBER OF STORIES ALLOWED PER CBC

PRIMARY BLDG. TWO STORIES, ONE BASEMENT (GARAGE)

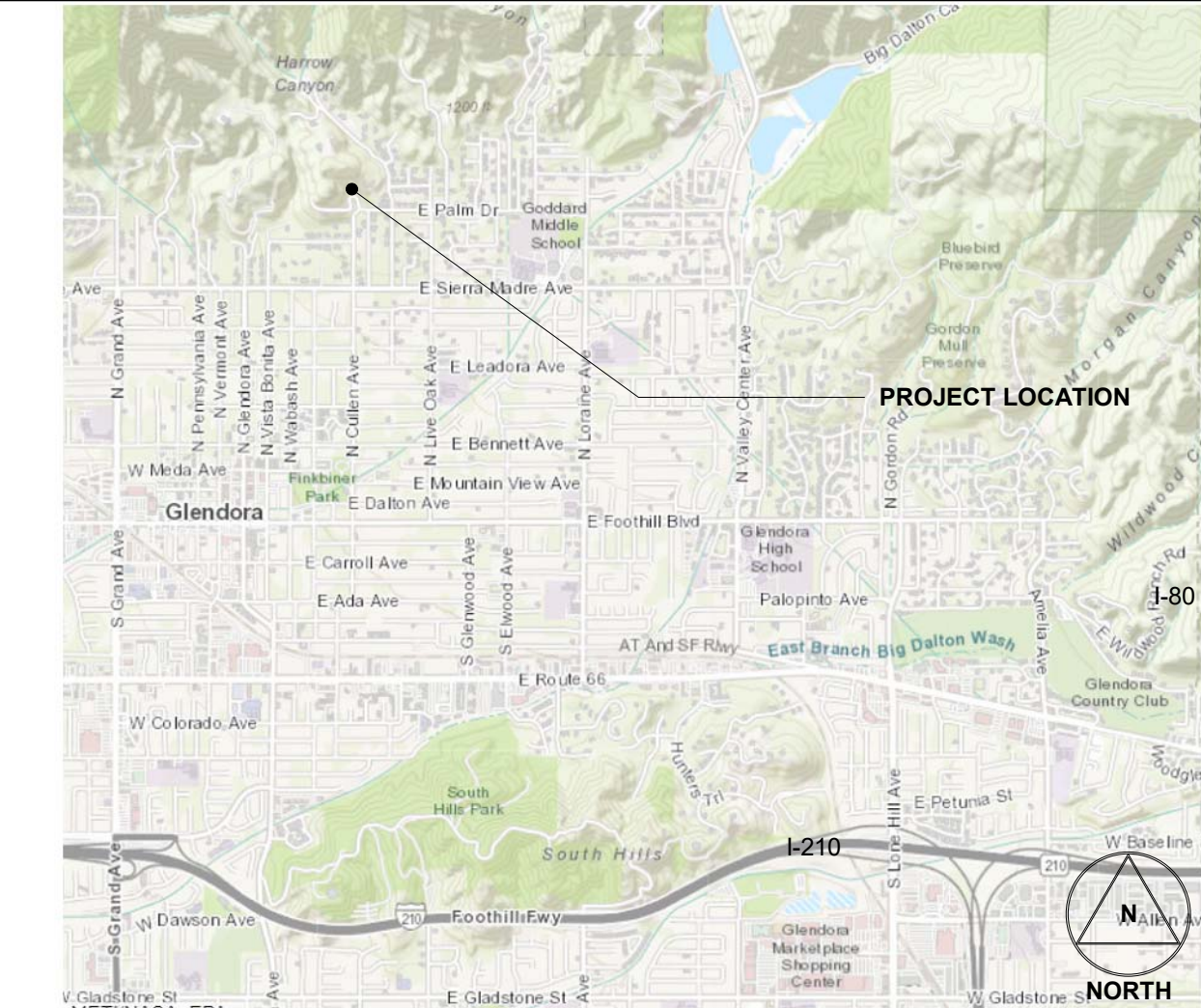
ADU STRUCTURE ONE STORY (NOT PROPOSED, REFERENCE ONLY)

GUEST HOUSE ONE STORY, NO KITCHEN (NOT PROPOSED, REFERENCE ONLY)

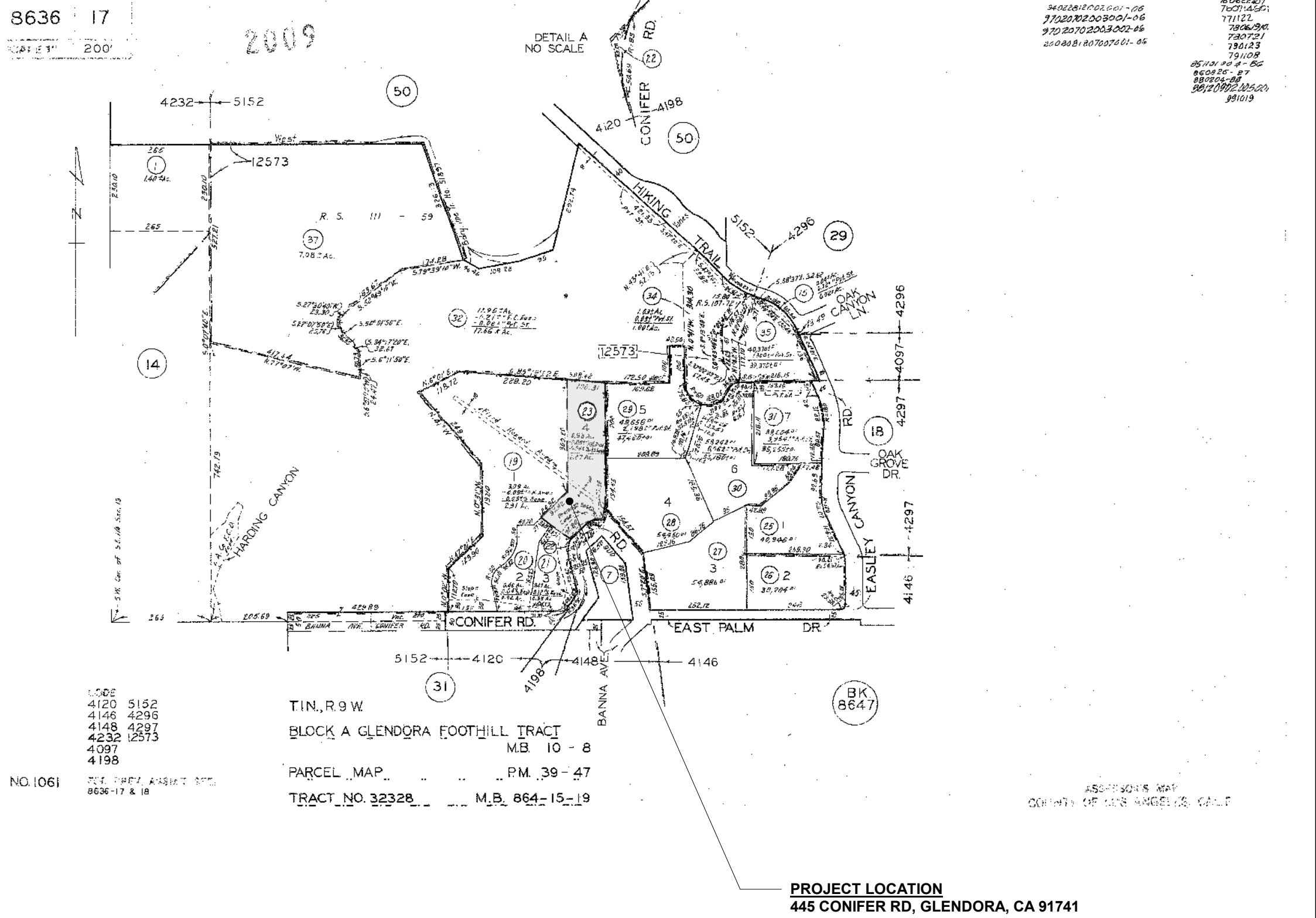
DEFERRED SUBMITTALS

FIRE SPRINKLER

VICINITY MAP



ASSESSOR'S BLOCK MAP



SHEET INDEX

TITLE SHEETS	
A0.0	COVER SHEET
A0.1	PERSPECTIVE VIEWS
A0.2	EXISTING SITE PHOTOS
A0.3	LIFE SAFETY PLAN + FIRE FLOW RESULTS
A0.4	TOPOGRAPHIC SURVEY
A0.5	CONTEXT MAP

ARCHITECTURAL

A1.0	TOPOGRAPHIC MAP + EXISTING SITE PLAN + GRADING PLAN
A1.1	SITE PLAN
A1.2	SITE SECTION
A1.3	1ST FLOOR PLAN + BASEMENT
A1.4	2ND FLOOR PLAN + ROOF PLAN
A2.1	EXTERIOR ELEVATIONS, WEST + SOUTH
A2.2	EXTERIOR ELEVATIONS, EAST + NORTH

FIRE DEPARTMENT

FM1.0	FUEL MODIFICATION PLAN
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LANDSCAPE

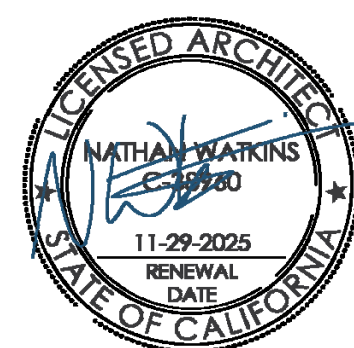
L1.0	LANDSCAPE PLAN
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CIVIL

C0.1	GENERAL NOTES
C1.0	PRELIMINARY GRADING, DRAINAGE + UTILITY PLAN
C1.1	CROSS SECTIONS
C1.2	EROSION AND SEDIMENT CONTROL PLAN
C1.3	STORMWATER CONTROL PLAN

CITY OF GLENDDORA PUBLIC WORKS

GRADING SUBMITTAL NOTES:
-REFER TO TOPOGRAPHIC SURVEY (A0.4) FOR BENCHMARK ELEVATION
-REFER TO CIVIL SHEETS FOR SITE GRADING INFORMATION FOR CUT/FILL, DISTURBED AREAS



STAMP

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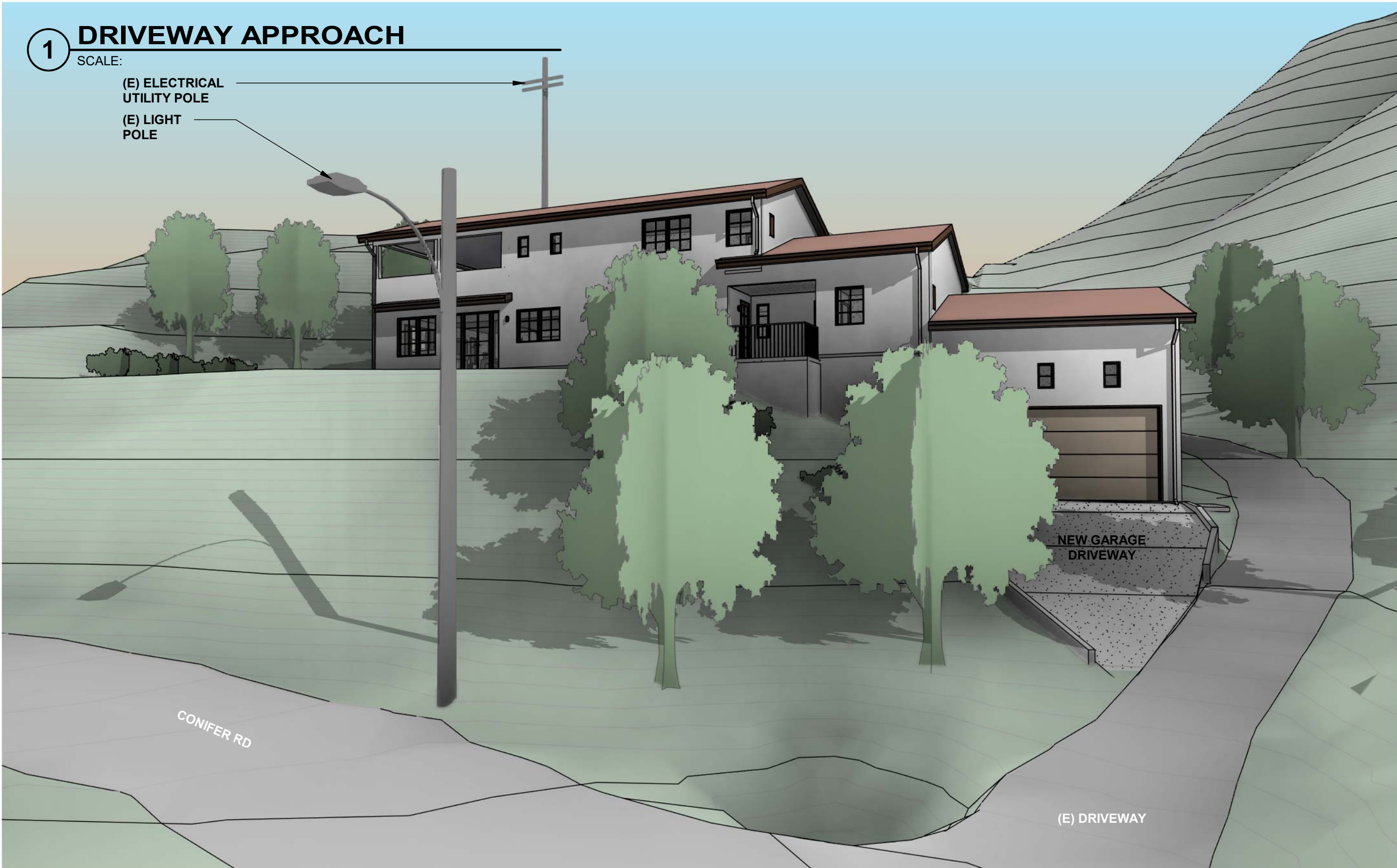
SUBMITTALS/REVISIONS

10/23/2024		CONCEPT REVIEW
2/21/2025	A	LACFD COMMENTS
3/20/2025	A	LACFD COMMENTS
8/26/2025		DEVELOPMENT PLAN REVIEW

DATE	8/26/2025
PROJECT NO.	202404
DRAWN BY	NW

COVER SHEET

A0.0



**NEW 2-STORY SINGLE
FAMILY RESIDENCE**

APN: 8636-017-023

PROJECT ADDRESS
445 CONIFER RD
GLENORA, CA 91741



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SUBMITTALS/REVISIONS

10/23/2024		CONCEPT REVIEW
2/21/2025	1	NO REVISIONS
3/20/2025	2	NO REVISIONS
8/26/2025		DEVELOPMENT PLAN REVIEW

DATE	8/26/2025
PROJECT NO.	202404
DRAWN BY	NW/JM

PERSPECTIVE VIEWS



1 EXISTING VIEW 1 - FACING NORTHWEST
SCALE: 1 1/2" = 1'-0"



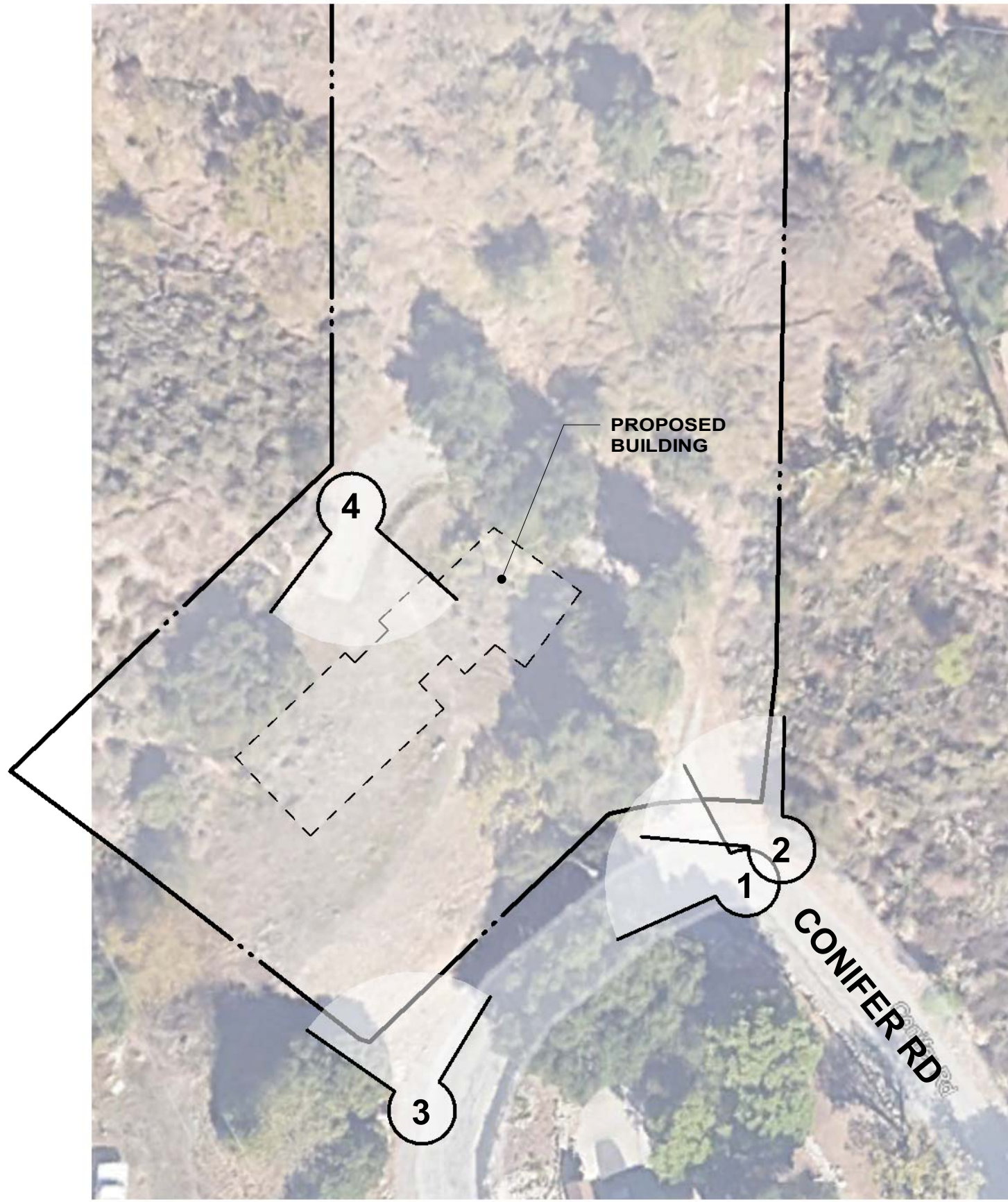
2 EXISTING VIEW 2 - FACING NORTH
SCALE: 1 1/2" = 1'-0"



3 EXISTING VIEW 3 - FACING NORTHEAST
SCALE: 1 1/2" = 1'-0"



4 EXISTING VIEW 4 - FACING SOUTHWEST
SCALE: 1 1/2" = 1'-0"



A KEY MAP - AERIAL VIEW
SCALE: 1 1/2" = 1'-0"



NEW 2-STORY SINGLE
FAMILY RESIDENCE

APN: 8636-017-023

PROJECT ADDRESS
445 CONIFER RD
GLEN DORA, CA 91741



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SUBMITTALS/REVISIONS

10/23/2024		CONCEPT REVIEW
2/21/2025	1	NO REVISIONS
3/20/2025	2	NO REVISIONS
8/26/2025		DEVELOPMENT PLAN REVIEW

DATE	8/26/2025
PROJECT NO.	202404
DRAWN BY	NW/JM

EXISTING SITE PHOTOS



COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Fire Prevention Engineering
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit

For One and Two Family Dwellings, Townhomes,
and Accessory Dwelling Units

INSTRUCTIONS:

Complete parts I, II (A), & II (B)

Verifying fire flow, fire hydrant location and fire hydrant size.

PROJECT INFORMATION
(To be Completed by Applicant)

PART I

Building Address: 445 Conifer Rd
City or Area: Glendora APN 8636-017-023
Nearest Cross Street: Palm Dr
Distance of Nearest Cross Street: 130 ft
Property Owner: Jaime Martinez Telephone: () 917-501-6040
Address: 215 N Burnaby Dr
City: Glendora Zip Code 91741
Occupancy (Use of Building): R-3 Sprinklered: Yes ☒ No ☐
Type of Construction: V-B
Square Footage: 2,340 Number of Stories: 2

Applicant's Signature _____ Date 1/28/2025

PART II (A) INFORMATION ON FIRE FLOW AVAILABILITY
(Part II A and II B to be completed by Water Purveyor)

The distance from the fire hydrant to the property line is 10'
feet via vehicular access. The fire flow services will be rendered from a 12"
inch diameter water main. The hydrant is located on NORTH RIGHT Conifer Rd
(Direction/side) (Street)
(Feet) (Direction) (Nearest Cross - Street)
Static PSI 82 Residual PSI 72 Orifice size 2.5 Pilot 42
Fire Flow at 20 PSI 2913 for one-hour duration ☒ Flow Test Date / Time 9:00 am
☐ Hydraulic model
Domestic Meter Size N/A Empty Lot

PART II (B)

CITY OF GLEN DORA
Water Purveyor Signature
626 914 8222 2/19/15 water production team
Phone Number Date Title

PART III Conditions for Approval by the Building Department
(To be Completed by Building Department)

The building permit may be issued for new or additions to detached one and two family dwellings, townhomes, and accessory dwelling units when the above information is completed and shows that the following minimum requirements are met and is not located in a Fire Hazard Severity Zone.

- The water system is capable of delivering at least 1000 GPM at 20 PSI for one-hour if non-sprinklered
- The water system is capable of delivering at least 500 GPM at 20 PSI for one-half hour if sprinklered
- The total area of the entire structure is less than 3,600 square feet.
- No portion of the lot frontage to the public fire hydrant shall exceed 450 feet via vehicular access.
- All portions of a new single family, two-family or townhome construction must be within 150 feet of a vehicular access roadway that is a minimum of 20 feet wide clear to sky, paved with concrete or asphalt and does not exceed 15% grade.
- A new detached ADU that is fire sprinklered, the 150-foot distance to all portions of the structure can be extended to 300 feet of a vehicular access roadway that is a minimum of 20 feet wide clear to sky, paved with concrete or asphalt and does not exceed 15% grade.

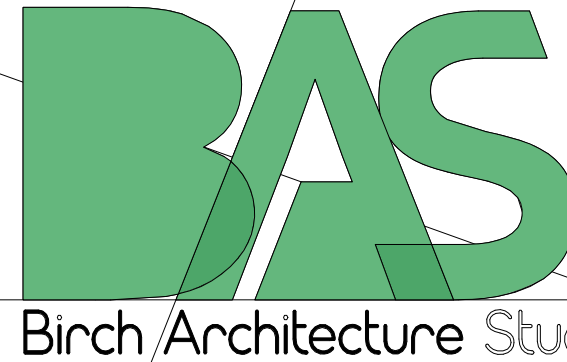
APPROVED BY _____ DATE _____ OFFICE _____

This Information is Considered Valid for Twenty-Four Months

When the project does not meet all of the above requirements for approval by the Building Department, the project must be sent to the Fire Prevention Division for approval before a Building Permit can be issued by the Building Department.

- APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
- EVERY APPLICATION FOR A BUILDING PERMIT SHALL BE ACCOMPANIED BY EVIDENCE INDICATING THAT THE PROPOSED STRUCTURE IS PROVIDED WITH A RELIABLE WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW AS REQUIRED BY FIRE CODE 507.1.1 - SEE ATTACHED "FIRE FLOW AVAILABILITY" FORM 195, WITH FIRE FLOW INFORMATION PROVIDED BY THE WATER PURVEYOR FROM THE CLOSEST FIRE HYDRANT ALONG THE LOT FRONTAGE.
- THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 1250 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND, FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.
 - SEE ATTACHED CALCULATION ON SHEET A0.3 LIFE SAFETY PLAN
 - THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:
 - TYPE OF CONSTRUCTION PER THE BUILDING CODE TYPE VB
 - VFHFSZ: YES
 - FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA 1250 GPM (ACTUAL = 2,913 GPM @ 20 PSI)
 - REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%) 500 GPM @ 20 PSI
- TOTAL FIRE FLOW REQUIRED 1250 GPM (ACTUAL = 2,913 GPM @ 20 PSI)
- ALL FIRE HYDRANTS SHALL MEASURE 8" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
- ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4
- THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6, RESIDENTIAL CODE R302.6
- BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY. R310.1 EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. R310.2.2 EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR IN ACCORDANCE WITH SECTION R310.2.3. ACTION REQUIRED: INDICATE ON FLOOR PLANS AND WINDOW DETAILS.
- AN AUTOMATIC RESIDENTIAL FIRE SPRINKLERS SYSTEM FOR ONE- AND TWO- FAMILY DWELLINGS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313 OR NFPA 13D. ACTION REQUIRED: PROVIDE NOTE ON SITE PLAN.
- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: 1. IN EACH SLEEPING ROOM. 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. 4. NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. 5. IN THE HALLWAY AND IN THE ROOM OPEN TO THE HALLWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO A HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES OR MORE. RESIDENTIAL CODE R314.3 ACTION REQUIRED: INDICATE DETECTOR LOCATIONS ON FLOOR PLAN.
- SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. RESIDENTIAL CODE R314.6 ACTION REQUIRED: PROVIDE NOTE ON SITE PLAN.
- WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.4 ACTION REQUIRED: PROVIDE NOTE ON SITE PLAN.
- CARBON MONOXIDE ALARMS IN DWELLINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN THE FOLLOWING LOCATIONS: 1. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. 2. ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. 3. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM. RESIDENTIAL CODE R315.3. ACTION REQUIRED: INDICATE LOCATIONS ON FLOOR PLAN AND PROVIDE NOTE ON SITE PLAN.
- WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVITATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.5 ACTION REQUIRED: PROVIDE NOTE ON SITE PLAN.
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE PWER FROM A BATTERY. ACTION REQUIRED: PROVIDE NOTE ON SITE PLAN.
- ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R337.5 & R902) ACTION REQUIRED: PROVIDE NOTE ON SITE PLAN AND INDICATE THE ROOF COVERING ON ROOF PLAN/ELEVATION VIEWS.
- WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3908, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY. R337.5.3 BUILDING CODE 705A.3. ACTION REQUIRED: PROVIDE NOTE ON SITE PLAN/ROOF PLAN.
- ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R337.5.4 AND BUILDING CODE 705A.4) ACTION REQUIRED: PROVIDE NOTE ON SITE PLAN AND ROOF PLAN.
- THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RATHER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: 1. NONCOMBUSTIBLE MATERIAL. 2. IGNITION-RESISTANT MATERIAL. 3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE CALIFORNIA BUILDING CODE. 4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263. 5. ONE LAYER OF 5/8-INCH (16MM) TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING OR THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT. 6. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT, INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL. 7. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION R337.7.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957. 8. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.5L. RESIDENTIAL CODE R337.7.6 AND BUILDING CODE 707A.6. ACTION REQUIRED: PROVIDE CONSTRUCTION DETAIL.
- EXTERIOR WALL COVERING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS, EXCEPT AS PERMITTED FOR EXTERIOR WALL ASSEMBLIES COMPLYING WITH SECTION R337.7.4: 1. NONCOMBUSTIBLE MATERIAL. 2. IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS R337.4.2. 3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE CALIFORNIA BUILDING CODE. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. RESIDENTIAL CODE R337.7.3 AND BUILDING CODE 707A.3 ACTION REQUIRED: INDICATE ONE OF THE ABOVE METHODS ON PLAN.
- EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS: 1. BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFETY GLAZING, OR 2. BE CONSTRUCTED OF GLASS BLOCK UNITS, OR 3. HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257, OR 4. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2. RESIDENTIAL CODE R337.8.2.1 AND BUILDING CODE 708A.2.1. ACTION REQUIRED: INDICATE ONE OF THE ABOVE METHODS IN THE WINDOW/DOOR SCHEDULE OR ON THE FLOOR PLAN.
- EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING: 1. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, OR 2. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF IGNITION-RESISTANT MATERIAL, OR 3. THE EXTERIOR DOOR SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS: 3.1. STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8 INCHES THICK. 3.2. PANELS SHALL NOT BE LESS THAN 1 1/4 INCHES THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK. OR 4. THE EXTERIOR DOOR ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR 5. THE EXTERIOR SURFACE OR CLADDING SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1. RESIDENTIAL CODE R337.8.3 AND BUILDING CODE 708A.3. ACTION REQUIRED: INDICATE ONE OF THE ABOVE METHODS IN THE WINDOW/DOOR SCHEDULE OR ON THE FLOOR PLAN.
- THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES, AND STAIRS SHALL COMPLY WITH THE REQUIREMENTS FOR THIS SECTION WHEN ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE BUILDING: 1. MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SECTION R337.9.4 WHEN TESTED IN ACCORDANCE WITH BOTH ASTM E2632 AND ASTM E2726. 2. IGNITION-RESISTANT MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SECTION R337.9.4. 3. MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4 AND SECTION R337.4.3. 4. EXTERIOR FIRE RETARDANT TREATED WOOD. 5. NONCOMBUSTIBLE MATERIAL. 6. ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO COMPOSED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL. 7. ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SECTION R337.9.5 WHEN TESTED IN ACCORDANCE WITH ASTM E2632 AND WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO COMPOSED OF ONLY NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS. RESIDENTIAL CODE R337.9.3 AND BUILDING CODE 709A.3. ACTION REQUIRED: INDICATE ONE OF THE ABOVE METHODS AND PROVIDE CONSTRUCTION DETAILS.
- THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: 1. NONCOMBUSTIBLE MATERIAL. 2. IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.7.2. 3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE CALIFORNIA BUILDING CODE. 4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263. 5. ONE LAYER OF 5/8-INCH (16 MM) TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION. 6. THE EXTERIOR PORTION OF A 1-HOUR FIRE-RESISTANCE RATED EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE APPENDAGES, INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL. 7. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION R337.7.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957. 8. THE UNDERSIDE OF AN APPENDAGE ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. RESIDENTIAL CODE R337.7.9 AND BUILDING CODE 707A.9. ACTION REQUIRED: INDICATE ON PLAN OR PROVIDE CONSTRUCTION DETAILS.
- CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325 ACTION REQUIRED: PROVIDE NOTE ON SITE PLAN.
- A FINAL FUEL MODIFICATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE FORESTRY DIVISION PRIOR TO BUILDING PLAN APPROVAL. IMPLEMENTATION OF THE APPROVED FINAL FUEL MODIFICATION PLAN AND FINAL INSPECTION WILL BE REQUIRED PRIOR TO APPROVAL OF FINAL OCCUPANCY. SUBMIT A COMPLETED FUEL MODIFICATION PLAN TO THE FUEL MODIFICATION UNIT: FIRE STATION 32, 605 N. ANGELENO AVENUE, AZUSA 91702-2904. PHONE (626) 969-5205; FAX (626) 969-4848. EMAIL: HYPERLINK MAILTO:FORESTRYFUELMODIFICATION@FIRE.LACOUNTY.GOV; FORESTRYFUELMODIFICATION@FIRE.LACOUNTY.GOV. WEBSITE: HTTPS://WWW.FIRE.LACOUNTY.GOV/FORESTRY-DIVISION/FORESTRY-FUEL-MODIFICATION/FIRE CODE CHAPTER 49. ACTION REQUIRED: PROVIDE A COPY OF THE FINAL APPROVAL PLANS FROM THE FORESTRY DIVISION.
- THE EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: 1. NONCOMBUSTIBLE MATERIAL. 2. IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.4.2. 3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE CALIFORNIA BUILDING CODE. 4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263. 5. ONE LAYER OF 5/8-INCH (16MM) TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING. 6. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL. 7. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION R337.7.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957. 8. PORCH CEILING ASSEMBLIES WITH HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3. RESIDENTIAL CODE R337.7.7 AND BUILDING CODE 707A.7. ACTION REQUIRED: PROVIDE CONSTRUCTION DETAIL.

1822 E ROUTE 66
STE. A #203
GLEN DORA, CA 91740
M. 917.501.6040



NEW 2-STORY SINGLE
FAMILY RESIDENCE

APN: 8636-017-023

PROJECT ADDRESS
445 CONIFER RD
GLEN DORA, CA 91741



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SUBMITTALS/REVISIONS

10/23/2024		CONCEPT REVIEW
2/21/2025		LACFD COMMENTS
3/20/2025		NO REVISIONS
8/26/2025		DEVELOPMENT PLAN REVIEW

DATE 8/26/2025
PROJECT NO. 202404
DRAWN BY NW

LIFE SAFETY PLAN + FIRE
FLOW RESULTS

ADDED
SHEET

A0.3



NEW 2-STORY SINGLE FAMILY RESIDENCE

APN: 8636-017-023

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SUBMITTALS/REVISIONS

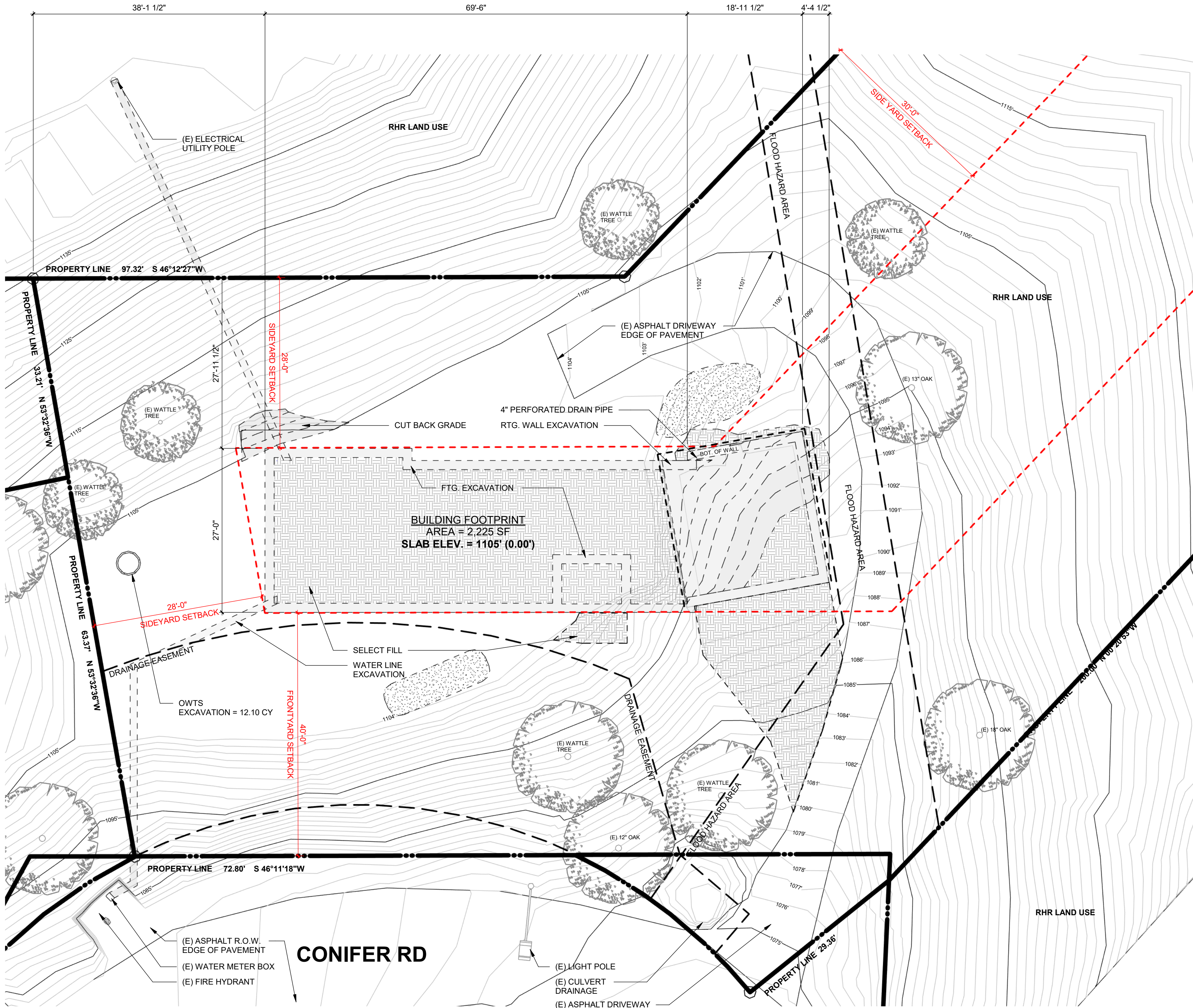
10/23/2024	CONCEPT REVIEW
8/26/2025	DEVELOPMENT PLAN REVIEW

DATE	8/26/2025
PROJECT NO.	202404
DRAWN BY	NW

CONTEXT MAP

A0.5

10/9/2025 8:28:17 PM



SITE GRADING NOTES + LEGEND

PERCENTAGE OF SITE GRADED

SITE AREA x SITE GRADED x 100% = GRADED %
42,688.80 SF x 3,567.19 SF + 100% = 8.36%

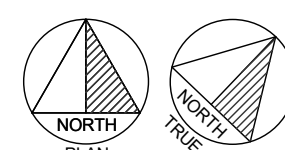
AREAS OF CUT GRADE
AREAS OF IMPORT FILL

SEE SHEET C1.0 FOR CUT AND FILL QUANTITIES

% SLOPE LEGEND

NOT PREVIOUSLY GRADED SLOPED AREA
PREVIOUSLY GRADED SLOPED AREA:
REFER TO GRADING LETTER BY EGL

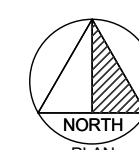
0' 5' 10' 20'
SCALE: 1" = 10'-0"



1 TOPOGRAPHIC MAP + EXISTING SITE

SCALE: 1" = 20'-0"

0' 10' 20' 40'
SCALE: 1" = 20'-0"



**NEW 2-STORY SINGLE
FAMILY RESIDENCE**

APN: 8636-017-023

PROJECT ADDRESS
445 CONIFER RD
GLENORA, CA 91741

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2/21/2025	NO REVISIONS
3/20/2025	NO REVISIONS
8/26/2025	DEVELOPMENT PLAN REVIEW

DATE 8/26/2025

PROJECT NO. 202404

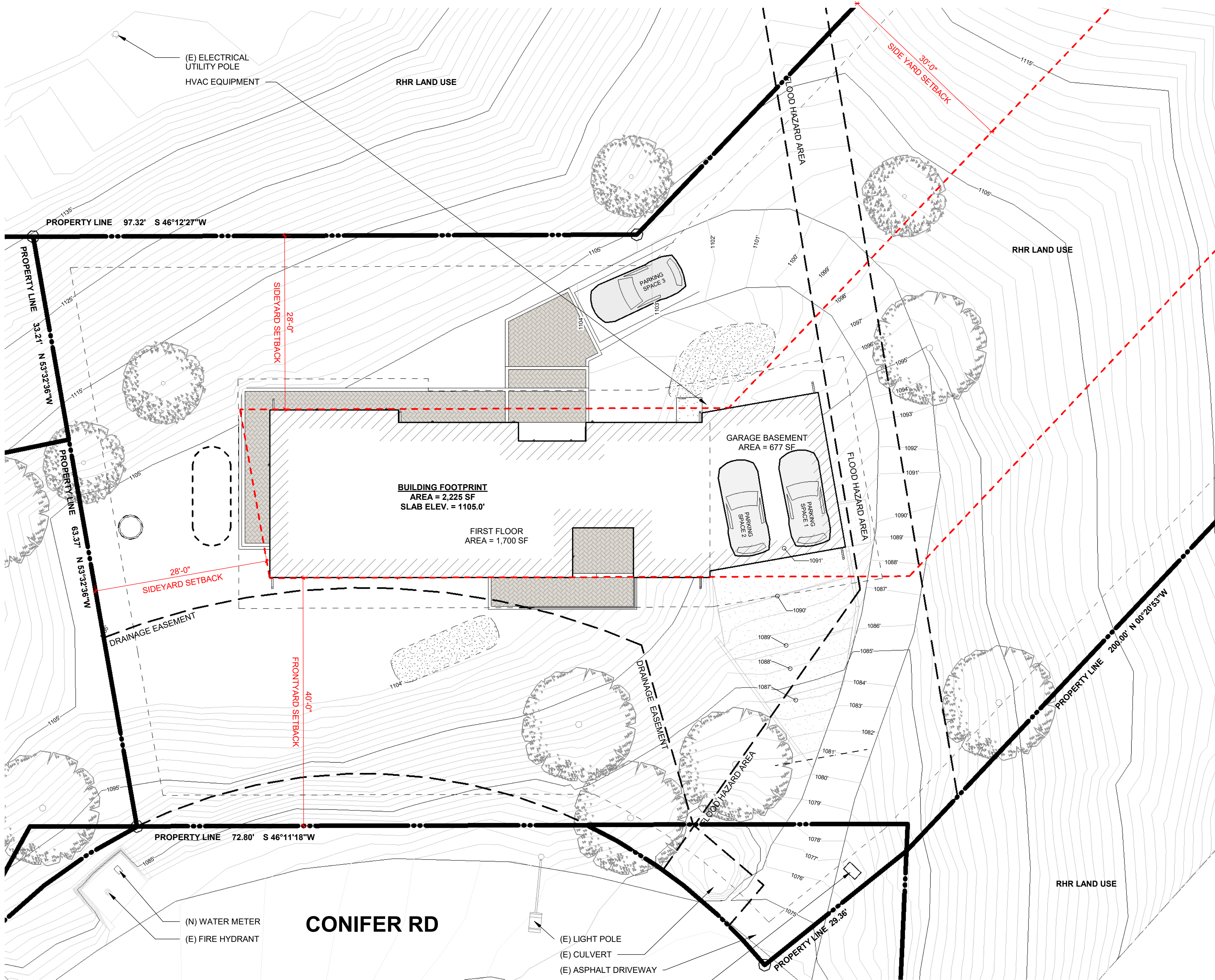
DRAWN BY NW

**TOPOGRAPHIC MAP +
EXISTING SITE PLAN +
GRADING PLAN**

A1.0



LA COUNTY TITLE 28, PLUMBING CODE REQUIREMENTS		
TABLE H 101.8		
SEPTIC TANK SETBACKS	5' FROM SEEPAGE PIT / 8' FROM BUILDING	
SEEPAGE PIT SETBACKS	5' FROM SEPTIC TANK / 8' FROM BUILDING	
TABLE H 201.1		
SINGLE FAMILY DWELLINGS	4 BEDROOMS = 25 FIXTURE UNITS 1200 GALLONS CAPACITY SEPTIC TANK MIN.	
EXTRA BEDROOM	150 GALLONS EACH	
TABLE H 201.1 (3)		
TYPE OF SOIL	REQUIRED SQUARE FEET OF LEACHING AREA PER 100 GALLONS	MAXIMUM ABSORPTION CAPACITY IN GALLONS PER SQUARE FEET OF LEACHING AREA FOR A 24 HOUR PERIOD
COARSE SAND OR GRAVEL	20	5.0
FINE SAND	25	4.0
SANDY LOAM	40	2.5
SANDY CLAY	60	1.66
CLAY W/ CONSIDERABLE SAND OR GRAVEL	90	1.1
CLAY W/ SM. AMOUNT OF SAND OR GRAVEL	120	0.8

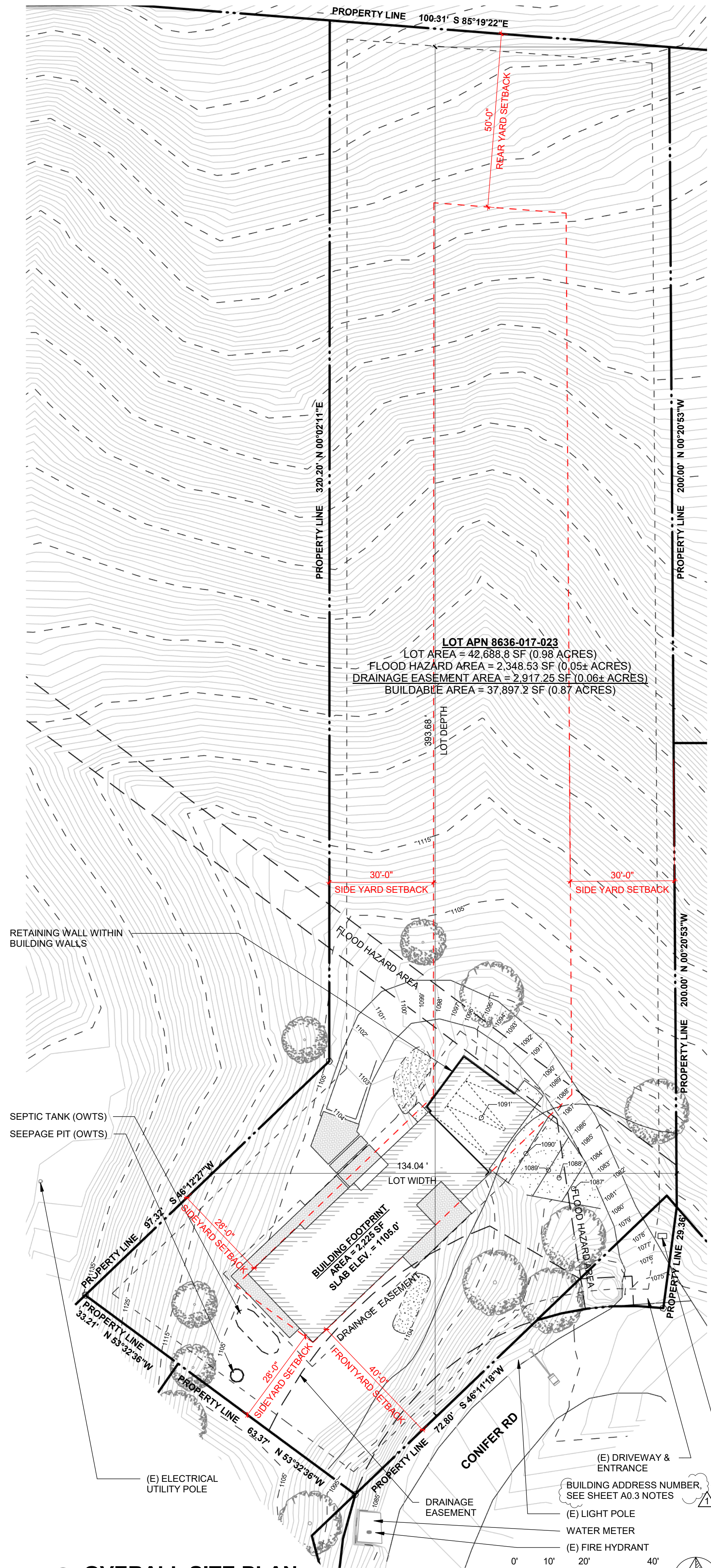
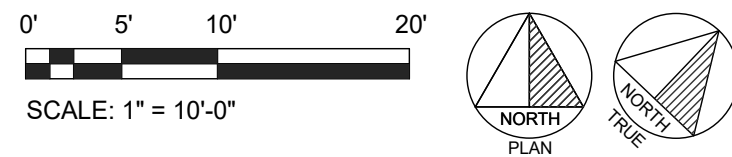


1 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

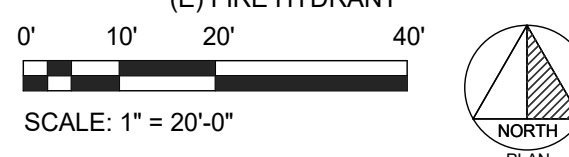
FIRE LIFE SAFETY NOTES:

- CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325 ACTION REQUIRED; PROVIDE NOTE ON SITE PLAN.
- SEE SHEET A0.3 FOR ADDITIONAL FIRE LIFE SAFETY NOTES

PARKING PROVIDED	
PARKING TYPE	QTY.
STANDARD PARKING	3
TOTAL SHOWN	3



2 OVERALL SITE PLAN
SCALE: 1" = 20'-0"



NEW 2-STORY SINGLE FAMILY RESIDENCE

APN: 8636-017-023

PROJECT ADDRESS
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GLEN DORA, CA 91741



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SUBMITTALS/REVISIONS

10/23/2024	CONCEPT REVIEW
2/21/2025	LACFD COMMENTS
3/20/2025	NO REVISIONS
8/26/2025	DEVELOPMENT PLAN REVIEW

DATE: 8/26/2025
PROJECT NO.: 202404
DRAWN BY: NW

SITE PLAN

A1.1

NEW 2-STORY SINGLE
FAMILY RESIDENCE

APN: 8636-017-023

PROJECT ADDRESS
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GLENORA, CA 91741



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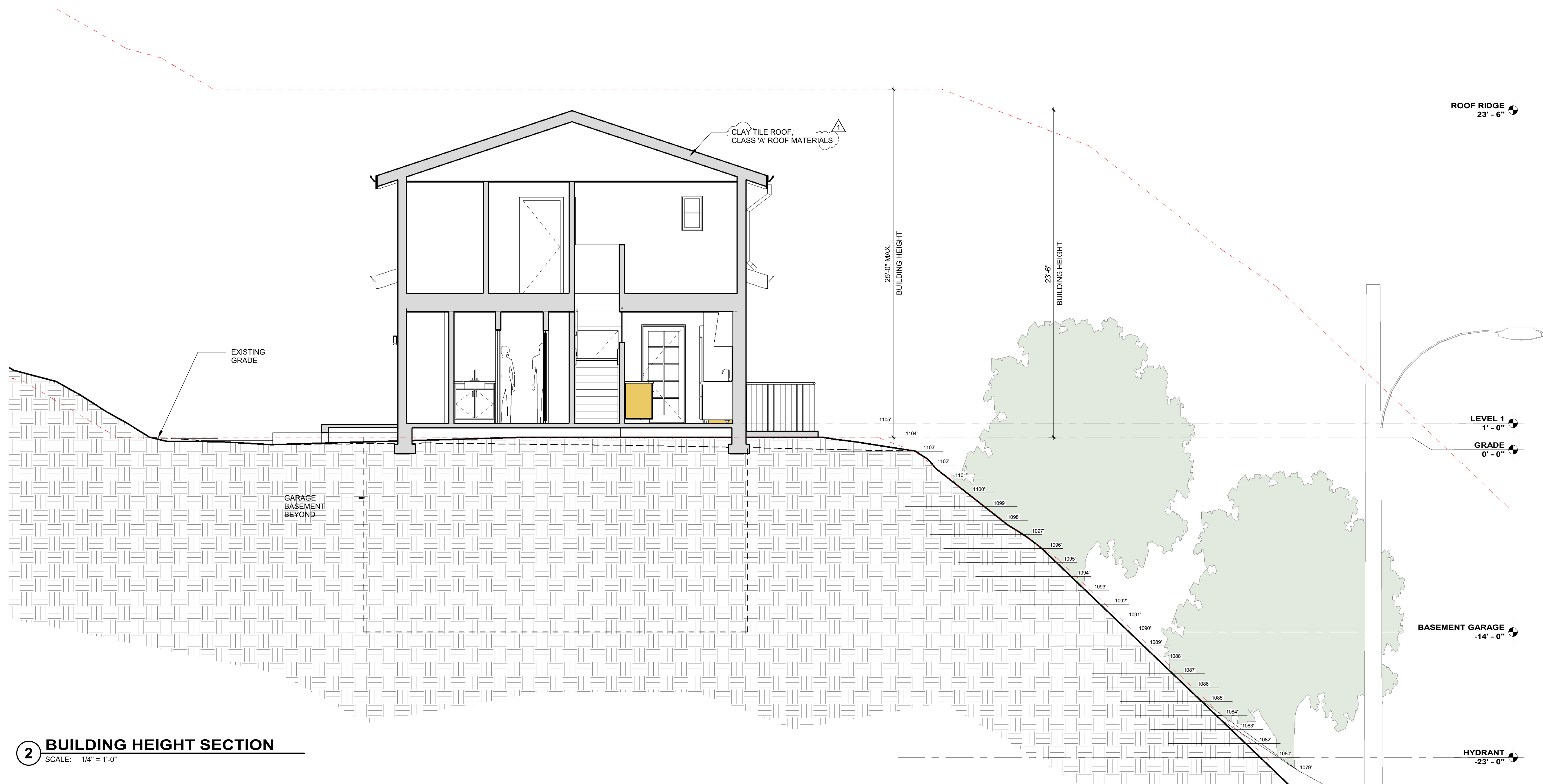
SUBMITTALS/REVISIONS

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3/20/2025	NO REVISIONS
8/26/2025	DEVELOPMENT PLAN REVIEW

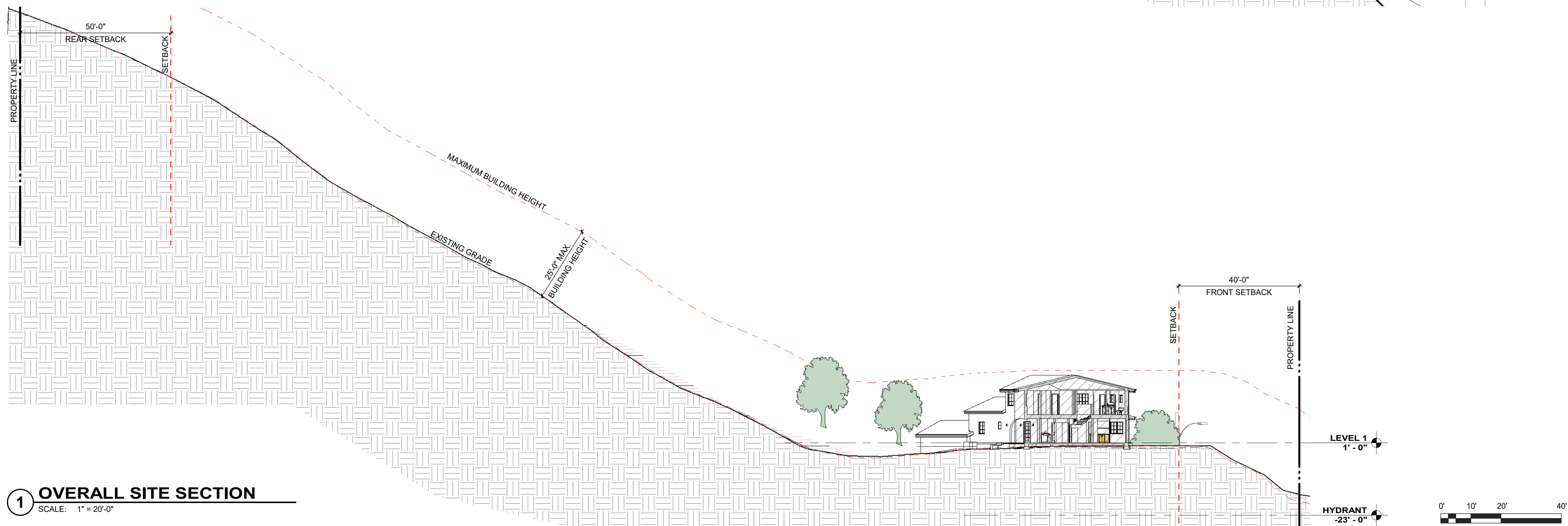
DATE	8/26/2025
PROJECT NO.	202404
DRAWN BY	NW

SITE SECTION

A1.2

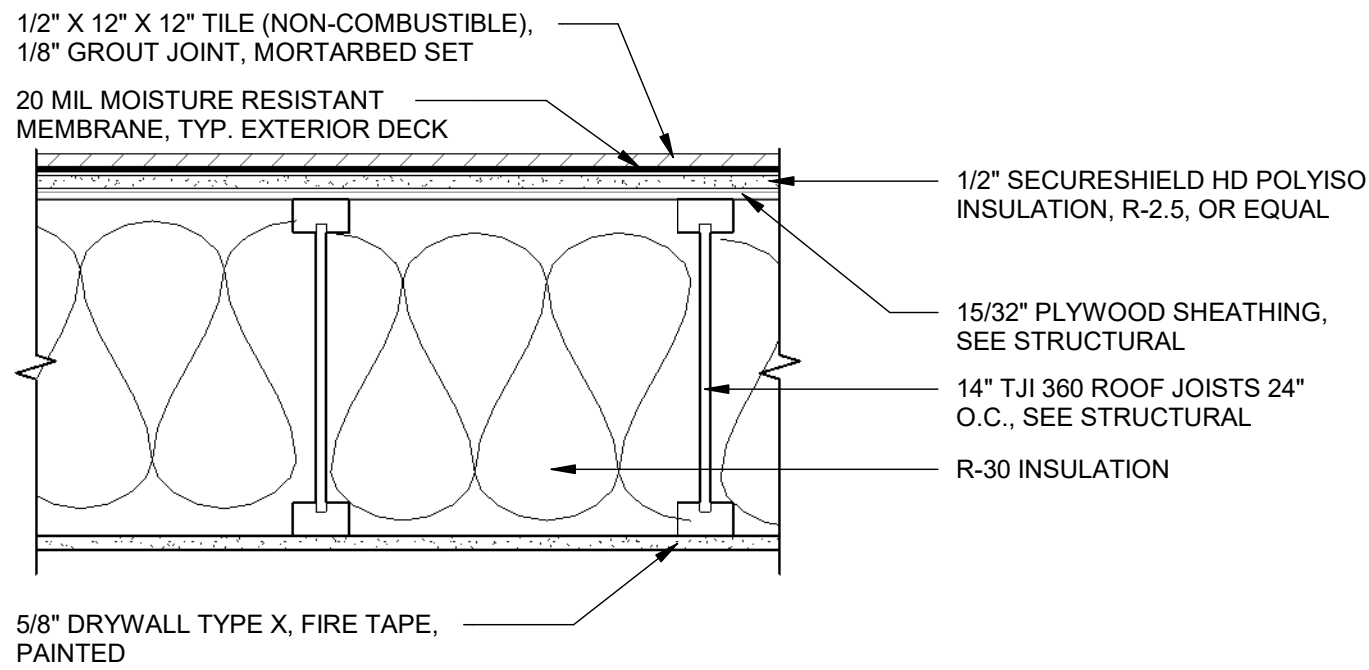


2 BUILDING HEIGHT SECTION
SCALE: 1/4" = 1'-0"



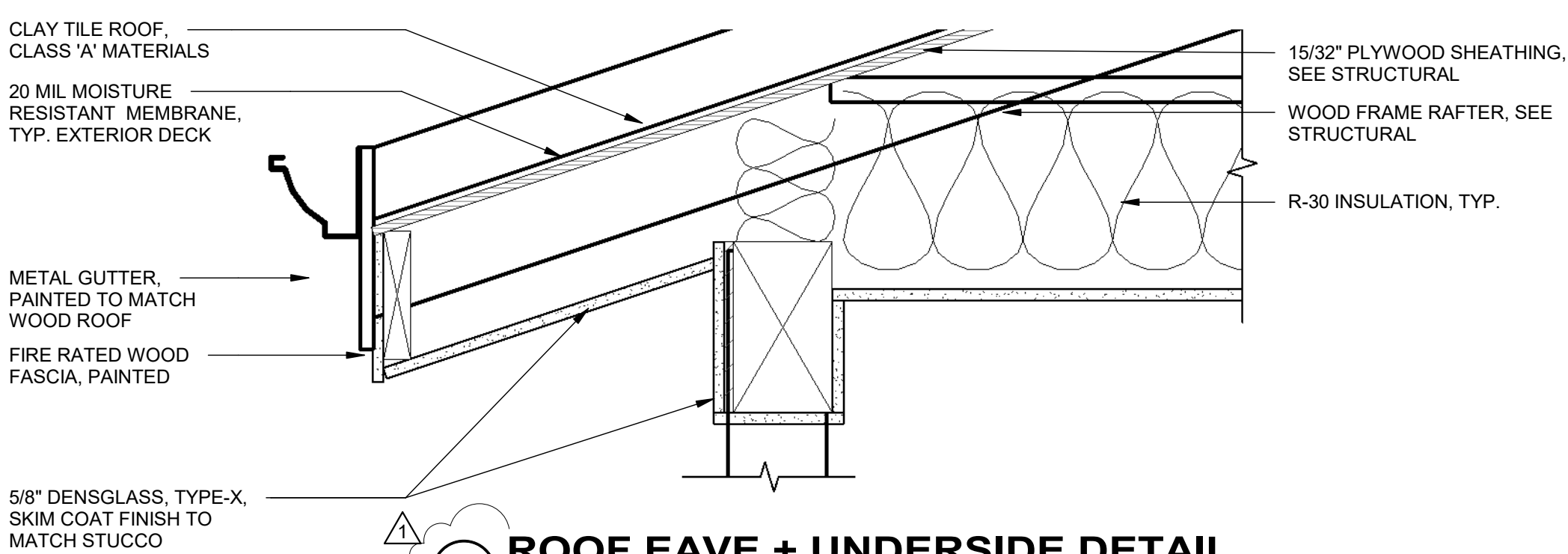
1 OVERALL SITE SECTION
SCALE: 1" = 20'-0"





EXTERIOR DECK DETAIL

SCALE: 1 1/2" = 1'-0"

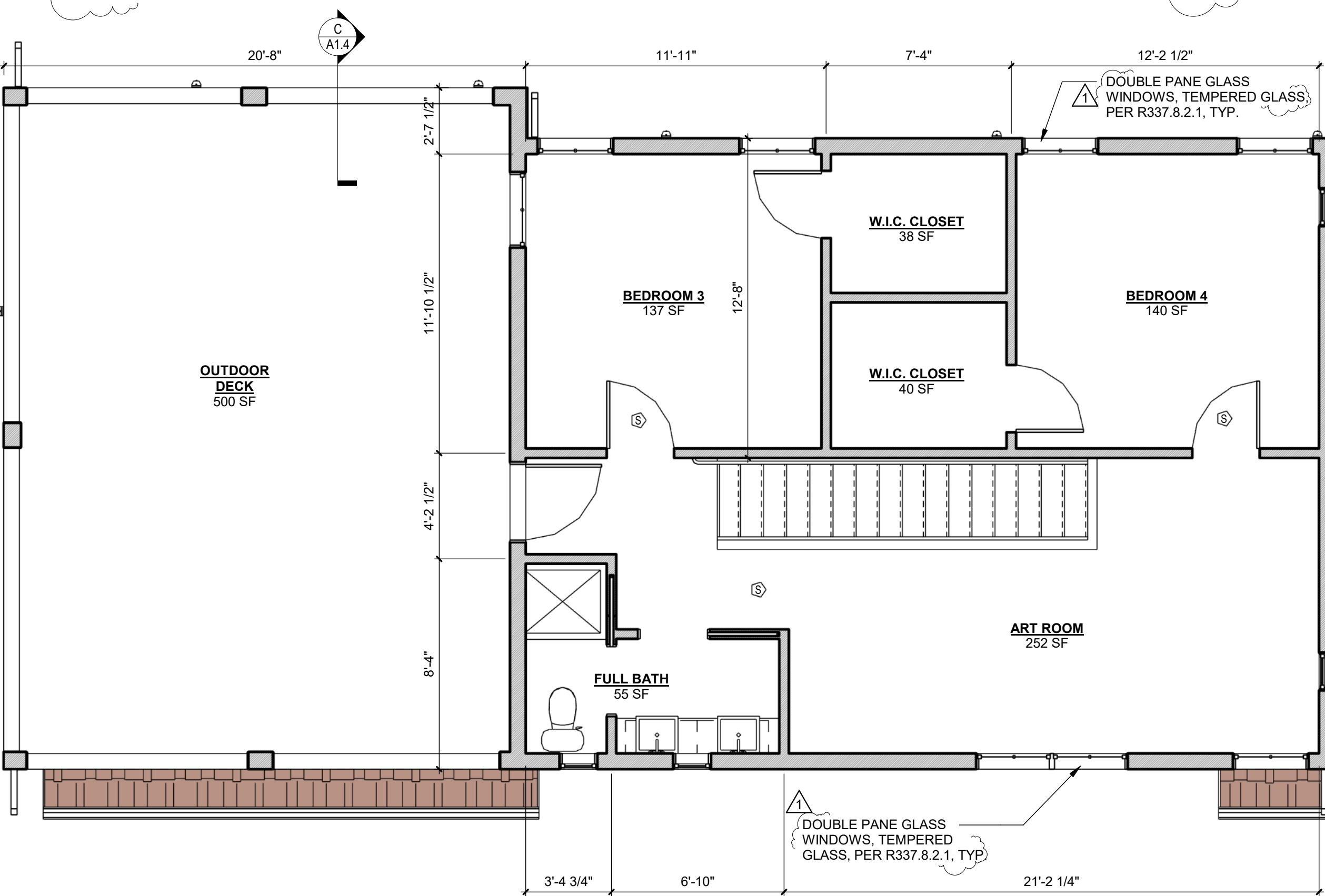


ROOF EAVE + UNDERSIDE DETAIL

SCALE: 1 1/2" = 1'-0"

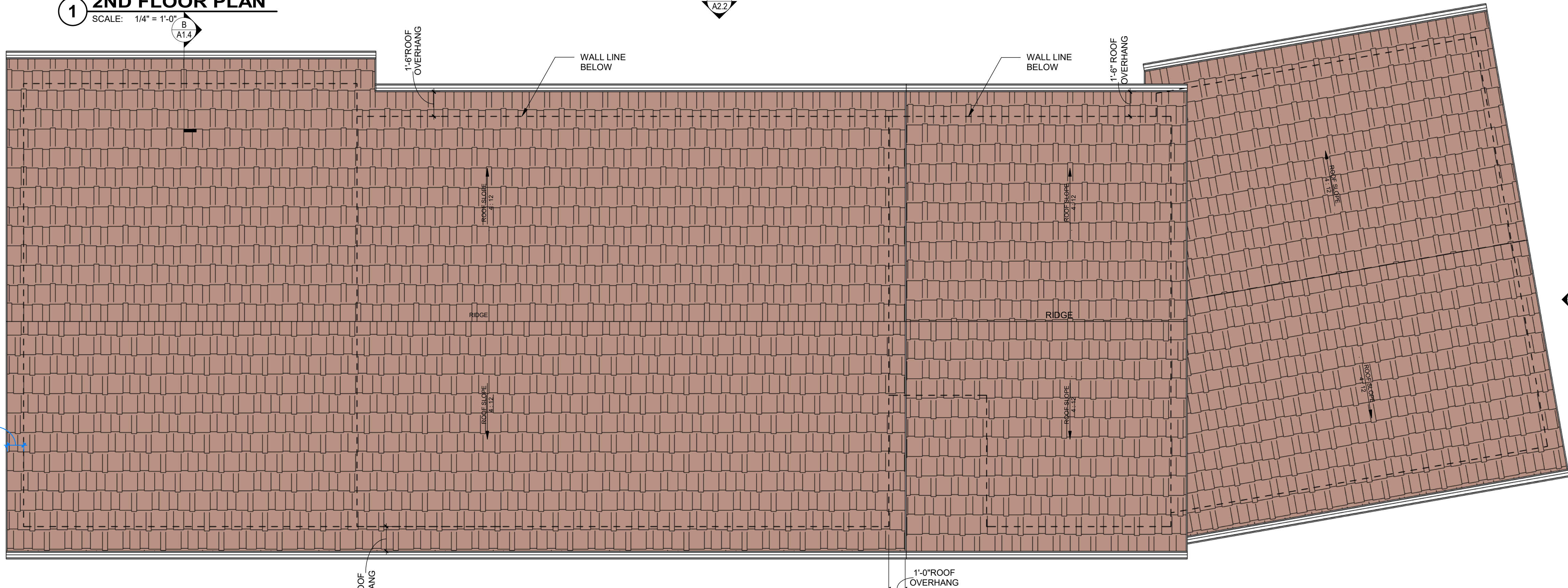
EXTERIOR MATERIAL NOTES

- WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY. R337.5.3 BUILDING CODE 705A.3. ACTION REQUIRED: PROVIDE NOTE ON SITE PLAN/ROOF PLAN.
- ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R337.5.4 AND BUILDING CODE 705A.4) ACTION REQUIRED: PROVIDE NOTE ON SITE PLAN AND ROOF PLAN.
- THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE, OR SLOPING RATHER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: 1. NONCOMBUSTIBLE MATERIAL. 2. IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION R337.4.2. 3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET REQUIREMENTS OF SECTION 2303.2 OF THE CALIFORNIA BUILDING CODE. 4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263. 5. ONE LAYER OF 5/8-INCH (16MM) TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT. 6. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT, INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL. 7. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION R337.7.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2967. 8. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3.SL RESIDENTIAL CODE R337.7.6 AND BUILDING CODE 707A.6. ACTION REQUIRED: PROVIDE CONSTRUCTION DETAIL.



2ND FLOOR PLAN

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



ROOF PLAN

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

ELECTRICAL SYMBOL LEGEND:

- DUPLIX CONVENIENCE OUTLET @ 15" A.F.F., U.O.N.
- DEDICATED DUPLIX ELECTRICAL OUTLET @ 15" A.F.F., U.O.N.
- FOURPLEX OUTLET @ 15" A.F.F., U.O.N.
- DEDICATED FOURPLEX OUTLET @ 15" A.F.F., U.O.N.
- DATA OUTLET w/ TERMINATION FACEPLATE @ 15" A.F.F., U.O.N.
- GROUND FAULT CIRCUIT INTERRUPT
- SMOKE DETECTOR/CO DETECTOR COMBO, INTERCONNECTED WITH OTHER SMOKE/CO DETECTOR DEVICES
- THERMOSTAT @ +48" A.F.F., U.O.N.
- WALL SWITCH @ +44" A.F.F., U.O.N.
- 3 WAY DOUBLE WALL SWITCH @ +44" A.F.F., U.O.N.
- DOUBLE WALL SWITCH W/ OCCUPANCY SENSOR @ +44" A.F.F., U.O.N.

NOTES:
ELECTRICIAN SHALL VERIFY ALL POWER, DATA, AND TELEPHONE REQUIREMENTS W/ OWNER PRIOR TO PURCHASE AND INSTALLATION.

ALL EQUIPMENT, FIXTURES, TYPES, AND LOCATIONS SHOWN ARE SCHEMATIC AND SUBJECT TO APPROVAL BY THE OWNER. ADDITIONAL EQUIPMENT AND FIXTURES MAY BE REQUIRED FOR THE INTENDED USE OF EACH SPACE AND MAY BE ADDED TO THE SCOPE OF WORK AT THE OWNER'S DISCRETION & IN COMPLIANCE WITH APPLICABLE CODES.

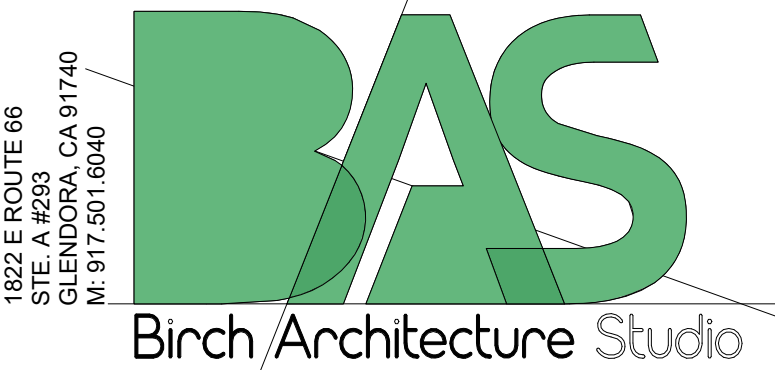
FORWARD REACH: THE HIGHEST AND LOWEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED IF UNOBSTRUCTED MAX. AT 48" A.F.F. BUT NOT LOWER THAN 15" IF OBSTRUCTED MAX. AT 44" A.F.F. BUT NOT LOWER THAN 25".

NOTE:
• SEE SHEET **A0.3** FOR FIRE LIFE SAFETY NOTES
• CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. ACTION REQUIRED: PROVIDE NOTE ON SITE PLAN

NEW 2-STORY SINGLE FAMILY RESIDENCE

APN: 8636-017-023

PROJECT ADDRESS
445 CONIFER RD
GLEN DORA, CA 91741



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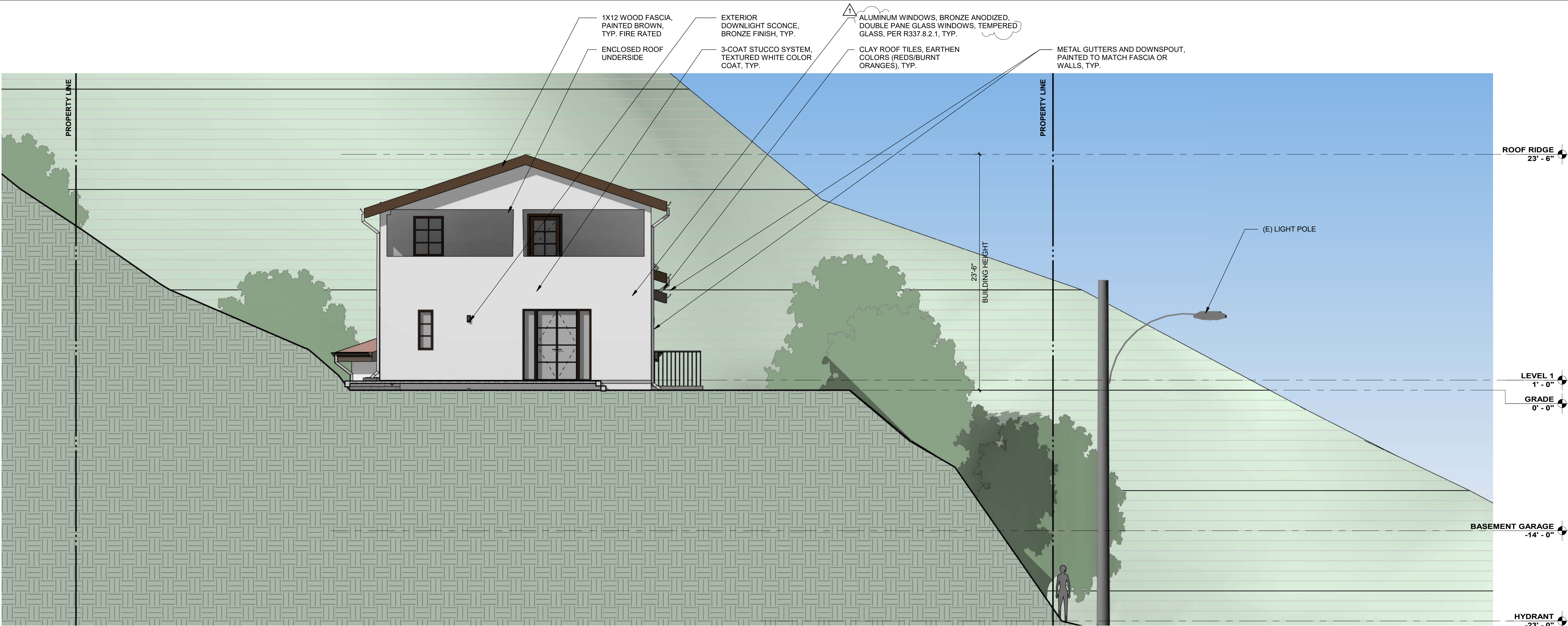
SUBMITTALS/REVISIONS

10/23/2024		CONCEPT REVIEW
2/21/2025	1	LACFD COMMENTS
3/20/2025	2	NO REVISIONS
8/26/2025		DEVELOPMENT PLAN REVIEW

DATE	8/26/2025
PROJECT NO.	202404
DRAWN BY	JM/NW

2ND FLOOR PLAN + ROOF PLAN

A1.4



1 WEST BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH BUILDING ELEVATION
SCALE: 3/16" = 1'-0"

NEW 2-STORY SINGLE FAMILY RESIDENCE

APN: 8636-017-023

PROJECT ADDRESS
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GLENORA, CA 91741



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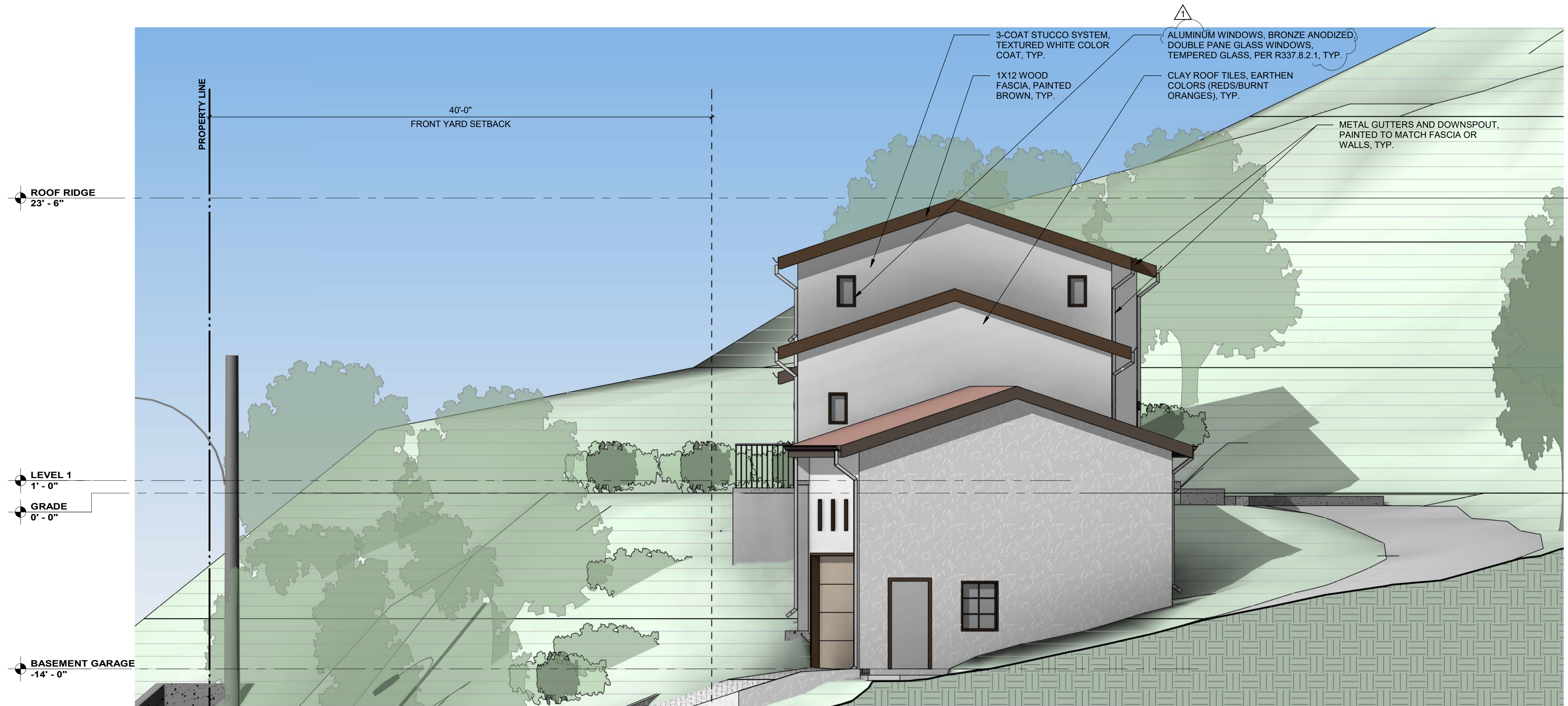
SUBMITTALS/REVISIONS

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3/20/2025	NO REVISIONS
8/26/2025	DEVELOPMENT PLAN REVIEW

DATE 8/26/2025
PROJECT NO. 202404
DRAWN BY NW, JM

EXTERIOR ELEVATIONS,
WEST + SOUTH

10/9/2025 8:28:42 PM



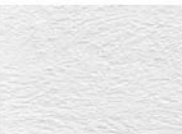
1 EAST BUILDING ELEVATION
SCALE: 3/16" = 1'-0"

0' 3' 6' 12'
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES + COLORS LIST



ROOF: CLAY TILES, EARTHEN COLOR, RED / BROWN



WALLS: 3-COAT STUCCO SYSTEM, WHITE/OFF-WHITE FINISH



WINDOWS: ALUMINUM WINDOWS, BRONZE ANODIZED, DOUBLE PANE GLASS WINDOWS, TEMPERED GLASS, PER R337.8.2.1, TYP.

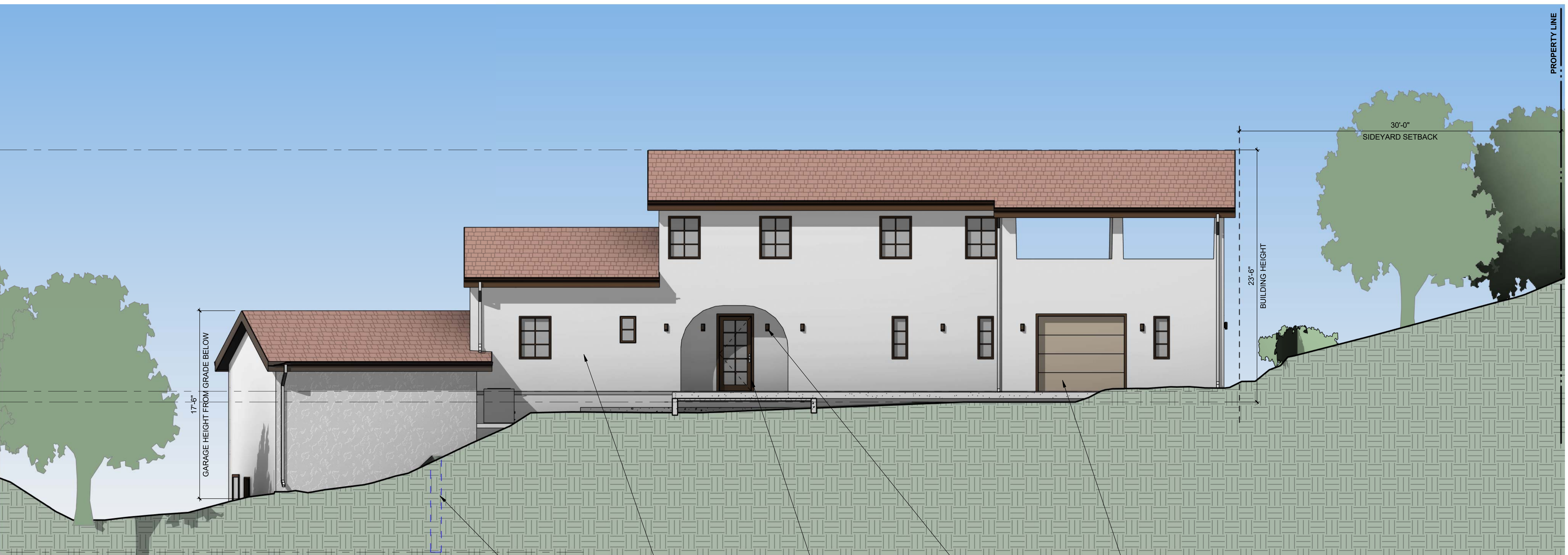


LIGHT FIXTURES: BRONZE ANODIZED FINISH DOWNLIGHT SCONCES

DOORS: SOLID CORE WOOD / PANELED, PAINTED BRONZE TO MATCH WINDOWS

FASCIA, EAVES & GUTTERS: PAINTED TO MATCH ADJACENT MATERIAL / FINISH

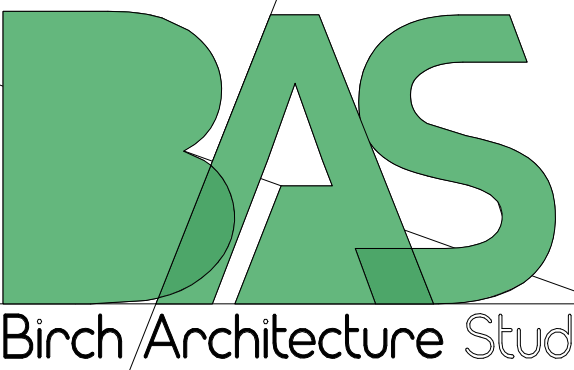
NOTE: METAL FASTENERS, FLASHING, AND OTHER MISCELLANEOUS EXPOSED METAL AND OTHER ITEMS NOT SPECIFICALLY IDENTIFIED ARE TO BE PAINTED TO MATCH ADJACENT SURFACES.



2 NORTH BUILDING ELEVATION
SCALE: 3/16" = 1'-0"

0' 3' 6' 12'
SCALE: 3/16" = 1'-0"

1822 E ROUTE 86
STE. A #203
GLENORA, CA 91740
N. 917.501.6040



NEW 2-STORY SINGLE FAMILY RESIDENCE

APN: 8636-017-023

PROJECT ADDRESS
445 CONIFER RD
GLENORA, CA 91741



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DRAWN BY NW, JM

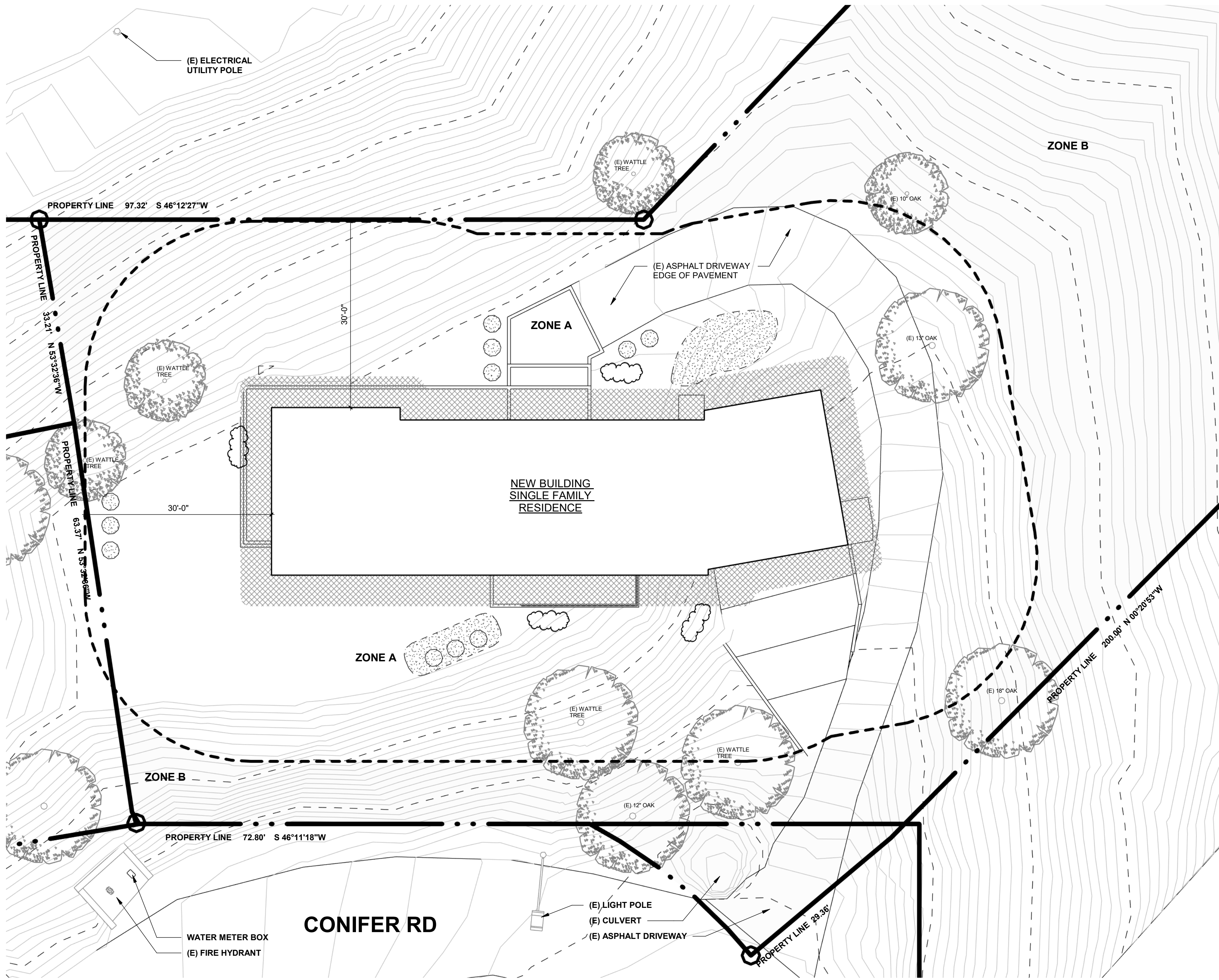
EXTERIOR ELEVATIONS,
EAST + NORTH

A2.2

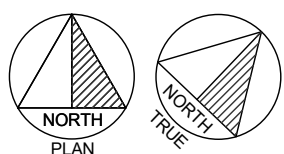
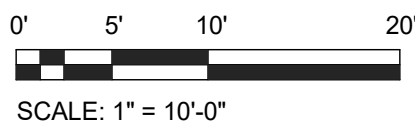
NEW 2-STORY SINGLE
FAMILY RESIDENCE

APN: 8636-017-023

PROJECT ADDRESS
445 CONIFER RD
GLENORA, CA 91741



1 FIRE MODIFICATION PLAN
SCALE: 1" = 10'-0"



VEGETATION LEGEND

- NO VEGETATION PROPOSED. USE GRAVEL/DECOMPOSED GRANITE, OR HARDSCAPE SURFACES PER PLAN, TYP.
- VEGETATION, PENNISETUM SETACEUM, FOUNTAIN GRASS, NO NEW LANDSCAPE PROPOSED, TYP.
- (E) TREES TO REMAIN - SEE NOTES IN PLANS FOR TYPE AND DIAMETER
- SMALL GROUND COVER: EMERALD CARPET / HIDCOTE

NOTES:

- ALL ALL PLANTS NEED TO BE DRAWN AT 75% MATURITY.
- EXISTING PLANTS TO BE EVALUATED AT TIME OF FINAL INSPECTION AND MAY BE REQUIRED TO BE REMOVED.
- NO MULCH OR ARTIFICIAL TURF WITHIN 5FT OF STRUCTURES.



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DRAWN BY	NW

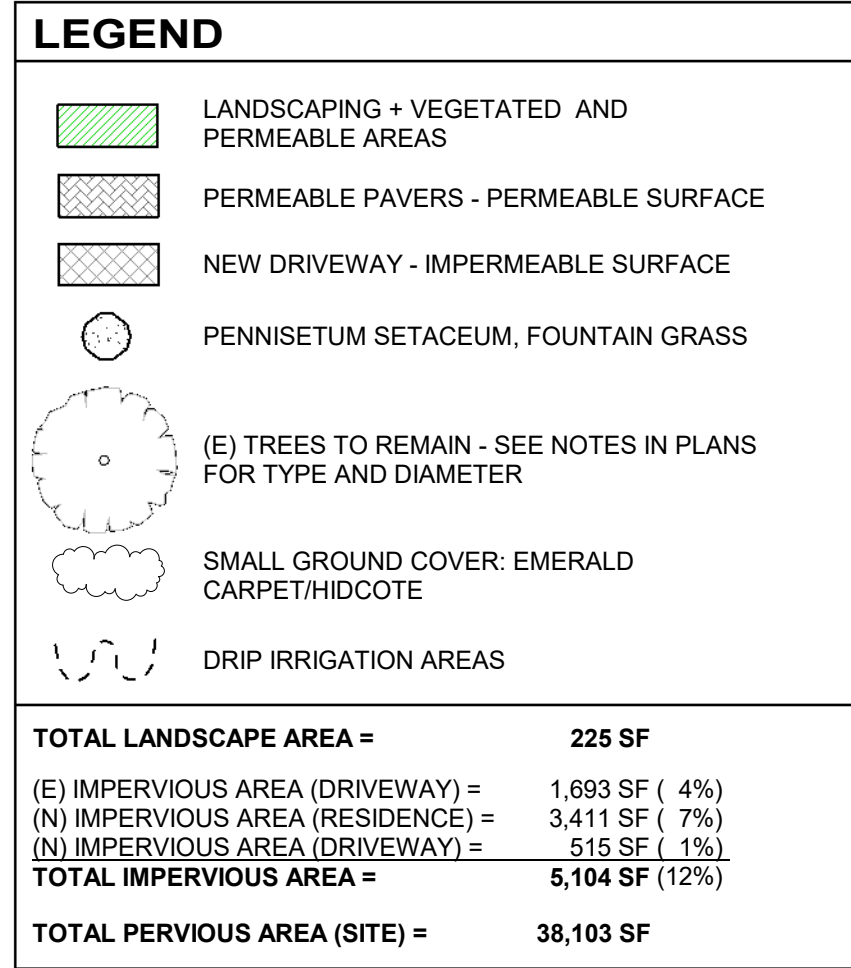
FUEL MODIFICATION PLAN

FM1.0

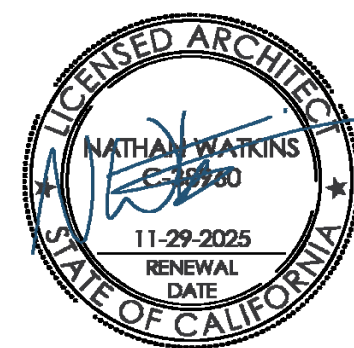
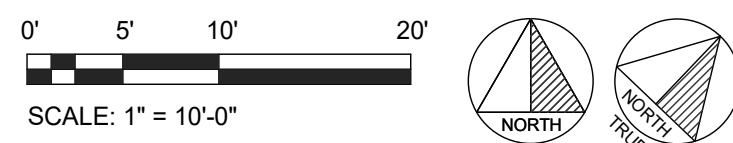
1. NO SUBSTITUTION OF PLANT SPECIES OR VARIETIES, OR THEIR SPECIFIED SIZES, SHALL BE ALLOWED. WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT, ANY INCORRECT SPECIES OR VARIETIES SHIPPED TO THE SITE, OR ANY PLAN REJECTED BY THE ARCHITECT FOR POOR SIZE OR QUALITY, SHALL BE RETURNED AT NO COST TO THE OWNER OR ARCHITECT. LANDSCAPE CONTRACTOR TO PROVIDE TO THE ARCHITECT PHOTOS OF ALL BOXED TREES FOR APPROVAL PRIOR TO SHIPMENT.
2. ALL NEW TREES PLANTED WITHIN 6' OF A SIDEWALK, CURB, PAVING, ETC. SHALL HAVE ROOT BARRIERS (18" DEEP) INSTALLED ALONG THE SOLID OBJECT FOR 5' IN EACH DIRECTION CENTERED ON THE TREE'S TRUNK.
3. PLANT QUANTITIES AND SQUARE FOOTAGES ARE APPROXIMATE ONLY AND LANDSCAPE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL PLANTINGS AS SHOWN.
4. ALL PLANTS SHALL BE INSPECTED BY THE ARCHITECT PRIOR TO ANY PLANTING OPERATIONS AND ANY NOT ACCEPTABLE PLANTS SHALL BE RETURNED AT NO COST TO THE OWNER OR ARCHITECT.
5. SEE 'PLANTING AND STAKING DETAIL': TRIPLE STAKE ALL BOXED TREES, STREET TREES SHALL BE PLANTED 18"-24" FROM EDGE OF SIDEWALK, WELL OUT OF FLOW LINE OF FILTER SWALES.

1. A MINIMUM OF 8" NON-MECHANICALLY COMPACTED TOPSOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN ALL PLANTED AREAS. INCORPORATE RSA (NITROLIZED REDWOOD SAWDUST) SOIL AMENDMENT INTO THE SOIL AT A MINIMUM DEPTH OF 8" AT A MINIMUM RATE OF 6 CY / 1,000 SF OR PER SPECIFIC AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT. LANDSCAPE CONTRACTOR SHALL SUBMIT A TOPSOIL SAMPLE. ONCE GRADING IS COMPLETE IN LANDSCAPE AREAS AND REQUIRED DEPTH TOPSOIL IS IN PLACE, SEND TO A LAB FOR SOIL TESTING (SEE MWLO REQUIREMENTS - IF REQUIRED) AND COMPLY WITH THE RESULTING RECOMMENDATIONS.
2. A MINIMUM 3" LAYER OF MULCH (SEE PLANTING SPECS.) SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN NO-MOW GRASS AREAS.
3. UPON COMPLETION OF THE INSTALLATION AND ALL REQUIREMENTS OF THE MWLO HAVE BEEN MET, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEERING DEVELOPMENT SERVICES INSPECTOR A COMPLETED AND SIGNED MWLO SCHEDULE A, "CERTIFICATE OF COMPLETION" SIGNED BY BOTH LANDSCAPE ARCHITECT AND LANDSCAPE CONTRACTOR.
4. THE CERTIFICATE OF COMPLETION SHALL BE ACCOMPANIED BY AN IRRIGATION AUDIT (BY AN INDEPENDENT IRRIGATION AUDITOR), AN IRRIGATION SCHEDULE AND A MAINTENANCE SCHEDULE, PROVIDED BY THE LANDSCAPE CONTRACTOR, AS DESCRIBED IN THE MWLO.

SYMBOL	PLANT DESCRIPTION + SPECIES	SIZE	WATER USE
<u>TREES</u>			
CC	MEDIUM, EVERGREEN, ROUND-HEADED SHADE TREES CINNAMOMUM CAMPHORA / CAMPHOR TREE	24" BOX	MOD.
PC	MEDIUM, DECIDUOUS, STREET TREES PISTACIA CHINENSIS 'KEITH DAVEY' / SELECTED CHINESE PISTACHE	24" BOX	LOW
JS	NARROW, EVERGREEN, CONIFEROUS TREES JUNIPERUS VIRGINIANA 'SKYROCKET' / SKYROCKET JUNIPER	24" BOX	LOW
LH	SMALL, DECIDUOUS, ACCENT, FLOWERING TREES LAGERSTROMIA HYBRID 'TUSCARORA' / HYBRID Crape Myrtle	24" BOX	LOW
PT	SMALL, DECIDUOUS, FLOWERING TREES PRUNUS CERACIFERA 'THUNDERCLOUD' / PUPLEAF FLOWERING PLUM	24" BOX	LOW
QA	LARGE, NATIVE, OAK TREES QUERCUS AGRIFOLIA / COAST LIVE OAK	24" BOX	VERY LOW
RM	SMALL, EVERGREEN, FLOWERING ENTRY ACCENT TREES RHAPHIOLEPIS 'MAJESTIC BEAUTY' / HYBRID FLOWERING INDIAN HAWTHORN	24" BOX	LOW
<u>SHRUBS + CLIMPING GRASSES</u>			
	MEDIUM TO LARGE SHRUBS	5 GAL.	LOW
CJ	CEANOTHUS 'JULIA PHELPS' / CA LILAC		
DV	DODONAEA VISCOSA 'PURPUREA' / PURPLE HOPSEED BUSH		
SL	SALVIA LEUCANTHA / MEXICAN SAGE		
XS	XYLOSMA CONGESTUM / SHINNY XYLOSMA		
	LOW TO MEDIUM SHRUBS + GRASSES	5 GAL.	LOW
AA	OSTEOSPERMUM ACKONIS 'OSTICA' / PINK AFRICAN DAISY		
AW	ABUTILON 'HYBRID WHITE OR PINK' / FLOWERING MAPLE		
BT	BERBERIS THUNBERGIA 'ATROPURPUREA' / REDLEAF JAPANESE BARBERRY		
CH	COTONEASTER HORIZONTALIS / SPREADING COTONEASTER		
DB	DIETES BICOLOR / YELLOW FORTNIGHT LILLY		
MR	MUHLBERGIA RIGINS / DEER GRASS		
ND	NANDINA DOMESTICA 'FIRE POWER' / HEAVENLY BAMBOO		
PL	PLUMBAGO AURICULATA 'IMPERIAL BLUE' / CAPE PLUMBAGO		
WW	RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF INDIAN HAWTHORN		
	WESTRINGIA FRUITICOSA 'WYNYABIE GEM' / NEW ZEALAND ROSEMARY		
<u>GROUND COVERS</u>			
	LARGE AREA GROUND COVERS	1 GAL.	LOW
	COPROSMA KIRKII / SPREADING COPROSMA		
	COTONEASTER DAMMERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER		
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' OR 'DAVIS' / SPREADING MYOPORUM		
	ROSMARINUS OFFICINALIS 'PROSTRATA' / PROSTRATE ROSEMARY		
	SMALL AREA GROUND COVERS	1 GAL.	LOW
	ARCTOSTAPHYLOS 'EMERALD CARPET' / SPREADING MANZANITA		
	LAVENDULA ANGUSTIFOLIA 'HIDCOTE' / LOW GROWING LAVENDER		
<u>BIOSWALE + BIORETENTION AREAS GROUND COVER</u>			
	VEGETATED SWALES AND BIO-RETENTION AREAS		
	RED, TENDUW AND HARD NATIVE FESCUE GRASSES / 'NO-MOW'		
	CAREX TUMIDICOLA / BERKELEY SEDGE	SEED	LOW
	* ALSO PROVIDE BID FOR SOD AND IT'S INSTALLATION		



SCALE: 1" = 10'-0"



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10/23/2024		CONCEPT REVIEW
2/21/2025	1	NO REVISIONS
3/20/2025	2	NO REVISIONS
8/26/2025		DEVELOPMENT PLAN REVIEW

PROJECT NO. 202404

LANDSCAPE PLAN

L1.0

GENERAL NOTES:

- BIRCH ARCHITECTURE STUDIO, INC IS NOT RESPONSIBLE OR LIABLE FOR CHANGES MADE BY THE CLIENT, HISHER CONTRACTORS OR SUBCONTRACTORS TO ANY PLAN, SPECIFICATION OR OTHER CONSTRUCTION DOCUMENT PREPARED BY BIRCH ARCHITECTURE STUDIO, INC WITHOUT OBTAINING THE ENGINEER'S PRIOR WRITTEN CONSENT.
- THE DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE GOVERNED BY THE DIMENSIONS SHOWN ON THE DRAWINGS OR CALCULATIONS. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS SHOWN ON AND BRING DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION SHALL CONFORM TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS AND STANDARD PLANS (DATED JULY 1992 OR LATER).
- FOR ANY WORK TO BE PERFORMED ON THE RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE PERMITTING AGENCY, BEFORE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE PERMITTING AGENCY'S CONSTRUCTION INSPECTOR 48 HOURS BEFORE STARTING WORK. (SEE "INSPECTIONS" BELOW FOR REQUIRED NOTIFICATIONS AND APPROVALS.)
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.), CALL TOLL-FREE (800) 642-2444 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER EXISTING BURIED UTILITIES WITH UTILITY OWNER TO VERIFY LOCATIONS AND ELEVATION OF UTILITIES. BURIED UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, AND TELEPHONE. ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
- THE PERMITTING AGENCY MAY REQUIRE ADDITIONAL WORK OR FACILITIES IN THE COURSE OF THE CONSTRUCTION OF PROJECT IN ORDER FOR THE IMPROVEMENTS TO REASONABLY PROVIDE FOR THE INTENDED FUNCTION OR FOR PUBLIC SAFETY.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING FACILITIES AND IMPROVEMENTS FROM DAMAGE RESULTING FROM HIS WORK. ANY DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO PLACING ORDERS FOR MATERIALS, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER. THE ENGINEER SHALL REVIEW AND RESPOND TO SUBMITTALS WITHIN 5 BUSINESS DAYS.
- THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE DERIVED FROM RECORD DATA AND HAVE NOT BEEN VERIFIED.
- TOPOGRAPHIC INFORMATION ON THESE DRAWINGS REPRESENT THE APPROXIMATE SURFACE CONDITIONS TO BE FOUND AT THE PROJECT LOCATION AS OF MAY 2016, PROVIDED BY RSA CONSULTING CIVIL ENGINEERS + SURVEYORS +
- ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND APPROVED PRIOR TO ROAD SURFACING.
- ROADWAY IMPROVEMENTS MAY REQUIRE A GRADING PERMIT FROM THE PERMITTING AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOT REQUIRED UNDER SECTION 3306.2 OF THE CURRENTLY ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.
- RESTORATION OF EXISTING SURFACING DUE TO CONSTRUCTION OF TRENCHES SHALL BE GOVERNED BY THE CONDITIONS IN THE ROAD ENCROACHMENT PERMIT.

UTILITY NOTES:

- ALL EXISTING UTILITIES TO REMAIN IN THE WORK AREA SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITIES UNLESS NOTED OTHERWISE.
- WHERE POSSIBLE AND WHERE SEPARATION STANDARDS CAN BE MET, UTILITIES CAN BE INSTALLED IN COMMON TRENCHES. THE CONTRACTOR SHALL VERIFY BEDDING AND BACKFILL DETAILS WITH THE ENGINEER WHERE COMMON TRENCHING IS DESIRED.
- CONTRACTOR SHALL EXPOSE, BY POT HOLING, AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, PW LINES AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.
- ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL OSHA REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION. SEE GENERAL NOTES.
- PIPELINE DEPTH OF BURY:
 - GRAVITY LINE-TO ELEVATION NOTED, 1.5 FEET MIN. IN LANDSCAPED AREAS, 2 FEET GRAVITY LINE-TO ELEVATION NOTED, 1.5 FEET MIN. IN LANDSCAPED AREAS, 2 FEET IN ALL OTHER AREAS. UNLESS NOTED OTHERWISE
 - FIRE PROTECTION/WATER-3 FEET MIN, UNLESS NOTED OTHERWISE FIRE PROTECTION/WATER-3 FEET MIN, UNLESS NOTED OTHERWISE
- SEPTIC FORCE MAIN- 2.5 FEET MIN, UNLESS NOTED OTHERWISE SEPTIC FORCE MAIN- 2.5 FEET MIN, UNLESS NOTED OTHERWISE
- SLOPE FOR GRAVITY LINES = 0.02 MIN, UNLESS NOTED OTHERWISE SLOPE FOR GRAVITY LINES = 0.02 MIN, UNLESS NOTED OTHERWISE
- ALL UTILITY CROSSINGS ARE TO HAVE A MIN OF 6" SEPARATION AS MEASURED FROM THE OUTSIDE EDGE OF ALL PIPES.
- WHENEVER A WATER MAIN IS TO CROSS A SEWER FORCE MAIN, THE WATER MAIN SHALL BE INSTALLED A MINIMUM OF 1 FOOT ABOVE THE SEWER LINE WHERE POSSIBLE AND SHALL BE OF DUCTILE IRON OR AWWA C-900 CLASS 200 PVC WITH NO JOINTS WITHIN 9 FEET ON EACH SIDE OF THE FORCE MAIN. IF THE WATER MAIN CROSSES SEWER LINE CLOSER THAN 1 FOOT, THE WATER MAIN SHALL BE COMPLETELY ENCASED IN CLASS B CONCRETE FOR THE SAME DISTANCE SPECIFIED ABOVE.
- THE HORIZONTAL DISTANCE BETWEEN PUBLIC PRESSURE WATER MAINS AND SEWER LINES SHALL BE AT LEAST 10 FEET.
- IF THERE IS A SITUATION WHERE A SEWER LINE MUST CROSS ABOVE A WATER LINE, OR WHERE HORIZONTAL DISTANCE BETWEEN PRESSURE WATER MAINS AND SS LINES SHALL BE AT LEAST 10 FEET, THE DESIGN MUST CONFORM TO STATE AND LOCAL HEALTH AND BE APPROVED BY BOTH THE COUNTY PUBLIC HEALTH SERVICES DEPARTMENT AND STATE HEALTH DEPARTMENT.
- GRAVITY SEWER LINES AND PRESSURE FORCE MAINS SHALL BE CONSTRUCTED USING MANUFACTURER'S STANDARD FITTINGS FOR THE PIPE SYSTEM SPECIFIED. FITTINGS USED SHALL PROVIDE FOR SMOOTH, UNIFORM TRANSITIONS IN SIZE, DIRECTION AND WHEN PIPES JOIN, THE USE OF 90 DEGREE BENDS AND TEES NOT BE ALLOWED UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
- ALL BURIED METAL VALVES AND FITTINGS REQUIRE PROTECTIVE COATINGS.
- SEWER LINES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
- ALL (E) UTILITIES WHICH MUST BE REMOVED IN ORDER FOR SUB-GRADE PREPARATION SHALL BE REPLACED FOLLOWING SUB-GRADE COMPLETION. UTILITIES SHALL BE REPLACED USING THE SAME SIZE AND MATERIAL AS (E).
- CLEANOUTS SHALL BE, PROVIDED ON GRAVITY SEWER PIPES PER UNIFORM PLUMBING CODE AT A MINIMUM FOR EVERY 135' IN BENDS AND AT BUILDING EXIT.
- TRAPS AND VENTING SHALL BE PROVIDED AS REQUIRED IN THE PLUMBING CODE.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

GENERAL

- PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH CONTRA COSTA COUNTY AND CALIFORNIA CODE.
- THE APPROVED PLANS SHALL CONFORM WITH THE GOVERNMENT AGENCY'S EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) GUIDE AS POSTED ON THE GOVERNMENT AGENCY WEBSITE.
- THE OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR ROUND. WORK SITES WITH INADEQUATE EROSION AND SEDIMENT CONTROL MAY BE SUBJECT TO A STOP WORK ORDER.
- IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED HEREIN OR MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.
- AT ALL TIMES THE OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE STATE OF CALIFORNIA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY. CONSTRUCTION ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO CLEARING, GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITIES INVOLVING REMOVAL AND REPLACEMENT.

RAINY SEASON OPERATIONS

- THE OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 15 - APRIL 15). CONSTRUCTION GRADING AND DRAINAGE IMPROVEMENT SHALL BE PERMITTED DURING THE RAINY SEASON ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH SCC CHAPTER 11 AND 11A. STORM WATER BMP'S PERFORMING AGENCY, BEFORE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE PERMITTING AGENCY'S CONSTRUCTION INSPECTOR 48 HOURS BEFORE STARTING WORK. (SEE "INSPECTIONS" BELOW FOR REQUIRED NOTIFICATIONS AND APPROVALS.)
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.), CALL TOLL-FREE (800) 642-2444 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER EXISTING BURIED UTILITIES WITH UTILITY OWNER TO VERIFY LOCATIONS AND ELEVATION OF UTILITIES. BURIED UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, AND TELEPHONE. ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
- THE PERMITTING AGENCY MAY REQUIRE ADDITIONAL WORK OR FACILITIES IN THE COURSE OF THE CONSTRUCTION OF PROJECT IN ORDER FOR THE IMPROVEMENTS TO REASONABLY PROVIDE FOR THE INTENDED FUNCTION OR FOR PUBLIC SAFETY.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING FACILITIES AND IMPROVEMENTS FROM DAMAGE RESULTING FROM HIS WORK. ANY DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO PLACING ORDERS FOR MATERIALS, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER. THE ENGINEER SHALL REVIEW AND RESPOND TO SUBMITTALS WITHIN 5 BUSINESS DAYS.
- THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE DERIVED FROM RECORD DATA AND HAVE NOT BEEN VERIFIED.
- TOPOGRAPHIC INFORMATION ON THESE DRAWINGS REPRESENT THE APPROXIMATE SURFACE CONDITIONS TO BE FOUND AT THE PROJECT LOCATION AS OF MAY 2016, PROVIDED BY RSA CONSULTING CIVIL ENGINEERS + SURVEYORS +
- ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND APPROVED PRIOR TO ROAD SURFACING.
- ROADWAY IMPROVEMENTS MAY REQUIRE A GRADING PERMIT FROM THE PERMITTING AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOT REQUIRED UNDER SECTION 3306.2 OF THE CURRENTLY ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.
- RESTORATION OF EXISTING SURFACING DUE TO CONSTRUCTION OF TRENCHES SHALL BE GOVERNED BY THE CONDITIONS IN THE ROAD ENCROACHMENT PERMIT.

YEAR ROUND REQUIREMENTS

- DURING THE NON-RAINY SEASON, ON ANY DAY WHEN THE NATIONAL WEATHER SERVICE FORECAST IS A CHANCE OF RAIN OF 30% OR GREATER WITHIN THE NEXT 24 HOURS, STORM WATER BMP'S REFINED IN GOVERNMENT AGENCY'S BEST MANAGEMENT PRACTICES GUIDE SHALL BE IMPLEMENTED, INSTALLED, AND FUNCTIONAL ON THE SITE TO PREVENT SOIL AND OTHER POLLUTANT DISCHARGES. AT ALL OTHER TIMES, BMP'S SHALL BE STORED ON SITE IN PREPARATION FOR INSTALLATION PRIOR TO RAIN EVENTS.
- EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER BEFORE FORECASTED STORM EVENTS AND AFTER STORM EVENTS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT HAVE FAILED OR ARE NO LONGER EFFECTIVE SHALL BE PROMPTLY REPLACED. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
- THE LIMITS OF GRADING SHALL BE DEFINED AND MARKED ON SITE TO PREVENT DAMAGE TO SURROUNDING VEGETATION. PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO THE MAXIMUM EXTENT PRACTICABLE. ANY EXISTING VEGETATION WITHIN THE LIMITS OF GRADING THAT IS TO REMAIN UNDISTURBED BY THE WORK SHALL BE IDENTIFIED AND PROTECTED FROM DAMAGE BY MARKING, FENCING, OR OTHER MEASURES.
- CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS AND SHALL BE NOTED ON THE PLAN.
- DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PREVENTED USING SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBONS, METALS, CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, HERBICIDES, CHEMICALS, HAZARDOUS WASTE, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER, AND CHLORINATED WATER.
- ENTRANCES TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY RIGHT-OF-WAY, SUCH AS ROADWAYS AND SIDEWALKS, SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT, AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AT THE END OF EACH WORKING DAY OR MORE OFTEN AS NECESSARY.
- ALL DISTURBED AREAS SHALL BE PROTECTED BY USING EROSION PREVENTION MEASURES TO THE MAXIMUM EXTENT PRACTICABLE, SUCH AS ESTABLISHING VEGETATION COVERAGE, HYDROSEEDING, STRAW MULCH, GEOTEXTILES, PLASTIC COVERS, BLANKETS OR MATS. TEMPORARY OR PERMANENT REVEGETATION SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER VEGETATION REMOVAL BUT IN ALL CASES PRIOR TO OCTOBER 15. PRIOR TO FINAL INSPECTION, ALL DISTURBED AREAS SHALL BE REVEGETATED OR LANDSCAPING SHALL BE INSTALLED.
- WHENEVER IT IS NOT POSSIBLE TO USE EROSION PREVENTION MEASURES ON EXPOSED SLOPES, SEDIMENT CONTROL DEVICES SUCH AS FIBER ROLLS AND SILT FENCES SHALL BE INSTALLED TO PREVENT SEDIMENT MIGRATION. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHED AND KEYED INTO THE SOIL AND INSTALLED ON CONTOUR. SILT FENCES SHALL BE INSTALLED APPROXIMATELY 2 TO 5 FEET FROM TOE OF SLOPE.
- HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER TO THE EXPOSED SLOPE. SECOND, EVENLY APPLY MULCH OVER THE SEED AND FERTILIZER. THIRD, STABILIZE THE MULCH IN PLACE. AN EQUIVALENT SINGLE STEP PROCESS, WITH SEED, FERTILIZER, WATER, AND BONDED FIBERS IS ACCEPTABLE. APPLICATIONS SHALL BE BROADCAST MECHANICALLY OR MANUALLY AT THE RATES SPECIFIED BELOW. SEED MIX AND FERTILIZER SHALL BE WORKED INTO THE SOIL BY ROLLING OR TAMPING. IF STRAW IS USED AS MULCH, STRAW SHALL BE DERIVED FROM WHEAT, RICE, OR BARLEY AND BE APPROXIMATELY 6 TO 8 INCHES IN LENGTH. STABILIZATION OF MULCH SHALL BE DONE HYDRAULICALLY BY APPLYING AN EMULSION OR MECHANICALLY BY CRIMPING OR PUNCHING THE MULCH INTO THE SOIL. EQUIVALENT METHODS AND MATERIALS MAY BE USED ONLY IF THEY ADEQUATELY PROMOTE VEGETATION GROWTH AND PROTECT EXPOSED SLOPES.

MATERIALS	APPLICATION RATE (POUNDS PER ACRE)
SEED MIX	
Bromus mollis (STORM WATER BROME)	40
Trifolium hirtum (HYKON ROSE CLOVER)	20
FERTILIZER	
16-20-0 & 15% SULPHUR	500
MULCH	
STRAW	4000
HYDRAULIC STABILIZING*	
M-BINDER OR SENTINEL	75-100
EQUVALENT MATERIAL	PER MANUFACTURER
*NON-ASPHALTIC, DERIVED FROM PLANTS	

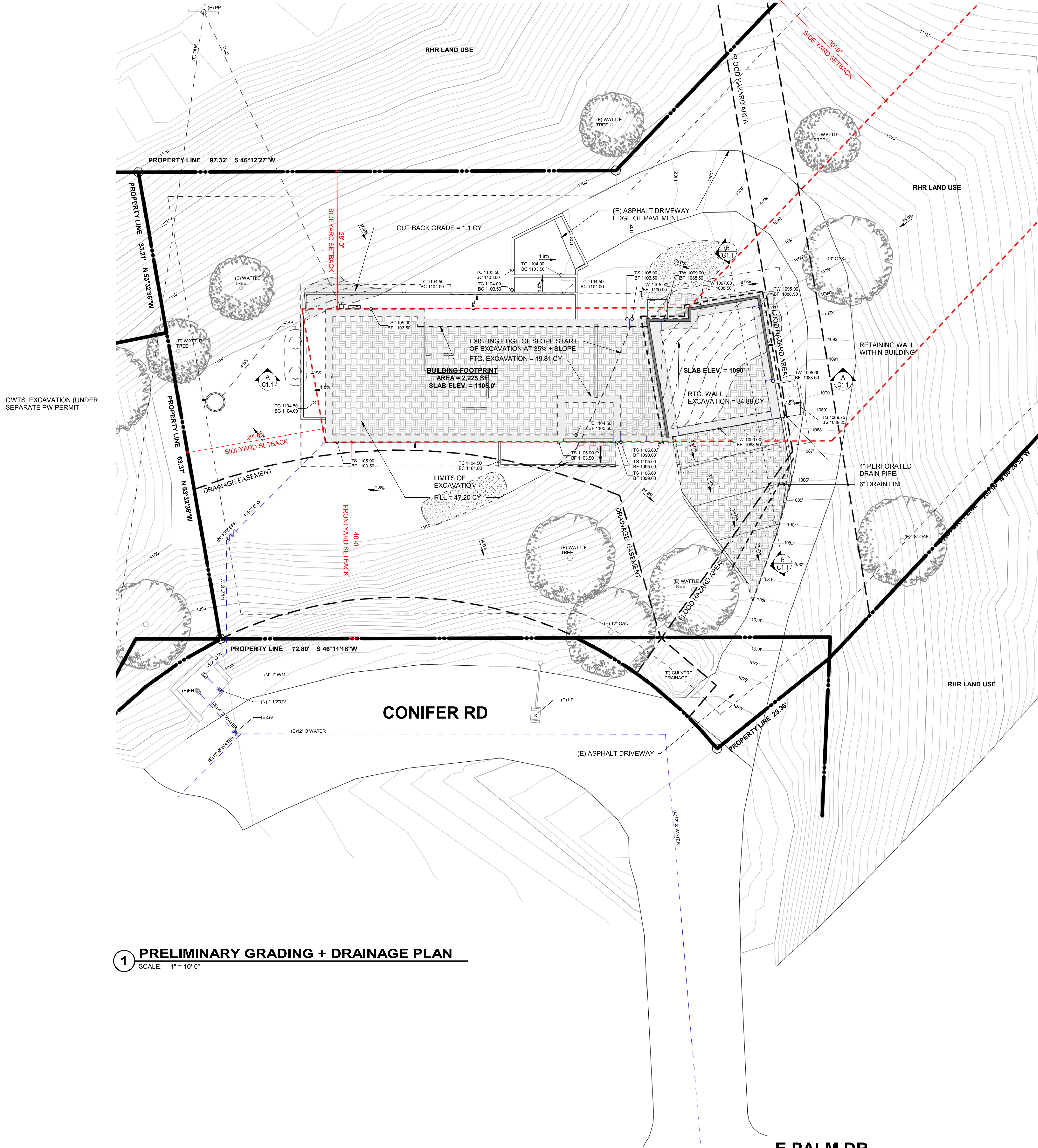
- STORM CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
- STORM DRAIN INLETS SHALL BE PROTECTED FROM POTENTIAL POLLUTANTS UNTIL DRAINAGE CONVEYANCE SYSTEMS ARE FUNCTIONAL AND CONSTRUCTION HAS BEEN COMPLETED.
- ENERGY DISSIPATORS SHALL BE INSTALLED AT STORM DRAIN OUTLETS WHICH MAY CONVEY EROSION STORM WATER FLOW.
- SOIL, MATERIAL STOCKPILES, AND FERTILIZING MATERIAL SHALL BE PROPERLY PROTECTED TO MINIMIZE SEDIMENT AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.
- SOLID WASTE, SUCH AS TRASH, DISCARDED BUILDING MATERIALS AND DEBRIS, SHALL BE PLACED IN DESIGNATED COLLECTION AREAS OR CONTAINERS. THE CONSTRUCTION SITE SHALL BE CLEARED OF SOLID WASTE DAILY OR AS NECESSARY. REGULAR REMOVAL AND PROPER DISPOSAL SHALL BE COORDINATED BY THE CONTRACTOR.
- CONCRETE WASHOUT AREA, SUCH AS A TEMPORARY PIT, SHALL BE DESIGNATED TO CLEAN CONCRETE TRUCKS AND TOOLS. AT NO TIME SHALL CONCRETE PRODUCTS AND WASTE BE ALLOWED TO ENTER COUNTY WATERWAYS SUCH AS CREEKS OR STORM DRAINS. NO WASHOUT OF CONCRETE, MORTAR MIXERS, OR TRUCKS SHALL BE ALLOWED ON SOIL.
- PROPER APPLICATION, CLEANING, AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL BE CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS.
- TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED AND MAINTAINED DURING CONSTRUCTION ACTIVITIES TO PREVENT THE DISCHARGE OF POLLUTANTS.
- APPROPRIATE VEHICLE STORAGE, FUELING, MAINTENANCE, AND CLEANING AREAS SHALL BE DESIGNATED AND MAINTAINED TO PREVENT DISCHARGE OF POLLUTANTS.

REQUIRED FIRE PROTECTION NOTES

- NUMERICAL ADDRESS SHALL BE POSTED AT THE PUBLIC ROADWAY AND ANY OTHER INTERSECTIONS OR RESIDENTIAL ROADWAY. HEIGHT AND NUMBERS SHALL BE A MINIMUM OF 4 INCHES REFLECTIVE, OR ON A CONTRASTING BACK GROUND, AND / OR ILLUMINATED. SEE DETAIL #14 OF THE CONTRA COSTA COUNTY FIRE STANDARDS.
- DEFENSIBLE SPACE FOR WILDFIRE SHALL BE A MINIMUM OF 100 FEET AROUND ALL STRUCTURES OR TO THE PROPERTY LINES. GREATER CLEARANCE MAYBE REQUIRED UPON INSPECTION AS DETERMINED DUE TO SLOPE AND FUEL LOADS.
- OVERHEAD CLEARANCE OF TREE LIMBS AND BRUSH ALONG THE ENTIRE LENGTH OF THE DRIVEWAY SHALL BE A MINIMUM OF 13 FEET 6 INCH VERTICAL CLEARANCE. SEE DETAIL #8 OF CONTRA COSTA CO. FIRE STANDARDS.
- HORIZONTAL DEFENSIBLE SPACE CLEARANCE SHALL BE A MINIMUM OF 10 FEET ON EACH SIDE OF THE DRIVEWAY. SEE DETAIL #8 OF THE CONTRA COSTA COUNTY FIRE STANDARDS.
- THE WATER STORAGE REQUIRED FOR DOMESTIC USE SHALL BE IN ADDITION TO THE REQUIRED STORAGE FOR FIRE PROTECTION AND ALL PIPES OR VALVES REQUIRED FOR DOMESTIC USE SHALL BE INSTALLED TO THE TANK ABOVE THE LEVEL DESIGNATED FOR FIRE PROTECTION PURPOSES ONLY. SWIMMING POOLS ARE AN ACCEPTABLE USE FOR FIRE PROTECTION. SEE DETAILS #3 OR #5 OF THE CONTRA COSTA COUNTY FIRE STANDARDS.
- THE FIRE HYDRANT SHALL BE LOCATED NO CLOSER THAN 30 FEET AND NO FURTHER THAN 150 FEET FROM THE RESIDENCE OR BUILDING. THE FIRE HYDRANT SHALL BE LOCATED CENTERED IN A TURNOUT AREA AND SHALL BE WITHIN 5 FEET TO THE EDGE OF CURB OR DRIVEWAY. THE HYDRANT OUTLET MUST BE WITHIN 24 INCHES TO 36 INCHES ABOVE THE FINISHED GRADE OF THE TURNOUT AREA. SEE DETAILS #2 & #3 OF THE CONTRA COSTA COUNTY FIRE STANDARDS. NOTE: THE FIRE HYDRANT TURNOUT LOCATION SHALL BE ESTABLISHED IN AN AREA SEPARATE FROM THE FIRE APPARATUS TURN AROUND AREA. THE FIRE HYDRANT TURNOUT AREA IS FOR FIRE APPARATUS TO BE PARKED DURING DRAFTING OPERATIONS AND SHALL NOT INTERFERE WITH THE FIRE APPARATUS ACCESS TO AND FROM THE STRUCTURE.
- WET DRAFT HYDRANTS SHALL BE PAINTED 'RED' AND SHALL HAVE 1 INCH 'WHITE' LETTERS 'RED' AND SHALL HAVE 1 INCH 'WHITE' LETTERS AND SHALL HAVE 1 INCH 'WHITE' LETTERS 'WHITE' LETTERS POSTED ON IT TO READ: 'WET DRAFT' SEE DETAIL #2 & #3 OF THE CONTRA COSTA COUNTY FIRE WET DRAFT' SEE DETAIL #2 & #3 OF THE CONTRA COSTA COUNTY FIRE SEE DETAIL #2 & #3 OF THE CONTRA COSTA COUNTY FIRE STANDARDS.
- A 'BLUE DOT REFLECTOR' SHALL BE ADJACENT TO ALL HYDRANTS. SEE DETAILS #2 & #3 OF BLUE DOT REFLECTOR' SHALL BE ADJACENT TO ALL HYDRANTS. SEE DETAILS #2 & #3 OF THE STANDARDS.
- BOLLARD PROTECTION IS REQUIRED AT ALL HYDRANTS. SEE DETAILS #2 & #3 OF THE STANDARDS.

GRADING AND DRAINAGE NOTES

- PERFORM GRADING AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH CONTRA COSTA COUNTY AND CALIFORNIA CODE AND TO THE RECOMMENDATIONS OF THE SOILS ENGINEER.
- ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD UPON DISCOVERING DISCREPANCIES, ERRORS, OR OMISSIONS IN THE PLANS. PRIOR TO PROCEEDING, THE OWNER SHALL HAVE THE PLANS REVISED TO CLARIFY IDENTIFIED DISCREPANCIES, ERRORS, OR OMISSIONS. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED WITHOUT THE WRITTEN APPROVAL OF THE CONTRA COSTA COUNTY. PROPOSED MODIFICATIONS TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE PERMIT AUTHORITY IN WRITING, TOGETHER WITH ALL NECESSARY TECHNICAL INFORMATION AND DESIGN DETAILS.
- THE GRADING/DRAINAGE PERMIT AND AN APPROVED COPY OF THE GRADING/DRAINAGE PLANS SHALL BE MAINTAINED ON THE PROJECT SITE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
- CONTRA COSTA MAY ORDER THAT ANY WORK STOP IMMEDIATELY IF IT IS PERFORMED CONTRARY TO CONTRA COSTA COUNTY CODE, THE APPROVED PLANS AND SPECIFICATIONS, PERMIT CONDITIONS, OR ANY WORK THAT HAS BECOME HAZARDOUS TO PROPERTY OR THE PUBLIC. A GRADING/DRAINAGE PERMIT MAY BE SUSPENDED, REVOKED, OR MODIFIED BY CONTRA COSTA COUNTY.
- ISSUANCE OF A GRADING/DRAINAGE PERMIT BY CONTRA COSTA COUNTY DOES NOT ELIMINATE THE RESPONSIBILITY OF THE OWNER TO SECURE PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK ON THESE PLANS. FAILURE TO OBTAIN ALL REQUIRED PERMITS MAY RESULT IN FINES FROM THE RESPECTIVE AGENCY.
- ISSUANCE OF A PERMIT BY CONTRA COSTA COUNTY TO CONSTRUCT A DAM OR A RESERVOIR DOES NOT ELIMINATE THE RESPONSIBILITY OF THE OWNER TO SECURE PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES INCLUDING THE CALIFORNIA DIVISION OF SAFETY OF DAMS WHEN WORK FALLS UNDER STATE JURISDICTION. FAILURE TO OBTAIN OTHER PERMITS MAY RESULT IN FINES FROM THE RESPECTIVE AGENCY.
- EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE AND LOCATED THROUGHOUT THE SITE SHALL REMAIN OPEN AND CLEAR OF DEBRIS TO PROPERLY CONVEY STORM WATER. IF EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE ARE LOCATED IN THE COUNTY RIGHT-OF-WAY AND NEED MAINTENANCE, CONTACT THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS FOR FURTHER ASSISTANCE. IN ANY EVENT, THE OWNER AND/OR CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO CONSTRUCTING NATURAL DRAINAGE PATTERNS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.), TOLL FREE AT 1-800-227-2600, AT LEAST TWO WORKING DAYS BUT NOT MORE THAN 14 CALENDAR DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER RELEVANT UTILITIES TO VERIFY THEIR LOCATION AND ELEVATION. IF UNEXPECTED OR CONFLICTING UTILITIES ARE ENCOUNTERED DURING EXCAVATION, NOTIFY U.S.A. THE UTILITY OWNER, AND/OR THE ENGINEER OF RECORD IMMEDIATELY. UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE/TV. IF PRACTICAL, THE EXCAVATOR SHALL DELINEATE WITH WHITE PAINT OR OTHER SUITABLE MARKINGS THE AREA TO BE EXCAVATED.
- IN THE EVENT CULTURAL RESOURCES (I.E. HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL) ARE DISCOVERED DURING CONSTRUCTION, ALL WORK SHALL BE HALTED WITHIN THE VICINITY OF THE FIND. THE NORTHWEST INFORMATION CENTER SHALL BE NOTIFIED AT (707) 664-0880. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. ADDITIONAL MITIGATION MAY BE REQUIRED BY THE COUNTY PER THE U.S.A. THE UTILITY OWNER, AND/OR THE ENGINEER OF RECORD IMMEDIATELY. UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE/TV. IF PRACTICAL, THE EXCAVATOR SHALL DELINEATE WITH WHITE PAINT OR OTHER SUITABLE MARKINGS THE AREA TO BE EXCAVATED.
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- IN THE EVENT CULTURAL RESOURCES (I.E. HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL) ARE DISCOVERED DURING CONSTRUCTION



1 PRELIMINARY GRADING + DRAINAGE PLAN
SCALE: 1" = 10'-0"

- NOTES**
1. THE SLAB AREA SHOULD BE REMOVED AND RECOMPACTED TO A DEPTH OF 12" BELOW THE PAD GRADE. ALL PROPOSED FOOTINGS FOR THE MAIN HOUSE AND THE GARAGE SHOULD BE FOUNDED INTO COMPETENT BEDROCK MATERIALS
 2. GARAGE AND DRIVEWAY, IT IS RECOMMENDED THAT ALL THE SOIL MATERIAL BE REMOVED TO A DEPTH OF ONE (1) FOOT BELOW THE PROPOSED GRADES OR TO COMPETENT BEDROCK
 3. COMPETENT BEDROCK EXPOSED WITHIN APPROVED AREAS FOR FILL PLACEMENT SHOULD BE SCARIFIED MINIMUM DEPTH OF 6 TO 8-INCHES
 4. 3/4" CLASS II BASE ROCK, COMPACTED TO 90% RC
 5. SEE STRUCTURAL DRAWINGS FOR CONCRETE INFORMATION

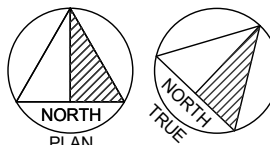
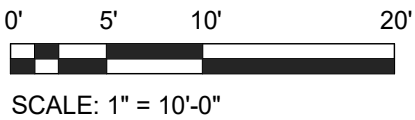
LEGEND

SITE AREA x SITE GRADED + 100% = GRADED %
42,688.80 SF x 3,567.19 SF + 100% = **8.36%**

[Symbol]	AREAS OF CUT GRADE
[Symbol]	AREAS OF IMPORT FILL

SITE TOPOGRAPHY SCHEDULE

CUT	FILL	NET CUT/FILL
±86.06 CY	±98.07 CY (IMPORT)±12.00 CY	



**NEW 2-STORY SINGLE
FAMILY RESIDENCE**

APN: 8636-017-023

PROJECT ADDRESS
445 CONIFER RD
GLENORA, CA 91741

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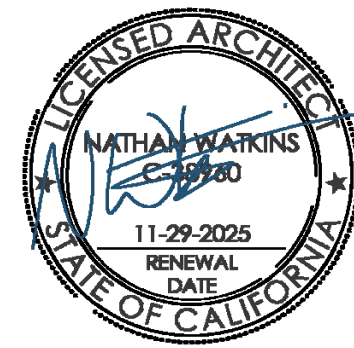
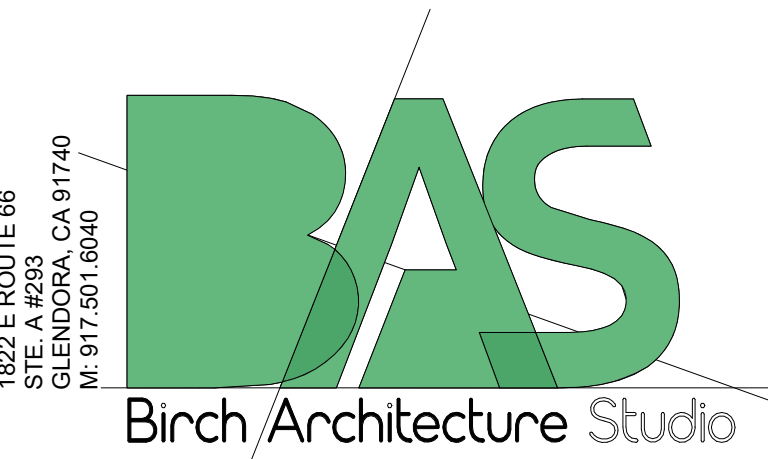
SUBMITTALS/REVISIONS

10/23/2024	CONCEPT REVIEW
8/26/2025	DEVELOPMENT PLAN REVIEW

DATE	8/26/2025
PROJECT NO.	202404
DRAWN BY	NW

**PRELIMINARY GRADING,
DRAINAGE + UTILITY PLAN**

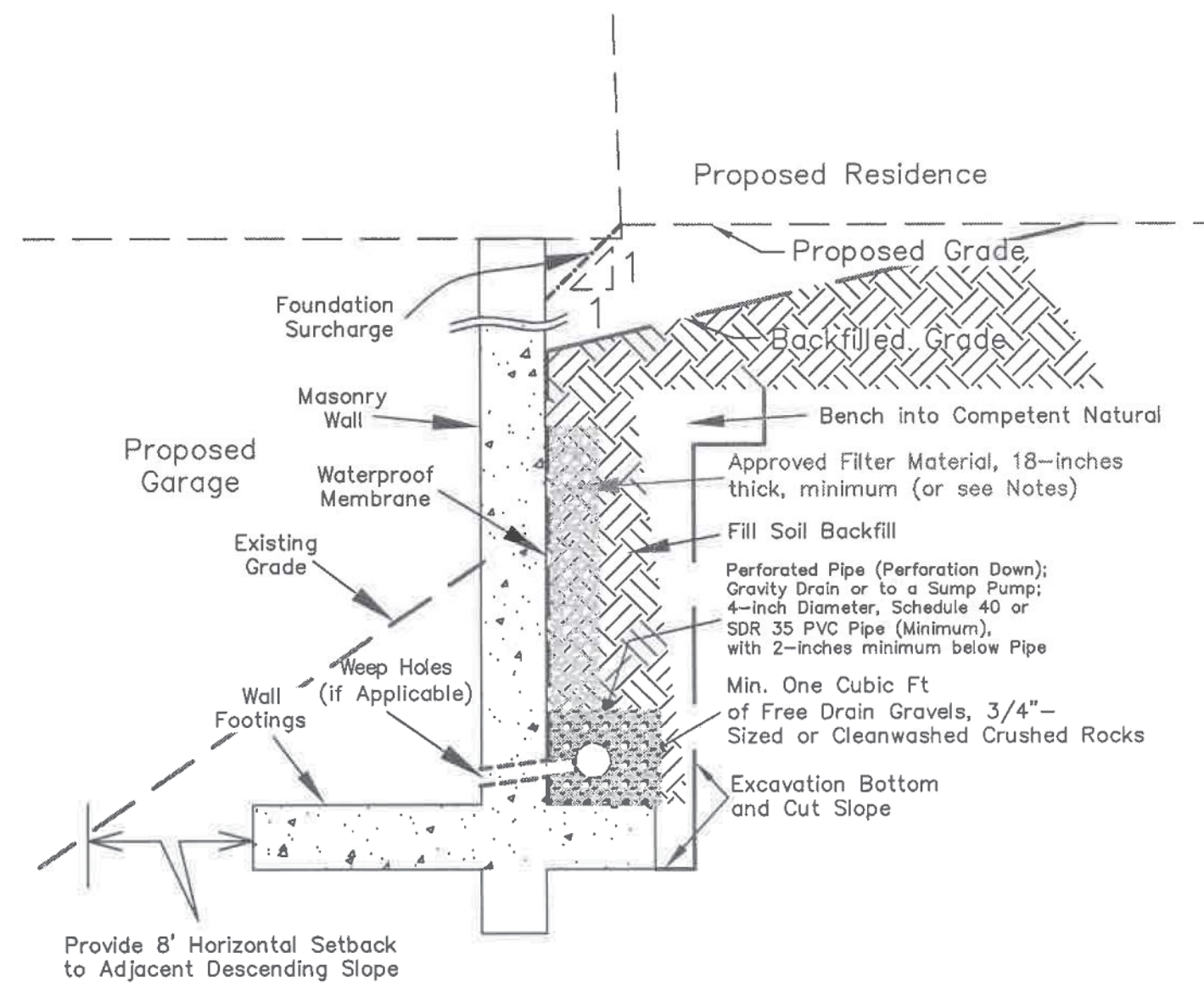
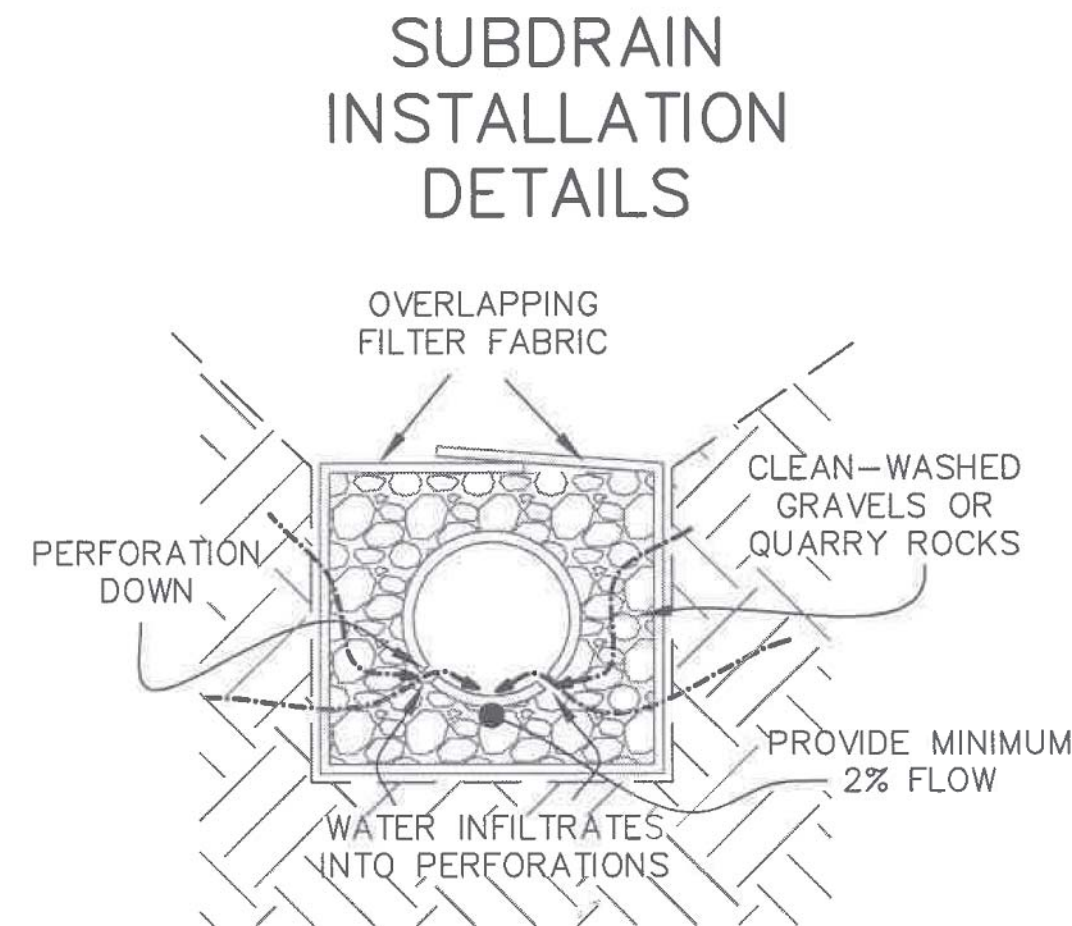
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NEW 2-STORY SINGLE
FAMILY RESIDENCE

APN: 8636-017-023

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GLENORA, CA 91741



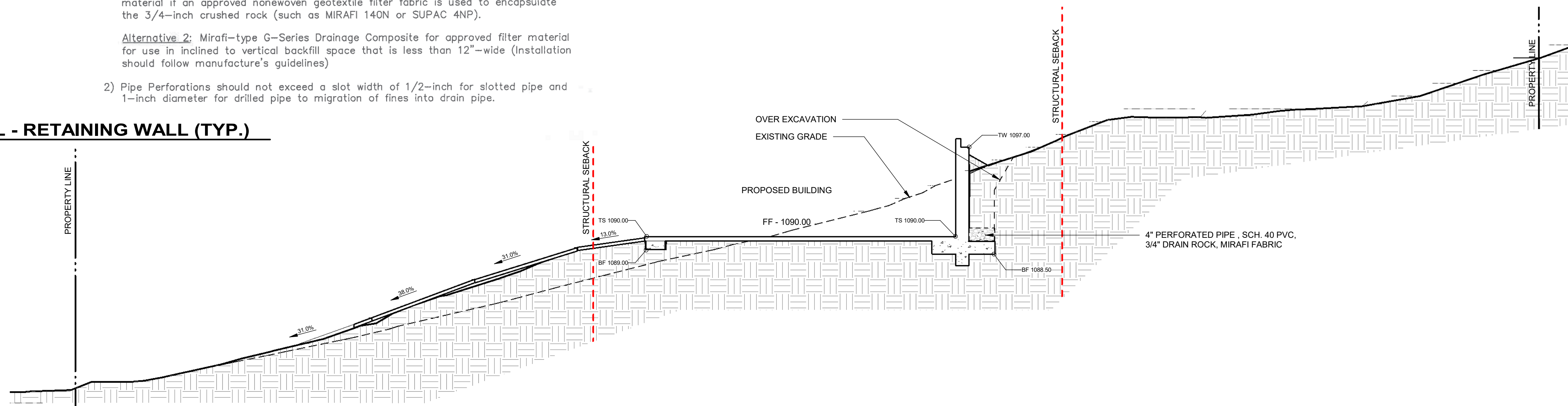
Typical Concrete Wall Backdrain Details
Not To Scale

Site: Lot 4, Parcel Map No. 1414
445 Conifer Road, Glendora, California
Date: 03-28-2025
EGL Project No. 24-AA-134EG
Environmental Geotechnology
Laboratory, Inc.

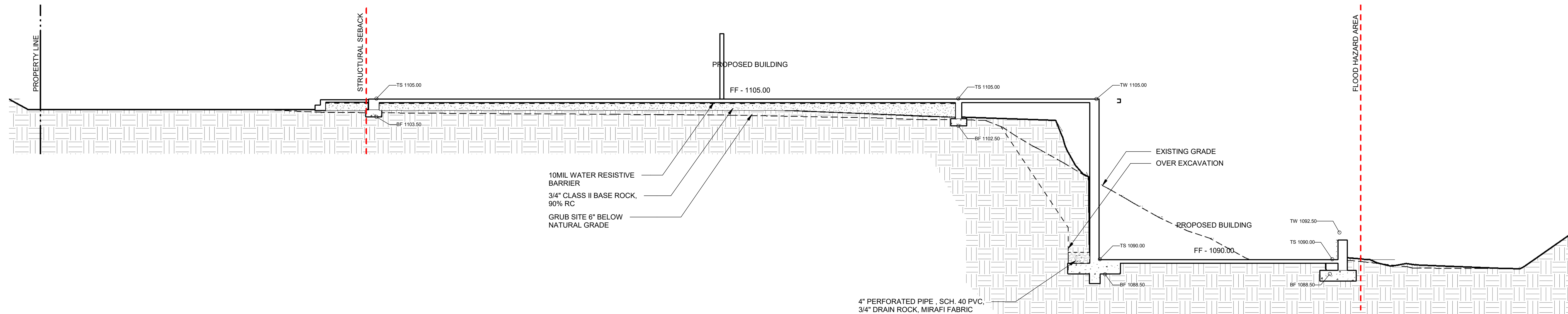
- Notes: 1) Approved filter material shall be free-draining materials (SE of 30 or greater) or CalTrans Class II permeable material.
- Alternative 1: 3/4-inch crushed rock may be substituted for the approved filter material if an approved nonwoven geotextile filter fabric is used to encapsulate the 3/4-inch crushed rock (such as MIRAFI 140N or SUPAC 4NP).
- Alternative 2: Mirafi-type G-Series Drainage Composite for approved filter material for use in inclined to vertical backfill space that is less than 12"-wide (Installation should follow manufacture's guidelines)
- 2) Pipe Perforations should not exceed a slot width of 1/2-inch for slotted pipe and 1-inch diameter for drilled pipe to migration of fines into drain pipe.

Figure 6

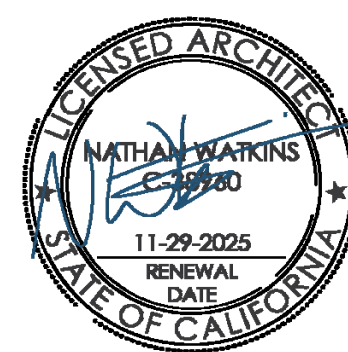
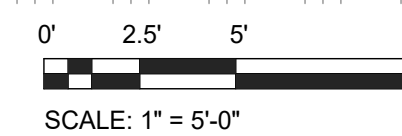
1 SECTION DETAIL - RETAINING WALL (TYP.)
SCALE: NTS



B CROSS SECTION B-B
SCALE: 1" = 5'-0"



A CROSS SECTION A-A
SCALE: 1" = 5'-0"



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SUBMITTALS/REVISIONS

10/23/2024	CONCEPT REVIEW
8/26/2025	DEVELOPMENT PLAN REVIEW

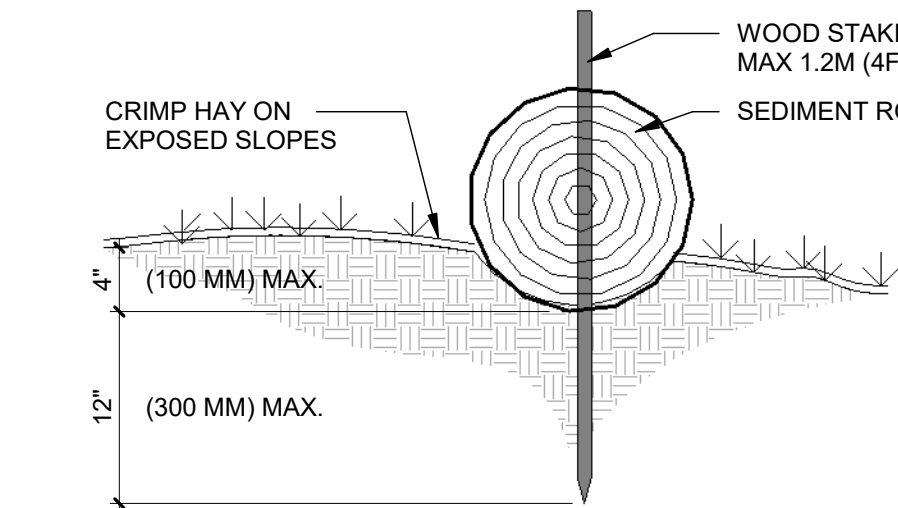
DATE 8/26/2025
PROJECT NO. 202404
DRAWN BY NW

CROSS SECTIONS

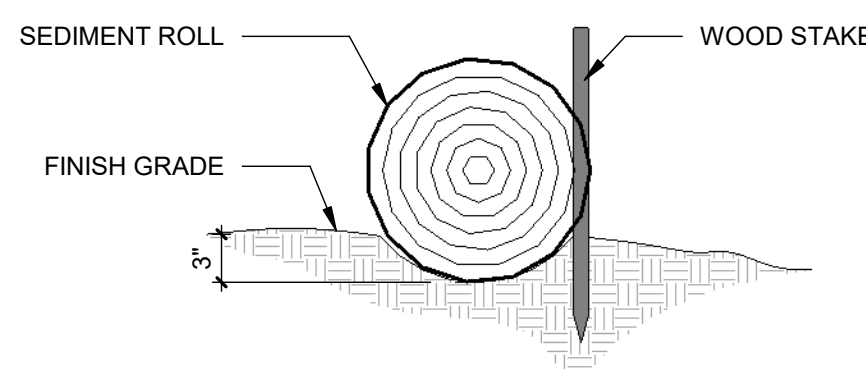
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EROSION CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL SHOWN ON THIS SHEET ASSUMES STREET, CURB, GUTTER AND STORM DRAINS ARE COMPLETED PRIOR TO RAINS. PROJECT ENGINEER SHALL PREPARE INTERIM DRAINAGE AND EROSION AND SEDIMENT CONTROL PLAN BASED ON THE WINDER CONDITIONS FOR COUNTY APPROVAL PRIOR TO CONTRACTOR INSTALLATION. A CURRENT EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED AND KEPT ON THE JOB SITE.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED TO ENSURE THAT WATER ENTERING THE STORM DRAIN SYSTEM FROM THE CONSTRUCTION SITE IS OF EQUIVALENT QUALITY AND CHARACTER AS THE WATER ABOVE THE SITE.
3. EROSION AND SEDIMENT CONTROLS MEASURES SHALL BE PLACED IN FRONT OF THE INCOMPLETE STORM DRAIN SYSTEMS TO PREVENT DEBRIS AND SEDIMENT-LADEN WATER FROM ENTERING INTO THE PUBLIC STORM DRAIN SYSTEM. BEST MANAGEMENT PRACTICES SHALL BE USED WHEN DESIGNING AND INSTALLING SUCH DEVICES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTANT MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES TO THE SATISFACTION OF THE ENGINEER AND COUNTY OF CONTRA COSTA AND IN ACCORDANCE WITH THE PROJECT SWPPP (IF APPLICABLE). EROSION AND SEDIMENT CONTROL MEASURES AND THEIR INSTALLATION SHALL BE ACCOMPLISHED USING BEST MANAGEMENT PRACTICES.
5. IF THE STORM DRAIN SYSTEM IS NOT IN PLACE BY OCTOBER 15, ADDITIONAL MEASURES SHALL BE TAKEN SUCH AS TEMPORARY SETTLING BASINS WHICH MEET THE SATISFACTION OF THE ENGINEER AND THE COUNTY OF CONTRA COSTA. SILT AND/OR CATCH BASINS MUST BE CLEANED OUT ON A REGULAR BASIS AFTER STORMS TO MAINTAIN DESIGN CAPACITY.
6. STORM WATER RUNOFF FROM THE CONSTRUCTION SITE SHALL BE DIRECTED TOWARD AN INLET WITH A SEDIMENT OR FILTRATION INTERCEPTOR PRIOR TO ENTERING THE STORM DRAIN SYSTEM.
7. THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING WATER THAT HAS BECOME POLLUTED DUE TO NOT TAKING NECESSARY EROSION AND SEDIMENT CONTROL ACTIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF MUD AND DEBRIS CARRIED ONTO SURROUNDING STREETS AND ROADS AS A RESULT OF CONSTRUCTION ACTIVITY ON THE SITE TO THE SATISFACTION OF THE COUNTY OF CONTRA COSTA.
9. ANY DENUDED OR DISTURBED SOILS SHALL BE PROTECTED USING BEST MANAGEMENT PRACTICES.
10. PRIOR TO AND DURING A PRECIPITATION EVENT, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED BY THE DEVELOPER, CONTRACTOR OR OWNER SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF LEAVES THE SITE.
11. THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
12. BEST MANAGEMENT PRACTICES SHALL BE VISUALLY MONITORED ON A WEEKLY BASIS DURING THE DRY SEASON AND RECORDED IN AN INSPECTION CHECKLIST. RAIN EVEN VISUAL MONITORING SHALL BE PERFORMED WITHIN 48 HRS. PRIOR TO AN ANTICIPATED RAIN EVENT, DAILY DURING A RAIN EVENT AND WITHIN 48 HRS. FOLLOWING A RAIN EVENT. REMOVE SEDIMENT WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE BARRIER AND REPLACE FILTER DEVICES AS NECESSARY TO ENSURE PROPER FUNCTION.
13. UNSTABILIZED AREAS WILL BE REPAIRED AS SOON AS POSSIBLE AFTER BEING DAMAGED.
14. ALL GRADED OR DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE.
15. ENTRANCE TO THE PROJECT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE OF PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO A SEDIMENT TRAP.
16. ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY USING BEST MANAGEMENT PRACTICES.
17. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSE SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
18. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER FUNCTIONING PER BEST MANAGEMENT PRACTICES.
19. THE CONTRACTOR SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES ON SITE ADEQUATE TO PROTECT THE ENTIRE SITE PRIOR TO THE OCTOBER 15 DATE SUCH THAT IT IS IMMEDIATELY AVAILABLE IN PREPARATION OF THE UPCOMING WINTER SEASON OR IN THE EVENT OF AN EARLY RAIN.
20. AFTER CONSTRUCTION IS COMPLETE ALL STORM DRAIN SYSTEMS ASSOCIATED WITH THIS PROJECT SHALL BE INSPECTED AND CLEARED OF ACCUMULATED SEDIMENTS AND DEBRIS.
21. ALL PROJECTS DISTURBING OR EXPOSING ONE ACRE OR MORE OF SOIL SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT OF STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES (CGP), ORDER NO. 2009-0009-DWQ. THE DEVELOPER SHALL PROVIDE THE COUNTY WITH THE WASTER DISCHARGE IDENTIFICATION NUMBER (WDIDN) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) FOR PROJECTS DISTURBING OVER ONE ACRE.
22. ALL PROJECTS SHALL HAVE A COUNTY APPROVED EROSION AND SEDIMENT CONTROL PLAN OR A SWROB STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC FOR THE PROJECT. A COPY SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION. THE EROSION AND SEDIMENT CONTROL PLAN OR SWPPP SHALL BE UPDATED AND KEPT CURRENT AS WORK PROGRESSES AND CONDITIONS CHANGE AND SHALL BE MADE AVAILABLE TO COUNTY AND SWROB INSPECTORS WHEN REQUESTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT, INSPECTION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SPECIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE OR UNTIL THE NOTICE OF TERMINATION IS FILED FOR THE CONSTRUCTION GENERAL PERMIT.
23. THE EROSION AND SEDIMENT CONTROL PLAN SHALL EMPHASIZE SOURCE CONTROL AND ADDRESS CONTROLLING WATER AND WIND EROSION, SEDIMENTATION, TRASH AND OTHER POSSIBLE POLLUTANTS USING BEST MANAGEMENT PRACTICES (BMPs). THE PLAN SHALL REFERENCE CASQA "STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK FOR CONSTRUCTION" FOR PROPER BMP SELECTION, INSTALLATION AND MAINTENANCE.
24. THE EROSION AND SEDIMENT CONTROL PLAN SHALL CONTAIN ALL APPLICABLE BMPs AND CONFORM TO ALL REQUIREMENTS LISTED UNDER SECTION E, PART 8 NCRWQCB ORDER NO. 2009-0050-STORM WATER NON-STORM WATER DISCHARGES FROM MUNICIPAL SEPARATE STORM SYSTEMS, REGULATION STORM WATER RUNOFF FROM THE COUNTY OF CONTRA COSTA.
25. THE CONTRACTOR IS TO INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN OR SWPPP.
26. TRASH OR MATERIALS DEPOSITED OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED DAILY.
27. THE EROSION AND SEDIMENT CONTROL PLAN SHALL INCLUDE A STATEMENT DESCRIBING THE LOCATION OF BMPs AND RATIONALE FOR BMP SELECTION, AS WELL AS A STATEMENT CONFIRMING THAT THE OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPs MUST BE INSTALLED, MONITORED AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS AND MEET COMPLIANCE WITH LOCAL CODES AND ORDINANCES.
28. STABILIZATION OF EXPOSED GRADED AREAS WITH STRAW MULCH SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE.



ENTRENCHMENT DETAIL IN SLOPE AREAS
NTS



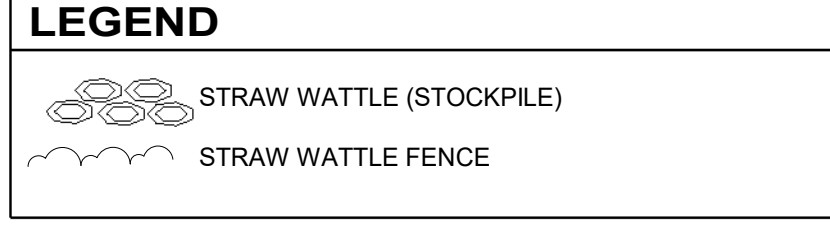
ENTRENCHMENT DETAIL IN FLAT AREAS
NTS

2 STRAW WATTLE DETAILS

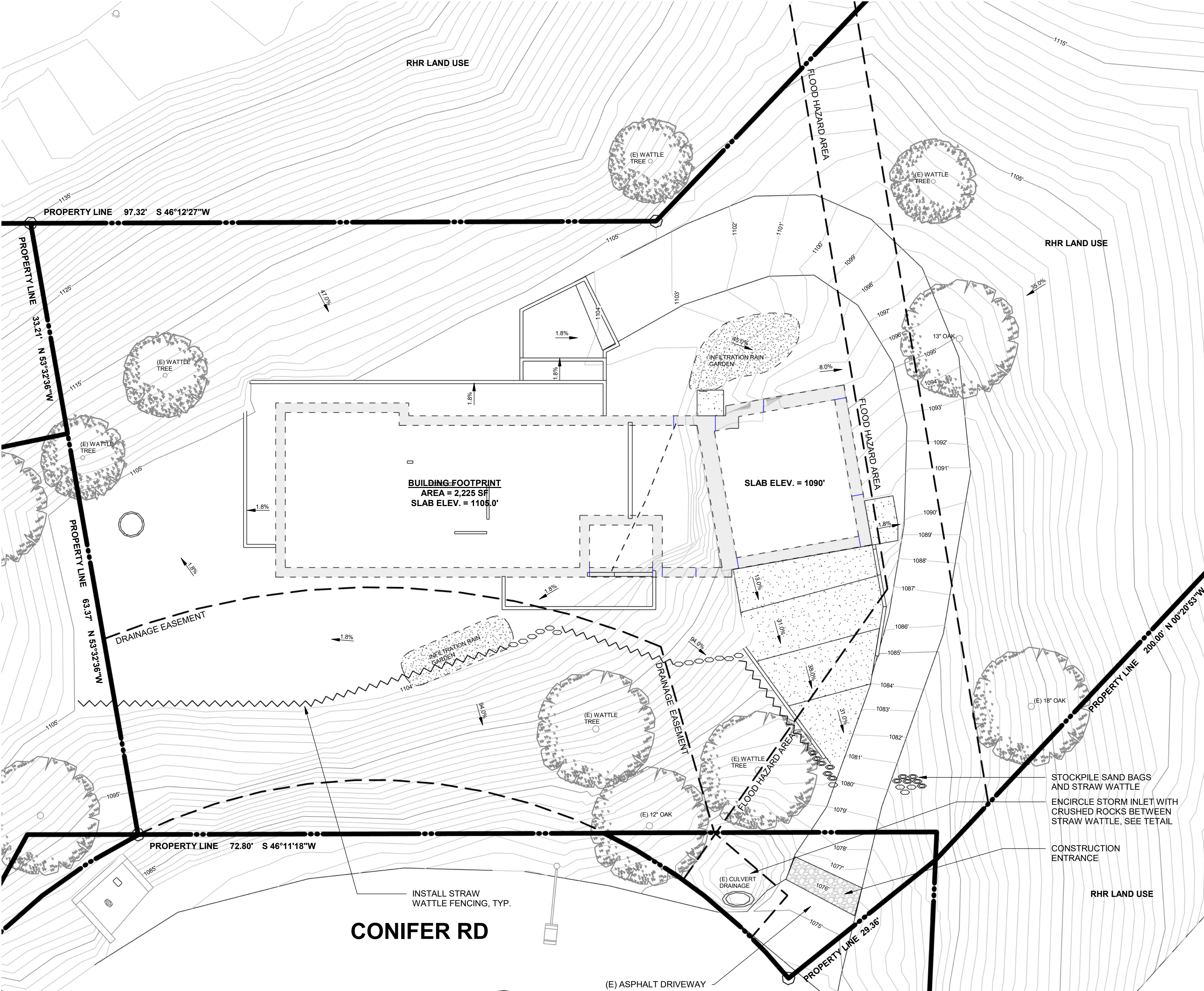
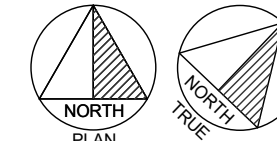
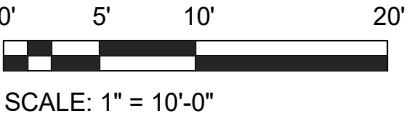
SCALE: 1" = 1'-0"

3 INLET PROTECTION DETAIL

SCALE: 1" = 1'-0"



- NOTES:
1. EXISTING UTILITIES SHOWN ON PLAN ARE FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE AN ACTUAL UTILITIES SURVEY. ALL UTILITIES SHALL BE SURVEYED AND MARKED ON THE GROUND PRIOR TO CONSTRUCTION.
 2. ALL EXISTING UNDERGROUND UTILITIES SHALL BE PROTECTED IN PLACE DURING CONSTRUCTION.
 3. ALL STORM DRAIN INLETS SHALL BE LABELED PER THE COUNTY STANDARD OR APPROVED EQUAL.



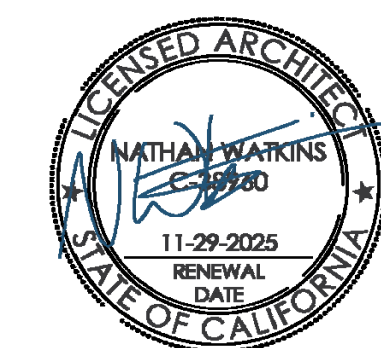
1 EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 10'-0"

NEW 2-STORY SINGLE
FAMILY RESIDENCE

APN: 8636-017-023

PROJECT ADDRESS
445 CONIFER RD
GLEN DORA, CA 91741



STAMP

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SUBMITTALS/REVISIONS

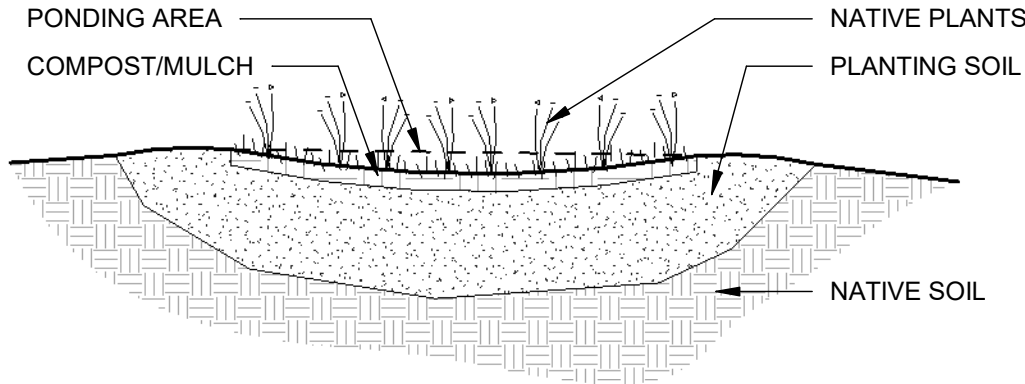
10/23/2024	CONCEPT REVIEW
8/26/2025	DEVELOPMENT PLAN REVIEW

DATE	8/26/2025
PROJECT NO.	202404
DRAWN BY	NW

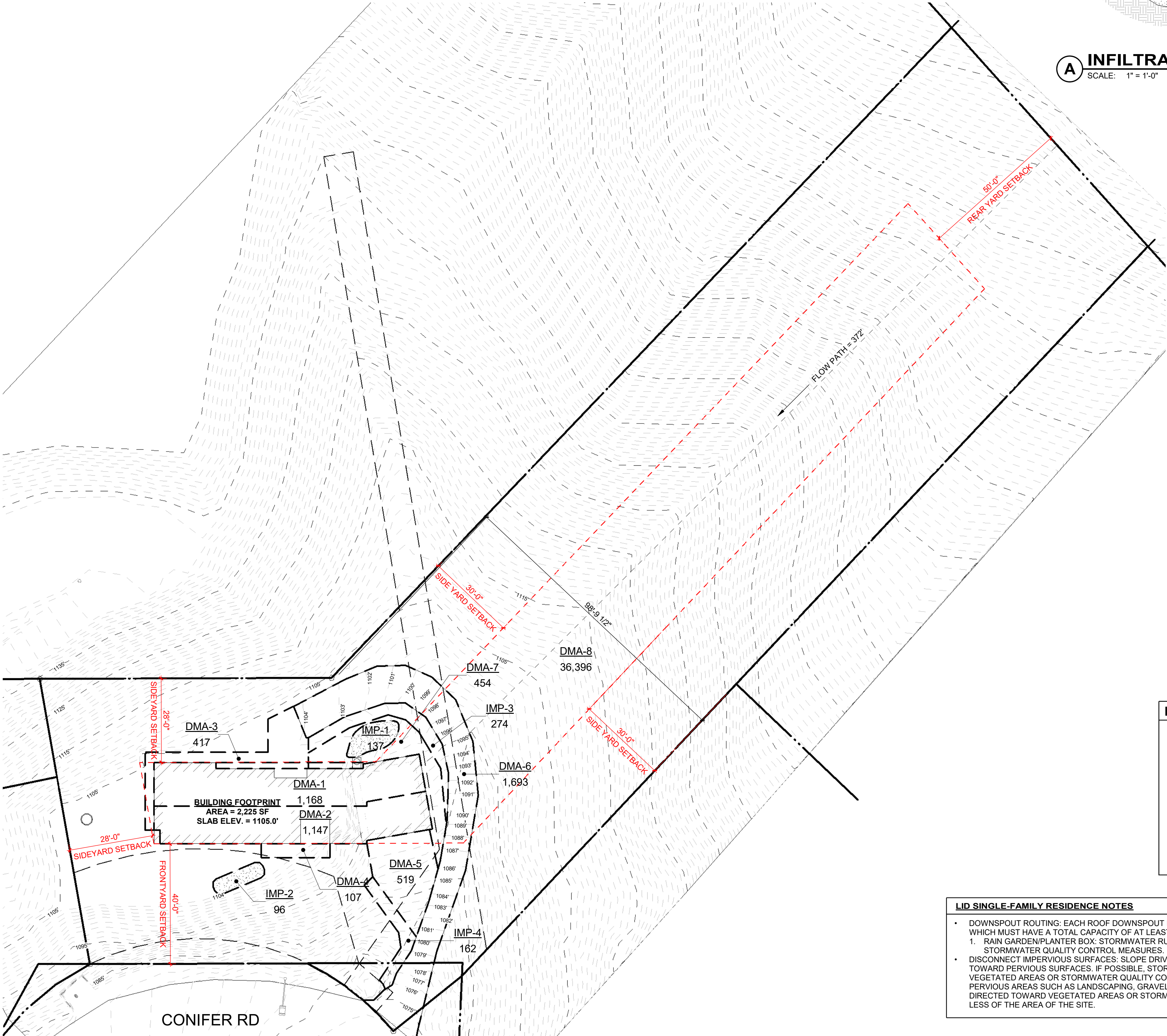
EROSION AND SEDIMENT
CONTROL PLAN

C1.2

DMA SCHEDULE						IMP SCHEDULE		
GROUP	DMA	AREA	SURFACE	DRAINS TO IMP	4% OF AREA (SF)	DMA	AREA	SURFACE
IMPERVIOUS	DMA-1	1,168 SF	ROOF	IMP-1	47	IMP-1	137 SF	RAIN GARDEN
IMPERVIOUS	DMA-2	1,147 SF	ROOF	IMP-2	46	IMP-2	96 SF	RAIN GARDEN
IMPERVIOUS	DMA-3	417 SF	PAVERS	IMP-1	17	IMP-3	274 SF	SWALE
IMPERVIOUS	DMA-4	107 SF	PAVERS	IMP-2	4	IMP-4	162 SF	SWALE
IMPERVIOUS	DMA-5	519 SF	PAVEMENT	IMP-4	21	TOTAL	670 SF	
IMPERVIOUS		3,358 SF				DMA/IMP NOTE: SF EQUAL TO CF FOR A 1FT DEPTH		
IMPERVIOUS (E)	DMA-6	1,693 SF	PAVEMENT	IMP-3, IMP-4	68			
IMPERVIOUS (E)		1,693 SF						
SELF-RETAINING	DMA-7	454 SF	LANDSCAPE	N/A	N/A			
SELF-RETAINING	DMA-8	36,396 SF	LANDSCAPE	N/A	N/A			
SELF-RETAINING		36,850 SF						
TOTAL		41,901 SF						

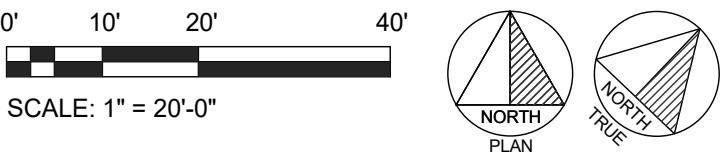


A INFILTRATION RAIN GARDERN DETAIL
SCALE: 1" = 1'-0"



LEGEND	
DMA-1	DRAINAGE MANAGEMENT AREA - DENOTES IMPERVIOUS SURFACES
IMP-1	INTEGRATED MANAGEMENT PRACTICE
[Symbol]	RAIN GARDEN
[Symbol]	VEGETATED AREAS
SWCP AREAS:	
1. TOTAL DISTURBED AREA:	3,411 SF (8%)
2. EXISTING PERVIOUS AREA:	40,995 SF (96%)
3. EXISTING IMPERVIOUS AREA:	1,693 SF (4%)
4. NEW AND (E) IMPERVIOUS AREA:	5,104 SF (12%)
5. NEW PERVIOUS AREA:	38,103 SF (88%)
6. TOTAL LOT AREA:	42,688 SF

- LID SINGLE-FAMILY RESIDENCE NOTES**
- DOWNSPOUT ROUTING: EACH ROOF DOWNSPOUT MUST BE DIRECTED TO ONE OF THE FOLLOWING SIMPLE BMPs, WHICH MUST HAVE A TOTAL CAPACITY OF AT LEAST 200 GALLONS:
1. RAIN GARDEN/PLANTER BOX: STORMWATER RUNOFF CAN BE RETAINED OR TREATED BY THESE STORMWATER QUALITY CONTROL MEASURES.
 - DISCONNECT IMPERVIOUS SURFACES: SLOPE DRIVEWAYS AND OTHER IMPERVIOUS SURFACES TO DRAIN TOWARD PERVIOUS SURFACES. IF POSSIBLE, STORMWATER RUNOFF SHOULD BE DIRECTED TOWARD VEGETATED AREAS OR STORMWATER QUALITY CONTROL MEASURES. ONE-THIRD OF THE LOT MUST BE PERVIOUS AREAS SUCH AS LANDSCAPING, GRAVEL, OR POROUS PAVEMENT. LIMIT THE TOTAL AREA NOT DIRECTED TOWARD VEGETATED AREAS OR STORMWATER QUALITY CONTROL MEASURES TO 10 PERCENT OR LESS OF THE AREA OF THE SITE.



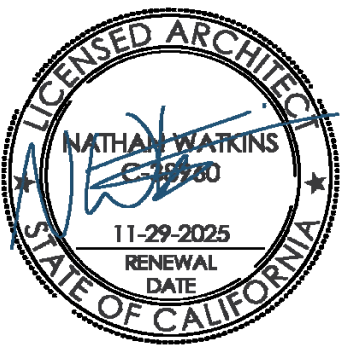
1 STORM WATER CONTROLD PLAN
SCALE: 1" = 20'-0"



NEW 2-STORY SINGLE FAMILY RESIDENCE

APN: 8636-017-023

PROJECT ADDRESS
445 CONIFER RD
GLEN DORA, CA 91741



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SUBMITTALS/REVISIONS

10/23/2024	CONCEPT REVIEW
8/26/2025	DEVELOPMENT PLAN REVIEW

DATE 8/26/2025

PROJECT NO. 202404

DRAWN BY NW

STORMWATER CONTROL PLAN

C1.3



STAFF REPORT

TO: Chair and Commissioners

DATE: November 4, 2025

FROM: City Clerk

DISTRICT(S): Not Applicable

SUBJECT: Affirm minutes from the October 7, 2025 Regular Meeting

RECOMMENDATION

That the undefined:

1. Affirm minutes as presented.

STRATEGIC FOCUS AREAS

Not Applicable

EXECUTIVE SUMMARY

This staff report requests affirmation of the minutes from previous meetings. The minutes have been prepared and reviewed in accordance with city procedures and transparency requirements. Affirming these minutes ensures the accuracy and integrity of the official record. Staff recommends approval to maintain proper documentation and compliance with meeting protocols.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

Not Applicable.

DISCUSSION

Pursuant to the City's standard practices and the Brown Act, meeting action minutes are reviewed and affirmed by the legislative body to ensure transparency and accuracy in government proceedings. The action minutes for the October 7, 2025 meeting were compiled based on staff notes and official recordings. No requests for revisions or amendments have been received to date.

By affirming minutes, legislative bodies acknowledge their accuracy and preserve them as an official record of the meeting. If any corrections or amendments are desired, they can be addressed before final affirmation.

FISCAL IMPACT

There is no fiscal impact associated with this action.

ENVIRONMENTAL DETERMINATION

There is no CEQA impacts associated with the recommendations in this report.

Prepared By: Lorena Cordova, City Clerk Specialist

Concurs With: Not Applicable

Reviewed By: Kathleen Sessman, City Clerk/Communications Director

Certified to Availability of Funds:	Not Applicable
Approved By:	Not Applicable
Legal Review:	Not Applicable
CEQA Review:	Not Applicable

Attachments

[A_October_7_2025_Regular_Meeting.pdf](#)



CALL TO ORDER

The Planning Commission regular meeting was called to order at 7:00 PM.

ROLL CALL

Members Present: Brian Faber, Paulette Koss, Wendy Jarvie, Vice-Chair Mark Davis, and Chair Timonthy Cremins

Members Absent: None

Staff Present: Community Development Director Jeff Kugel, Assistant City Attorney Jessica Santiago, City Planner Mark Carnahan, Principal Planner Hans Friedel, Senior Planner Yalini Siva, Digital Media Specialist Craig Gill, Senior Digital Media Specialist Greg Morton, and City Clerk Specialist Lorena Cordova

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Cremins.

REORDERING OF AND ADDITIONS TO THE AGENDA

There were no requests received.

PUBLIC COMMENT

1. Public Comments received

There was no one wishing to provide comment.

MEMBER STATEMENTS/REPORTS

There were no statements or reports given.

DIRECTOR/STAFF LIAISON AND ATTORNEY STATEMENTS

There were no statements or reports given.

PUBLIC HEARINGS

2. A Recommendation to the City Council on a Tentative Tract Map and Development Plan Review for a 3-story, 24-unit residential development at 363 W. Route 66 (Project File No. PLN24-0051; Applicant: The Olson Company; Property Owner: Anthony Verlingo)

Item title was read into the record, and the Public Hearing was opened.

A staff presentation was made and applicant The Olson Company, Director of Development Brian Cunningham made a presentation.

Public Testimony period was opened. Comments and correspondence were received from: Brian Harding, Bob Moore, and Stephanie Bernal. There was no one else wishing to provide testimony, so the Public Testimony period and Public Hearing were closed.

Commission discussion included public testimony received; the lack of available guest parking; state enforcement of new housing requirements relating to the Density Bonus Law; the safe removal of the existing veterans plaque; concern with emergency access and access to fire hydrant; public artwork being brought back to Commission for consideration at a later date; and clarification on who was responsible for the maintenance and electrical for the two vehicle charging ports.

A motion was made by Commissioner Faber, seconded by Vice-Chair Davis that the Planning Commission recommend to the City Council approval of the following related to project file number PLN24-0051: 1. Adopt a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) for the project; 2. Adopt a City Council Resolution entitled, “ A RESOLUTION OF THE CITY COUNCIL APPROVING TENTATIVE TRACT MAP (NO. 84726) AND DEVELOPMENT PLAN REVIEW FOR SUBDIVISION OF LAND TO CONSTRUCT TWENTY-FOUR (24) RESIDENTIAL CONDOMINIUM UNITS ON CERTAIN PROPERTY LOCATED AT 363 WEST ROUTE 66, GLENDORA, CALIFORNIA (APN #8639-020-020-003) (FILE NO. PLAN24-0051),” adding to the condition that the applicant works with Veterans of Foreign Wars for the safe removal and transfer of the veteran’s plaque and costs for this not to exceed \$5,000, and correction to the Resolution on page 4 and 5 density should be changed from 21 to 22 dwelling units. Motion carried 4 - 1 as follows: AYES: Faber, Jarvie, Davis, Cremins; NOES: Koss; ABSENT: None; ABSTAIN: None.

3. Adoption of an Ordinance Amending Title 21 (Zoning) of the Glendora Municipal Code to Establish Objective Design Standards and Streamline Existing Regulations in Alignment with the City’s Adopted Housing Element and State Law

Item title was read into the record, and the Public Hearing was opened.

A staff presentation was made by Principal Planner Friedel who announced for the record that the proposed Ordinance addition of enhanced top edge treatment (awnings, crown moldings) language under:

- A. Building Design. adding 2. *Top Edge Treatment. Building facades shall incorporate a top edge treatment consisting of either: (a) a roof overhang or awning projecting a minimum of twelve (12) inches; or (b) for flat-roofed buildings, a decorative molding with a minimum height of six (6) inches for single-story facades projecting at least one-half (1/2) inch from the wall plane, and twelve (12) inches for multi-story facades, projecting at least two (2) inches from the wall plane. Wrapping the wall surface with the same material (e.g., roof tiles) shall not constitute compliance. The overhang or molding shall be clearly expressed as a distinct architectural element through the use of differentiated materials and/or color.*
6. Balconies. adding d. *The use of natural and/or unfinished wood on the nonstructural elements of balconies is prohibited.* and
7. Roof Decks. adding d. *The use of natural and/or unfinished wood on the nonstructural elements*

Public Testimony period was opened. There was no one wishing to provide testimony, so the Public Testimony period and Public Hearing was closed.

Commission discussion included state recommended changes to the proposed ordinances, type of materials permissible for use on patios, safety concerns relating to balcony designs.

A motion was made by Commissioner Koss, seconded by Vice-Chair Davis that the Planning Commission recommend to the City Council approval of the following: 1. Find and determine that the Ordinance is exempt from the California Environmental Quality Act (CEQA); and 2. Adopt an Ordinance entitled, "AN ORDINANCE OF THE CITY COUNCIL AMENDING TITLE 21 (ZONING) OF THE GLENDORA MUNICIPAL CODE TO ESTABLISH OBJECTIVE DESIGN STANDARDS AND STREAMLINE EXISTING REGULATIONS IN ALIGNMENT WITH THE ADOPTED HOUSING ELEMENT AND STATE LAW (FILE # PLN22-0042)," and incorporated requested revisions. Motion carried 5 - 0 as follows: AYES: Faber, Koss, Jarvie, Davis, Cremins; NOES: None; ABSENT: None; ABSTAIN: None.

4. Adopt an Update to the General Plan Safety Element

Item title was read into the record, and the Public Hearing was opened.

A staff presentation was made.

Public Testimony period was opened. There was no one wishing to provide testimony, so the Public Testimony period and Public Hearing was closed.

Commission discussion included steps following City Council adoption of the Safety Element, including distribution and updating of the forthcoming General Plan and evacuation routes; restricting hillside development due to fire safety concerns; the importance of maintaining regular brush clearance, and addressing issues related to homelessness in wilderness areas.

A motion was made by Commissioner Koss, seconded by Commission Faber that the Planning Commission recommend to the City Council approval of the following: 1. Find and determine that the Safety Element update is exempt from the California Environmental Quality Act (CEQA); and 2. Adopt a City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL APPROVING A GENERAL PLAN AMENDMENT TO ADOPT THE AMENDED SAFETY ELEMENT, INCORPORATING THE MOST RECENT FEMA FLOOD INSURANCE RATE MAP." Motion carried 4 - 1 as follows: AYES: Faber, Koss, Davis, Cremins; NOES: Jarvie; ABSENT: None; ABSTAIN: None.

CONSENT CALENDAR

At the direction of the Assistant City Attorney, the minutes were considered and voted on separately.

A motion was made by Commissioner Koss, seconded by Chair Cremins, to approve the August 28, 2025 Special Joint Meeting minutes as presented, noting Vice-Chair Davis abstention due to absence from that meeting. Motion carried 4-0-0-1 as follows: AYES: Faber, Koss, Jarvie, Cremins; NOES: None; ABSENT: None; ABSTAIN: Davis.

A motion was made by Vice-Chair Davis, seconded by Commissioner Koss, to approve September 2, 2025 Regular meeting minutes as presented. Motion carried 5 - 0 as follows: AYES: Faber, Koss, Jarvie, Davis, Cremins; NOES: None; ABSENT: None; ABSTAIN: None.

5. Affirm minutes from the August 28, 2025 Special Joint Meeting and September 2, 2025 Regular Meeting

The Planning Commission affirmed the minutes as presented.

MEMBER/STAFF CLOSING COMMENTS

There were no statements or reports given.

ADJOURNMENT

Meeting adjourned at 9:54 PM.

Lorena Cordova
City Clerk Specialist

Kathleen R. Sessman, MMC
City Clerk/Communications Director

Minutes were approved on _____.